

LEGAL DESCRIPTION
 LOT 6 BLOCK 12 PLAN 0420752

PROJECT DESCRIPTION
 DC2 ZONING TO PROVIDE FOR A MEDIUM DENSITY DEVELOPMENT
 475 UNITS

SITE AREA	SITE COVERAGE	F.A.R.
2.48 Ha/ 6.13 Ac (24 800m ²)	45%	2.25

LEGEND

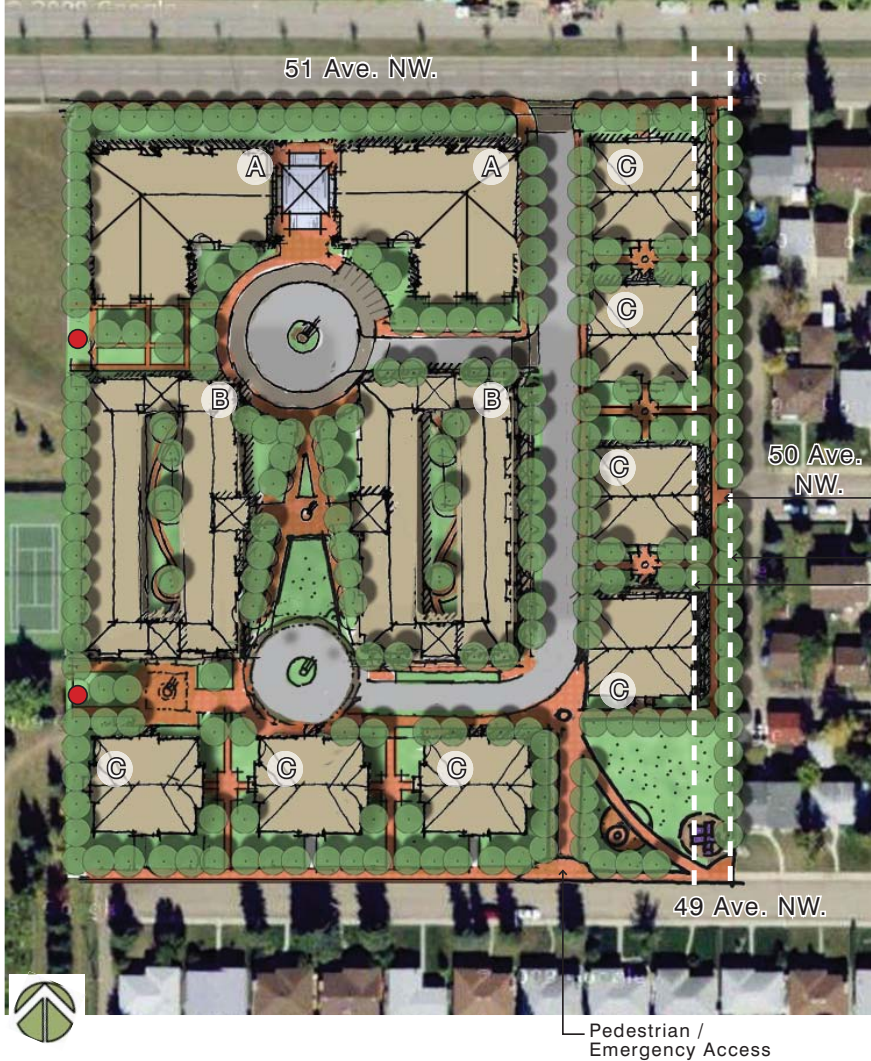
- ■ ■ ■ ■ PROPERTY BOUNDARY
- ▨ ▨ ▨ ▨ ▨ TRANSITION HEIGHT AREA
- ▩ ▩ ▩ ▩ ▩ LANDSCAPE AREA
- * ALL-DIRECTIONAL ACCESS

- A - ENTRY COURTYARD WITH TEMPORARY PARKING
- B - PEDESTRIAN ACCESS TO LANE
- C - EMERGENCY ACCESS / PEDESTRIAN CONNECTION
- D - COURTYARD LANDSCAPE AREAS
- E - STREETScape AREAS - BOULEVARD WITH TREES AND SHRUB PLANTING
- F - INTERNAL ROADWAYS
- G - 49th AVENUE LANDSCAPED AMENITY AREA
- H - POTENTIAL CONNECTION TO FUTURE DEVELOPMENT

NOTES

- 1 - 8 STORIES WILL ONLY BE ALLOWED FOR BUILDINGS IN AREA A (OF THE ZONE) ADJACENT TO 51st AVENUE N.W. UNDER THIS SCENARIO THE REMAINING BUILDINGS IN AREA A WILL BE A MAXIMUM OF 6 STORIES AND CONTROLLED BY BOTH THE CUMULATIVE UNIT COUNT AND SITE F.A.R.
- 2 - ALL ROADWAYS ARE PRIVATE AND CONFORM TO CITY OF EDMONTON DESIGN STANDARDS
- 3 - ALL LANDSCAPING TO CONFORM TO CITY OF EDMONTON DESIGN STANDARDS
- 4 - WITH THE EXCEPTION OF SOME LIMITED VISITOR PARKING, ALL REQUIRED PARKING WILL BE UNDERGROUND
- 5 - EAST AND WEST PROPERTY BOUNDARIES WILL HAVE SOLID PRIVACY FENCING EXCEPT AT PEDESTRIAN ACCESS POINTS





Unit Types

- *A - 6 Storey Seniors Building
135 Units (Approx. 68 units per wing)
- B - 6 Storey Apartment Buildings
228 Units (114 units per building)
- C - 3.5 Storey Townhomes
112 Units (16 units per building)

Concept Statistics

Total Site Area (m ²):	24,800m ² (2.48Ha / 6.13 Ac.)
Site Coverage - Buildings:	9,420m ² (0.94Ha / 2.32 Ac.)
Site Coverage - Roads:	3190m ² (0.32Ha / 0.79 Ac.)

Family Units Percentage

3.5 Storey Units	112 Units
6 Storey Units	21 Units
Seniors Bldg	0 Units
Total	133 Units
	475 Units

Total Units

475 Units
191.5 Units/Ha. (77.5 Units/Ac.)

Total Allowable Site Coverage

45.0%
F.A.R. 2.25

Target Family Unit Percentage

25.0%

* Max. allowable height for building Labeled A is 8 storeys

- Pedestrian Access
- Property Boundary
- 9m Setback

● Potential Connection to Future Development



Malmö Plains Development
Edmonton ab. Westcorp Developments Inc.

Site Development Illustration
Appendix 3





South Elevations
Appendix 4



East Elevations
Appendix 5

Malmo Plains Development