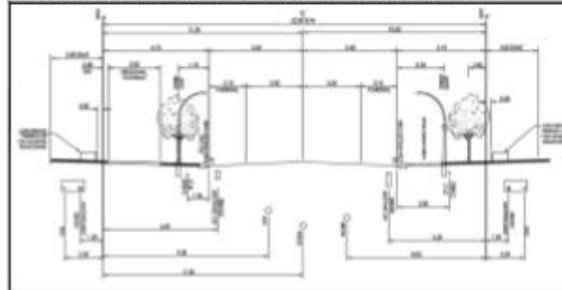


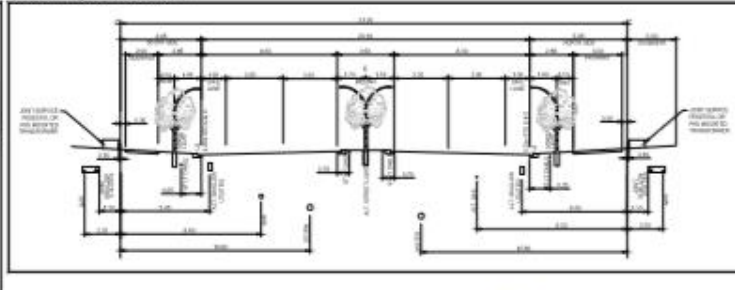
Proposed Outline Plan

CROSS-SECTIONS

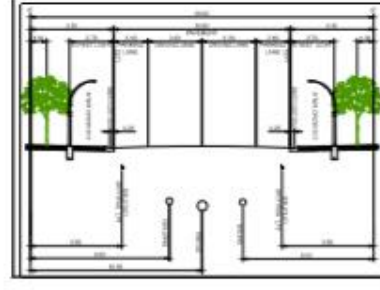
A-A: SORA PASSAGE: MODIFIED COLLECTOR 22.00m R/W, 10.80m ROAD PARKING BOTH SIDE, NO BIKE LANES AND REGIONAL PATHWAY



B-B: SORA GATE: MODIFIED PRIMARY COLLECTOR 31.00m R/W, 2x6.30m ROAD (no parking on both sides)



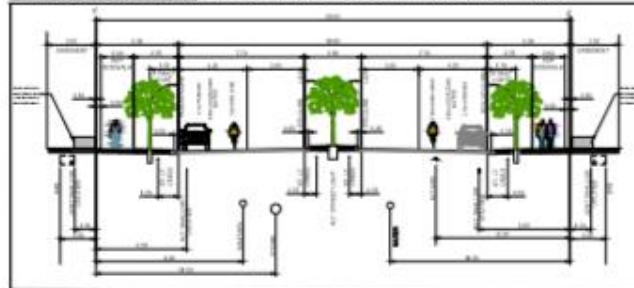
C-C: SORA BOULEVARD: COLLECTOR 21.00m R/W, 10.80m ROAD



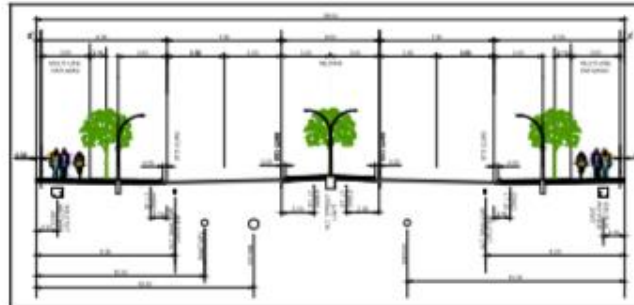
D-D: SORA BOULEVARD: COLLECTOR 25.20m R/W, 15.00m ROAD



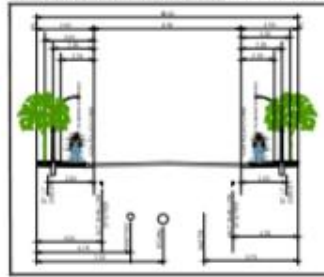
E-E: SORA BOULEVARD: PRIMARY COLLECTOR 29.00m R/W, 2x7.70m ROAD



F-F: 104 Street SE: ARTERIAL 36.00m R/W, 2x9.50m ROAD



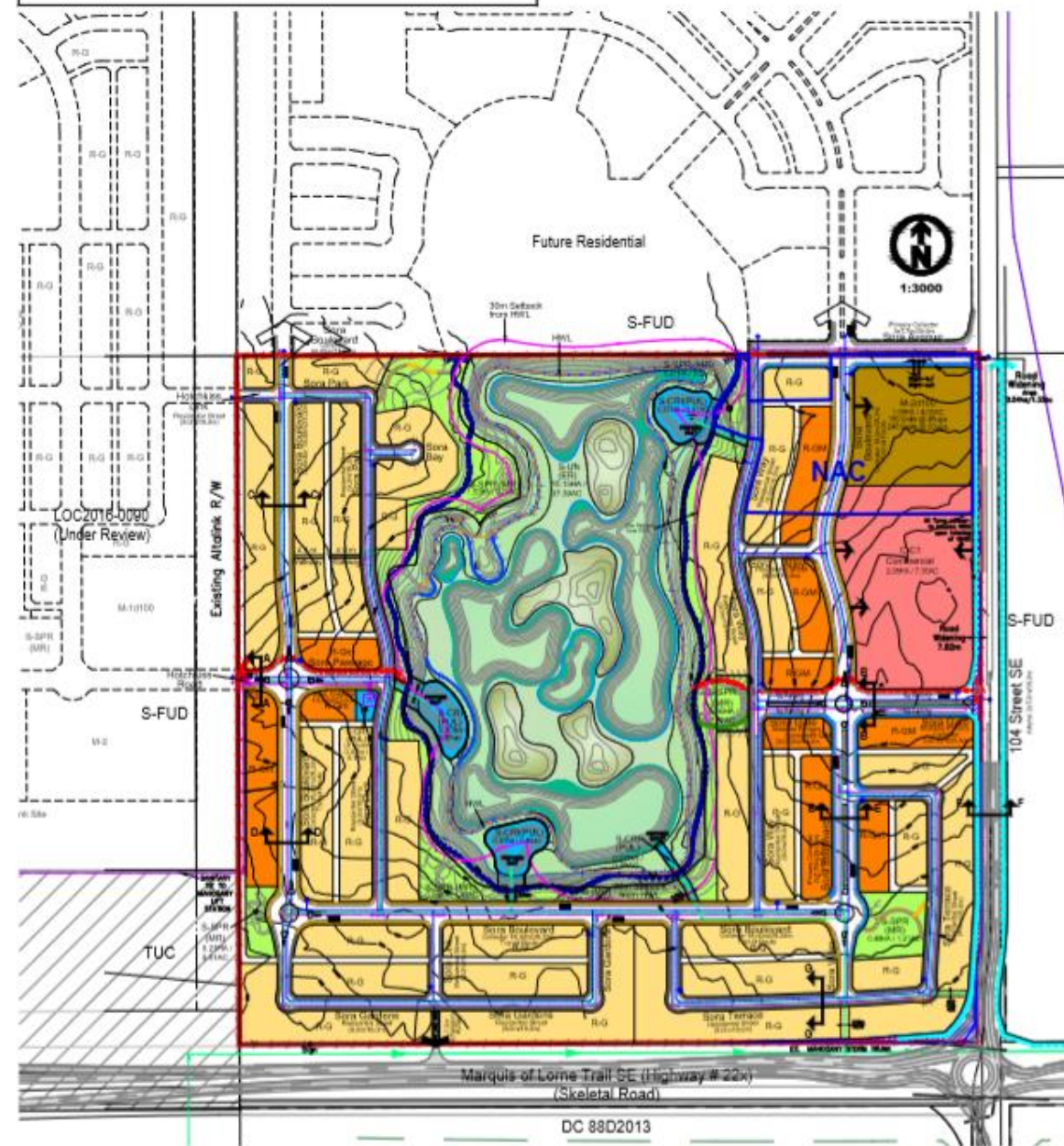
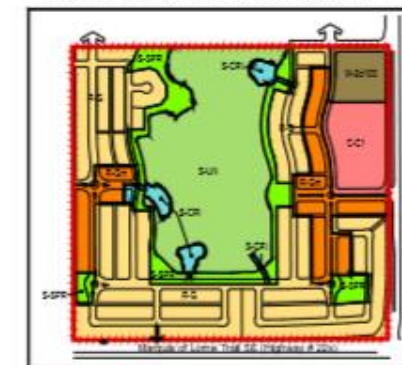
G-G: RESIDENTIAL STREET 9.00m / 16.00m RW - LANED



CONTEXT MAP WITHIN ASP



LAND USE REDESIGNATION MAP



LAND USE STATISTICS

FROM	TO	hectares	area
S-FUD	R-G	28.28	63.96
S-FUD	R-40a	6.88	16.42
S-FUD	M-3	2.18	6.28
S-FUD	C-2	5.76	6.14
S-FUD	R-40B	6.98	13.78
S-FUD	R-10B	1.28	3.18
S-FUD	R-40C	15.12	37.26
TOTAL AREA		82.72	187.36

OUTLINE PLAN STATISTICS

Item	Percentage (%)	Area	Area
Baris Ownership	66.17	54.57	124.72
TOTAL AREA	66.17	147.78	
SLURP 88 Industrial & Gas Area	15.13	27.28	
Green Development Area for Density	48.34	102.31	100.7%
C-2 COMMUNITY COMMERCIAL	2.98	7.28	6.7%
RESIDENTIAL AREA	39.01	89.83	81.7%
Medium Density Residential	4.95	11.62	10.6%
Population: # of lots based on an average lot size of 5.2x10.28			221 units
Population: # of lots based on an average lot size of 6.0x10.18			211 units
Medium Density Residential	1.38	3.42	3.1%
Population: # of lots based on an average lot size of 7.1x12.12			142 units
Population: # of lots based on an average lot size of 5.0x10.48			228 units
MULTI-UNIT PRODUCE STORES	1.58	4.08	
Population: # of units @ 4/units			158 units
Population: # of units @ 2/units			316 units
Anticipated Number of Units			474 units
Maximum Number of Units			1382 units
Anticipated Density			21.2 u/ha
Maximum Density			33.7 u/ha
Population Density			11.8 u/ha
SLURP MUNICIPAL RESERVES	4.48	11.88	10.9%
Control Open Space and Natural Area	3.78	9.38	
Recreation Park	0.78	1.74	
ROADS AREA	10.67	24.88	22.9%
104 Street Road Widening	0.52	1.31	
Modified Primary Collector with Regional Pathway (2x8.2x 10.18)	0.77	1.91	
Primary Collector (2x7.7x10.18)	1.11	2.74	
Collector (10.0x10.18)	3.22	7.98	
Collector (10.0x11.5x10.18)	0.98	2.44	
Collector (10.0x10.18)	4.89	11.68	
Local Pathway	1.28	3.18	
Local Pathway	1.28	3.18	
Local Pathway	1.28	3.18	
TOTAL	1.28	3.18	2.9%

Legend:

- Outline Plan Boundary
- Control Interval 1.0m
- Separate Sidewalk 2.0m
- Stone Sidewalk 1.0m
- Stone Sidewalk 2.0m
- Regional Pathway 3.0m
- Multiroute Pathway 3.0m
- Green Corridor 3.5m Pathway
- Local Pathway 2.5m
- Local Pathway 3.0m
- Bus Ped Location
- High Water Level (HWL)
- 30m Setback from HWL
- Deep Sockets - Channel
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Water Main Hydrant

Note: All lines are 7.0m wide unless otherwise noted.

b&a
prime consultant:
B&A Planning Group
1001, 540 5 Ave SW
Calgary, Alberta T2P 3T1 | bap.ca
t: 403 269 4730 f: 403 262 4480

copyright:
Any reproduction or distribution for any purpose other than that authorized by B&A Planning Group is prohibited. B&A Planning Group shall have no liability for any errors or omissions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawings.

client:
MELCOR
MELCOR CONSULTANTS

sub-consultant:
LCR CONSULTANTS
Stantec
HAB-TECH
L.A. West

revisions:

no.	date	description
1	9 May 2016	Pre-app
2	17 May 2016	Submission
3	27 Jan 2017	OTM Comments
4	12 May 2017	OTM Comments
5	06 Apr 2018	OTM Comments
6	11 Apr 2019	OTM Comments
7		
8		
9		

location map:
City of Calgary

Subject Site

scale:
0 50 100 150 200
SCALE: 1:3000

municipal address:
16886 104 Street SE

legal description:
SE1/4 Sec26-Twp22-Rge29-W4M

file description:
SORA-ASP

project no.: PE2015-00142
LUC: LOC2018-0115
Bylaw no.: _____

file info:
project no.: 1001
drawn by: m
start date: May 4, 2016
current date: November 28, 2018

protect:
Sora
sheet title: **Outline Plan & Land Use Redesignation**

exhibit no.: **1**