

Albion Area Plan



Current Residential Land Use Designations

LAND USE DESIGNATION	ZONE
Residential Low Density	RS-1d One Family Urban (Half Acre) Residential
Residential Low – Medium Density	SRS Special Urban Residential RS-1b One Family Urban (Medium Density) Residential RT-1 Two Family Residential
Medium Density Residential	R-1 Residential District CD-1-93 Amenity Residential District RM-1 Townhouse Residential RM-4 Multiple Family Residential RMH Mobile Home District

Other zones may correspond with the Residential Land Use designations where a Density transfer has been applied, subject to Section 10.2.2 Residential Development and Density Transfers.

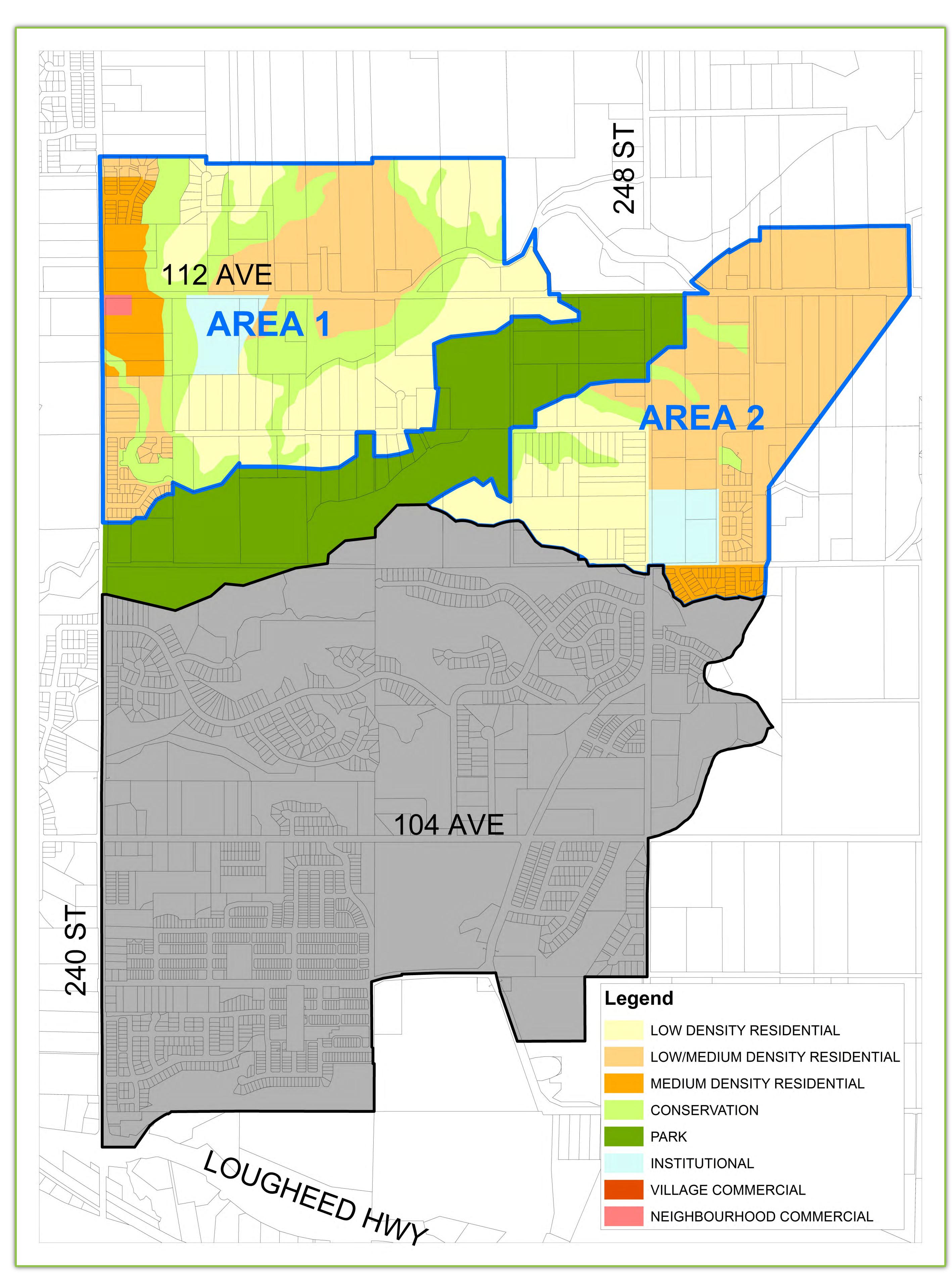
Proposed Residential Land Use Designations

LAND USE DESIGNATION	ZONE
Residential Low Density	RS-1d One Family Urban (Half Acre) Residential
	RS-1 One Family Urban Residential
Residential Low - Medium	SRS Special Urban Residential
Density	RS-1b One Family Urban (Medium Density)
	Residential
	RT-1 Two Family Residential
	R-1 Residential District
Medium Density Residential	R-1 Residential District
	CD-1-93 Amenity Residential District
	RM-1 Townhouse Residential
	RM-4 Multiple Family Residential
	RMH Mobile Home District

Albion Area Plan

Albion Zoning Matrix



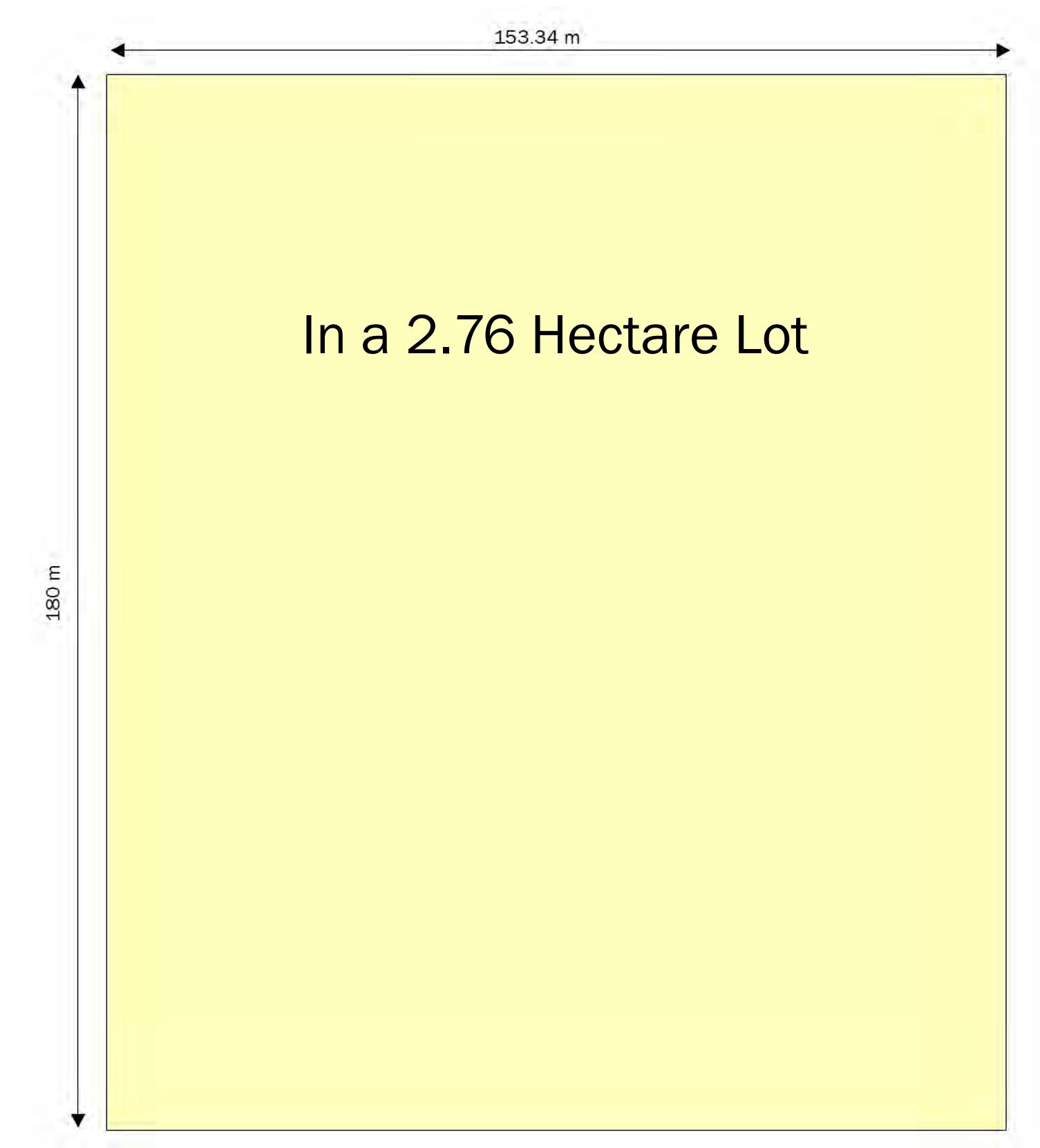


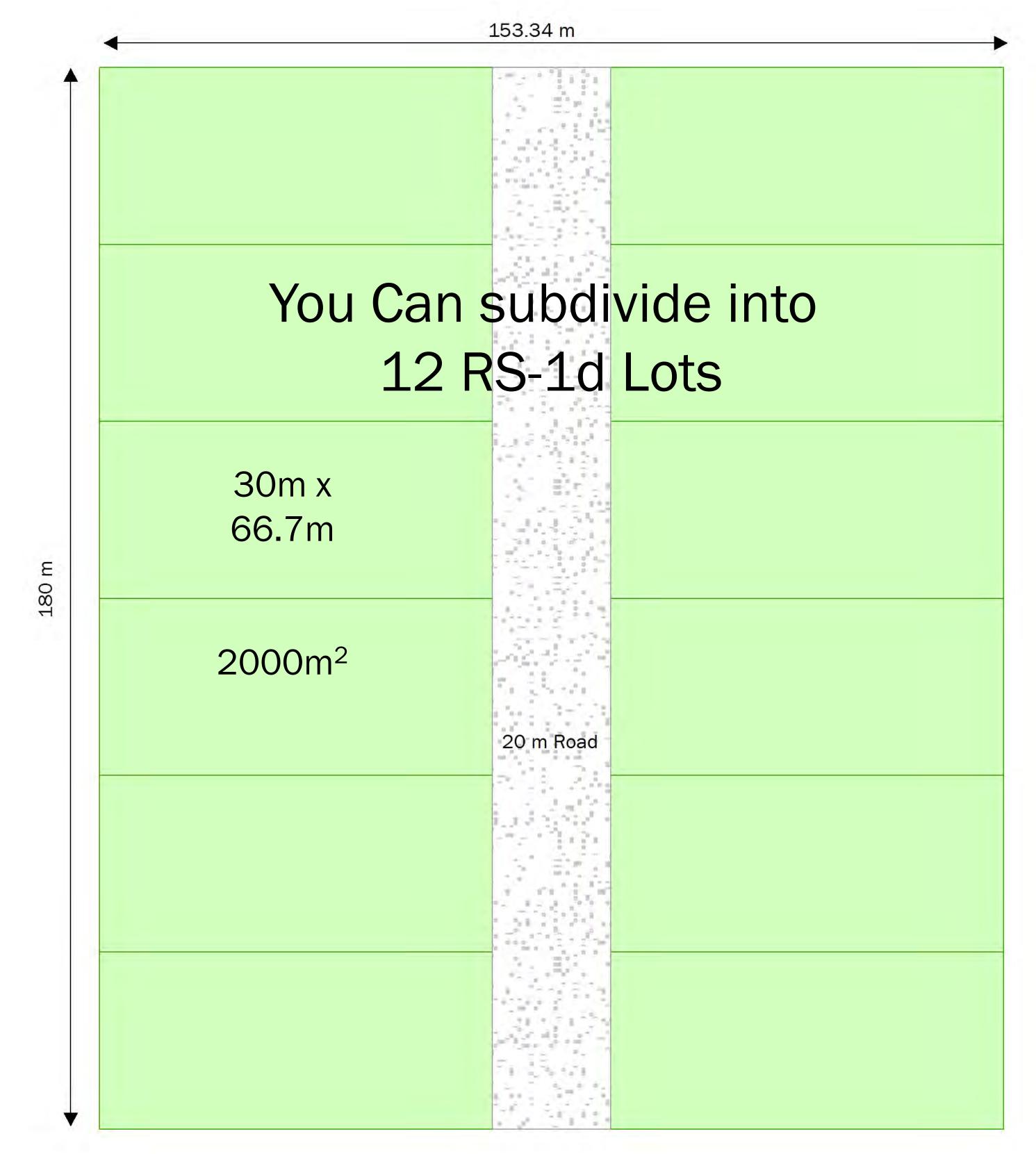
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Study Areas - Area 1 & Area 2



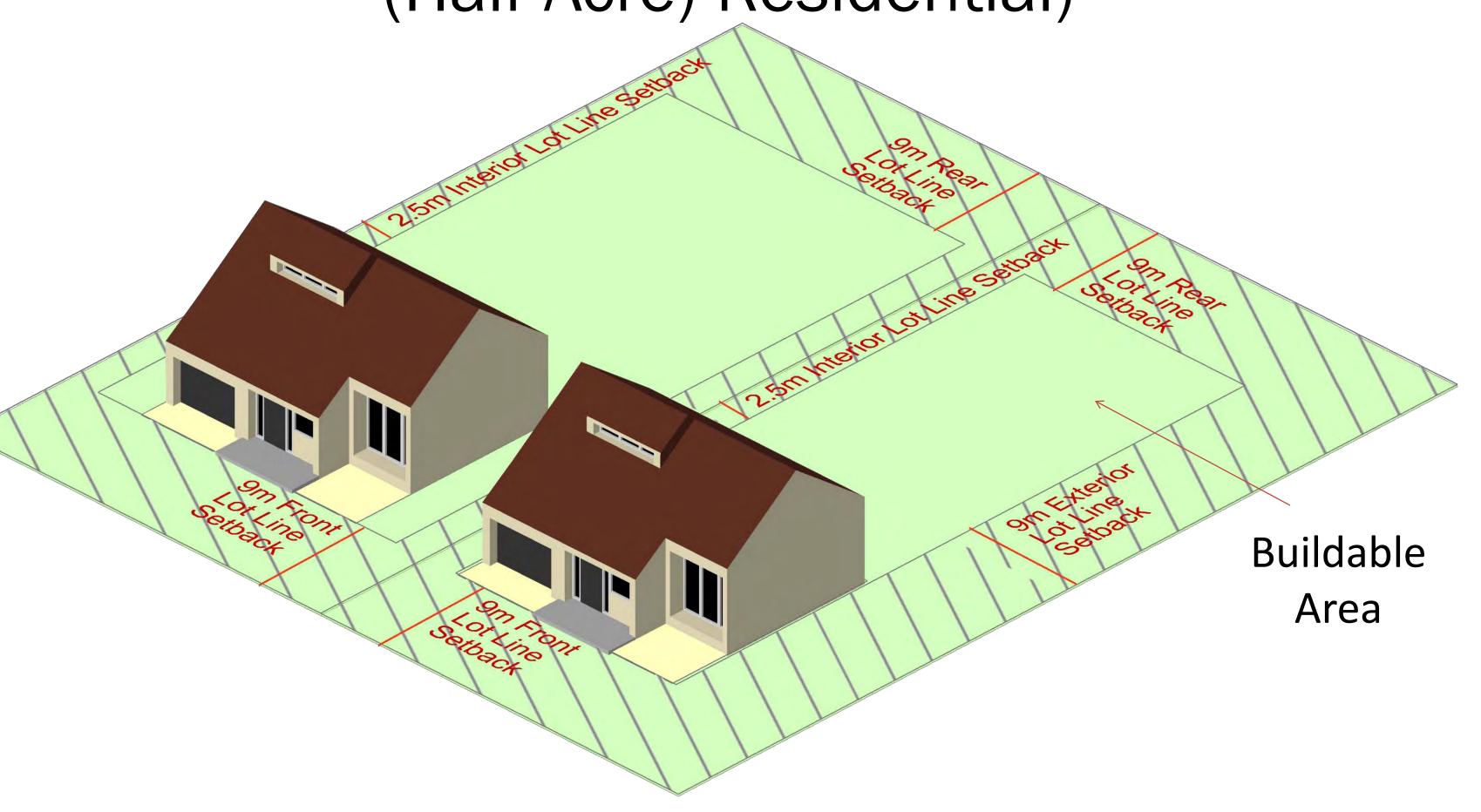
A Residential Low Density designation allows for RS-1d and new RS-1 Lots.



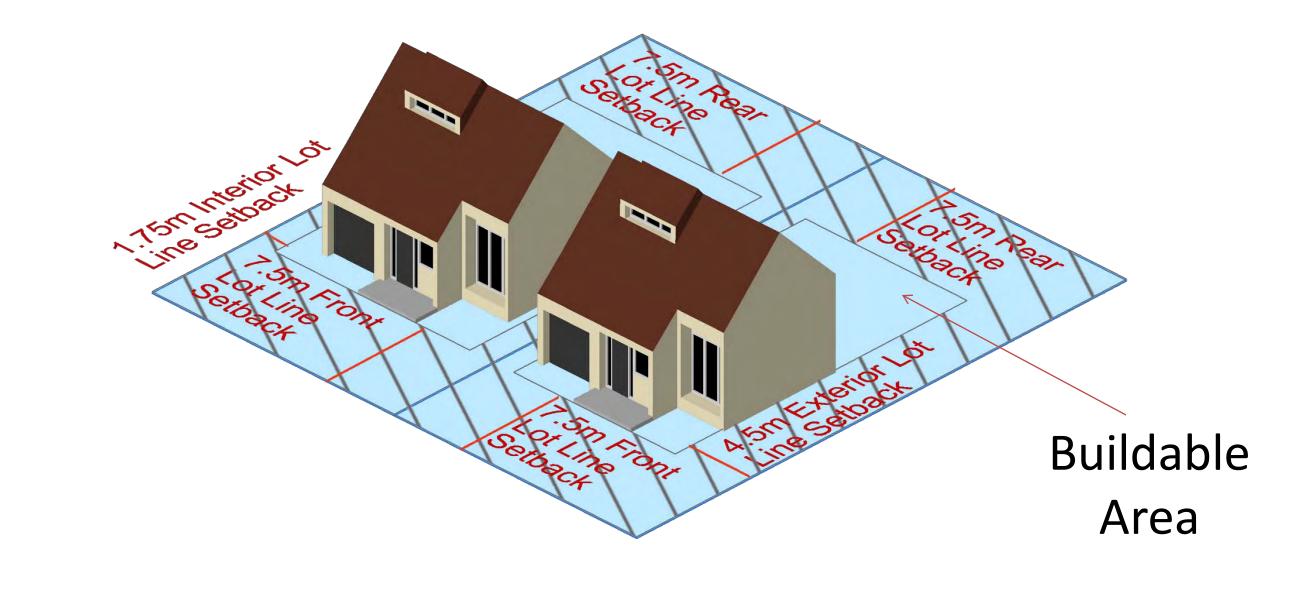


					Principle Use Min Setback		
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior
RS-1d	30m	40m	2000m ²	11m	9m	9m	9m/2.5m

RS-1d (One Family Urban (Half Acre) Residential)



RS-1 (One Family Urban Residential)



1115	+.			
17.77		15.		
1.51	18m x			
A SECTION	37.11m			
Take 1				
\$200 A				
	GGQm2			
51. Garage	668m ²		Road	
# n = r			E	
Roac	Or	1 to 2	0 RS-1 Lots	
E 89	UI	up to 3	O RO-T LOIS	
		<u>-</u>		
1403-1-2		m Lane		
1 3.473		6 m L		
-3.353				
7				
1				
		The second second		
3-5-5				
E E				

					Principle Use Min Setback				
Zon	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior		
RS-	1 18m	27m	668m ²	11m	7.5m	7.5m	4.5m/*1.5m		

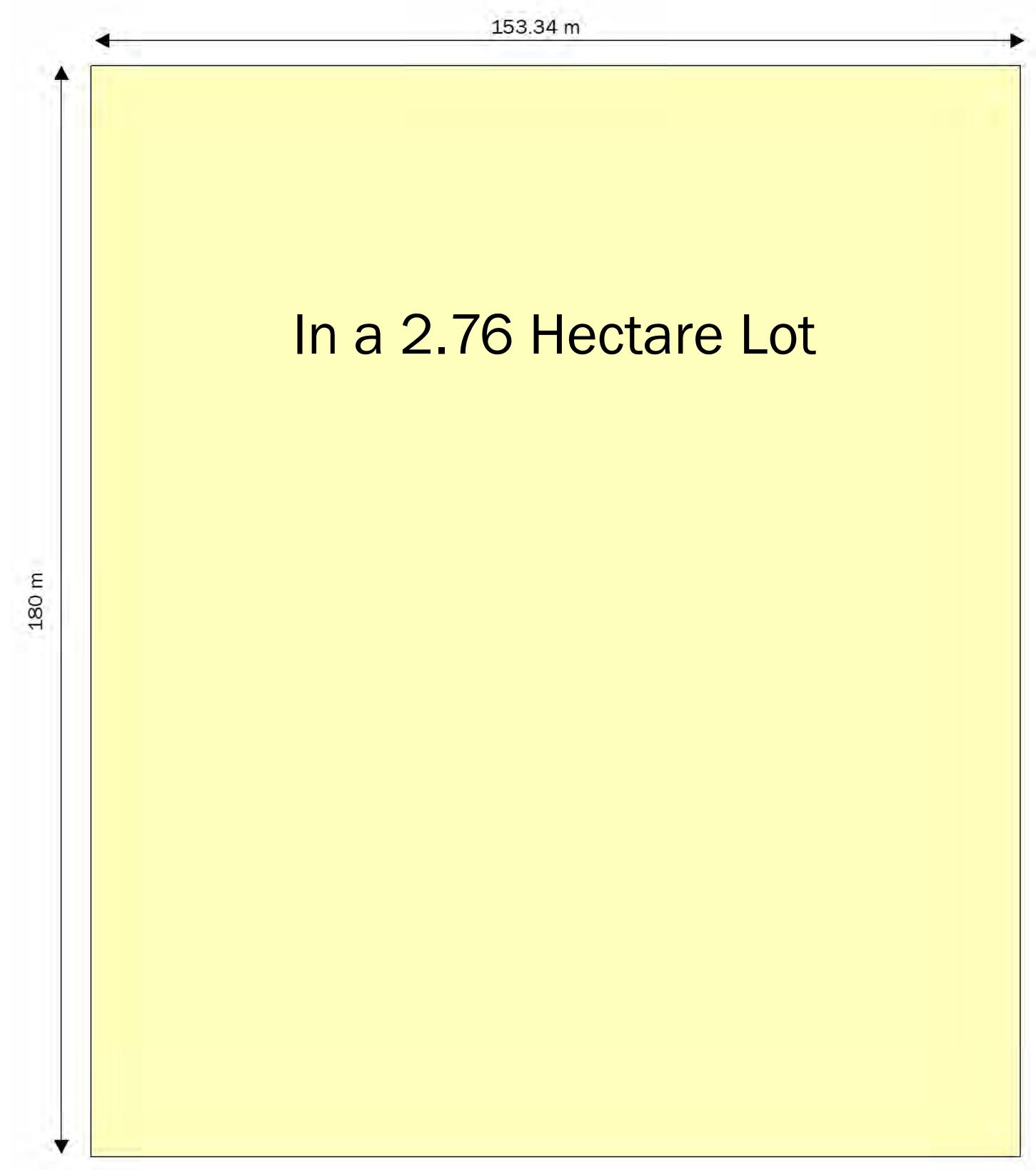
* See the Bylaw for special conditions

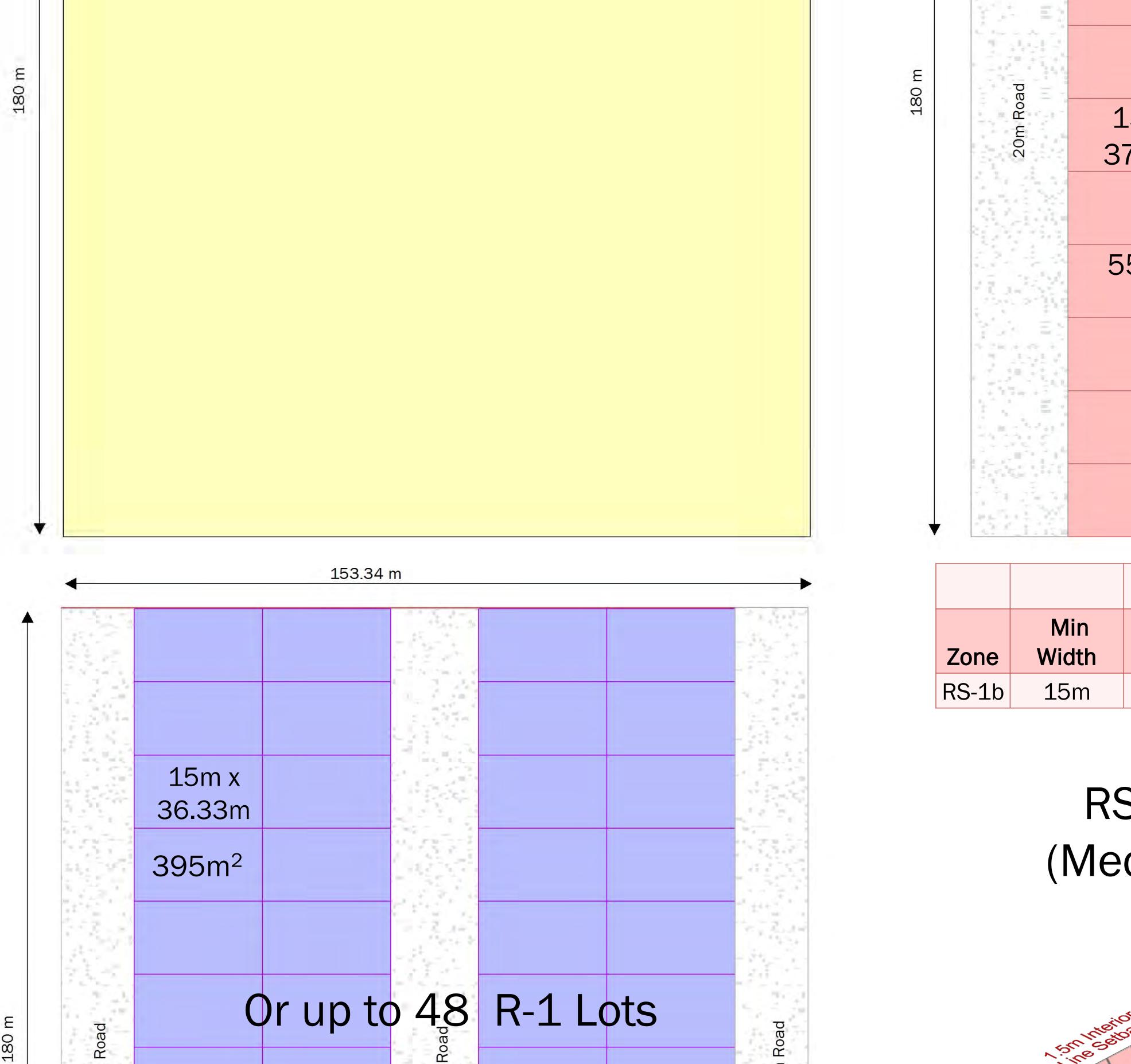
Albion Area Plan

Potential Subdivision Layout RS-1b and R-1

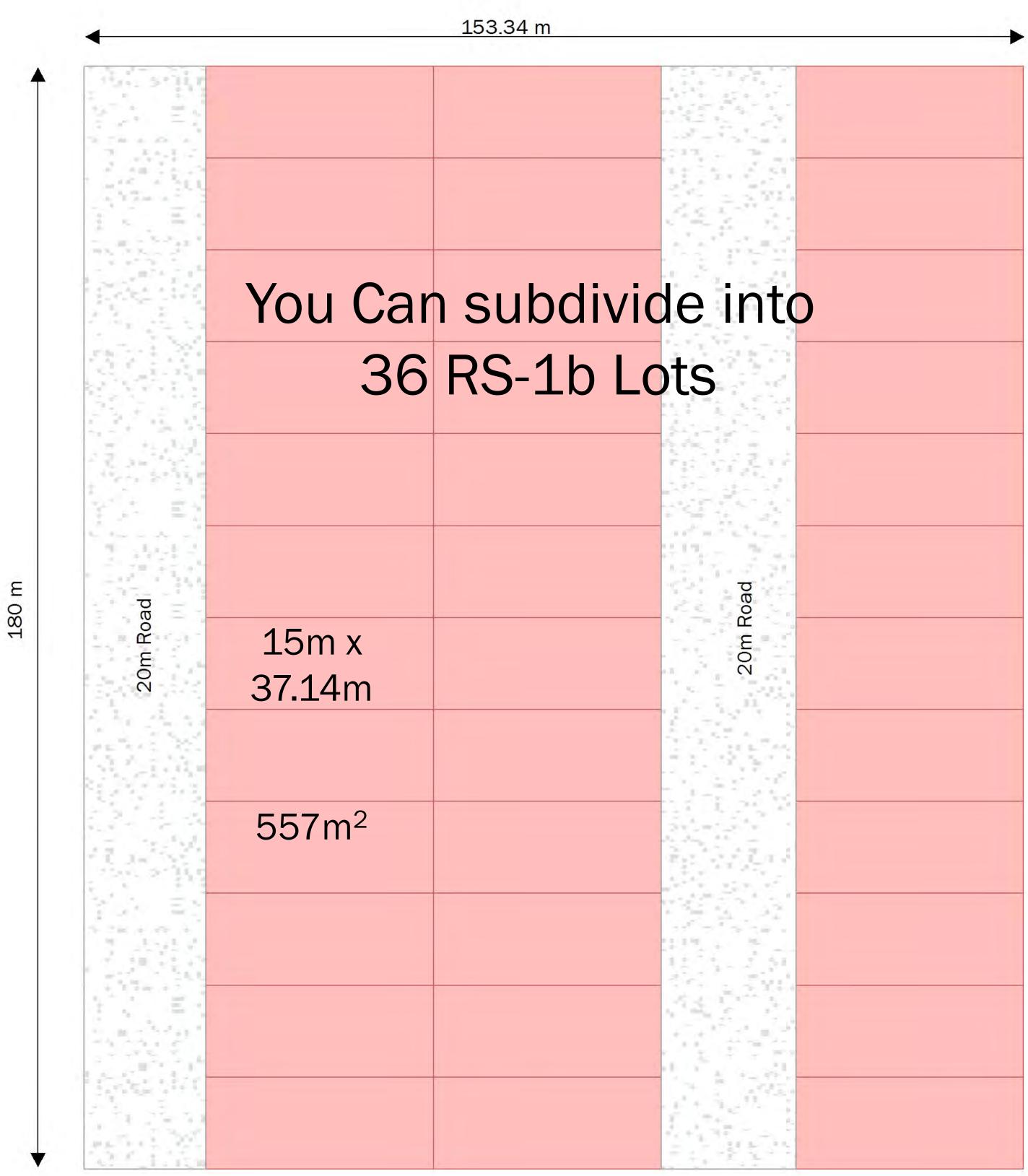


A Residential Low-Medium Density designation allows for RS-1b and new R-1 Lots.



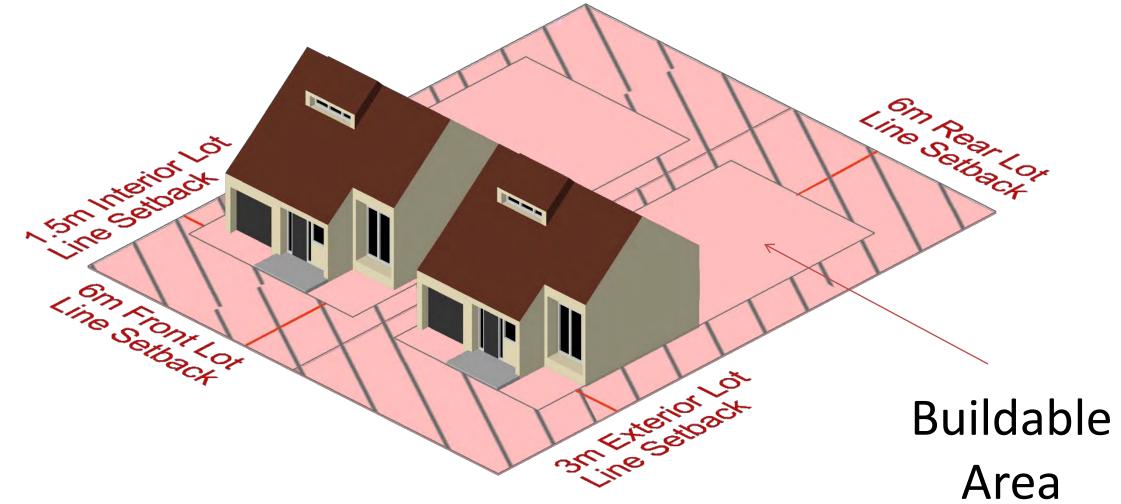


					Principle Use Min Setbac			
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior	
RS-1b	12m	24m	371m ²	9m	5.5m	8m	3m/1.2m	

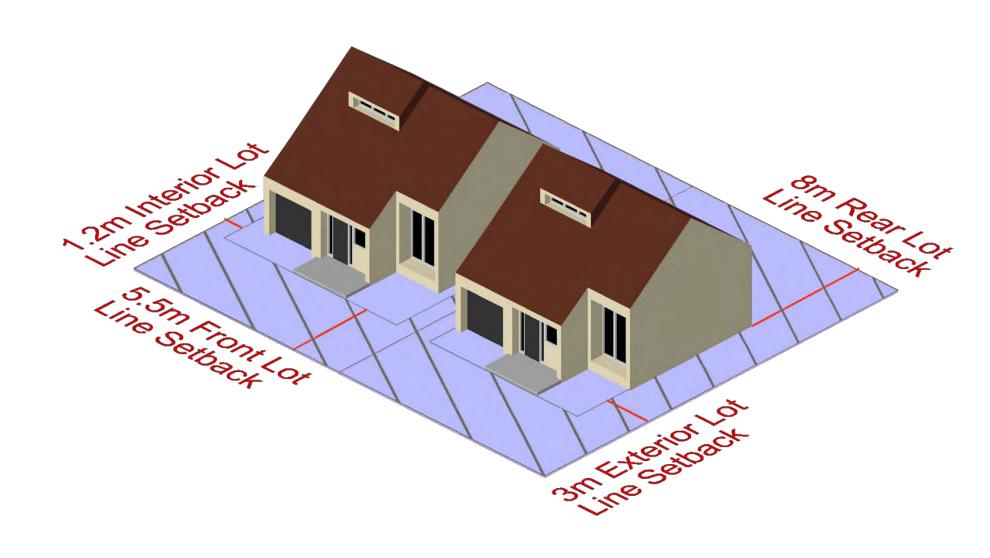


					Principle Use Min Setback			
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior	
RS-1b	15m	27m	557m ²	9.5m	6m	6m	3m/1.5m	

RS-1b (One Family Urban (Medium Density) Residential



R-1 (Residential District)



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Potential Subdivision Layout RS-1b and R-1



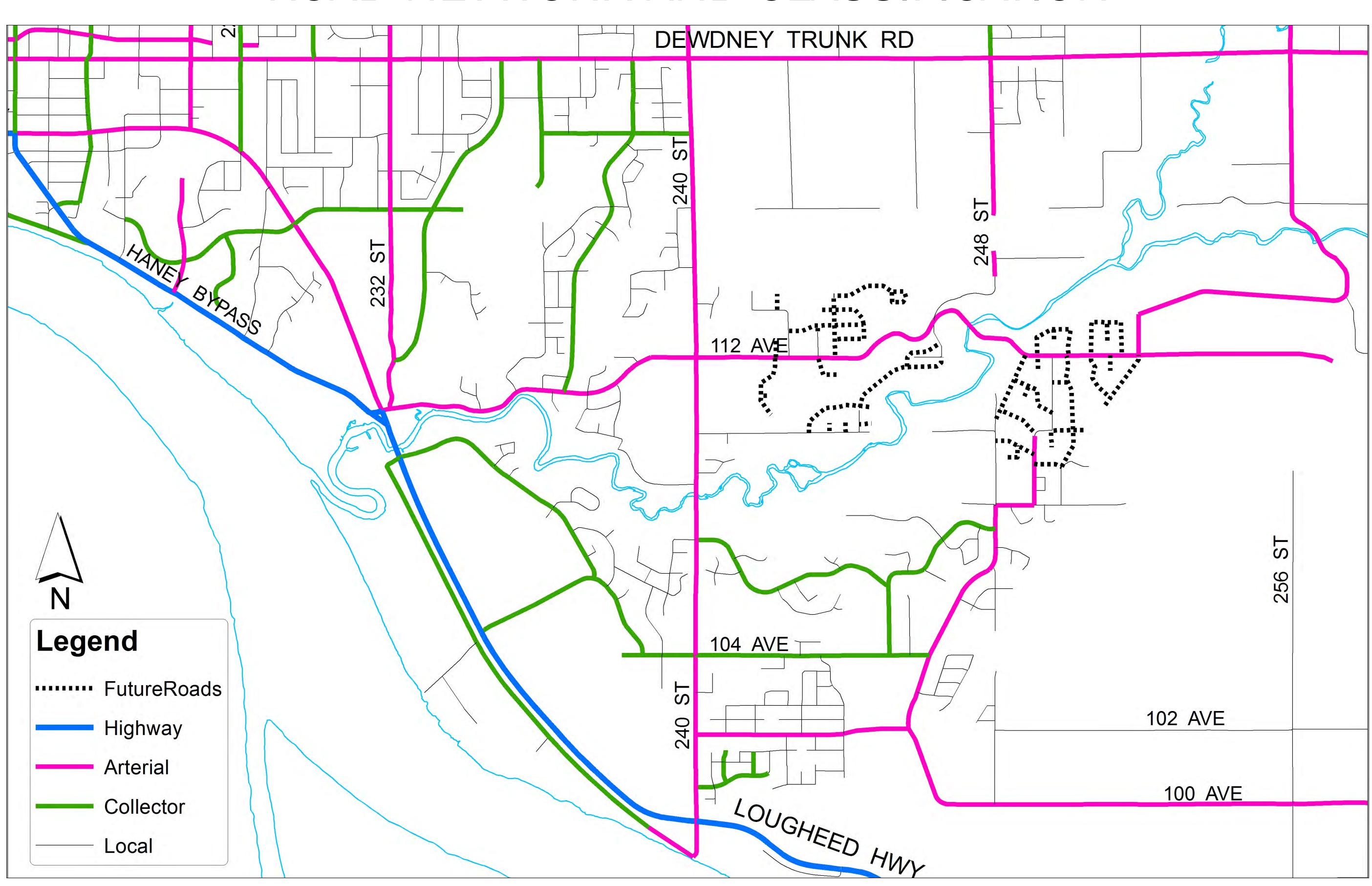
Proposed Process Current Process Pre-Application Pre-Application Meeting Meeting Environmental and other Environmental and other Technical Studies to determine Technical Studies to determine the conservation and development the conservation and development potential of the Site potential of the Site Albion Area Plan Land Use Albion Area Plan Land Use Designation to identify the Designation to identify the available zones (from the available zones (from the Zoning Matrix) Zoning Matrix) Development Applicant to meet in DMR to Information Meeting discuss development & conservation areas and potential density transfer provisions Application changes to reflect comments from DIM (if necessary) Applicant to amend application to reflect final conservation 1st & 2nd Reading report and development areas to Council (includes development conditions) Development Information Meeting Public Hearing Application changes to reflect 3rd Reading comments from DIM (if necessary) Development Conditions 1st Reading report to satisfied Council for consideration Final Reading **Development Conditions** established for Final Approval 2nd Reading Public Hearing 3rd Reading **Development Conditions** satisfied Final Reading

Albion Area Plan

Development Application Process



ROAD NETWORK AND CLASSIFICATION



INTERIM PEDESTRIAN FACILITIES



Concrete Barrier

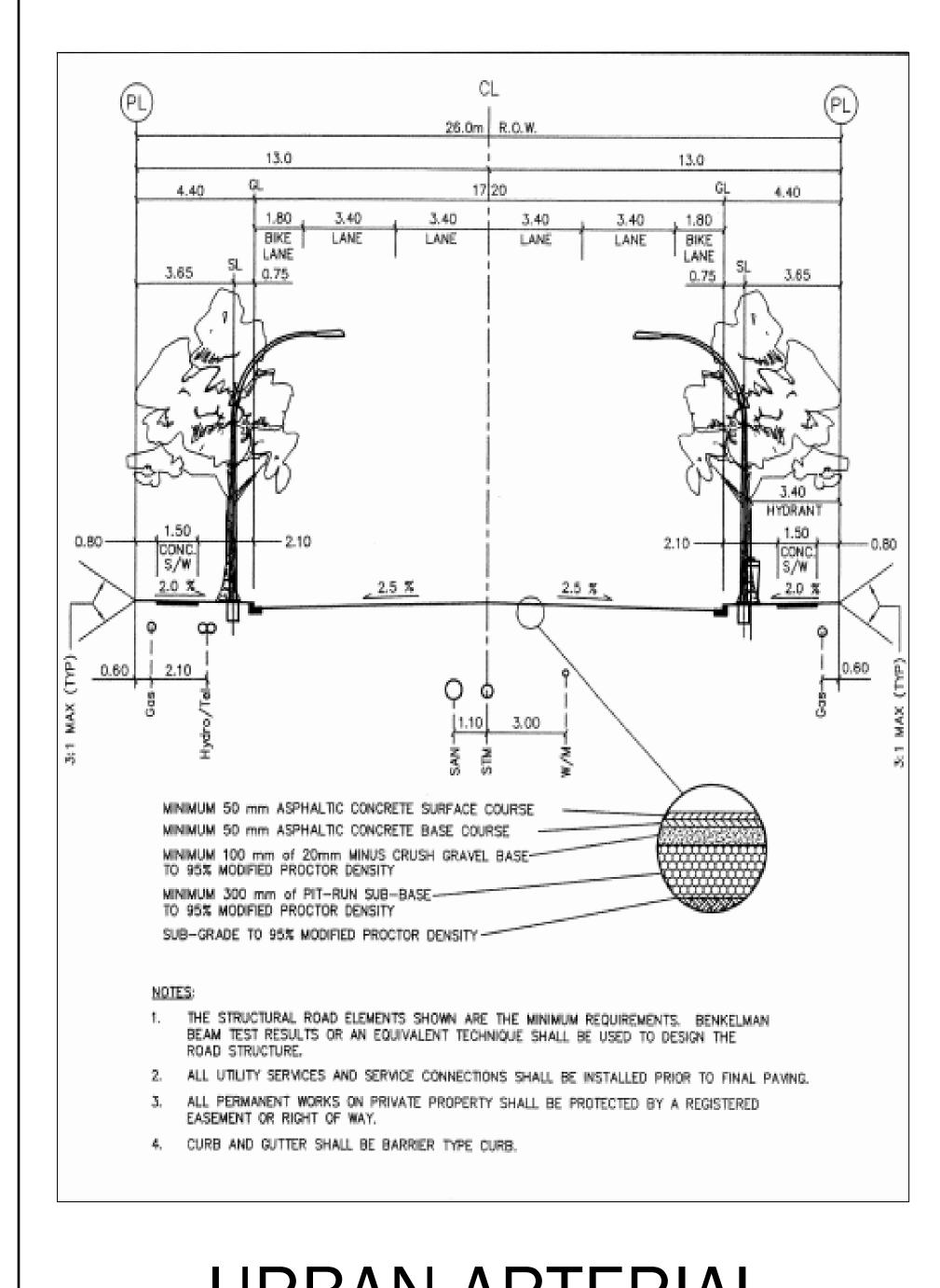


Painted Line



Paved Shoulder

FINAL ROAD DESIGN



URBAN ARTERIAL 4 LANE UNDIVIDED WITH BIKE LANES 26.0m RIGHT-OF-WAY

18.0m R.O.W. 9.00 9.00 4.70 4.70 3.05 SL 1.65 4.30 4.30 , 2.5 % 3:1(TYP) MINIMUM 40 mm ASPHALTIC CONCRETE SURFACE COURSE-MINIMUM 40 mm ASPHALTIC CONCRETE BASE COURSE-MINIMUM 100 mm of 20mm MINUS CRUSH GRAVEL BASE--TO 95% MODIFIED PROCTOR DENSITY MINIMUM 300 mm of PIT-RUN SUB-BASE--TO 95% MODIFIED PROCTOR DENSITY SUB-GRADE TO 95% MODIFIED PROCTOR DENSITY THE STRUCTURAL ROAD ELEMENTS SHOWN ARE THE MINIMUM REQUIREMENTS, BENKELMAN BEAM TEST RESULTS OR AN EQUIVALENT TECHNIQUE SHALL BE USED TO DESIGN THE 2. ALL UTILITY SERVICES AND SERVICE CONNECTIONS SHALL BE INSTALLED PRIOR TO FINAL PAVING. 3. ALL PERMANENT WORKS ON PRIVATE PROPERTY SHALL BE PROTECTED BY A REGISTERED EASEMENT OR RIGHT OF WAY. 4. CURB AND GUTTER SHALL BE ROLL-OVER TYPE, EXCEPT NEXT TO SCHOOLS, PARKS, MULTI FAMILY DEVELOPMENTS OR MAJOR FLOOD PATH SHALL BE BARRIER CURB TYPE.

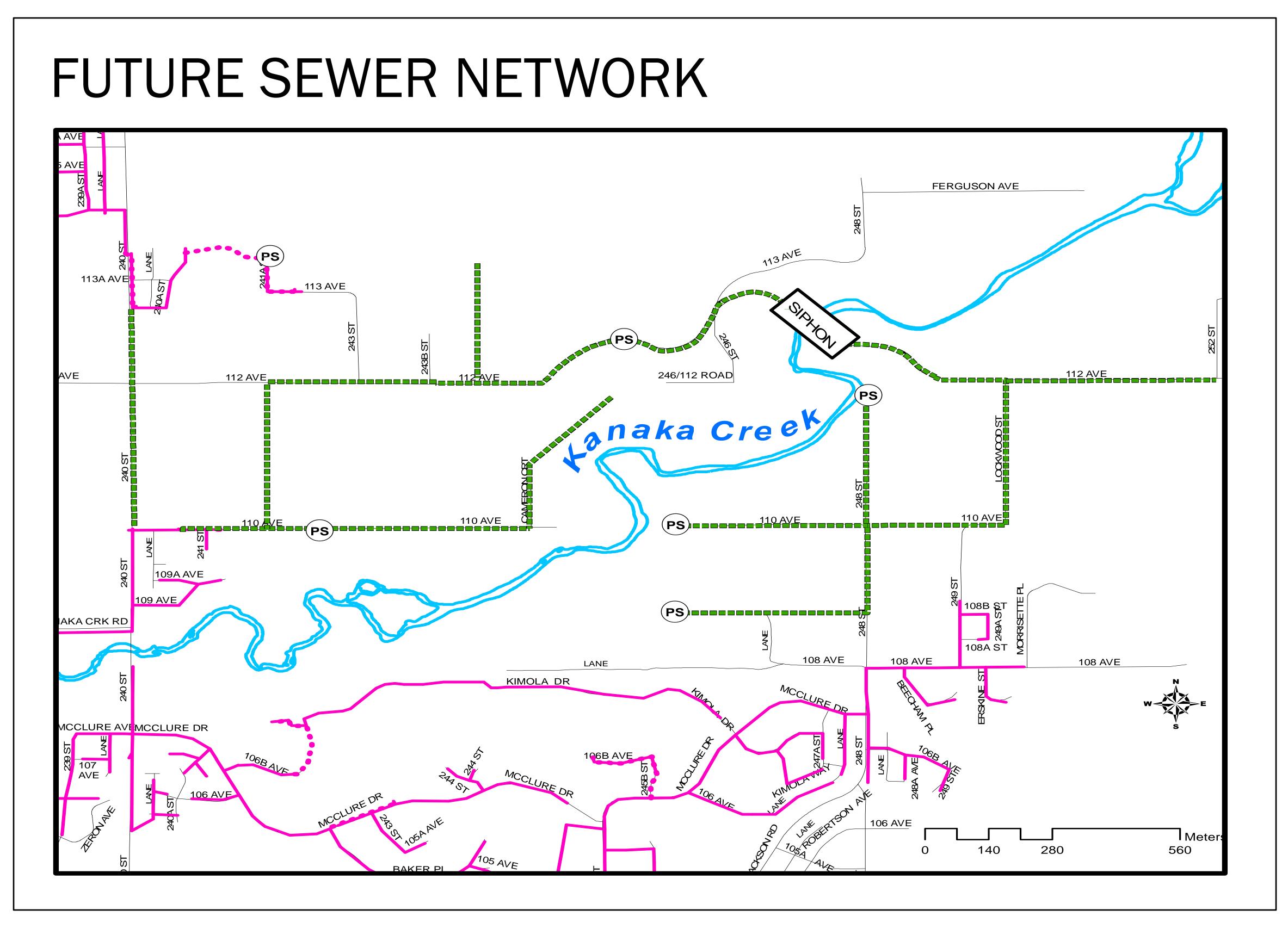
THROUGH URBAN LOCAL

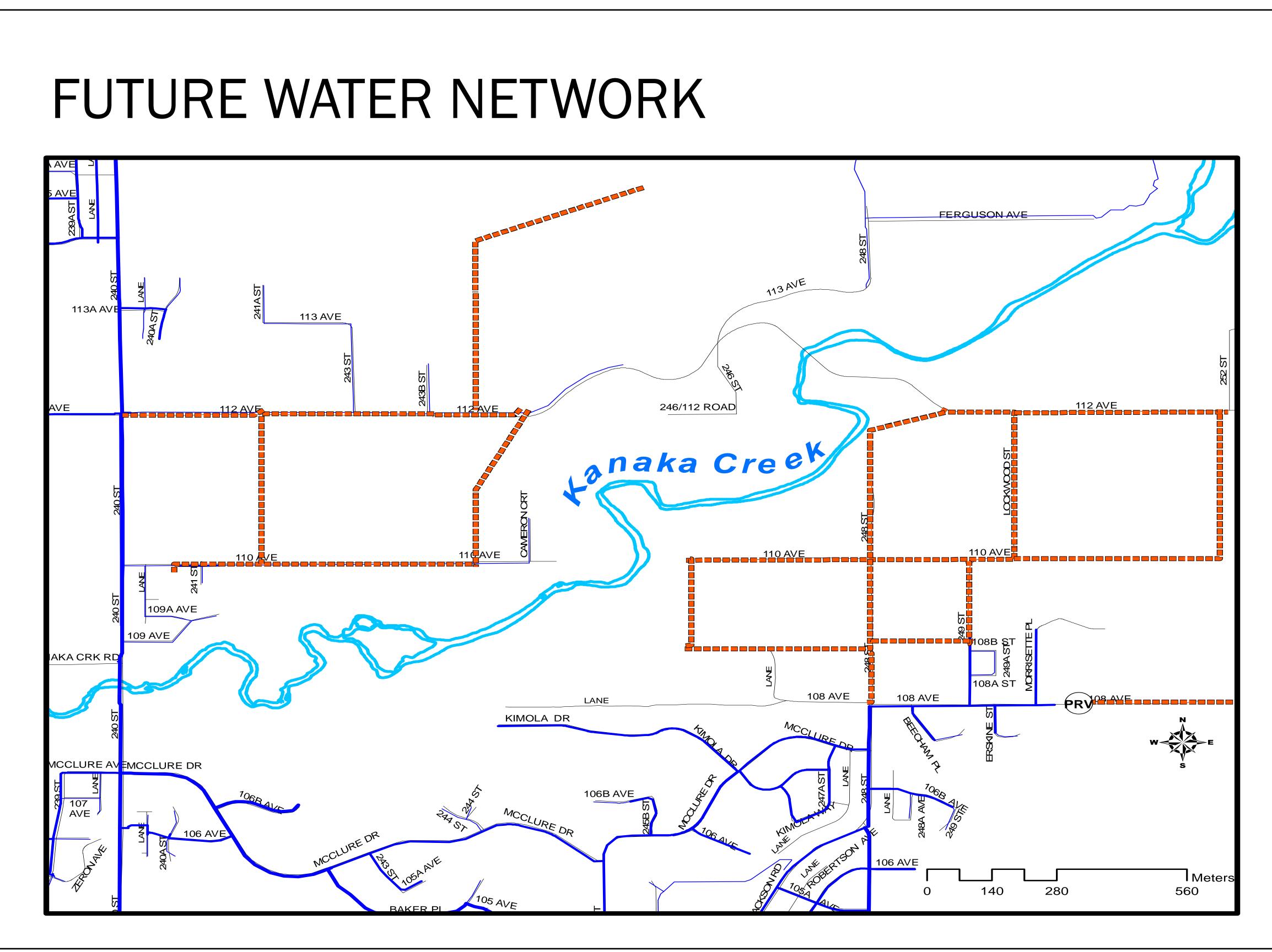
SIDEWALK BOTH SIDES 18.0m RIGHT-OF-WAY

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Transportation



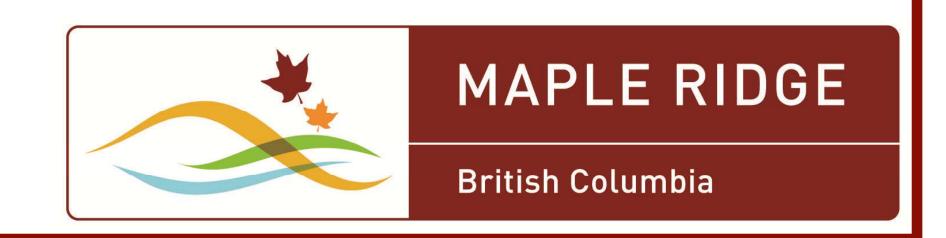


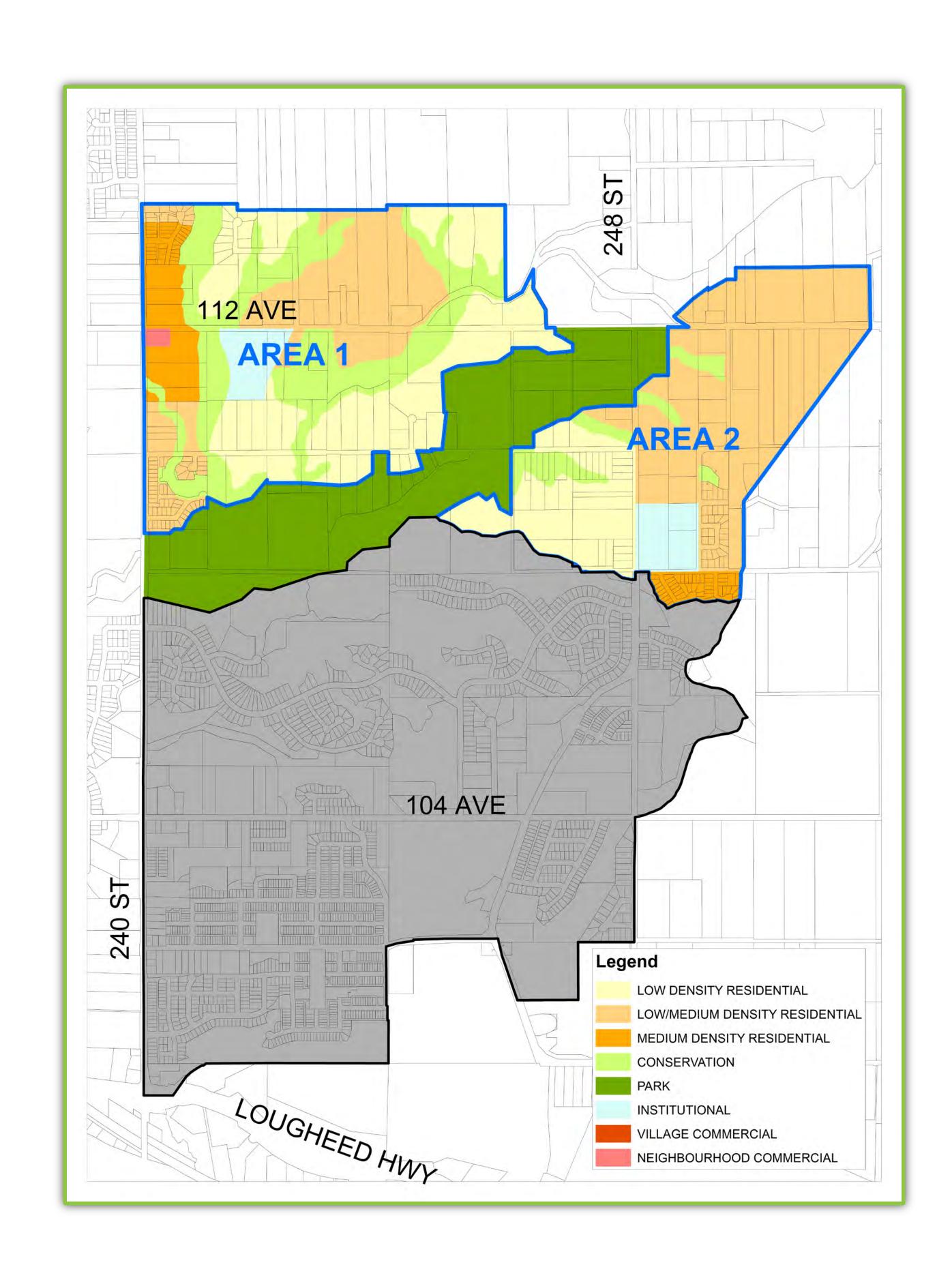


The majority of service extensions are constructed through development. Latecomer agreements and DCC contributions are used to distribute the up-front capital costs for community services which benefit multiple properties.

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Water and Sewer





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Comments & Suggestions

