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ENGINEERING LIMITED
PLANNING CENTRE

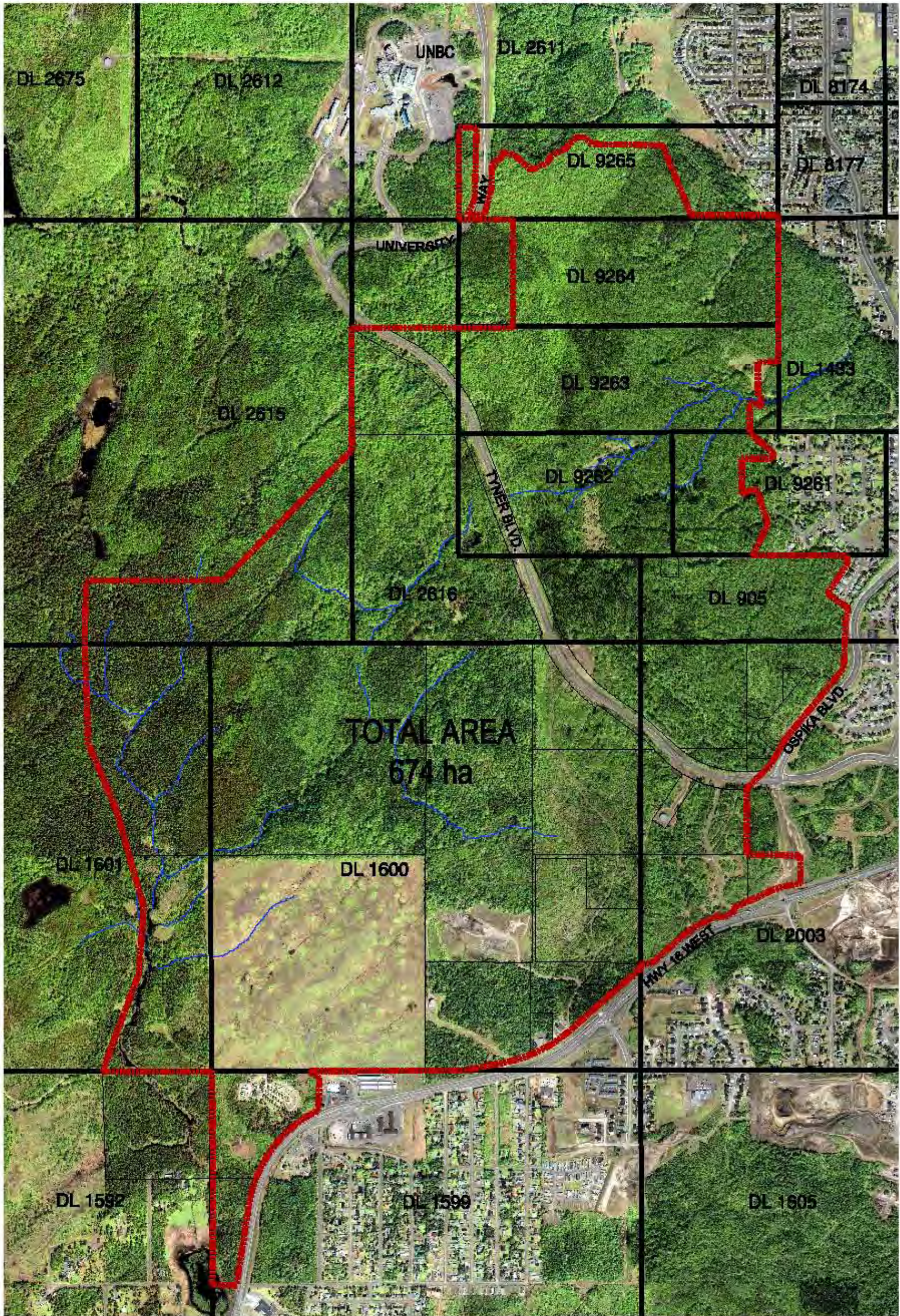
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JOB No: 1273-01-00
DATE: SEPT. 2007
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SCALE: 1:40,000

UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN

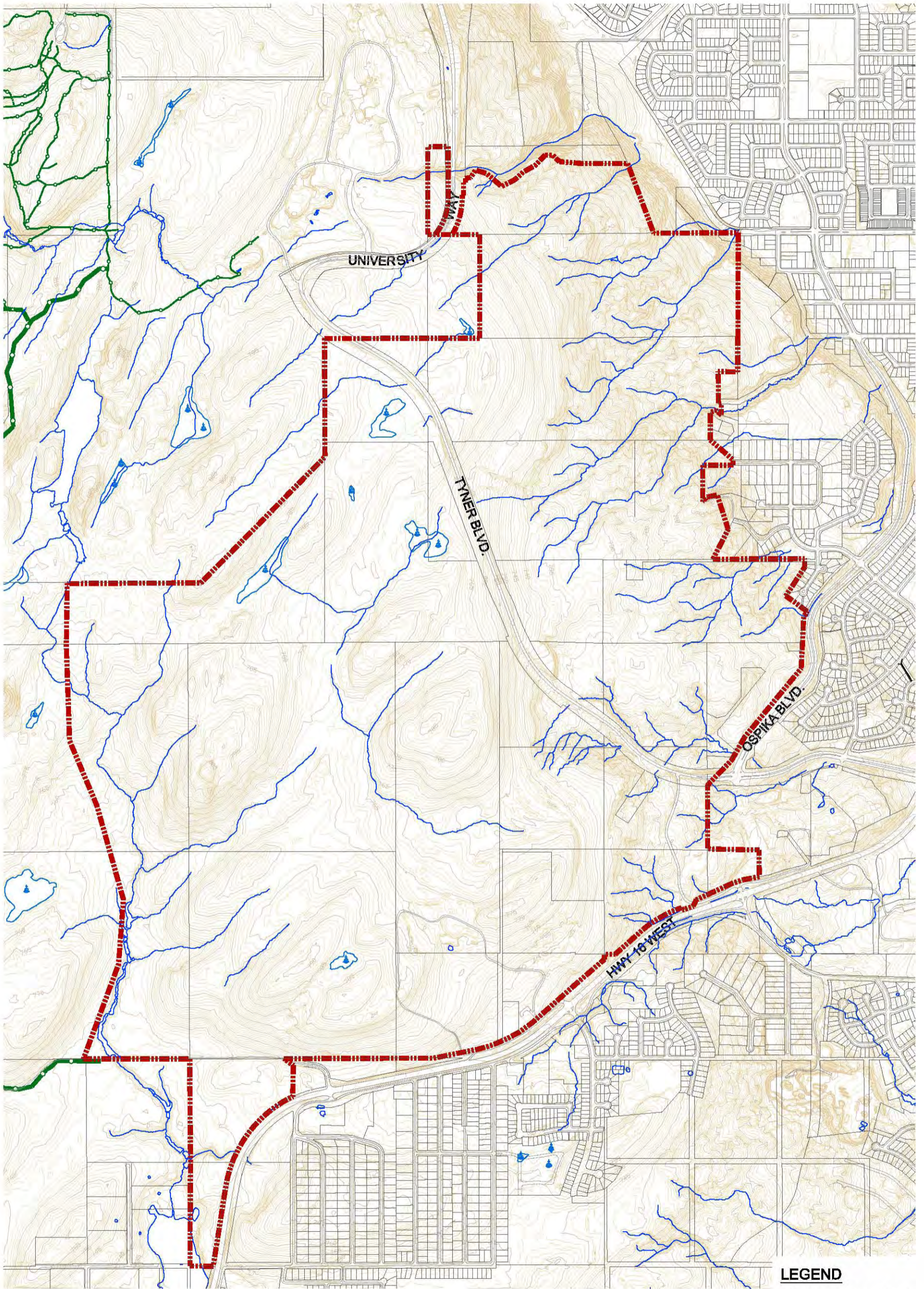
CONTEXT
PLAN

DWG No
F1






LEGEND

-  NEIGHBOURHOOD PLAN BOUNDARY
-  DISTRICT LOT LINES
-  EXISTING LOT LINES



LEGEND

-  STUDY AREA BOUNDARY
-  CRANBROOK HILL GREENWAY TRAIL
-  FORESTS FOR THE WORLD TRAILS



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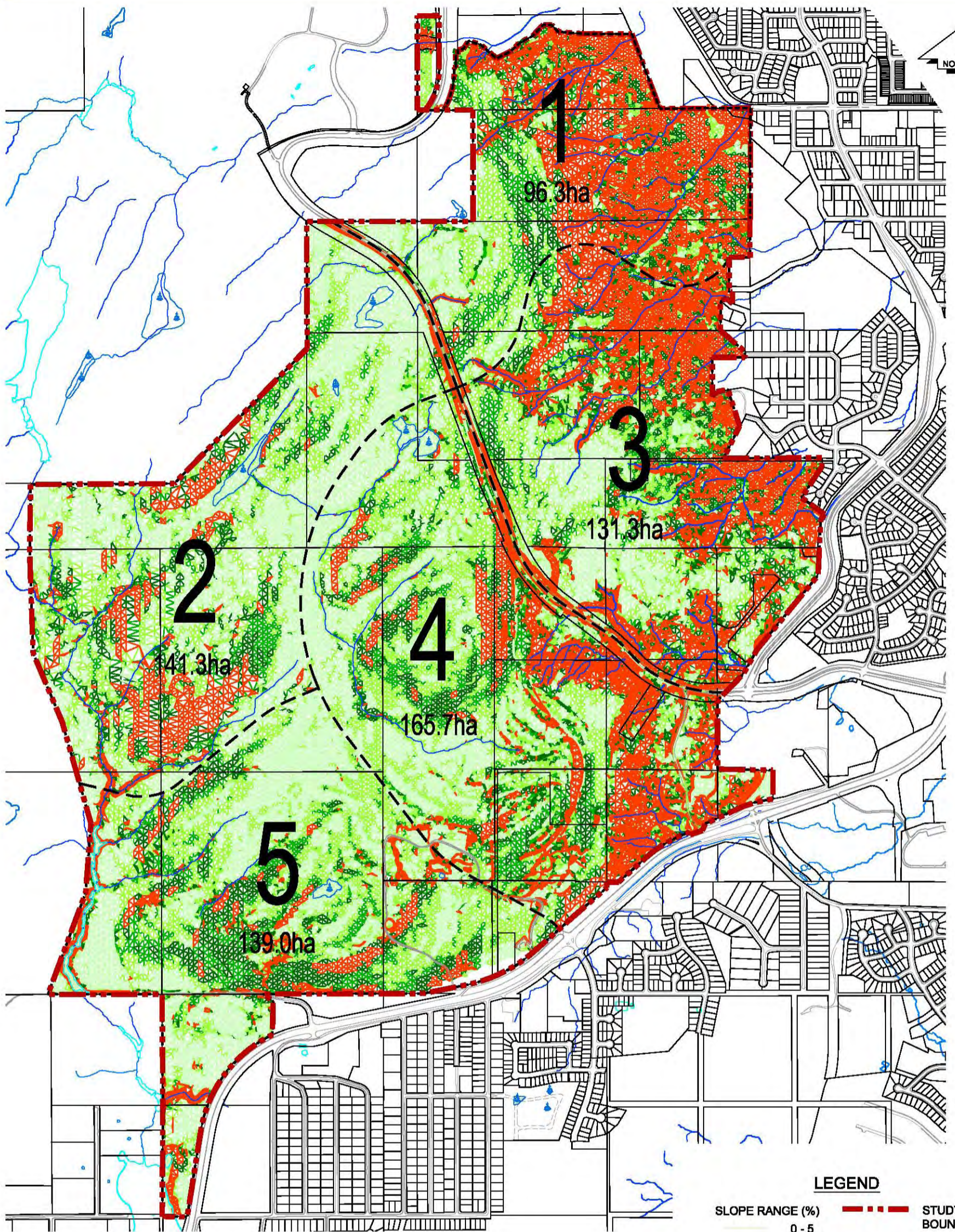
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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN

**EXISTING CONTOURS
& HYDROGRAPHY**

DWG No

F3



SLOPE ANALYSIS REPORT BY AREA

AREA 1*

SLOPE RANGE (%)	PLAN AREA (ha)	SURFACE AREA (ha)	% OF AREA 1
0 - 5	6.88	6.87	7%
5 - 10	17.05	17.10	18%
10 - 15	22.41	22.58	24%
15 - 20	14.85	15.07	16%
20 - VERT	31.11	32.67	35%

AREA 2*

SLOPE RANGE (%)	PLAN AREA (ha)	SURFACE AREA (ha)	% OF AREA 1
0 - 5	42.30	42.32	31%
5 - 10	42.23	42.35	31%
10 - 15	25.19	25.38	19%
15 - 20	12.34	12.52	9%
20 - VERT	12.24	12.66	10%

AREA 4*

SLOPE RANGE (%)	PLAN AREA (ha)	SURFACE AREA (ha)	% OF AREA 1
0 - 5	15.89	15.90	12%
5 - 10	29.30	29.38	23%
10 - 15	28.80	29.03	22%
15 - 20	17.99	18.26	15%
20 - VERT	35.13	36.84	28%

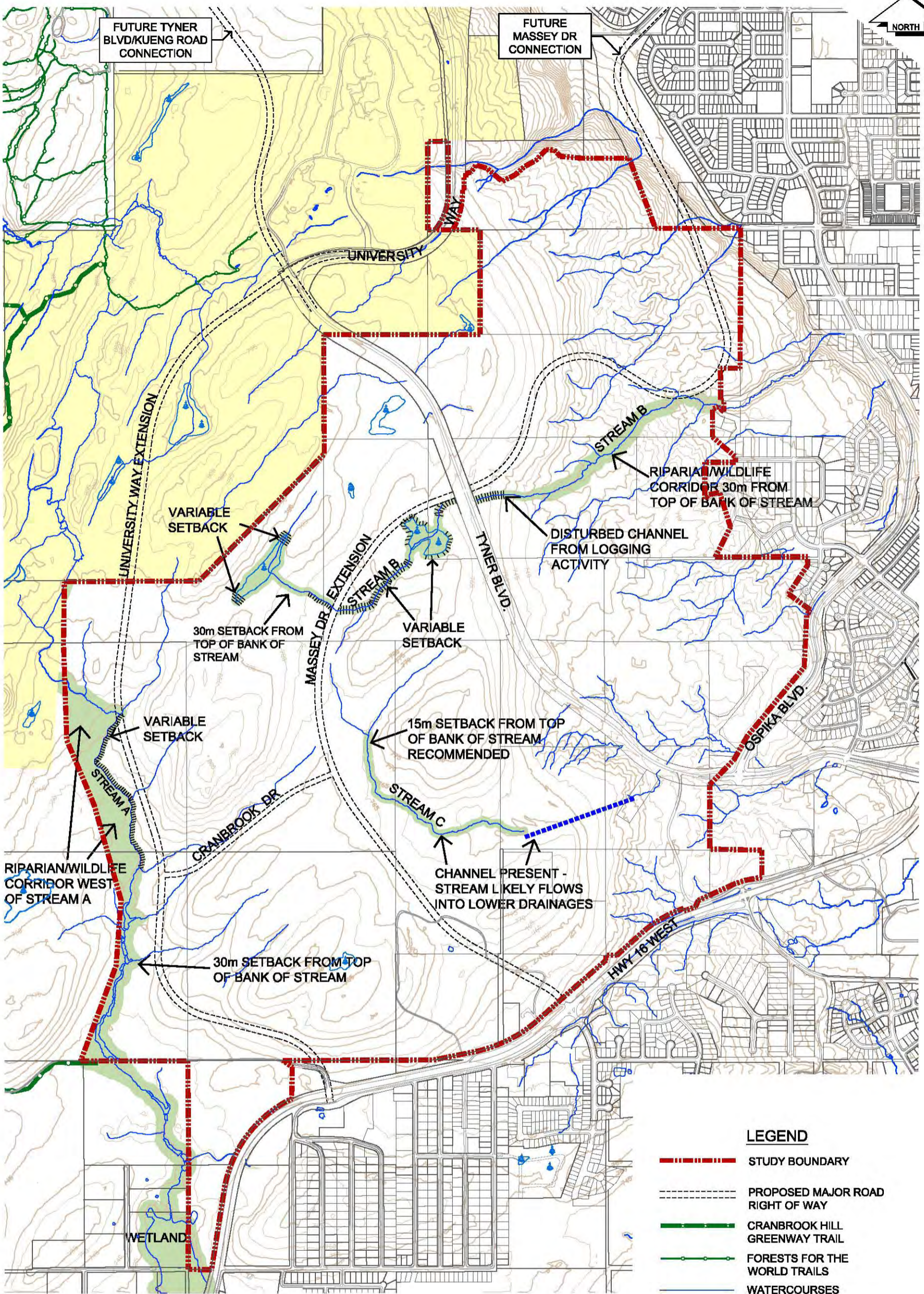
SLOPE RANGE (%)	PLAN AREA (ha)	SURFACE AREA (ha)	% OF AREA 1
0 - 5	31.31	31.33	19%
5 - 10	49.89	50.04	30%
10 - 15	36.94	37.22	23%
15 - 20	18.72	19.00	12%
20 - VERT	25.12	26.21	16%

*NOTE:

AREAS ESTABLISHED IN ORDER TO CALCULATE POPULATION & VEHICLE TRIPS. THE AREAS DO NOT INDICATE DEVELOPMENT PHASES.

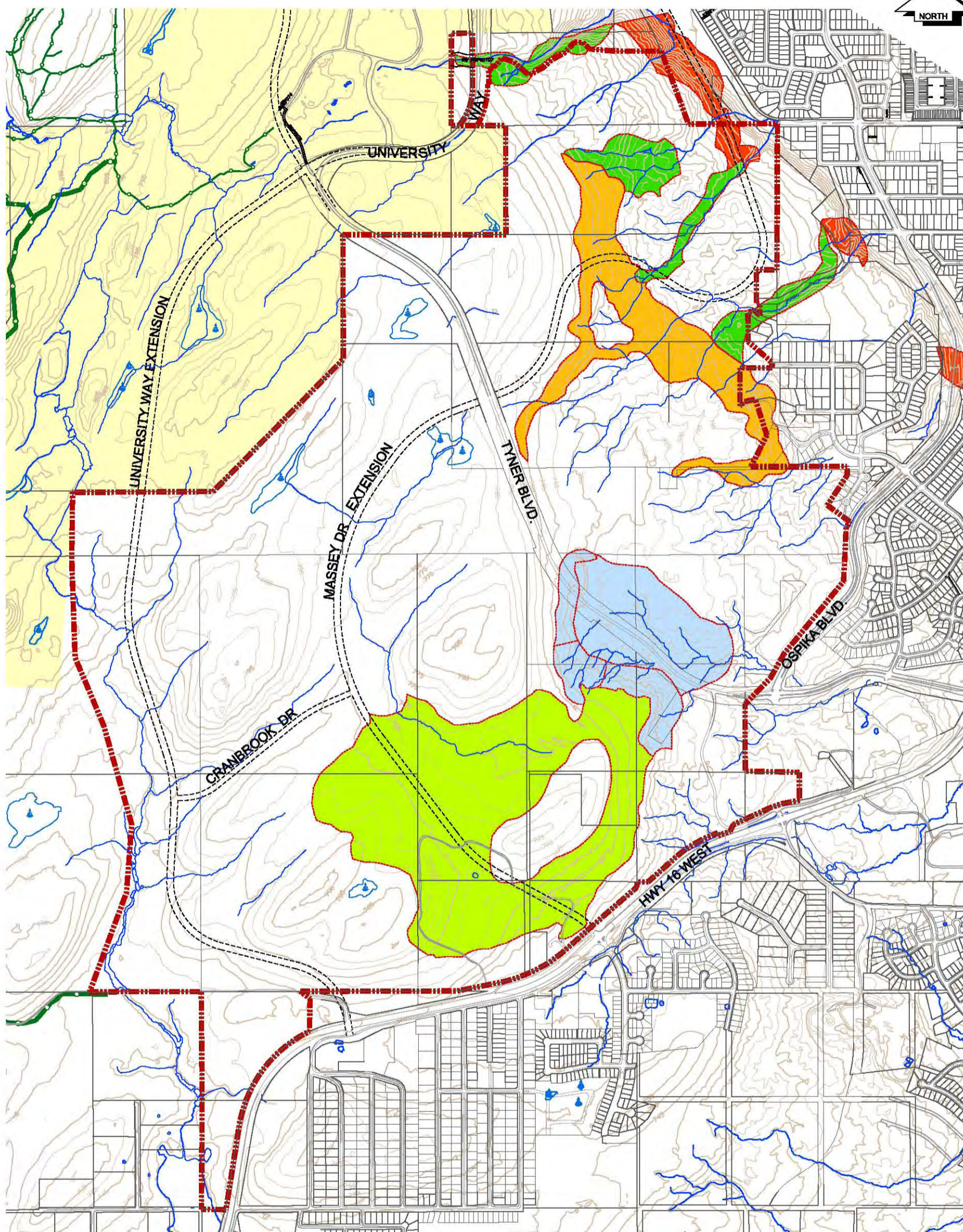
AREA 5*

SLOPE RANGE (%)	PLAN AREA (ha)	SURFACE AREA (ha)	% OF AREA 1
0 - 5	37.50	37.52	28%
5 - 10	45.39	45.52	34%
10 - 15	29.89	30.12	22%
15 - 20	14.85	15.07	10%
20 - VERT	8.48	8.82	6%




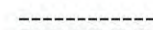


LEGEND




- - - - - STUDY BOUNDARY
- - - - - PROPOSED MAJOR ROAD RIGHT OF WAY
- - - - - CRANBROOK HILL GREENWAY TRAIL
- - - - - FORESTS FOR THE WORLD TRAILS
- - - - - WATERCOURSES
- RIPARIAN AREA/WILDLIFE CORRIDOR
- UNBC RESERVE LAND



AREAS OF GEOTECHNICAL SIGNIFICANCE

LEGEND

-  STUDY AREA BOUNDARY
-  PROPOSED MAJOR ROAD RIGHT OF WAY
-  CRANBROOK HILL GREENWAY TRAIL
-  FORESTS FOR THE WORLD TRAILS

-  POSSIBLE UNSTABLE AREAS
-  MAIN GULLIES - MAY REQUIRE SETBACKS
-  POSSIBLE ANCIENT SLIDE AREAS

-  NOT RECOMMENDED FOR DEVELOPMENT WITHOUT FURTHER STABILITY ASSESSMENT
-  POSSIBLE GRAVEL BORROW PIT & STORM WATER DRAINAGE DISPOSAL SITE
-  UNBC RESERVE LANDS

NOTE: AREAS OF GEOTECHNICAL SIGNIFICANCE ARE PRELIMINARY AND ARE SUBJECT TO DETAILED INVESTIGATION.



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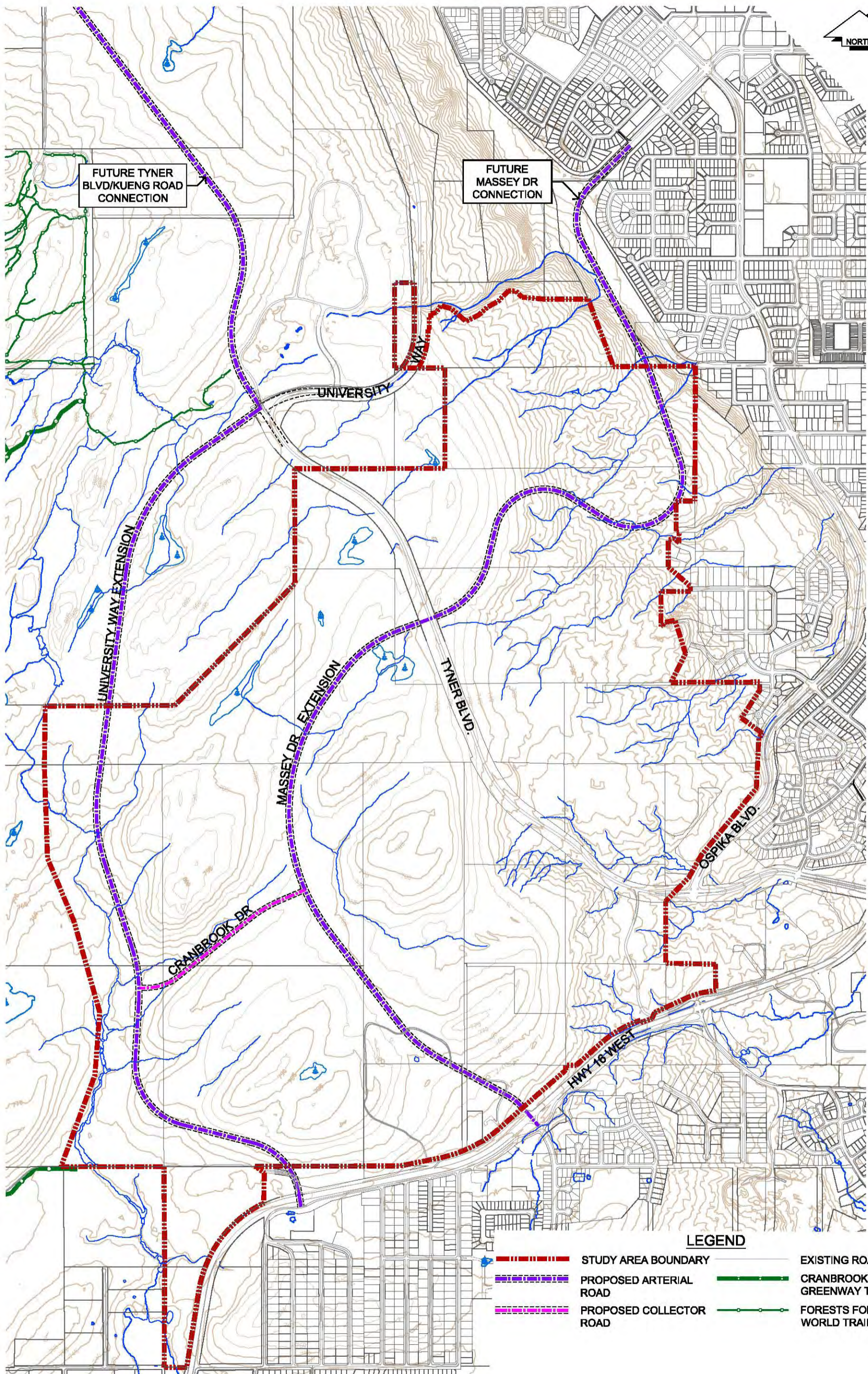
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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN

GEOTECHNICAL OVERVIEW

DWG No

F6



FUTURE TYNER
BLVD/KUENG ROAD
CONNECTION

FUTURE
MASSEY DR
CONNECTION

LEGEND

- STUDY AREA BOUNDARY
- PROPOSED ARTERIAL ROAD
- PROPOSED COLLECTOR ROAD
- EXISTING ROAD EDGE
- CRANBROOK HILL GREENWAY TRAIL
- FORESTS FOR THE WORLD TRAILS

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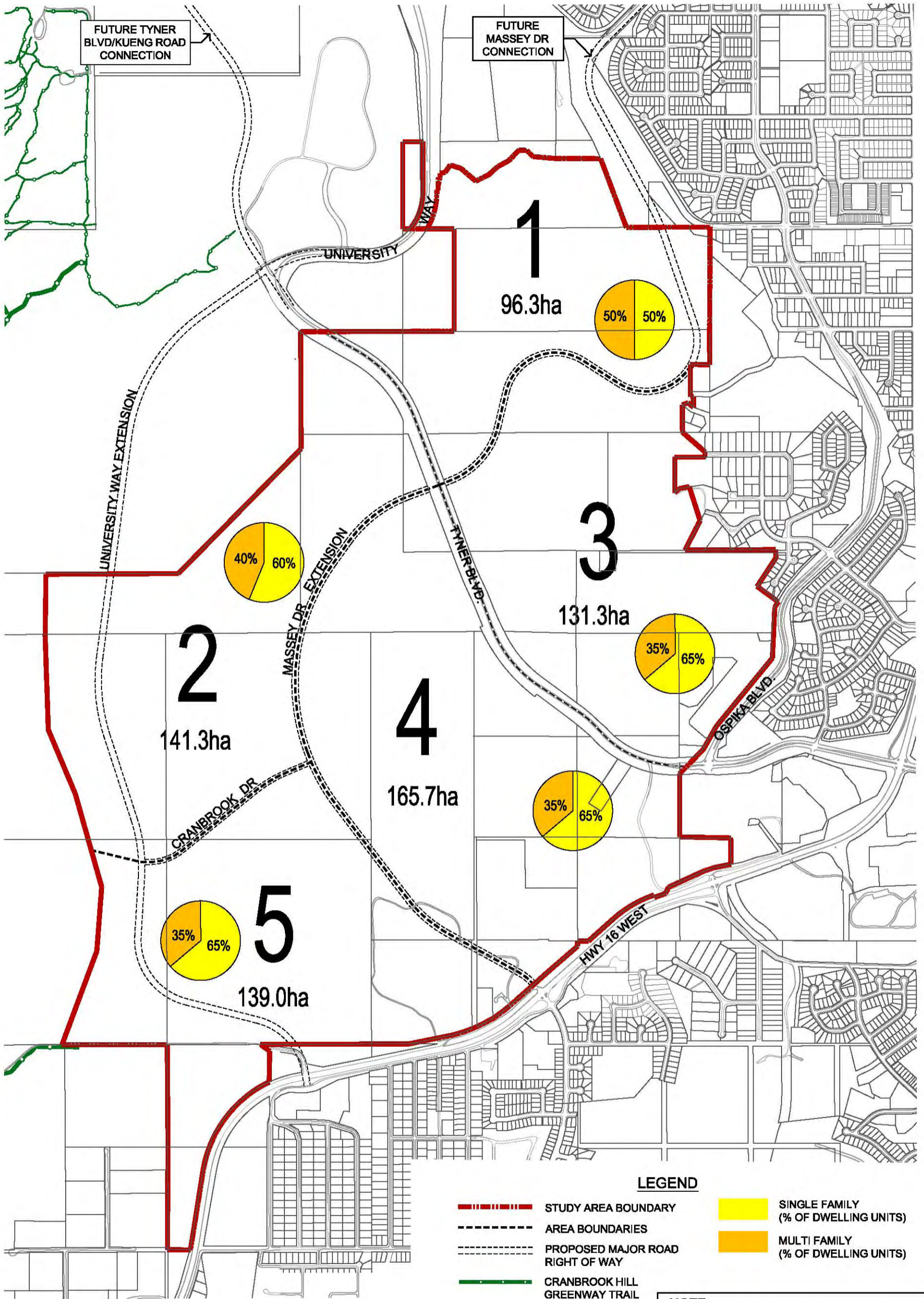
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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN

PROPOSED MAJOR ROADS

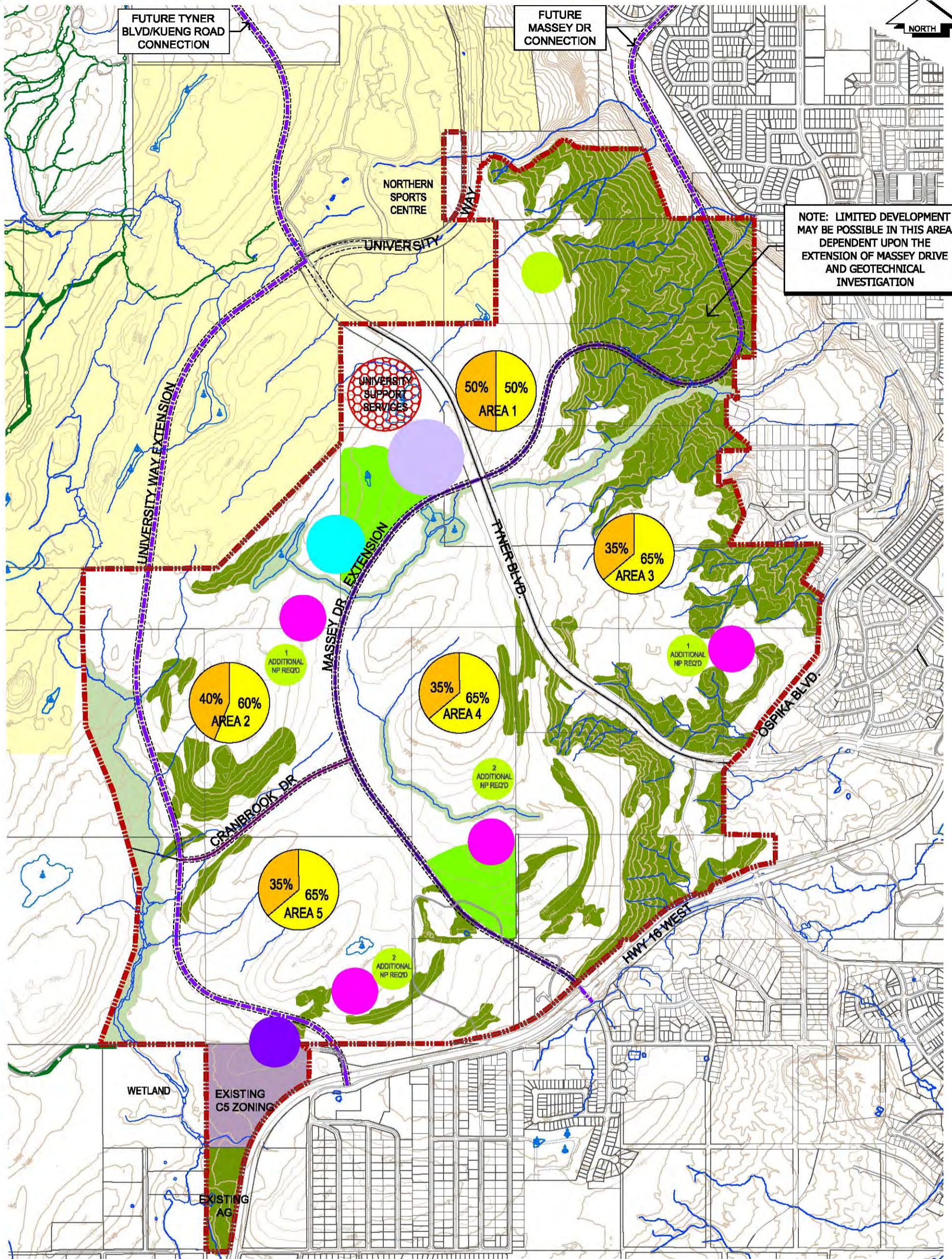
DWG No
F7



LEGEND

- STUDY AREA BOUNDARY
- AREA BOUNDARIES
- PROPOSED MAJOR ROAD RIGHT OF WAY
- CRANBROOK HILL GREENWAY TRAIL
- FORESTS FOR THE WORLD TRAILS
- SINGLE FAMILY (% OF DWELLING UNITS)
- MULTI FAMILY (% OF DWELLING UNITS)

NOTE:
 AREAS ESTABLISHED IN ORDER TO CALCULATE POPULATION & VEHICLE TRIPS. AREAS DO NOT INDICATE DEVELOPMENT PHASING.



NOTE: LIMITED DEVELOPMENT MAY BE POSSIBLE IN THIS AREA DEPENDENT UPON THE EXTENSION OF MASSEY DRIVE AND GEOTECHNICAL INVESTIGATION

*NOTE: % OF DWELLING UNITS HAVE BEEN ROUNDED. PLEASE SEE APPENDIX G FOR EXACT PERCENTAGES

TOTAL PLAN AREA 674 ha

LEGEND

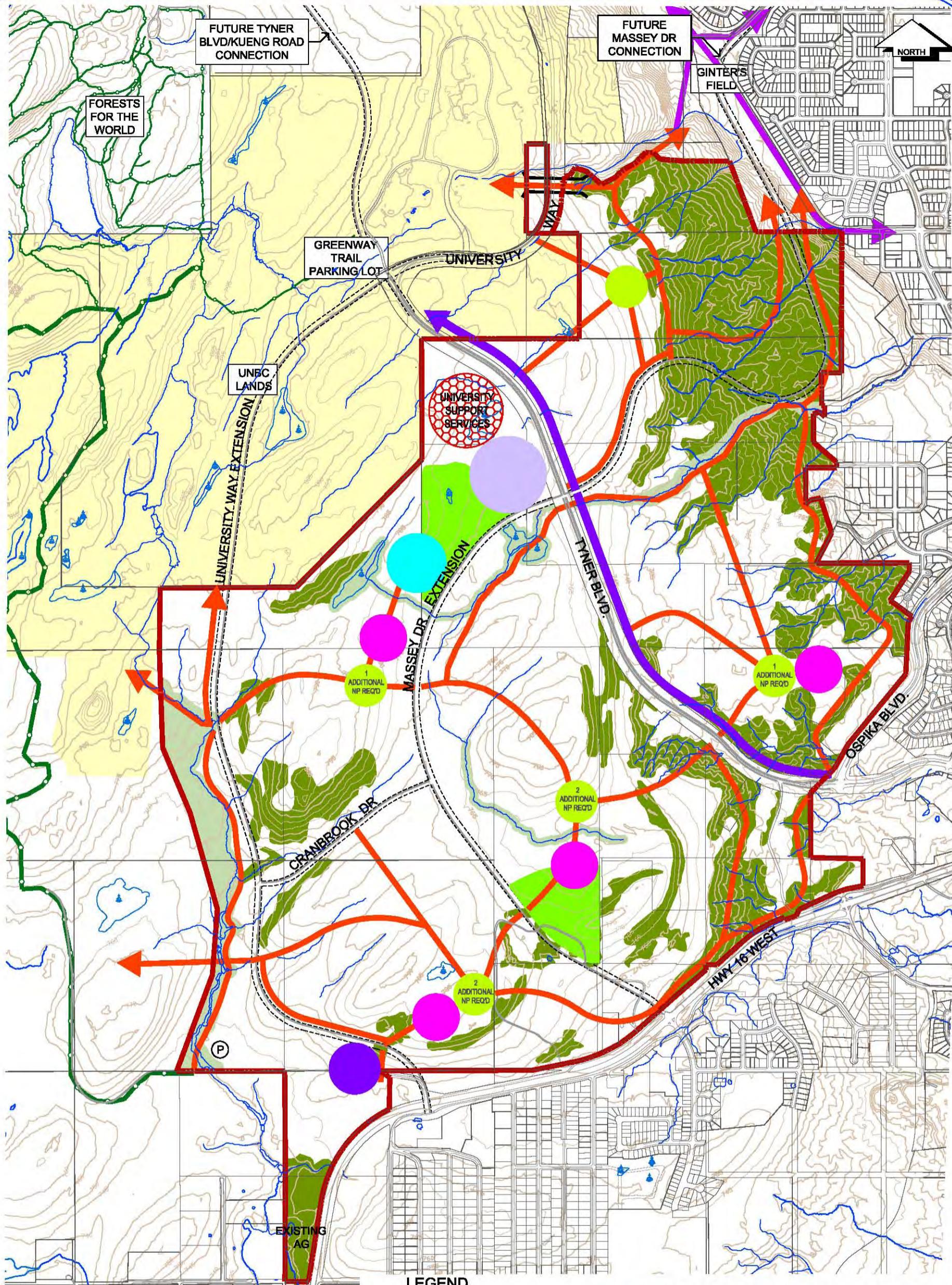
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|---|--|--|--|
| <ul style="list-style-type: none"> --- STUDY AREA BOUNDARY --- AREA BOUNDARIES --- PROPOSED ARTERIAL ROAD --- PROPOSED COLLECTOR ROAD | <ul style="list-style-type: none"> --- CRANBROOK HILL GREENWAY TRAIL --- FORESTS FOR THE WORLD TRAILS --- WATER COURSES --- SWAMP LAND | <ul style="list-style-type: none"> --- SINGLE FAMILY (% OF DWELLING UNITS*) --- MULTI FAMILY (% OF DWELLING UNITS*) --- ELEMENTARY SCHOOL --- SECONDARY SCHOOL | <ul style="list-style-type: none"> --- NEIGHBOURHOOD COMMERCIAL --- HIGHWAY COMMERCIAL --- UNBC LANDS --- GREENBELT --- DISTRICT PARK --- NEIGHBOURHOOD PARK --- RIPARIAN AREA/ WILDLIFE CORRIDOR |
|---|--|--|--|

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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN
PROPOSED LAND USE

DWG No
F9



LEGEND

- - - - - STUDY AREA BOUNDARY
- - - - - PROPOSED MAJOR ROAD RIGHT OF WAY
- EXISTING ROAD EDGE
- SIDEWALK
- CRANBROOK HILL GREENWAY TRAIL
- FORESTS FOR THE WORLD TRAILS

PROPOSED TRAIL NETWORK

- MULTI USE TRAIL*
- LOCAL*
- RUSTIC TRAIL*
- EQUESTRIAN TRAIL*
- OFF STREET TRAIL
- CITY TRAIL MASTER PLAN CONNECTOR
- = EXISTING PEDESTRIAN UNDERPASS
- P PROPOSED PARKING LOT

*TRAIL DESIGNATION TO BE SPECIFIED AT TIME OF REZONING

- SECONDARY SCHOOL
- ELEMENTARY SCHOOL
- NEIGHBOURHOOD PARK
- DISTRICT PARK
- UNBC RESERVE LANDS
- NEIGHBOURHOOD COMMERCIAL
- HIGHWAY COMMERCIAL
- GREENBELT
- RIPARIAN AREA/WILDLIFE CORRIDOR



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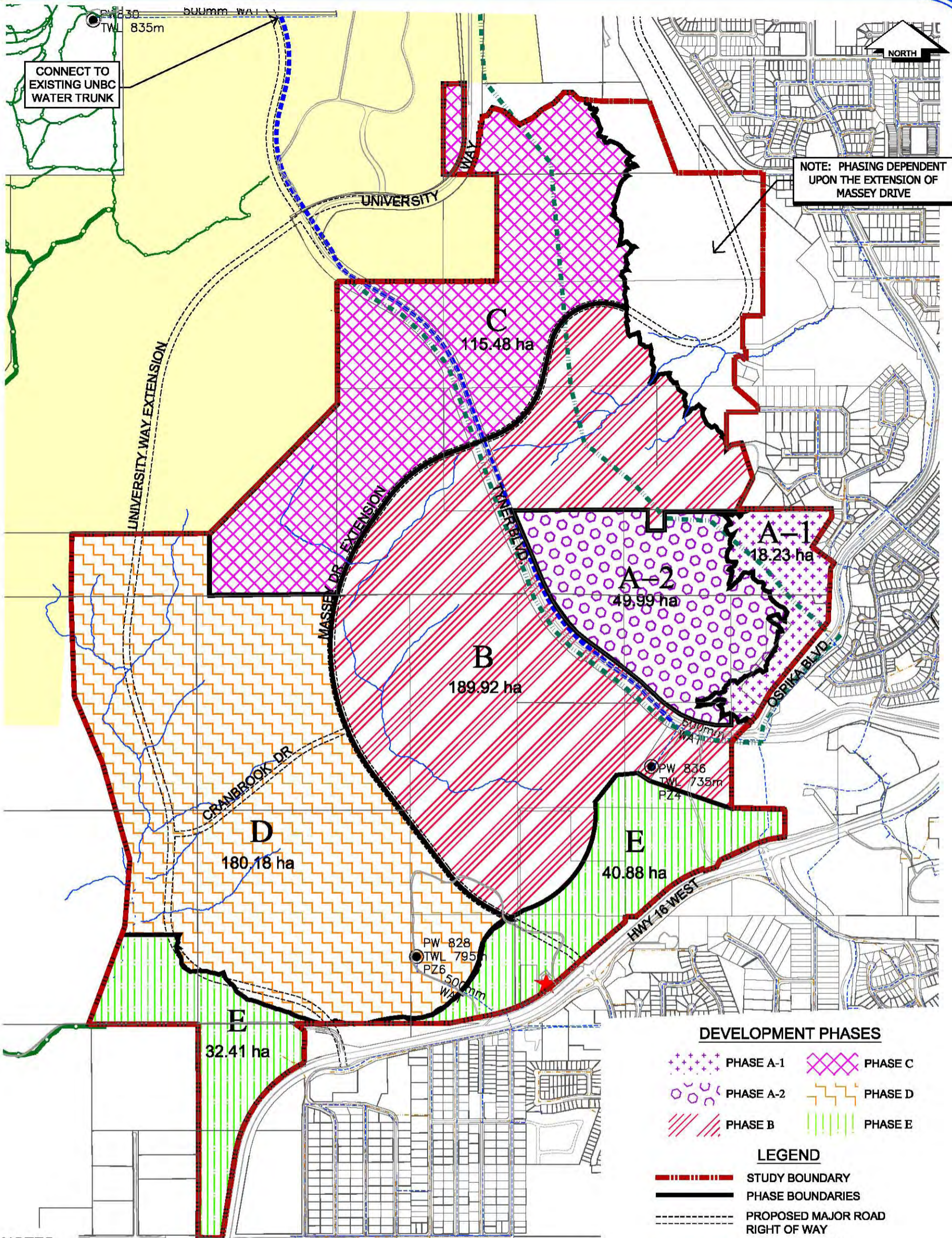
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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN

PROPOSED PARKS & MAJOR TRAILS

DWG No

F10



NOTE: PHASING DEPENDENT UPON THE EXTENSION OF MASSEY DRIVE

DEVELOPMENT PHASES

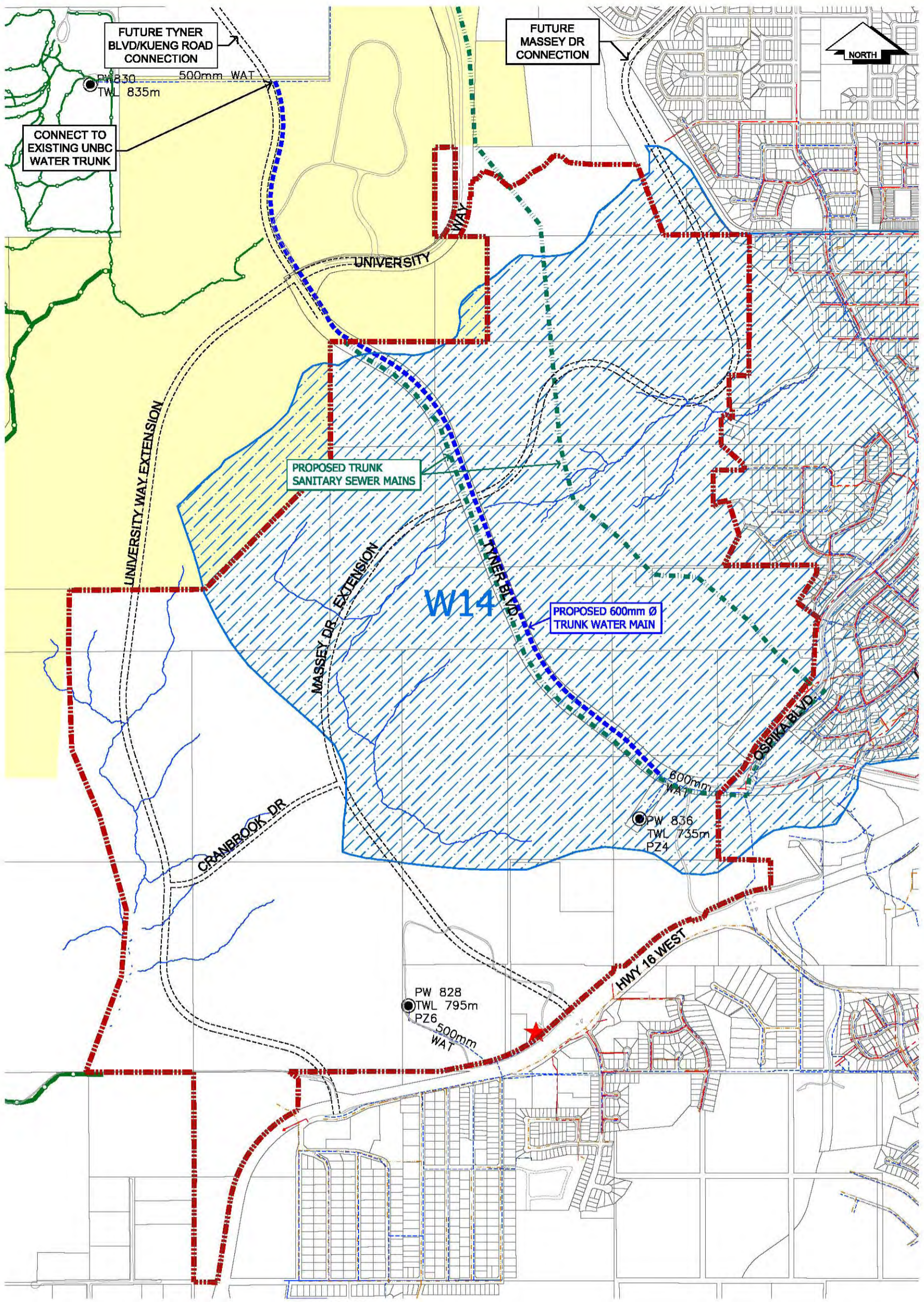
- PHASE A-1
- PHASE A-2
- PHASE B
- PHASE C
- PHASE D
- PHASE E

LEGEND

- STUDY BOUNDARY
- PHASE BOUNDARIES
- PROPOSED MAJOR ROAD RIGHT OF WAY
- CRANBROOK HILL GREENWAY TRAIL
- FORESTS FOR THE WORLD TRAILS
- PROPOSED 600mm UNBC WATER MAIN EXTENSION
- PROPOSED 250mm UNBC SANITARY MAIN EXTENSION
- EXISTING WATER MAINS
- EXISTING SANITARY MAINS
- UNBC RESERVE LAND
- FIRE STATION
- EXISTING WATER RESERVOIRS

NOTES:

1. PHASE "A-1" CAN BE DEVELOPED WITHOUT ANY MAJOR SERVICE EXTENSIONS. PHASE "A" IS LOCATED IN PRESSURE ZONE 4.
2. PHASE "A-2" CAN BE BUILT CONCURRENTLY WITH PHASE A-1, HOWEVER REQUIRES THE EXTENSION OF EXISTING SERVICES FROM OSPIKA BLVD TO TYNER BLVD.
3. PHASE "B" REQUIRES THE CONSTRUCTION OF THE UNBC (600mm) WATERMAIN EXTENSION. THIS PHASE ALSO REQUIRES THE EXTENSION OF TRUNK STORM AND SANITARY MAINS THROUGH PHASE "A". PHASE "B" WILL GENERALLY BE LOCATED WITHIN PRESSURE ZONE 6, AND WILL REQUIRE A PRESSURE REDUCING STATION.
4. PHASE "C" AND PHASE "D" WILL LOGICALLY FOLLOW PHASE "B". IT IS ANTICIPATED THAT THE PHASE "C" AREAS ADJACENT TO TYNER BOULEVARD WILL BE DEVELOPED FIRST.
5. PHASE "E" WILL MOST LIKELY BE SERVICED FROM HIGHWAY 16. THIS PHASE CAN PROCEED AT ANY TIME SUBJECT TO THE EXTENSION OF MUNICIPAL SERVICES. WATER PRESSURE WILL BE PROVIDED FROM PW 828. DOWNSTREAM SANITARY SEWERMAIN CAPACITIES TO BE RESOLVED.



LEGEND

- - - - - STUDY BOUNDARY 674 ha
- - - - - PROPOSED MAJOR ROAD RIGHT OF WAY
- - - - - CRANBROOK HILL GREENWAY TRAIL
- - - - - FORESTS FOR THE WORLD TRAILS
- ★ FIRE STATION
- - - - - PROPOSED 800mm WATER MAIN EXTENSION
- - - - - PROPOSED TRUNK SANITARY MAIN EXTENSIONS
- - - - - EXISTING WATER MAIN
- - - - - EXISTING SANITARY MAIN
- - - - - EXISTING STORM MAIN
- EXISTING WATER RESERVOIRS
- UNBC RESERVE LAND
- WATERSHED DRAINAGE AREA W14 - PEDEN HILL

AREAS WITH IN WATER SHED DRAINAGE AREA 14 - PEDEN HILL

TOTAL AREA	752 ha
TOTAL UHNP AREA	389 ha (52 %)
TOTAL CITY OWNED LANDS AREA	149 ha (20 %)

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UNIVERSITY HEIGHTS NEIGHBOURHOOD PLAN
PROPOSED & EXISTING SERVICE MAINS

DWG No
F12