

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

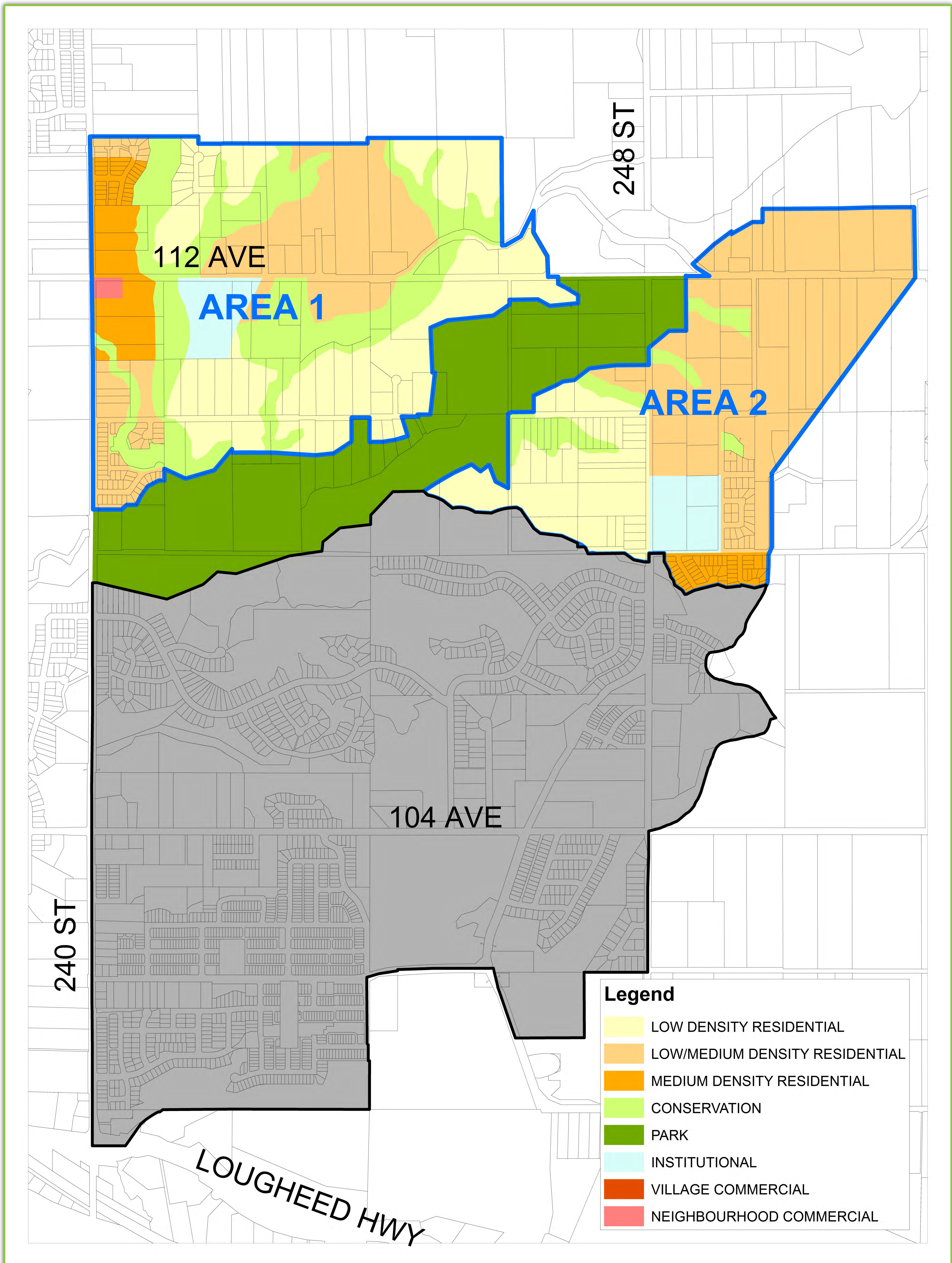
Other zones may correspond with the Residential Land Use designations where a Density transfer has been applied, subject to Section 10.2.2 Residential Development and Density Transfers.

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 Density	SRS Special Urban Residential 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



Albion Area Plan

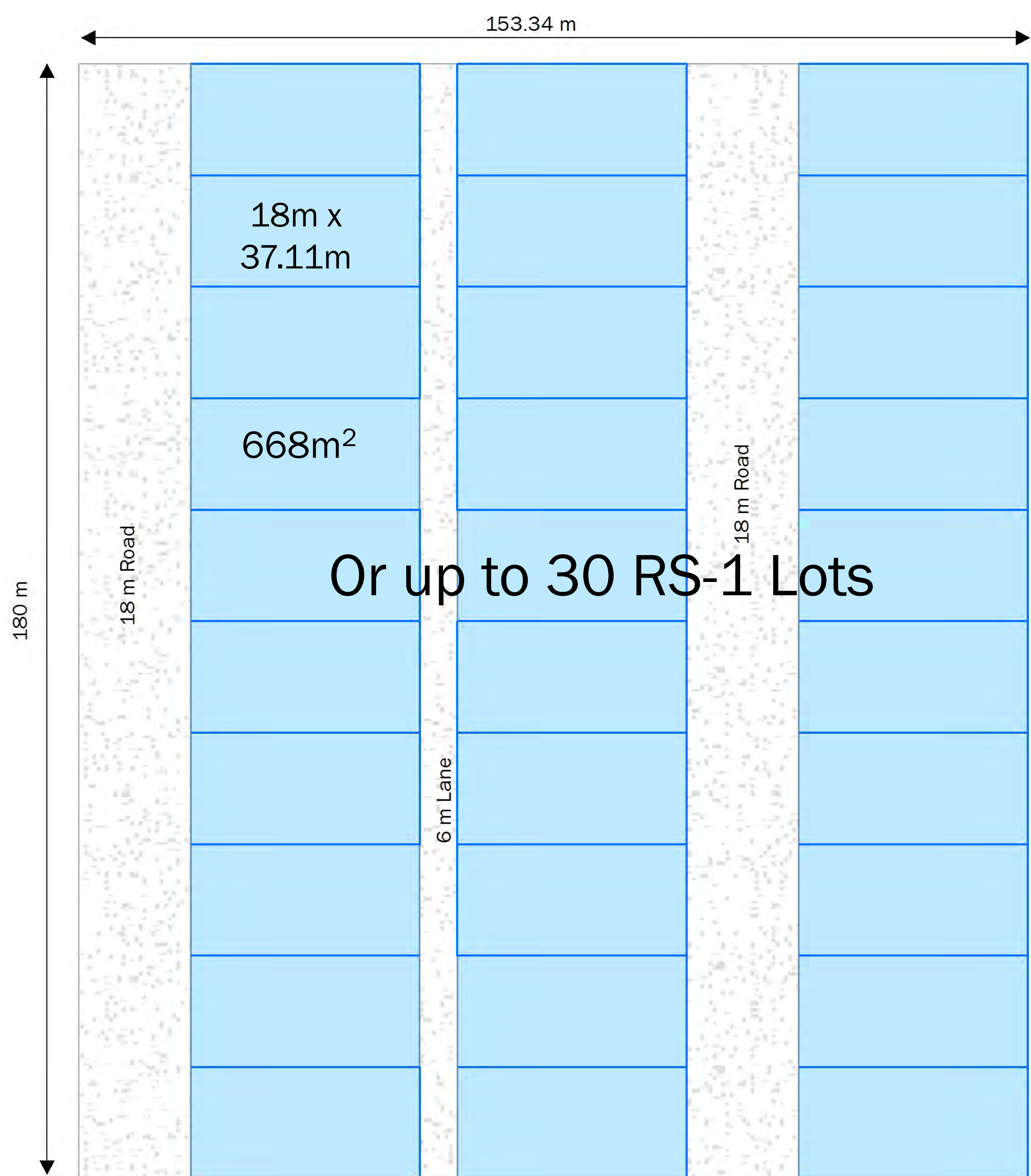
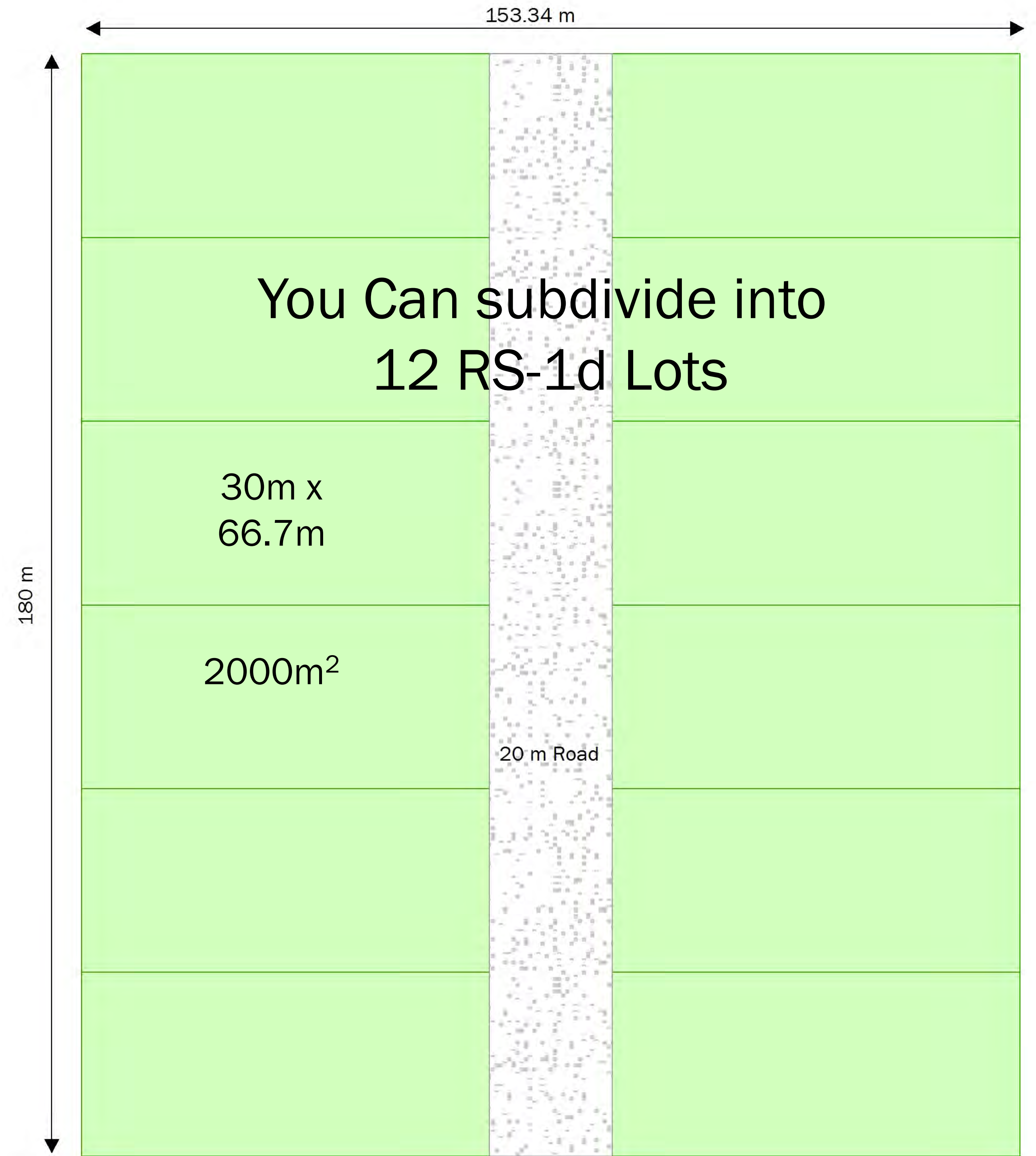
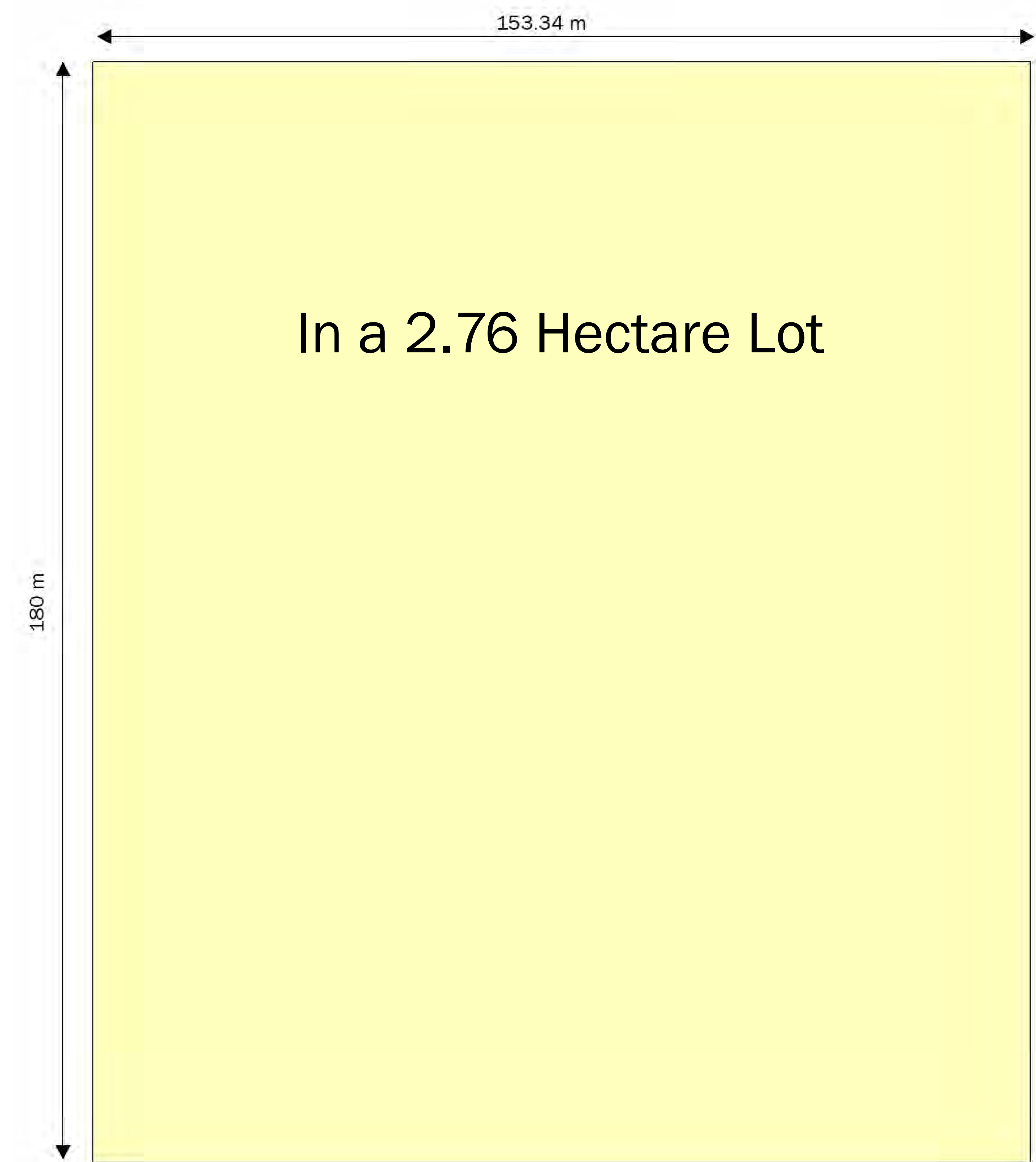
Study Areas - Area 1 & Area 2



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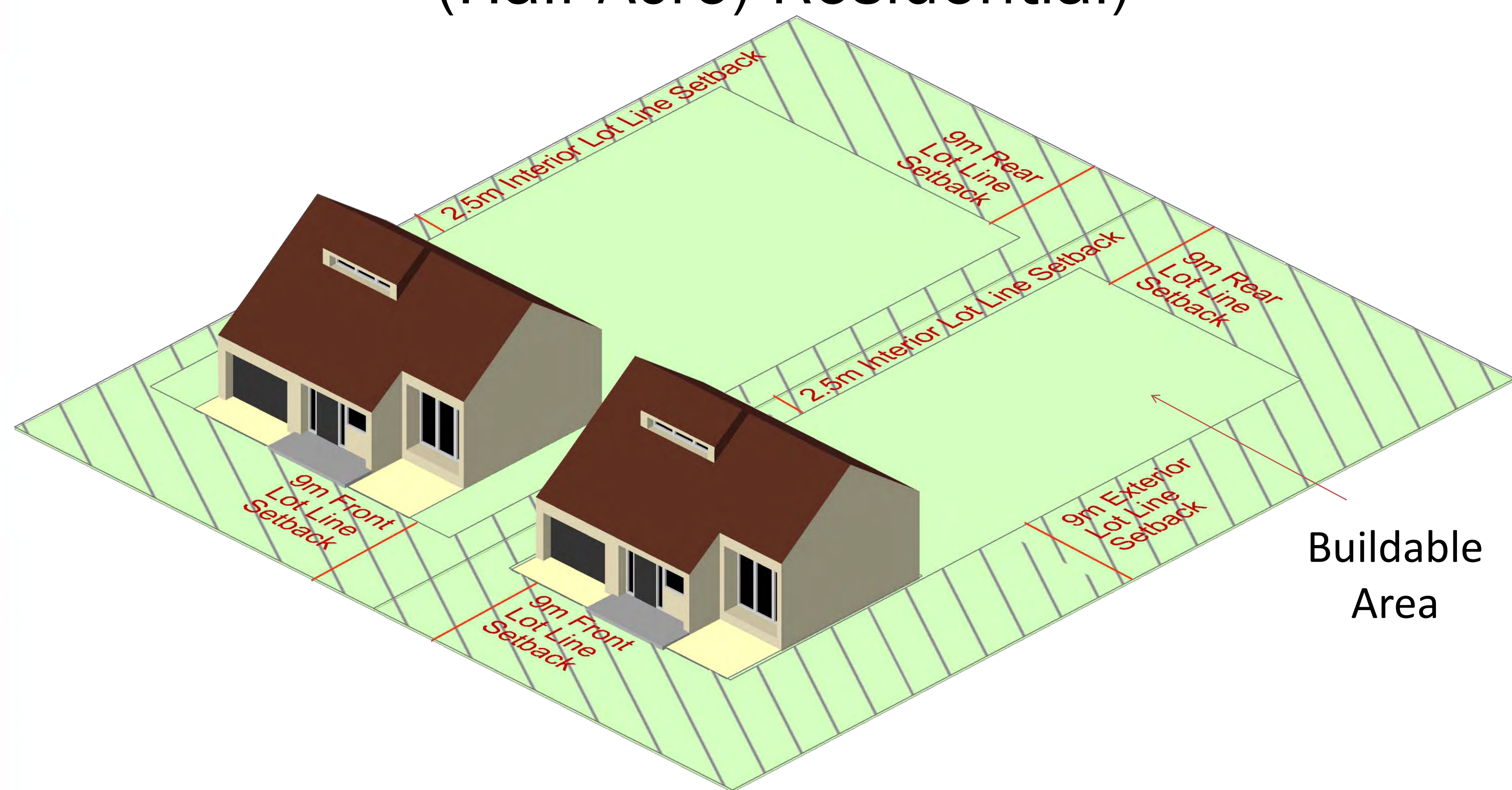
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A Residential Low Density designation allows for RS-1d and new RS-1 Lots.

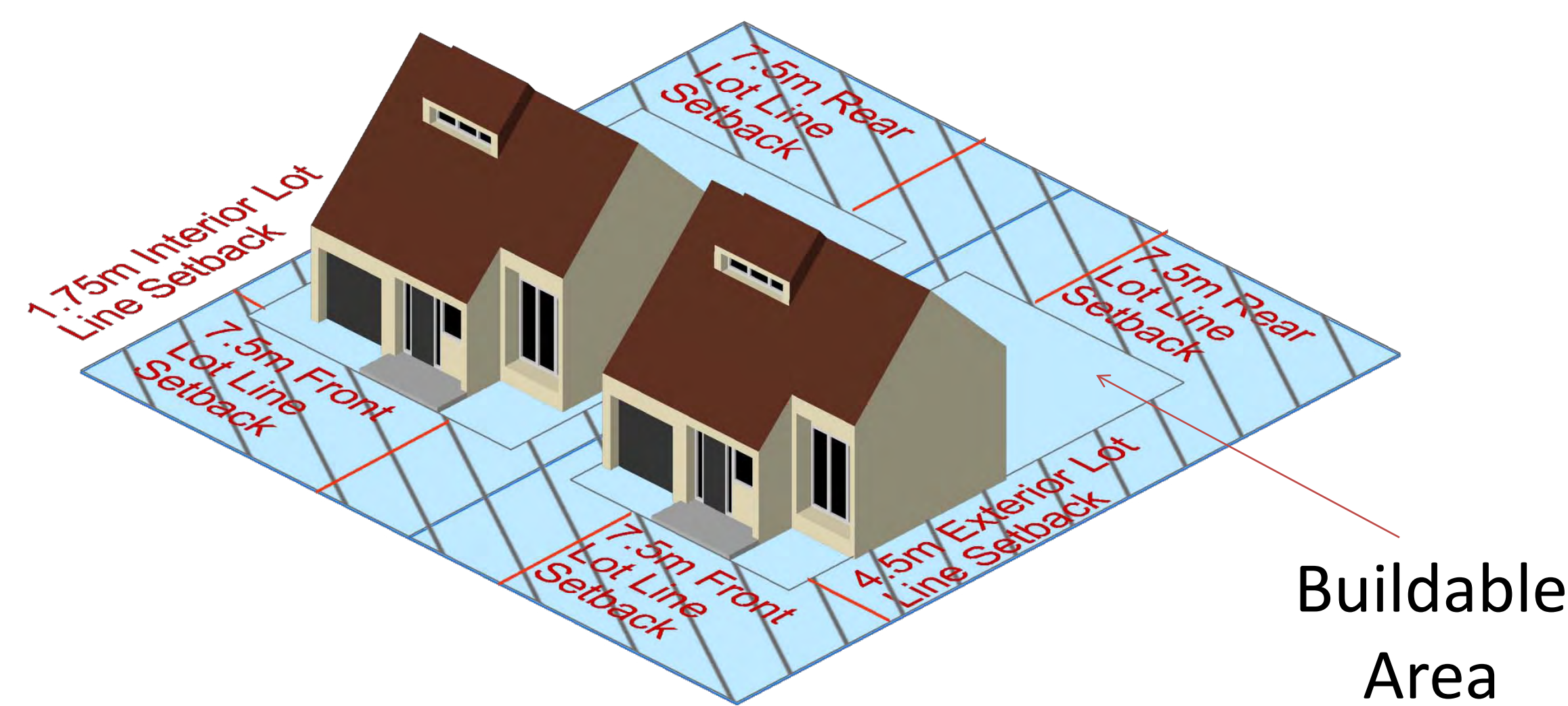


					Principle Use Min Setback		
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior
RS-1d	30m	40m	2000m ²	11m	9m	9m	9m/2.5m

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



RS-1 (One Family Urban Residential)

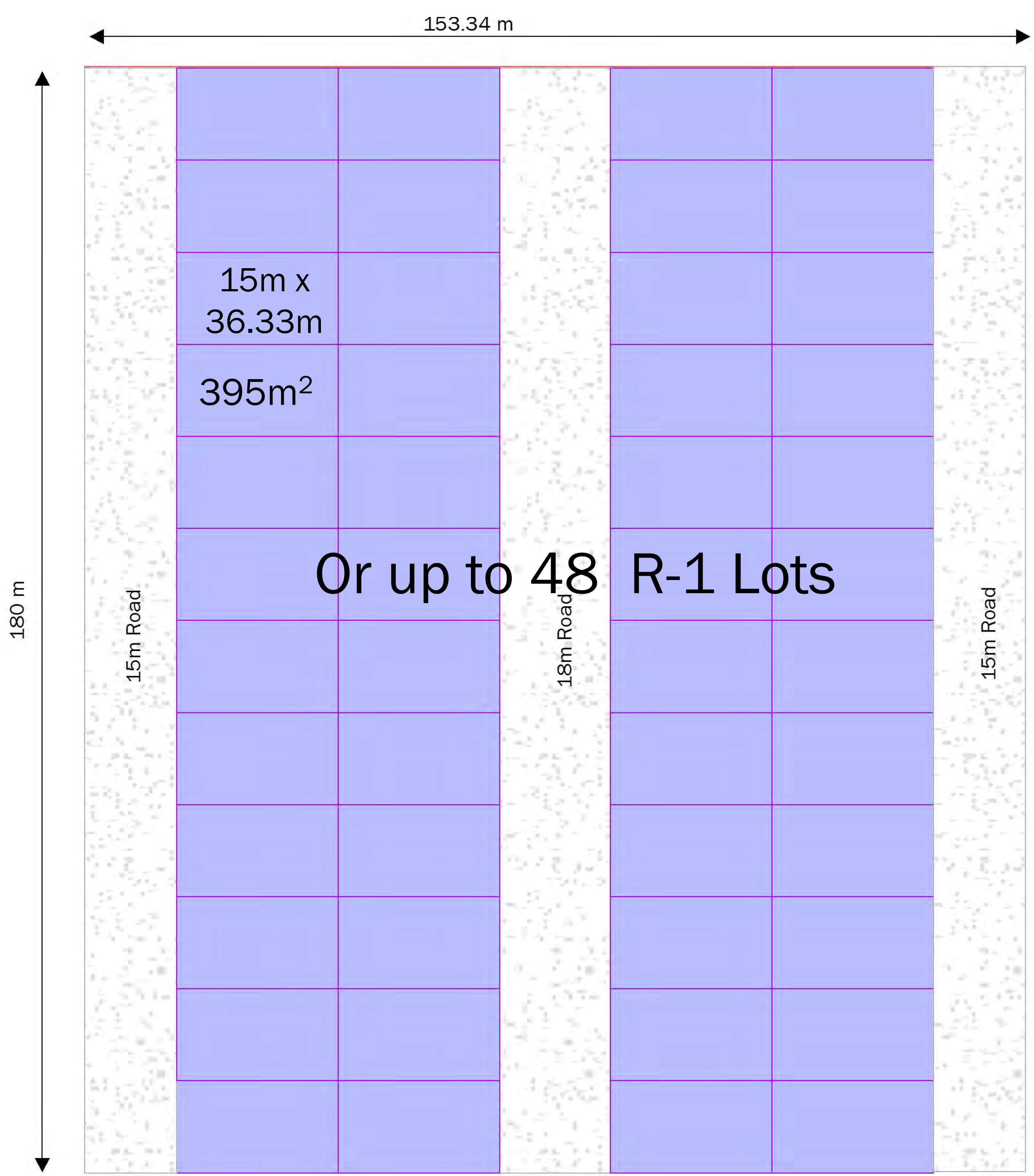
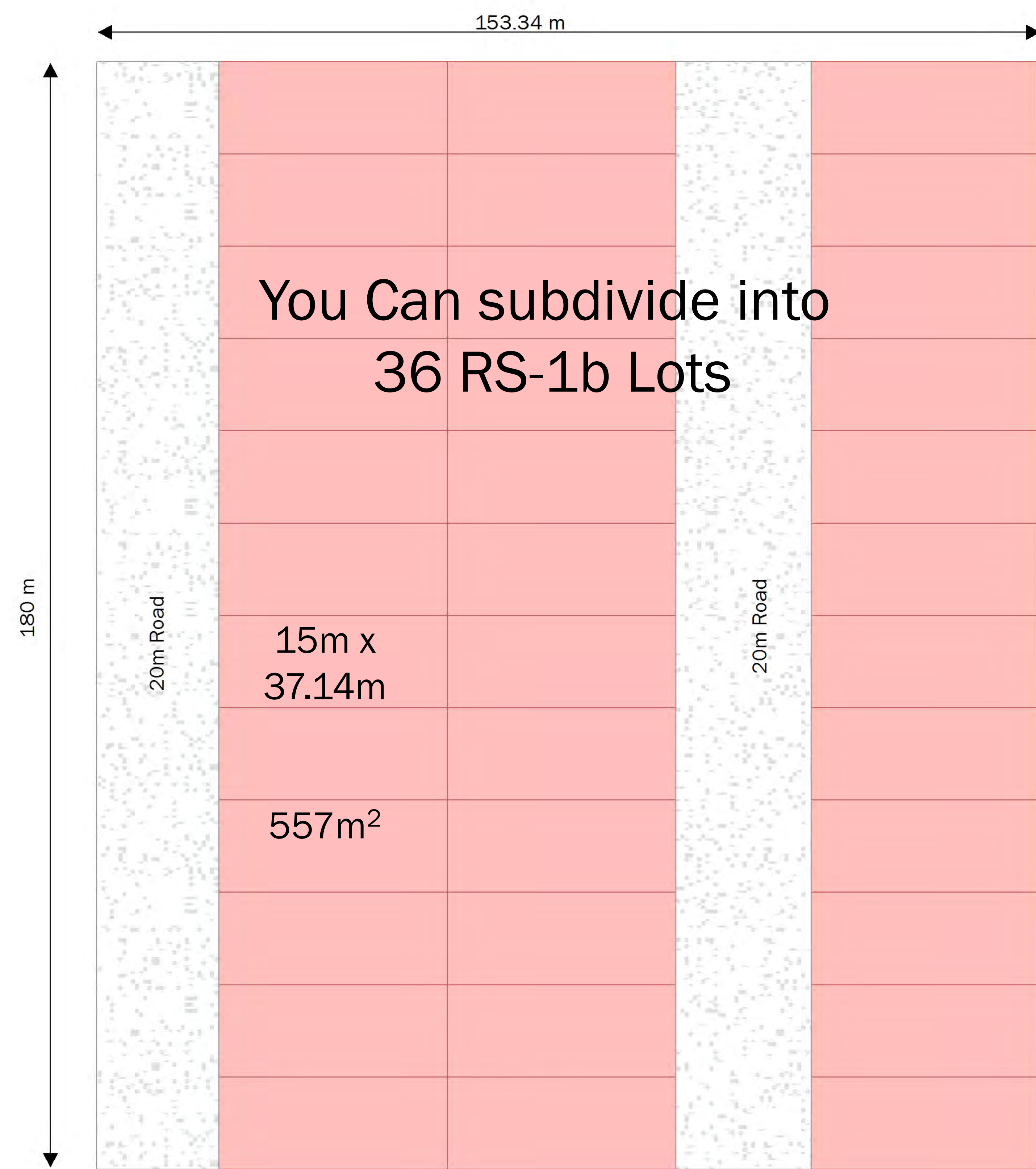
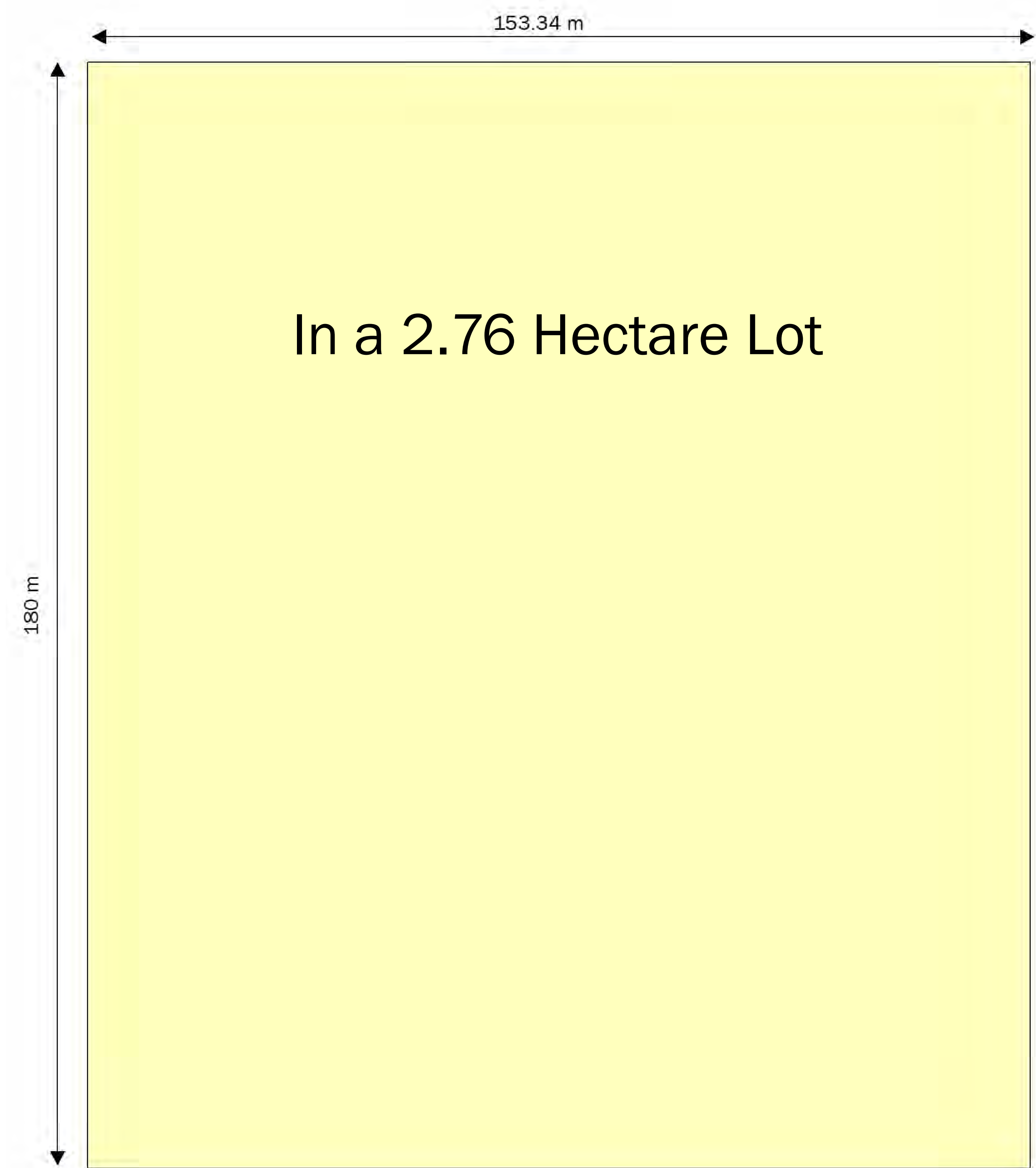


					Principle Use Min Setback		
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior
RS-1	18m	27m	668m ²	11m	7.5m	7.5m	4.5m/*1.5m

* See the Bylaw for special conditions

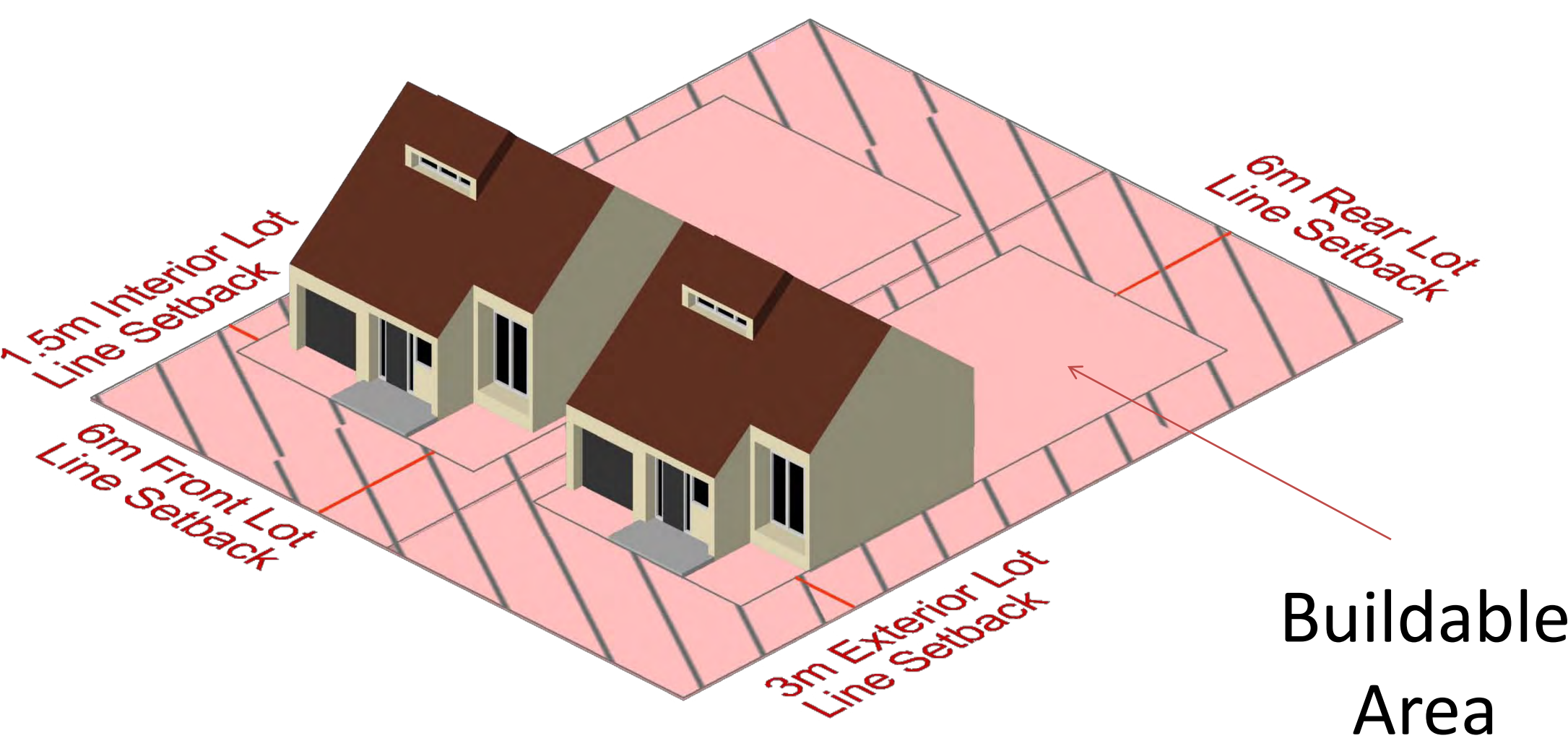
Albion Area Plan
Potential Subdivision Layout
RS-1b and R-1

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

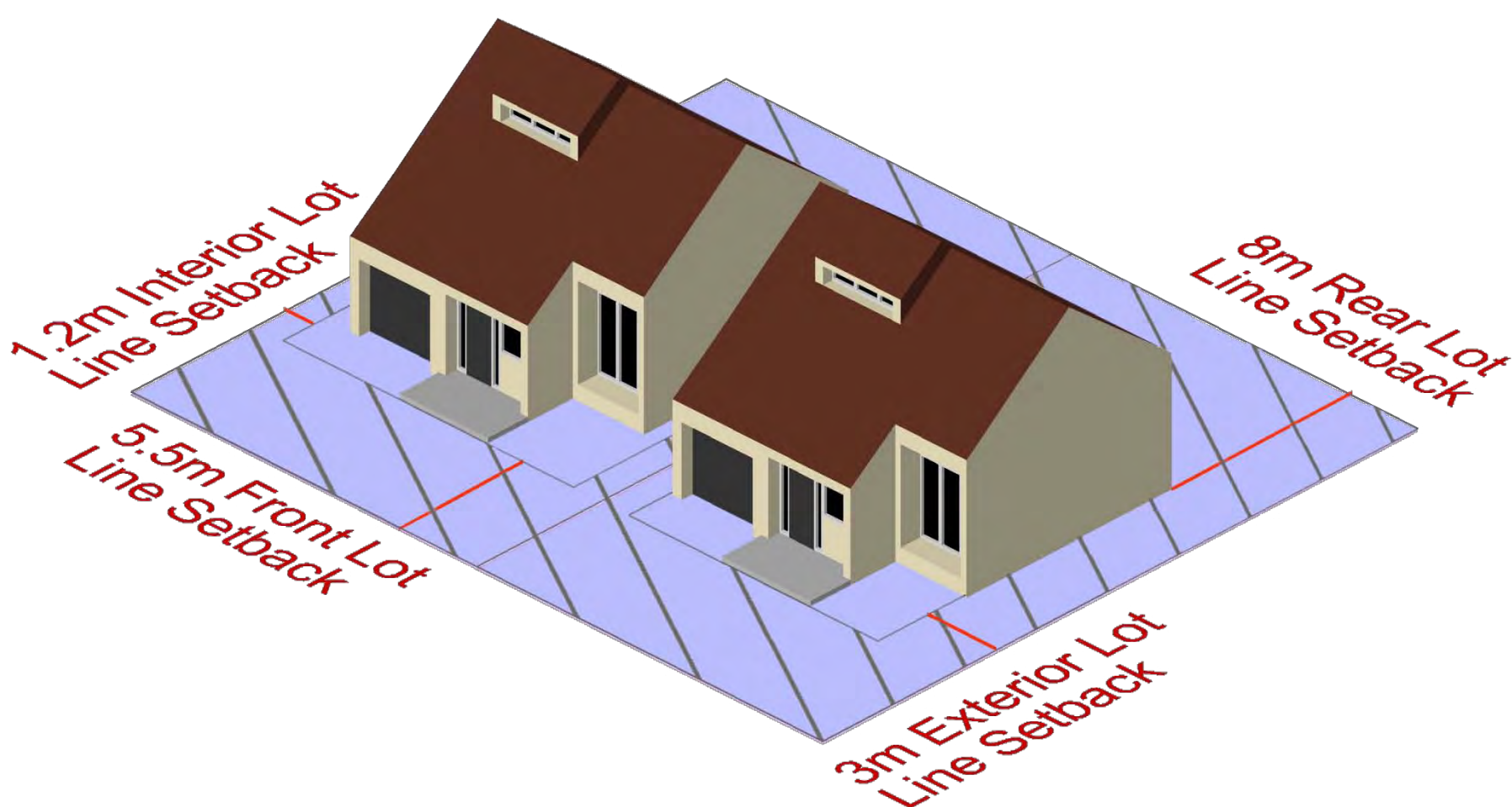


					Principle Use Min Setback		
Zone	Min Width	Min Depth	Min Area	Height	Front	Rear	Exterior/ Interior
RS-1b	15m	27m	557m ²	9.5m	6m	6m	3m/1.5m

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



R-1 (Residential District)



					Principle Use Min Setback		
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

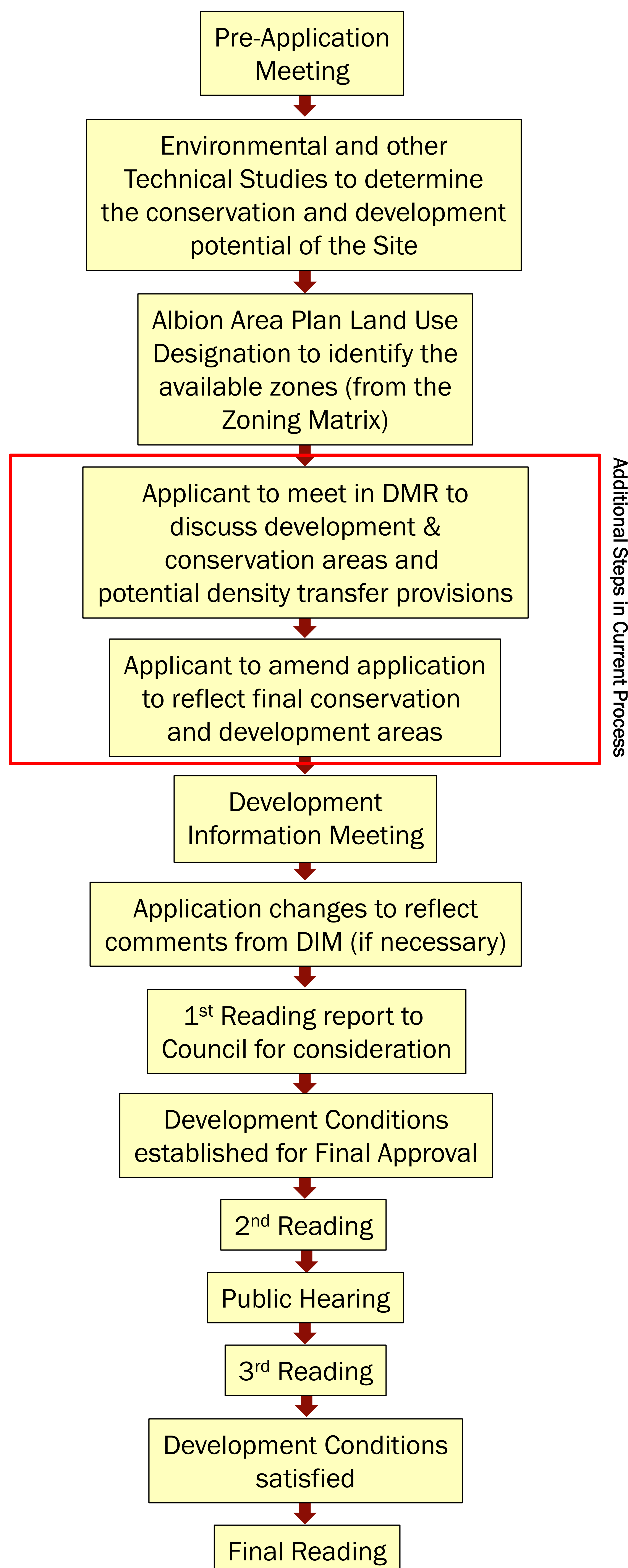
Albion Area Plan

Potential Subdivision Layout RS-1b and R-1

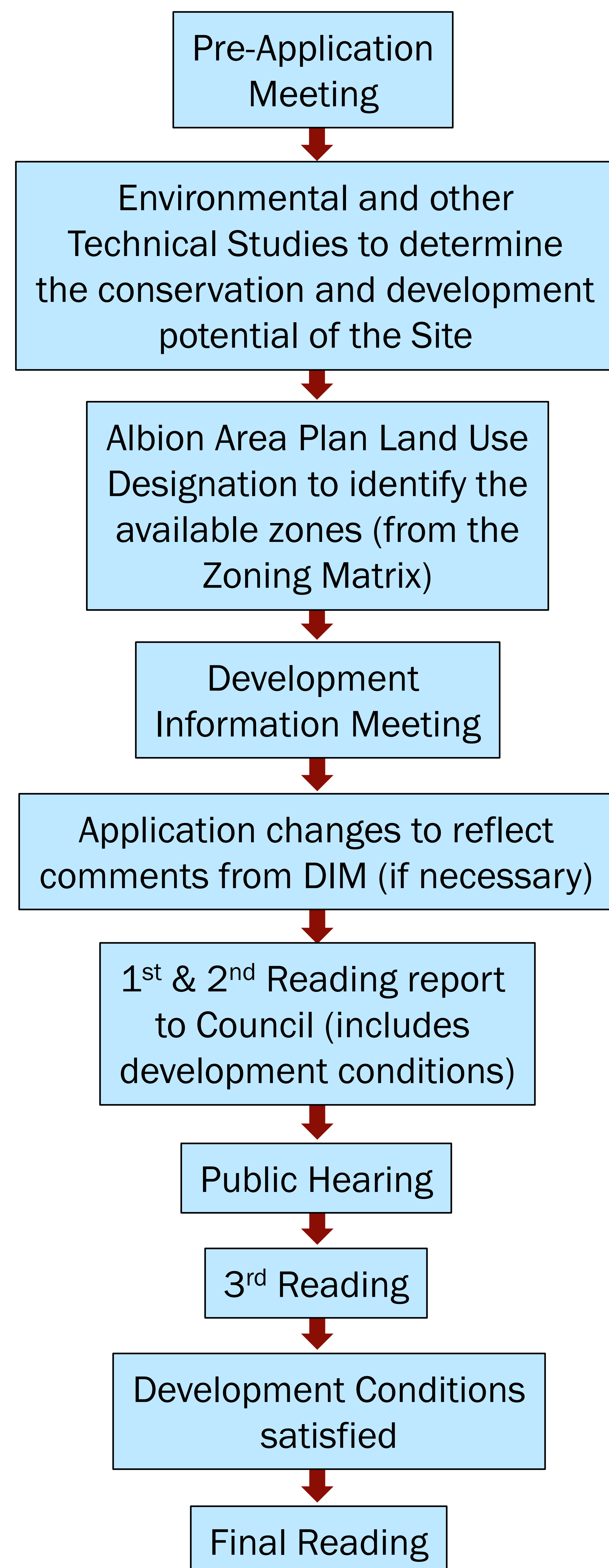


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Current Process



Proposed Process



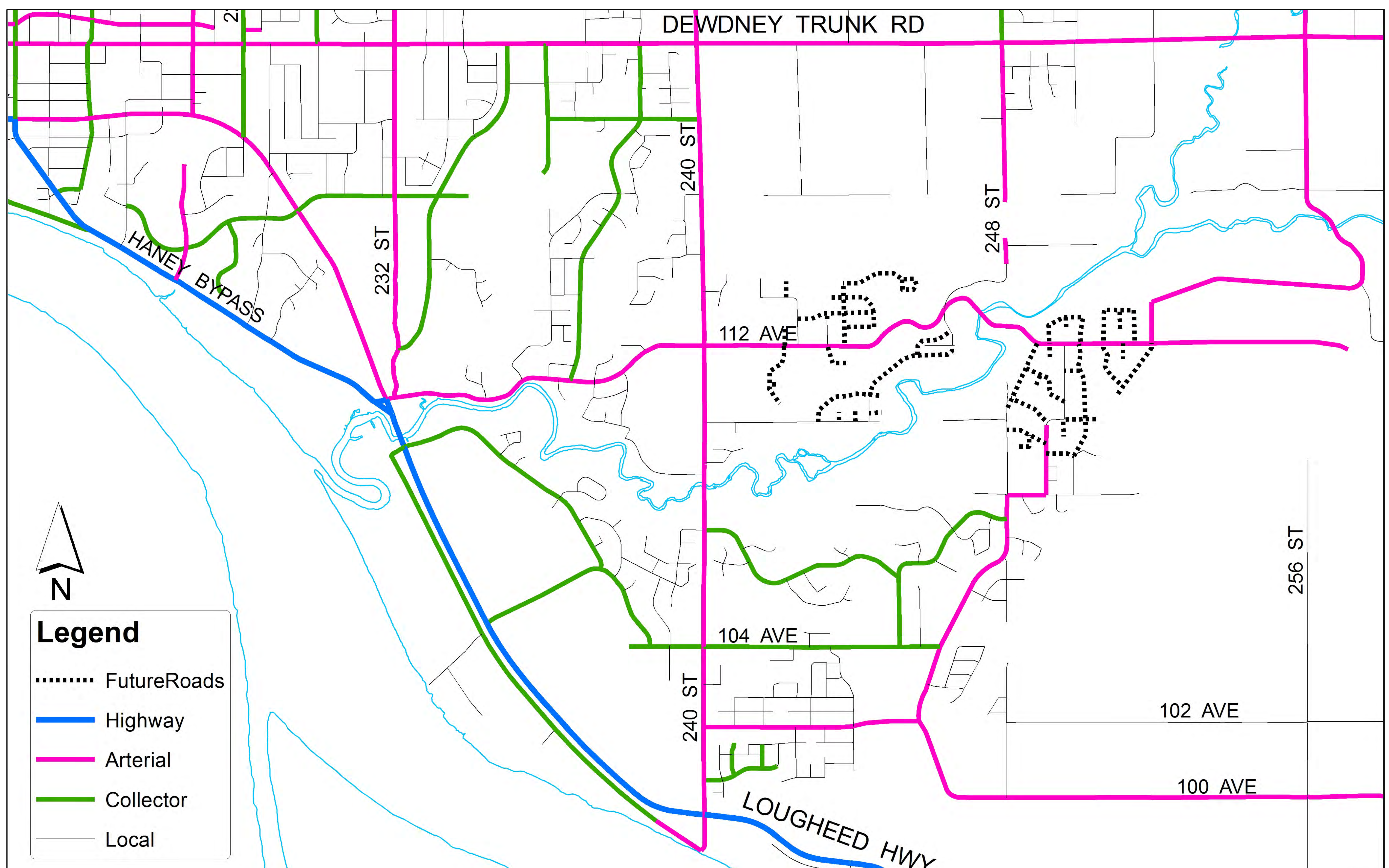
Albion Area Plan Development Application Process



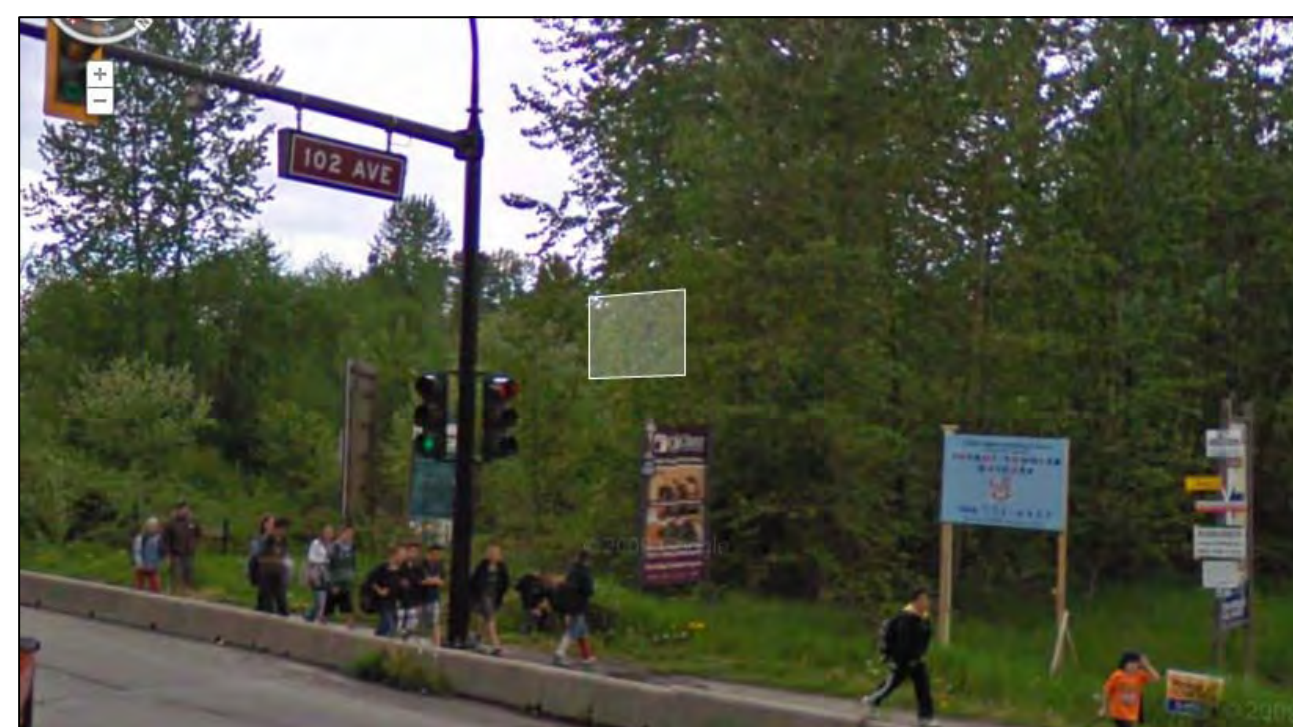
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ROAD NETWORK AND CLASSIFICATION



INTERIM PEDESTRIAN FACILITIES



Concrete Barrier

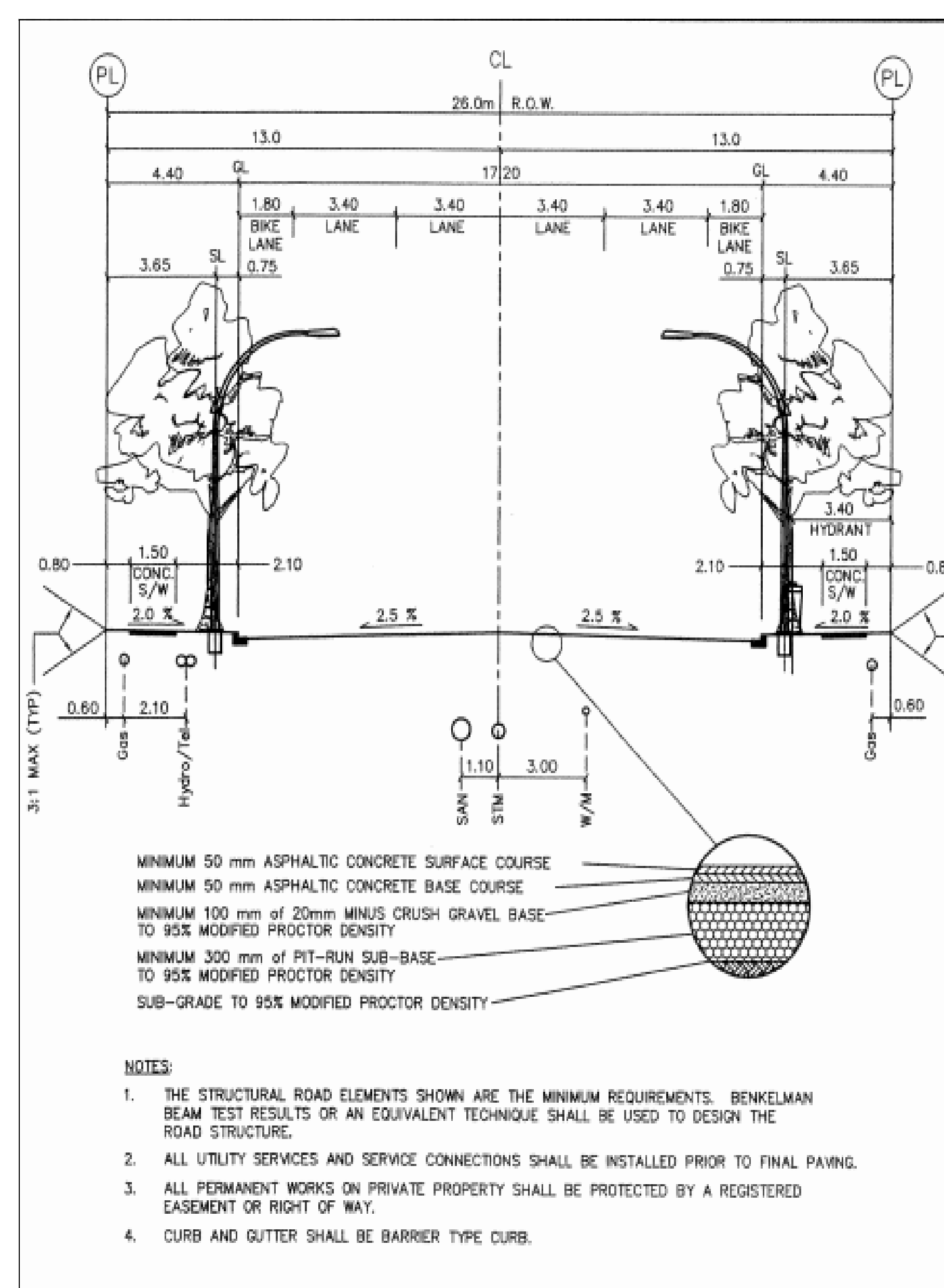


Painted Line

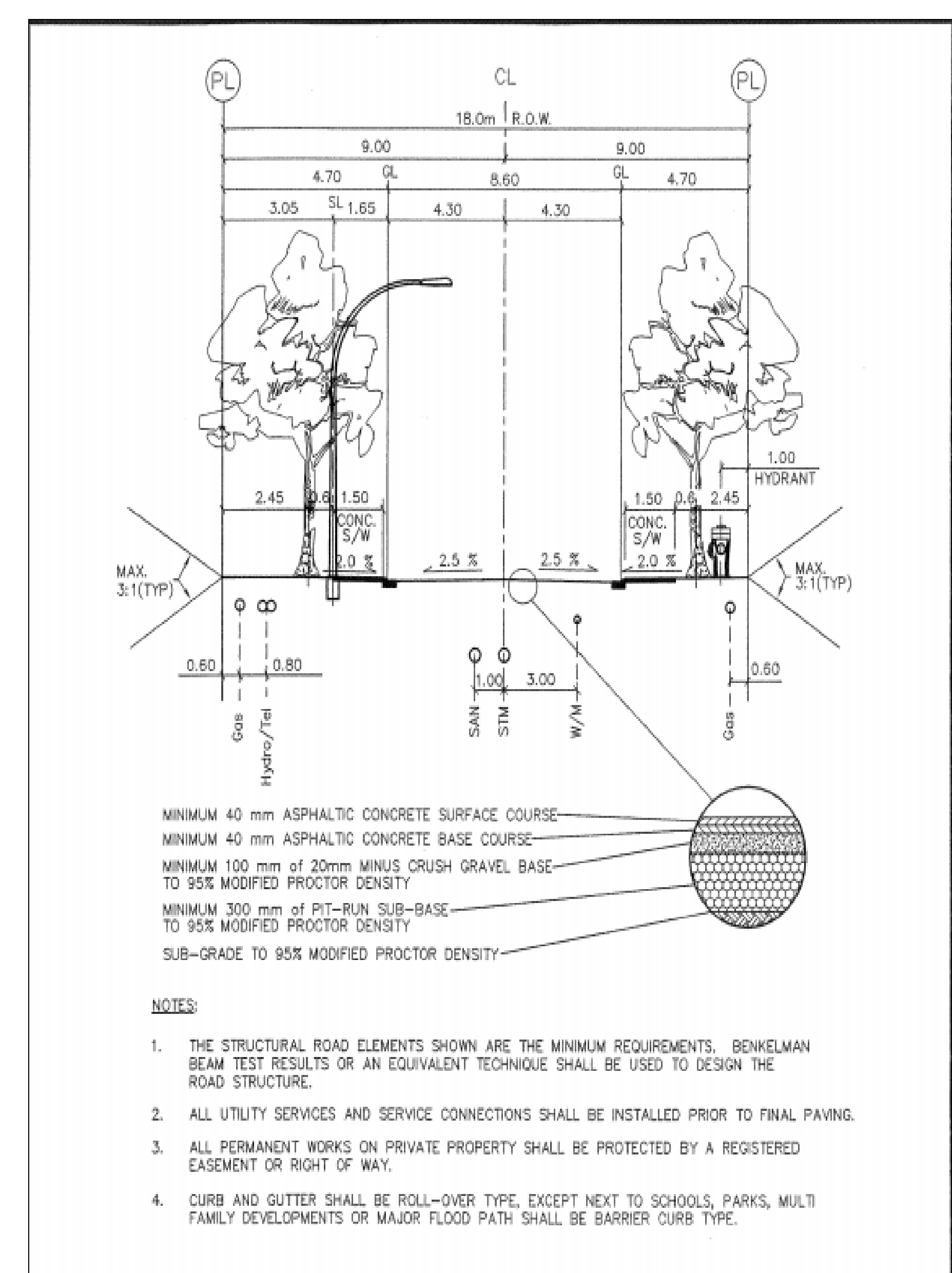


Paved Shoulder

FINAL ROAD DESIGN



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



THROUGH URBAN LOCAL
SIDEWALK BOTH SIDES
18.0m RIGHT-OF-WAY

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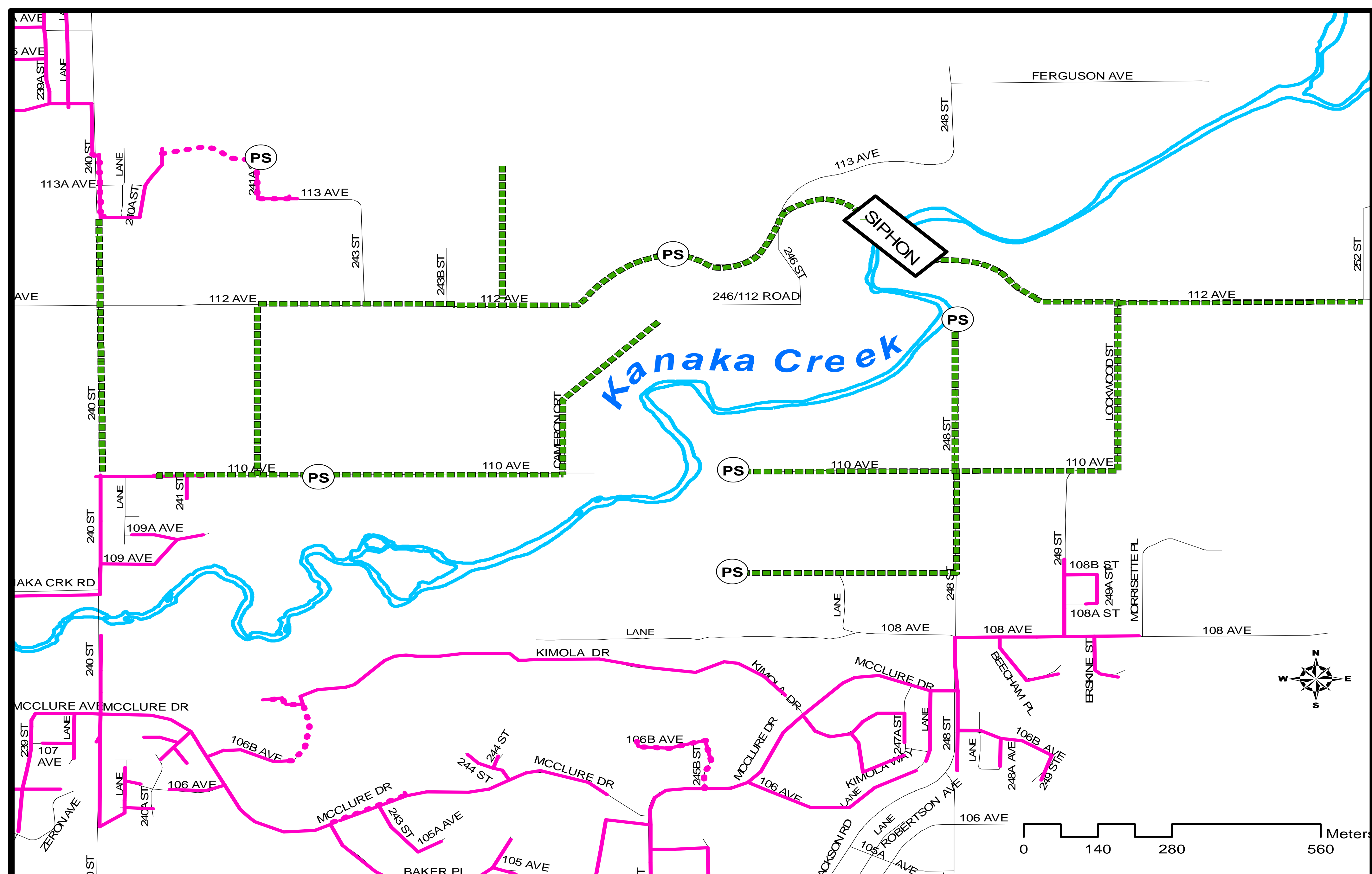
Transportation



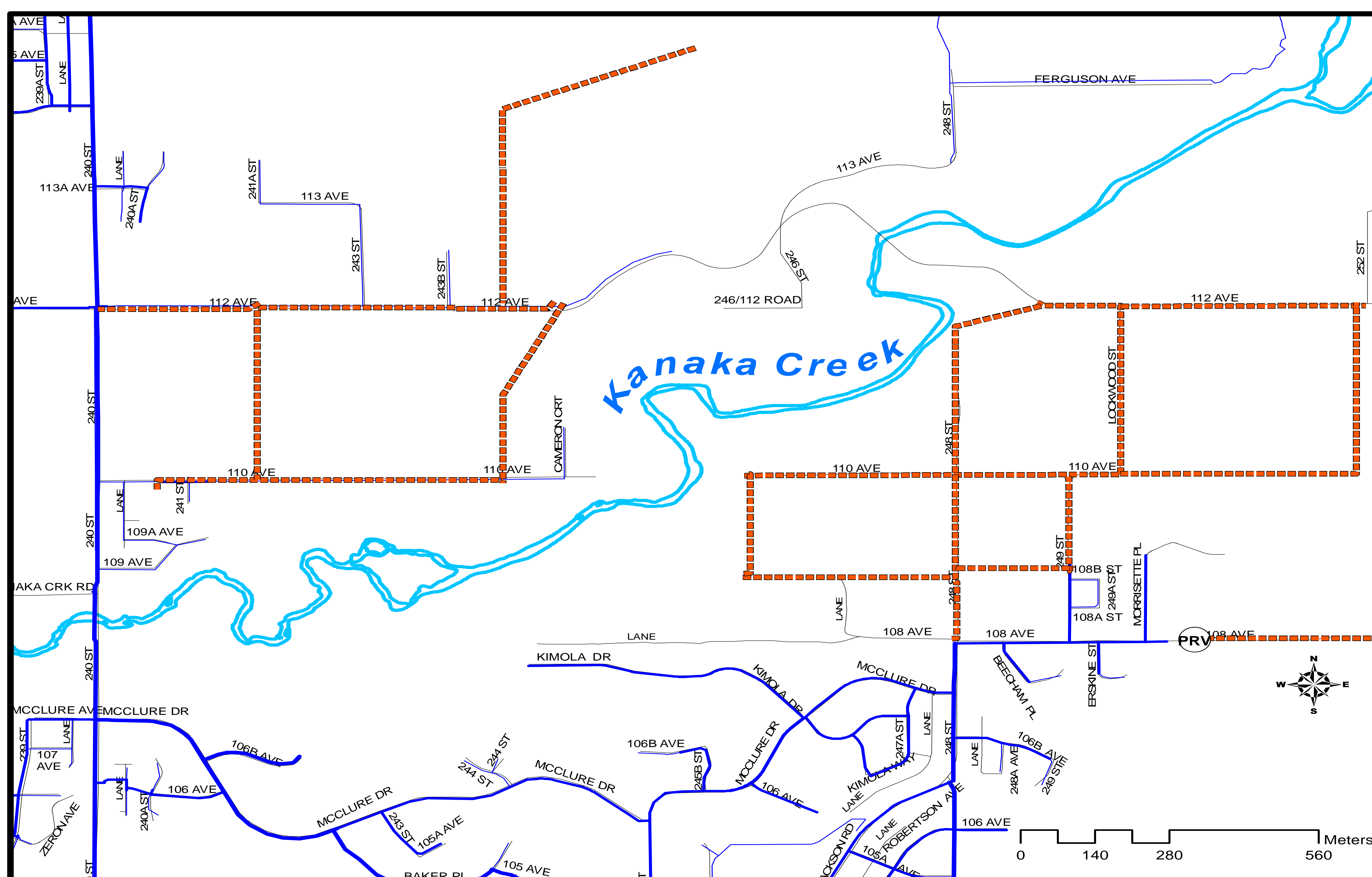
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FUTURE SEWER NETWORK



FUTURE WATER NETWORK



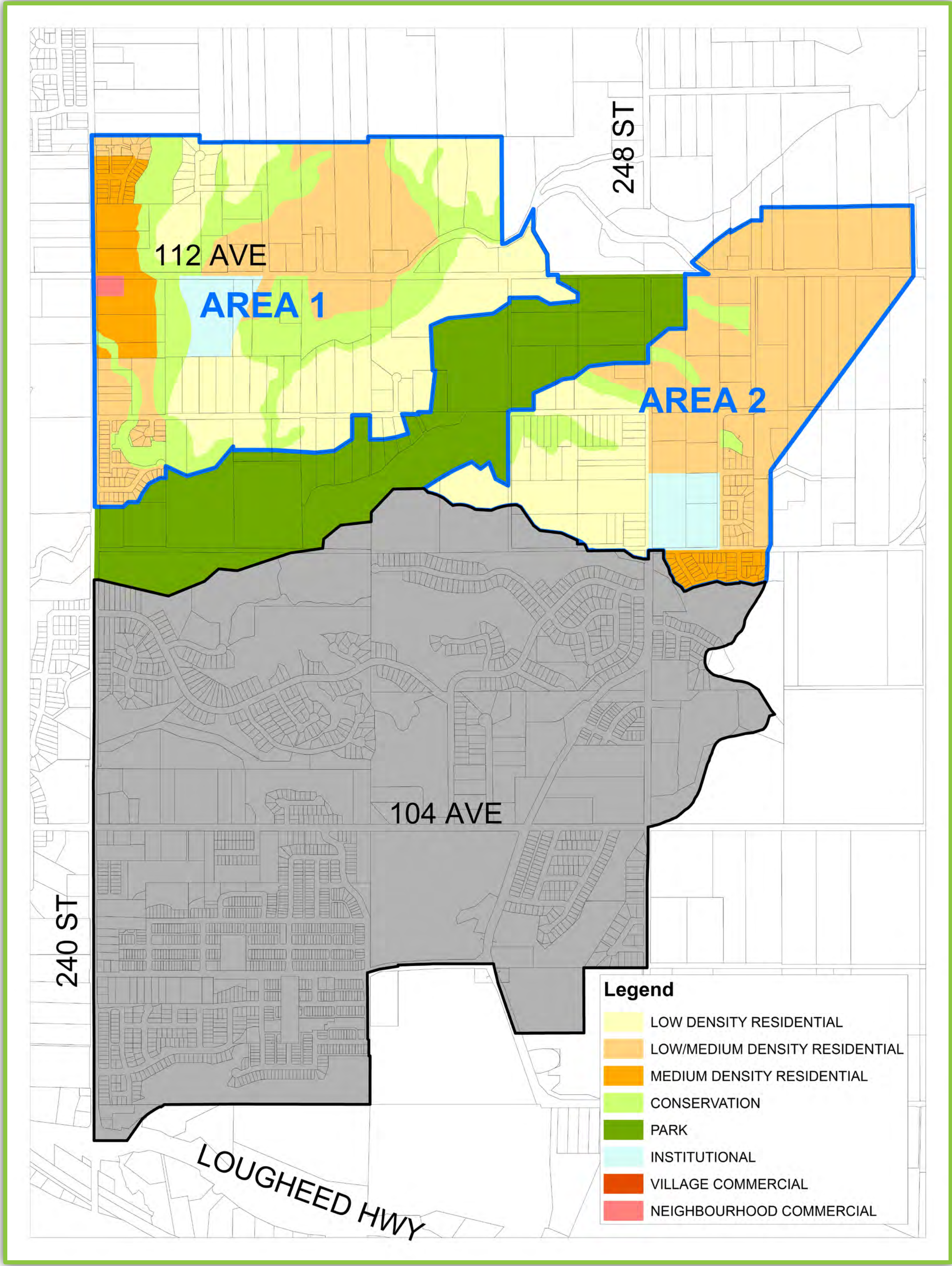
The majority of service extensions are constructed through development. Latecomer agreements and DCC contributions are used to distribute the up-front capital costs for community services which benefit multiple properties.

Albion Area Plan

Water and Sewer



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Albion Area Plan

Comments & Suggestions

