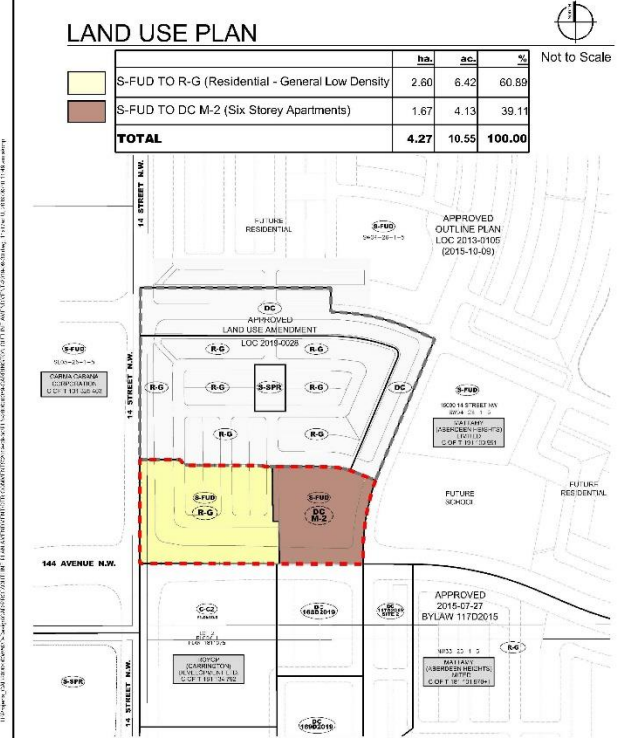
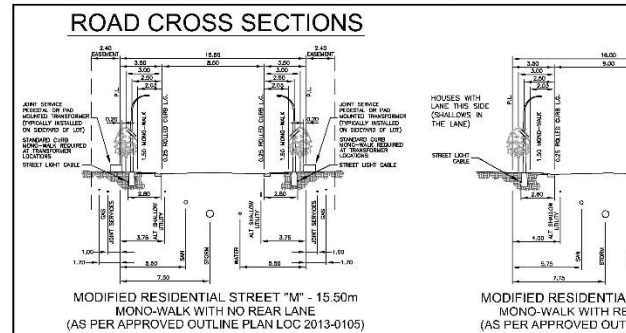
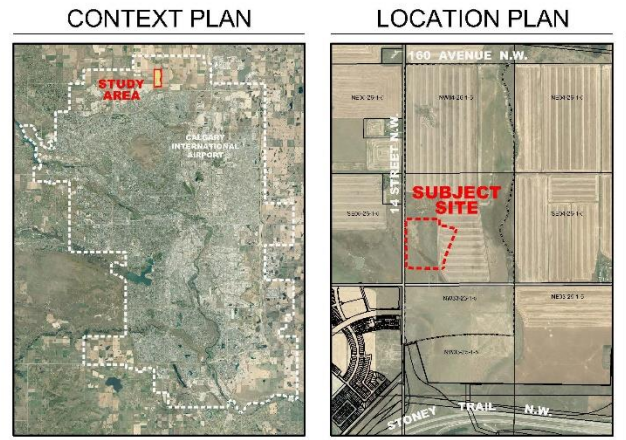
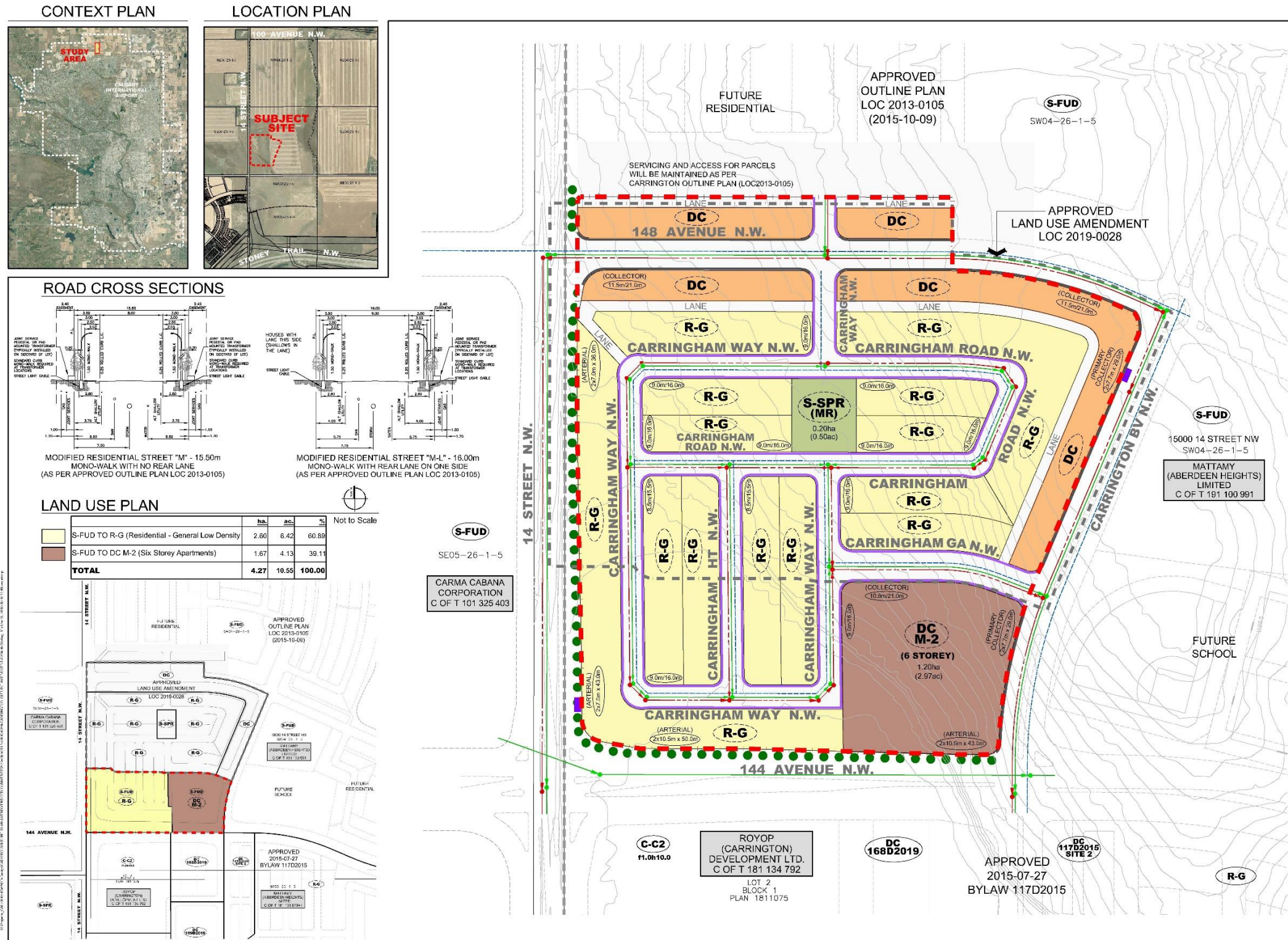


Proposed Outline Plan



OUTLINE PLAN LEGEND

- OUTLINE PLAN BOUNDARY
- LAND USE AMENDMENT BOUNDARY (LOC 2019-0028)
- R-G PROPOSED LAND USE
- LAND OWNER LAND OWNER
- PROPOSED SEPARATE SIDEWALKS
- PROPOSED MONO SIDEWALKS
- PROPOSED REGIONAL PATHWAY
- EXISTING CONTOUR INTERVAL
- 9.0m/16.0m ROAD DESIGNATION
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- BUS PAD LOCATION

OUTLINE PLAN STATISTICS

	ha	ac	%
Gross Developable Area	11.10	27.43	
Less			
Net Developable Area	11.10	27.43	100.00
R-G (Residential - General Low Density)	4.89	12.08	44.05
DC (Street-Oriented/Laneway Housing)	1.48	3.66	13.33
DC M-2 (Six Storey Apartments)	1.20	2.97	10.81
S-SPR (MR)	0.20	0.50	1.84
Road - Collector (21.00m)	0.80	1.98	7.21
Road - Residential (15.50m & 16.00m)	2.00	4.94	18.02
Road - Lane (7.00m)	0.53	1.30	4.76
Net Developable Area	11.10	27.43	100.00

DENSITY ANALYSIS

Density Calculations	ha	ac	Frontage	Anticipated Units	Maximum Units
R-G Residential - General Low Density	4.89	12.08	1,813	139	190
DC Street Oriented/Laneway Housing	1.48	3.66	899	120	140
DC M-2 6 Storey Apartments	1.20	2.97	148	175	208
Total	7.57	18.71		434	538
Net Developable Area	11.10	27.43			

Anticipated Net Density: $139 + 120 + 175 = 434$
 $11.10 \text{ ha} (27.43 \text{ ac}) = 39.1 \text{ uph}$ 15.8 upa
 Maximum Net Density: $190 + 140 + 208 = 538$
 $11.10 \text{ ha} (27.43 \text{ ac}) = 48.5 \text{ uph}$ 19.6 upa

INTENSITY STATISTICS

PEOPLE:	Units	Occupancy Rate	People
R-G Residential - General Low Density	139	3.3	459
DC Street Oriented/Laneway Housing	120	3.1	366
DC M-2 6 Storey Apartments	175	2.2	385
TOTAL PEOPLE			1,240

- Notes
- Information outside of the Land Use Amendment Plan boundary is provided for information purposes only.
 - Plan subject to change without notice.
 - Lands are contained within the Keystone Hills ASP (ISP2012).

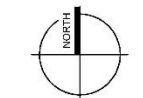
PROPOSED PLAN ONLY
 SUBJECT TO REVIEW AND APPROVAL
 BY CPC AND CITY COUNCIL
 LOC 2019-0093

No.	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES/CHK	ENG
3	30	09	19	DTR COMMENTS	AK	WSP/CPH	PK
2	11	09	19	DTR COMMENTS	AK	WSP/CPH	PK
1	26	06	19	SUBMISSION	AK	WSP/CPH	PK

URBAN systems

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 T 403.291.1193 | F 403.291.1374
 urban-systems.ca

2800.0008.59
 Date: 2019/09/30
 OUTLINE PLAN AMENDMENT



SCALE 1:2500

PLN-OP-01

CARRINGTON OUTLINE PLAN AMENDMENT



CITY OF CALGARY

Part of S.W. 4-26-1-5