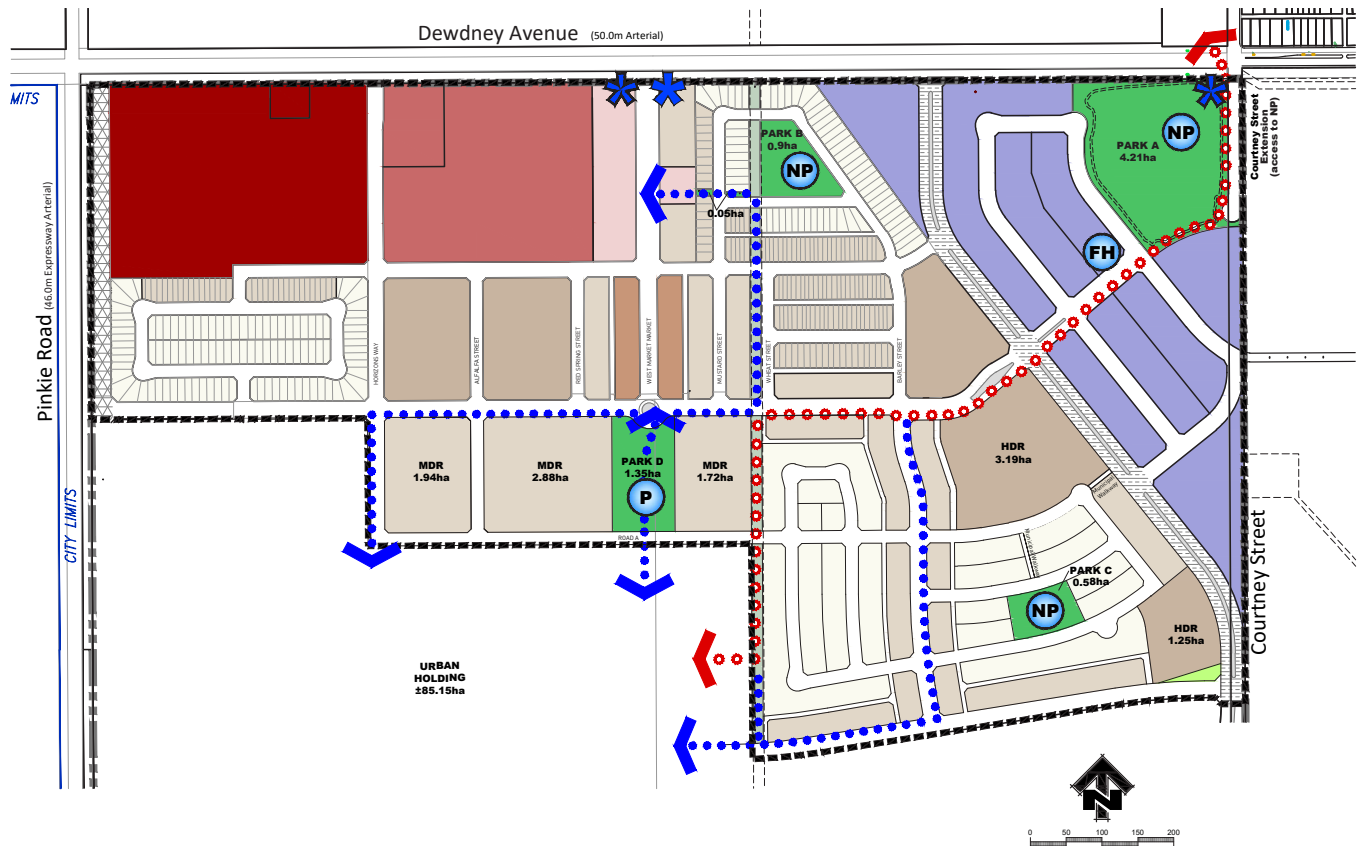


WESTERRA PHASE 1 CONCEPT PLAN

Land-Use Plan



Legend

	Neighbourhood Plan Boundary	
	Phase1 Proposed Boundary	114.66ha (100.0%)
	Large Format Retail	9.42ha (8.2%)
	Mixed-Use Community Retail	7.34ha (6.4%)
	Main Street Retail	1.78ha (1.6%)
	Business Park	12.80ha (11.2%)
	High Density Residential	10.55ha (9.2%)
	Medium Density Residential	18.88ha (16.5%)
	Low Density Residential	14.14ha (12.3%)
	Live Work Residential	1.20ha (1.0%)

Parks & Open Space

	Municipal Reserve (PS)	7.08ha (6.2%)
	Municipal Buffer	0.09ha (0.1%)
	Municipal Utility Parcel	1.25ha (1.1%)
	Road Widening	1.36ha (1.2%)
	Courtney Street ROW Dedication	3.35ha (3.0%)
	Roads	25.36ha (22.1%)
	Walkway Area	0.06ha (0.1%)
	Existing Right of Way Easement	



Neighbourhood Park



Neighbourhood Park / Plaza



Potential Fire Hall Site



Stormwater Facility



Entry Feature



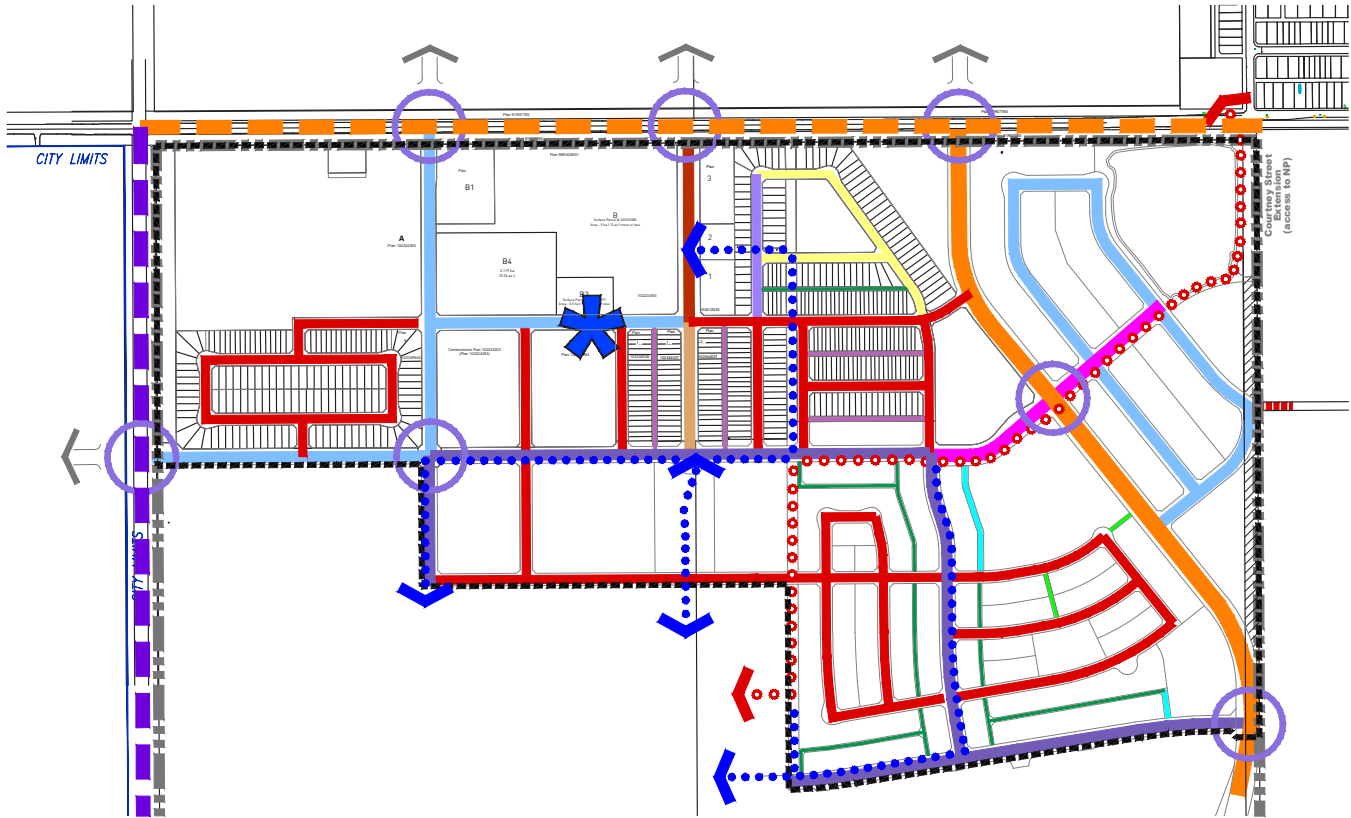
Devonian Pathway



Local Pathway

WESTERRA PHASE 1 CONCEPT PLAN

Circulation Plan



Legend

- Neighbourhood Plan Boundary
- Phase1 Proposed Boundary
- Arterial
- Expressway Arterial
- 33.0m Minor Arterial
- 33.0m Main Street Collector
- ±31m Main Entrance Collector w/ Varying Greenway
- 25.0m Live-Work Collector
- 23.5m Collector - Inner Loop
- 22.0m Collector
- 18.0m Local Road
- 17.0m Local Road
- 15.0m Local Road
- 9.0m Lane
- 7.5m Lane
- 6.0m Lane
- 6.0m Municipal Walkways

- Potential Tie-in to RCMP Training Centre
- Devonian Pathway
- Local Pathway
- Transit Hub
- Signalized Intersection
- Portion of Existing Courtney Street to be closed 0.93 ha± (2.31 ac±)

Note: The City, at its discretion, may allow variations to the ROW widths without an amendment to the Concept Plan being required.