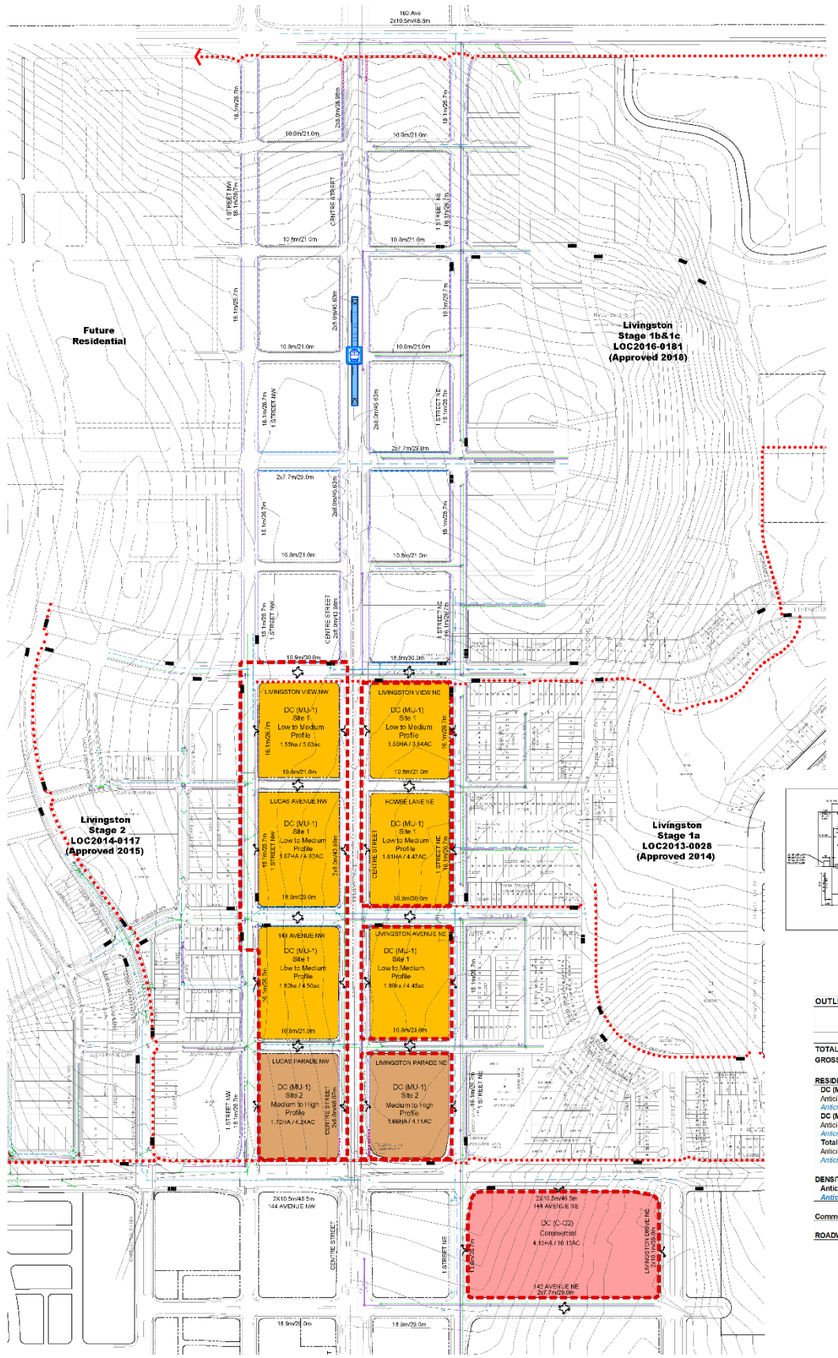
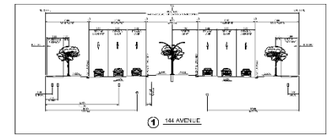
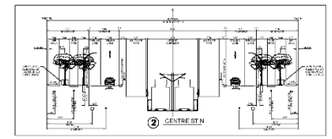
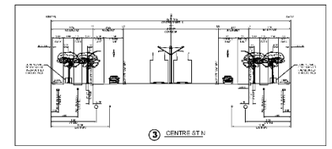
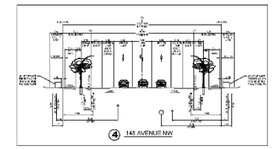
Proposed Outline Plan

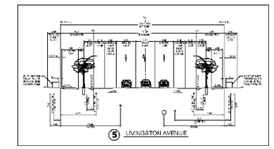


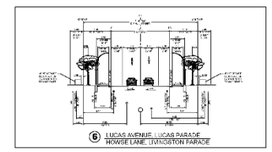

1 144 AVENUE

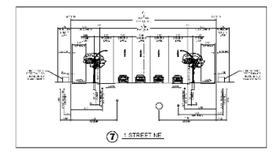

2 CENTRE ST N

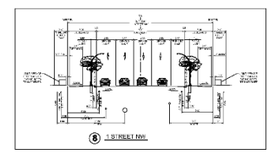

3 CENTRE ST N

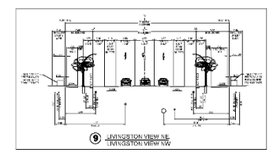

4 144 AVENUE NW

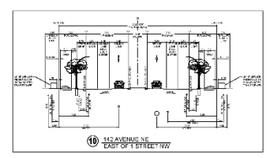

5 LIVINGSTON AVENUE

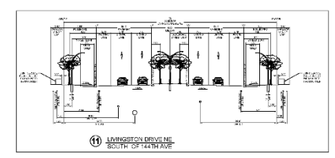

6 LUCAS AVENUE - LUCAS PARADE
HOWSE LANE - LIVINGSTON PARADE


7 1 STREET NE

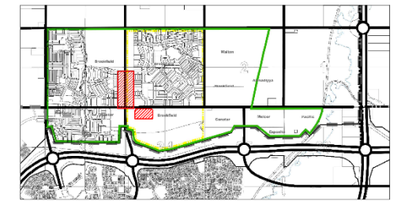

8 1 STREET NW


9 LIVINGSTON VIEW NE
LIVINGSTON VIEW NW

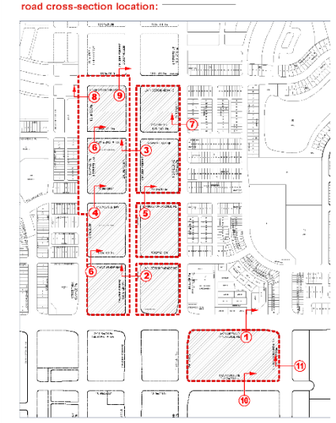

10 142 AVENUE NE
EAST OF 1 STREET NW


11 LIVINGSTON DRIVE NE
SOUTH OF 144TH AVE

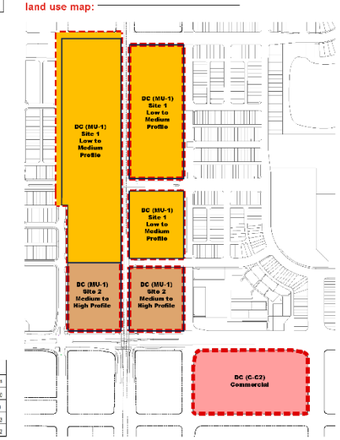
location map:



road cross-section location:



land use map:



OUTLINE PLAN STATISTICS

	Lot width/ units per acre (m)/upa	Hectares (+/-)	Acres (+/-)	Number of lots/units	% of GDA
TOTAL LAND USES		22.32	55.16		
GROSS DEVELOPABLE AREA (GDA)		22.32	55.16		100.0%
RESIDENTIAL		13.78	34.06		61.7%
DC (MU-1) Site 1- Low to Medium Profile District					
Anticipated minimum number of units based on 20upa/50uph	20 upa	10.40	25.71	514 units	
Anticipated maximum number of units based on 60upa/148uph	*60 upa*			*1543 units*	
DC (MU-1) Site 2 - Medium to High Profile District					
Anticipated minimum number of units based on 40upa/99uph	40 upa	3.38	8.35	334	
Anticipated maximum number of units based on 80upa/197uph	*80 upa*			*668 units*	
Total Number of Units					
Anticipated minimum				848 units	
Anticipated maximum				*2211 units*	
DENSITY					
Anticipated minimum				**38.0 upa**	**15.4 upa**
Anticipated maximum				*99.9 upha*	*40.1 upa*
Commercial - DC (C-C2)		4.10	10.13		18.4%
ROADWAYS		**4.44**	**10.97**		**19.9%**

LAND USE STATISTICS

	Hectares	Acres
S-FUD TO DC (MU-1) Site 1 - Low to Medium Profile District	12.68	32.32
S-FUD TO DC (MU-1) Site 2 - Medium to High Profile District	4.69	9.59
S-FUD TO DC (C-C2) - Commercial	4.19	10.13
Total Area	21.56	53.22

b&a

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client:
Brookfield Residential

sub-consultant:
PASQUINI & ASSOCIATES
L.A.West
LBC
MAGNA

revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		
5		
6		
7		
8		
9		

legend:
Outline Plan Boundary
Contour Interval 0.5m
2.0m Urban Sidewalk
2.0m Separate Sidewalk
2.5m Separate Sidewalk
3.0m Regional Pathway
Canam Station
Right in/ right out Access
All Turns Access
Bus Stop
Deep Services - Proposed
Storm Sewer/Manhole
Sanitary Sewer/Manhole
Water Main/Hydrant

location map:
City of Calgary
Subject Site

scale:
0 50 100 150
SCALE 1:3000

municipal address:
200 144 Avenue NW
300 144 Avenue NW
300 144 Avenue NE

legal description:
SW Sec5 & SE Sec4
Twp 29 Rge 1W5M

file description:

pre-app:	PE 2016-00794
LOC:	LOC 2016-0213
bylaw no.:	--

file info:

project no.:	#12165
drawn by:	TZ
start date:	mm dd, yyyy
current date:	Dec 04, 2019

project:
Livingston
Urban Corridor
Stage 1

sheet title:
Outline Plan & Land Use Redesignation

exhibit no.:
1.0