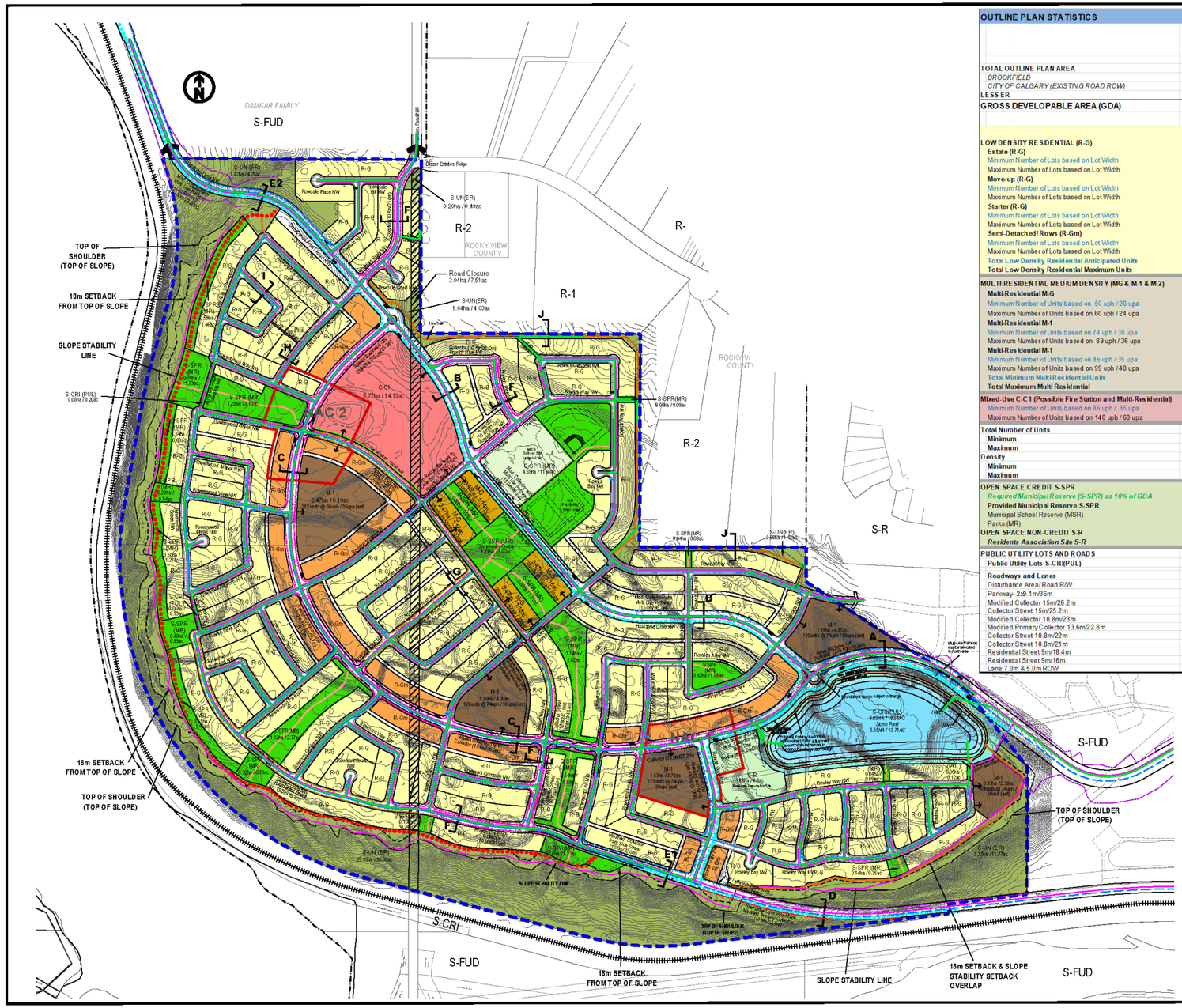
Proposed Outline Plan



OUTLINE PLAN STATISTICS

	lot width/ units per acre (ft/m)/upa		frontage m	Hectares (+/-)	Acres (+/-)	Number of lots/units	% of house product of Total Single Family	Area % of GDA
TOTAL OUTLINE PLAN AREA				187.85	464.19			
BROOKFIELD				*184.81*	*456.67*			
CITY OF CALGARY (EXISTING ROAD ROW)				*3.04*	*7.512*			
LESS ER				32.53	80.38			
GROSS DEVELOPABLE AREA (GDA)				**155.32**	**383.81**			**100%**
LOW DENSITY RESIDENTIAL (R-G)			**20644**	**73.68**	**182.05**		100%	**47.4%**
Estate (R-G)								
Minimum Number of Lots based on Lot Width	44 ft	13.41 m	6353	23.26	57.46	473	20.8%	15.0%
Maximum Number of Lots based on Lot Width	40 ft	12.19 m				521		
Move-up (R-G)								
Minimum Number of Lots based on Lot Width	33 ft	10.06 m	6432	23.16	57.23	639	28.1%	14.9%
Maximum Number of Lots based on Lot Width	31 ft	9.45 m				680		
Starter (R-G)								
Minimum Number of Lots based on Lot Width	25 ft	7.62 m	5330	18.69	46.18	699	30.8%	12.0%
Maximum Number of Lots based on Lot Width	20 ft	6.00 m				887		
Semi-Detached/Rows (R-Gm)								
Minimum Number of Lots based on Lot Width	18 ft	5.49 m	2529	8.57	21.18	460	20.3%	5.5%
Maximum Number of Lots based on Lot Width	16 ft	5.49 m				460		
Total Low Density Residential Anticipated Units						**2271**		**72.4%**
Total Low Density Residential Maximum Units						**2548**		**of total # of Units**
MULTI-RESIDENTIAL MEDIUM DENSITY (MG & M-1 & M-2)				**10.26**	**25.35**			**6.6%**
Multi-Residential M-G	uph	upa						
Minimum Number of Units based on 50 uph / 20 upa	50 uph	20 upa		1.87	4.62	92		
Maximum Number of Units based on 60 uph / 24 upa	60 uph	24 upa				111		
Multi-Residential M-1								
Minimum Number of Units based on 74 uph / 30 upa	74 uph	30 upa		5.92	14.63	438		
Maximum Number of Units based on 89 uph / 36 upa	89 uph	36 upa				527		
Multi-Residential M-1								
Minimum Number of Units based on 86 uph / 35 upa	86 uph	35 upa		2.47	6.10	212		
Maximum Number of Units based on 99 uph / 40 upa	99 uph	40 upa				244		
Total Minimum Multi Residential Units						**742**		**23.7%**
Total Maximum Multi Residential						**882**		**of total # of Units**
Mixed-Use C-C1 (Possible Fire Station and Multi-Residential)				**5.71**	**14.11**			**3.7%**
Minimum Number of Units based on 86 uph / 35 upa						**124**		**4.0%**
Maximum Number of Units based on 148 uph / 60 upa						**202**		**of total # of Units**
Total Number of Units								
Minimum						3137		
Maximum						3632		
Density								
Minimum						20.20	uph	8.17 upa
Maximum						23.38	uph	9.46 upa
OPEN SPACE CREDIT S-SPR				**15.85**	**39.17**			**10.2%**
Required Municipal Reserve (S-SPR) as 10% of GDA				*15.53*	*38.38*			*10.00%*
Provided Municipal Reserve S-SPR				**15.85**	**39.17**			*10.20%*
Municipal School Reserve (MSR)				**4.69**	**11.59**			
Parks (MR)				**11.16**	**27.58**			
OPEN SPACE NON-CREDIT S-R								
Residents Association Site S-R				***1.62***	***4.00***			***1.0%***
PUBLIC UTILITY LOTS AND ROADS				**48.21**	**119.12**			**31.0%**
Public Utility Lots S-CRI(PUL)				**8.17**	**20.19**			5.3%
Roadways and Lanes				**40.04**	**98.93**			25.8%
Disturbance Area/Road R/W				0.31	0.77			
Parkway- 2x9.1m/36m	362			1.30	3.22			
Modified Collector 15m/26.2m	2102			5.51	13.61			
Collector Street 15m/25.2m	1807			4.55	11.25			
Modified Collector 10.8m/23m	377			0.87	2.14			
Modified Primary Collector 13.6m/22.8m	570			1.30	3.21			
Collector Street 10.8m/22m	376			0.83	2.04			
Collector Street 10.8m/21m	920			1.93	4.77			
Residential Street 9m/18.4m	1826			3.36	8.30			
Residential Street 9m/16m	10894			16.19	40.00			
Lane 7.0m & 5.0m ROW	4628			3.89	9.61			

prime consultant:

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client:

Brookfield Residential

sub-consultants:

legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 1.5m Separate Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 2.5m Local Pathway
- 1.5m Trail
- Bus Pad Location
- Private Pathway Connection
- Top of Shoulder (Top of Slope)
- 10.0m Setback from Top of Slope
- Slope Stability Line
- Proposed Access Location
- Neighbourhood Activity Centre
- Road Closure
- Limits Of Disturbance

Deep Services - Proposed

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant
- 600mm Sanitary Sewer
- 600mm Water

Notes:

Residential roads are laneless (9.5m/16.0m) & laned (9.0m/16.0m) unless otherwise noted. All lanes are 7.0m wide unless otherwise noted.

location map:

Subject Site

scale:

0 50 100 150 200
SCALE 1:3000

municipal address:

6000, 6005, 6600 & 6815 133 Street NW & 12400 Bearspaw Dam Road NW

legal description:

Portions of:
NE1/4 Sec1 & SE1/4 Sec12 Twp26 Rge3-W5M,
Plan Plan 5126JK Parcel D,
Plan 1131HJ Parcel A & Plan 7415JK Parcel E

file description:

pre-app:	--
LOC:	2017-0229
bylaw no.:	--

file info:

project no.:	16756
drawn by:	ej
start date:	September, 2015
current date:	Dec 03, 2018

project:

HASKAYNE
ROWAN PARK

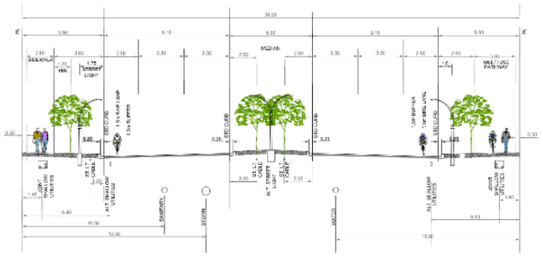
sheet title:

Outline Plan

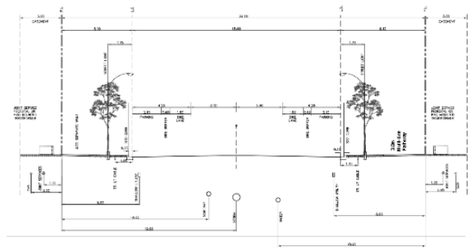
exhibit no.:

1a

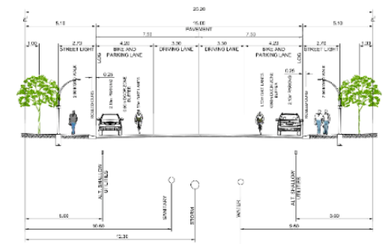
Proposed Outline Plan



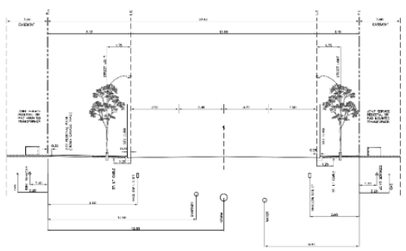
A Parkway - 2x9.1m/36m



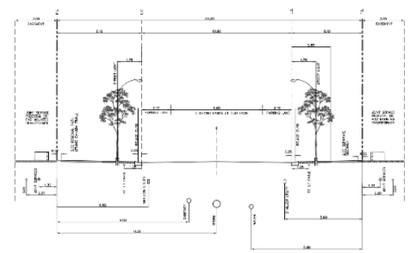
B Modified Collector Street with Multi-Use Pathway - 15m/26.2m



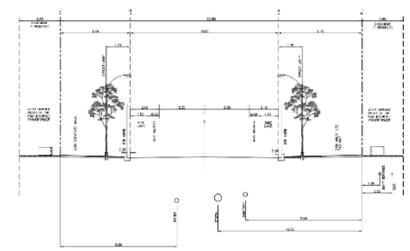
C Collector - 15m/25.2m



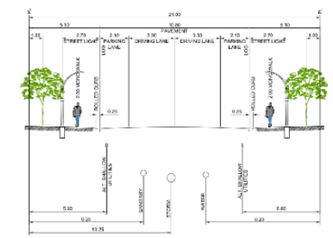
D Modified Primary Collector - 13.6m/22.8m



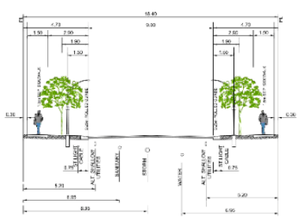
E1 Modified Collector - 10.8m/22m



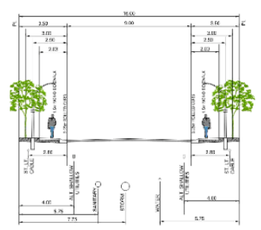
E2 Modified Collector with Multi-Use Pathway (no Parking) - 10.8m/22m



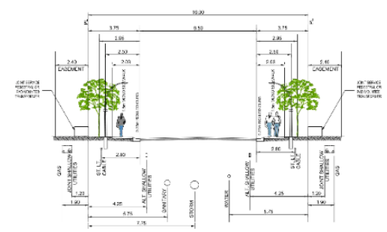
F Collector - 10.8m/21m



G Residential Street - 9.0m/18.4m



H Residential Street with lane- 9.0m/16.0m

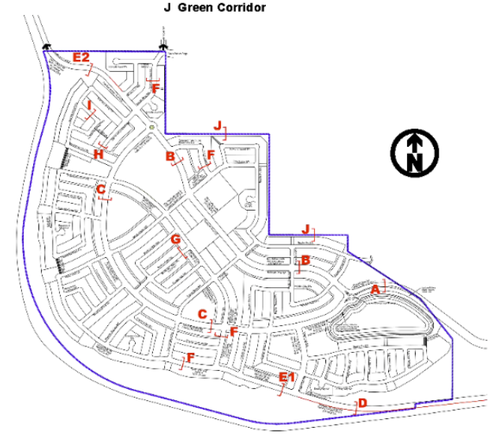


I Residential Street - 8.5m/16.0m

J Green Corridor

PROPOSED LAND USE REDESIGNATION

Proposed Land Use Statistics		Areas	
		ha	acs
FROM	TO		
DC16D2008	R-G	89.10	220.17
DC16D2008	R-Gm	13.91	34.37
DC16D2009	M-G	2.53	6.25
DC16D2008	M-1	10.44	25.80
DC16D2008	C-C1	6.90	17.05
DC16D2008	S-SPR	18.56	45.86
DC16D2008	S-R	2.04	5.04
DC16D2008	S-UN	35.10	86.73
DC16D2008	S-CRI (PUL)	9.27	22.91
TOTAL		187.85	464.19



KEY MAP FOR CROSS-SECTIONS

b&a

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Brookfield Residential

sub-consultants:

LA West
b&a
exp
WATT
Stantec

municipal address:
6000, 6005,6600 & 6815 133 Street NW &
12400 Bearspaw Dam Road NW

legal description:
Portions of:
NE1/4 Sec1 & SE1/4 Sec12
Twp25-Rge3-W5M,
Plan Plan 5125JK Parcel D,
Plan 1139HJ Parcel A & Plan 7416JK Parcel E

file description:

pre-app:	--
LOC:	2017-0229
bylaw/no.:	--

file info:

project no.:	15759
drawn by:	ed
start date:	September, 2015
current date:	Nov 29, 2018

project:

HASKAYNE
ROWAN PARK

sheet title:

Land Use Redesignation
&
Road Cross-Sections

exhibit no.:

1b