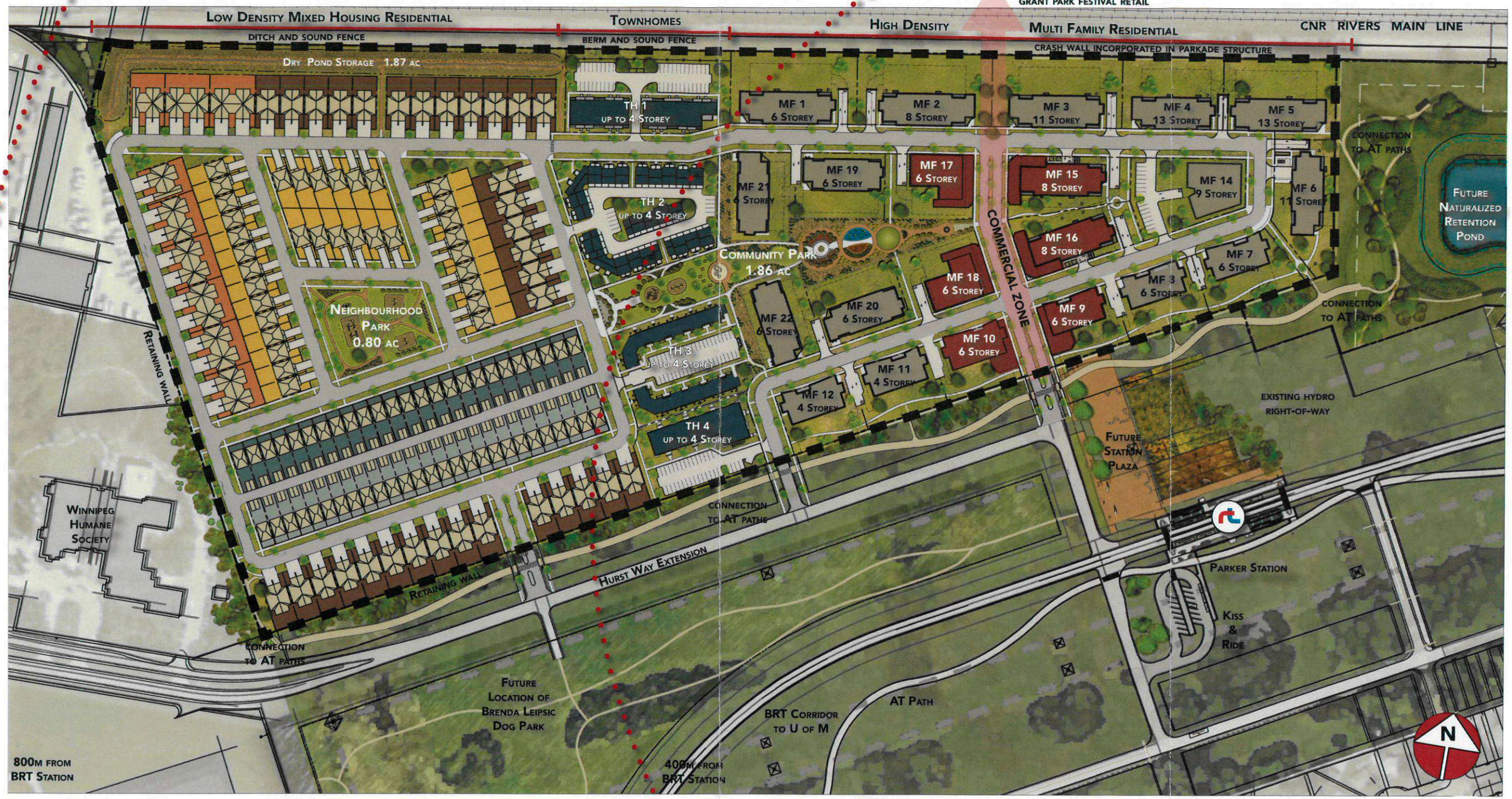



## DEVELOPMENT SUMMARY

| | | |
|---|---|---|
| Low Density Mixed Housing | 187 units | 12.73 acres |
| Townhomes Area | 161 units | 4.93 acres |
| High Density Multi-Family | 1570 units | 13.16 acres |
| Public Reserve Area | | 4.63 acres |
| City Right of Way | | 11.90 acres |
| **Totals** | **1918 units** | **47.35 acres** |

## Lot Types

- 28ft - Single-Family (Backlane)
- 30ft - Single-Family (Backlane)
- 36ft - Single-Family (Front Garage)
- Duplex
- Triplex / Quadplex
- Townhomes
- Multi-Family Residential
- Multi-Family Mixed Use
- Development Property Line

# Fulton Grove

# DEVELOPMENT PLAN CONCEPT

**SEPTEMBER 2018**
**(REV)**

BERM AND SOUND FENCE

CNR RIVERS MAIN LINE

SOUND WALL ON TOP OF PARKADE (WHEN NECESSARY)

CRASHWALL INCORPORATED IN PARKADE STRUCTURES ADJACENT TO RAIL LINE

TH 1
UP TO 4 STOREY

MF 1
6 STOREY

MF 2
8 STOREY

MF 3
11 STOREY

MF 4
13 STOREY

MF 5
13 STOREY

TH 2
UP TO 4 STOREY

MF 21
6 STOREY

MF 19
6 STOREY

MF 17
6 STOREY

MF 15
8 STOREY

MF 14
9 STOREY

MF 6
11 STOREY

PR-1
COMMUNITY PARK
1.86 AC

MF 16
8 STOREY

MF 7
6 STOREY

MF 18
6 STOREY

MF 8
6 STOREY

59'-0" TYP

MF 22
6 STOREY

MF 20
6 STOREY

MF 9
6 STOREY

MF 10
6 STOREY

TH 3
UP TO 4 STOREY

MF 11
4 STOREY

72'-0"

MF 12
4 STOREY

TH 4
UP TO 4 STOREY

AT PATHWAY

FUTURE STATION PLAZA

HISTORICAL CITY ROW

HURST WAY EXTENSION

PARKER STATION

HISTORICAL CITY ROW

N

**Lot Types**

- Townhomes
- Multi-Family Residential
- Multi-Family Mixed Use

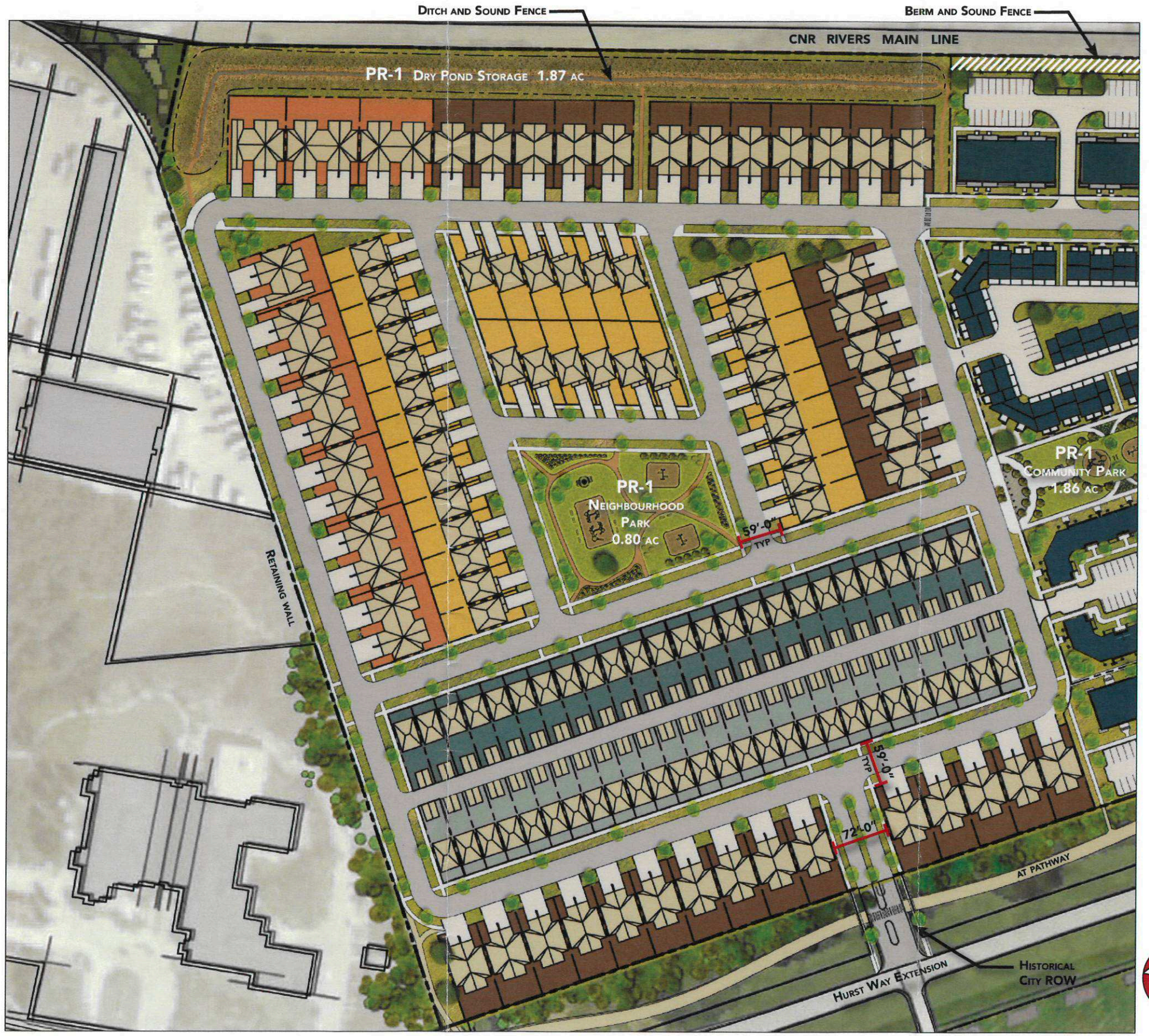
**FULTON GROVE - MULTI-FAMILY NET DENSITY**

| UNITS | ACRES | UNITS/ACRE |
|---|---|---|
| 1731 | 18.09 | 95.69 |

# Fulton Grove

## MULTI-FAMILY AREA

SEPTEMBER 2018
(REV)




**UNIT TYPES**

- 28ft - Single-Family (Backlane)
- 30ft - Single-Family (Backlane)
- 36ft - Single-Family (Front Garage)
- Duplex
- Triplex or Quadplex

**FULTON GROVE - LOT INFORMATION**

| Type | # Lots | # Units |
|---|---|---|
| Back Lane (28ft) | 27 | 27 |
| Back Lane (30ft) | 25 | 25 |
| Front Load (36ft) | 35 | 35 |
| Duplexes | 33 | 66 |
| Triplexes | 2 | 6 |
| Quadplexes | 7 | 28 |
| **Total** | | **187** |

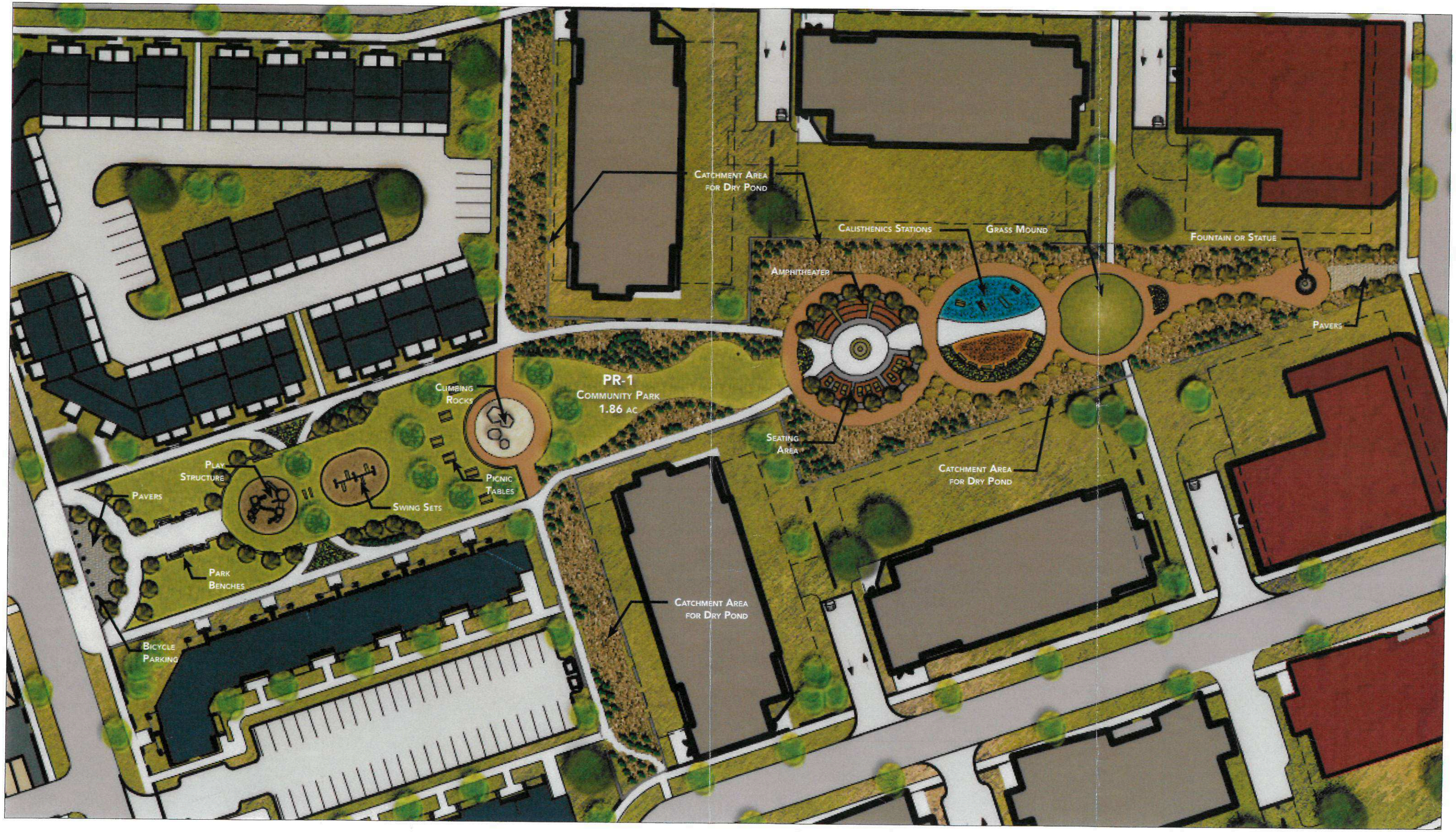
**FULTON GROVE - MIXED HOUSING NET DENSITY**

| Units | Acres | Units/Acre |
|---|---|---|
| 187 | 12.73 | 14.69 |

# Fulton Grove

## MIXED HOUSING AREA

**SEPTEMBER 2018**
**(REV)**




# Fulton Grove

## COMMUNITY PARK CONCEPT

September 2018
(REV)