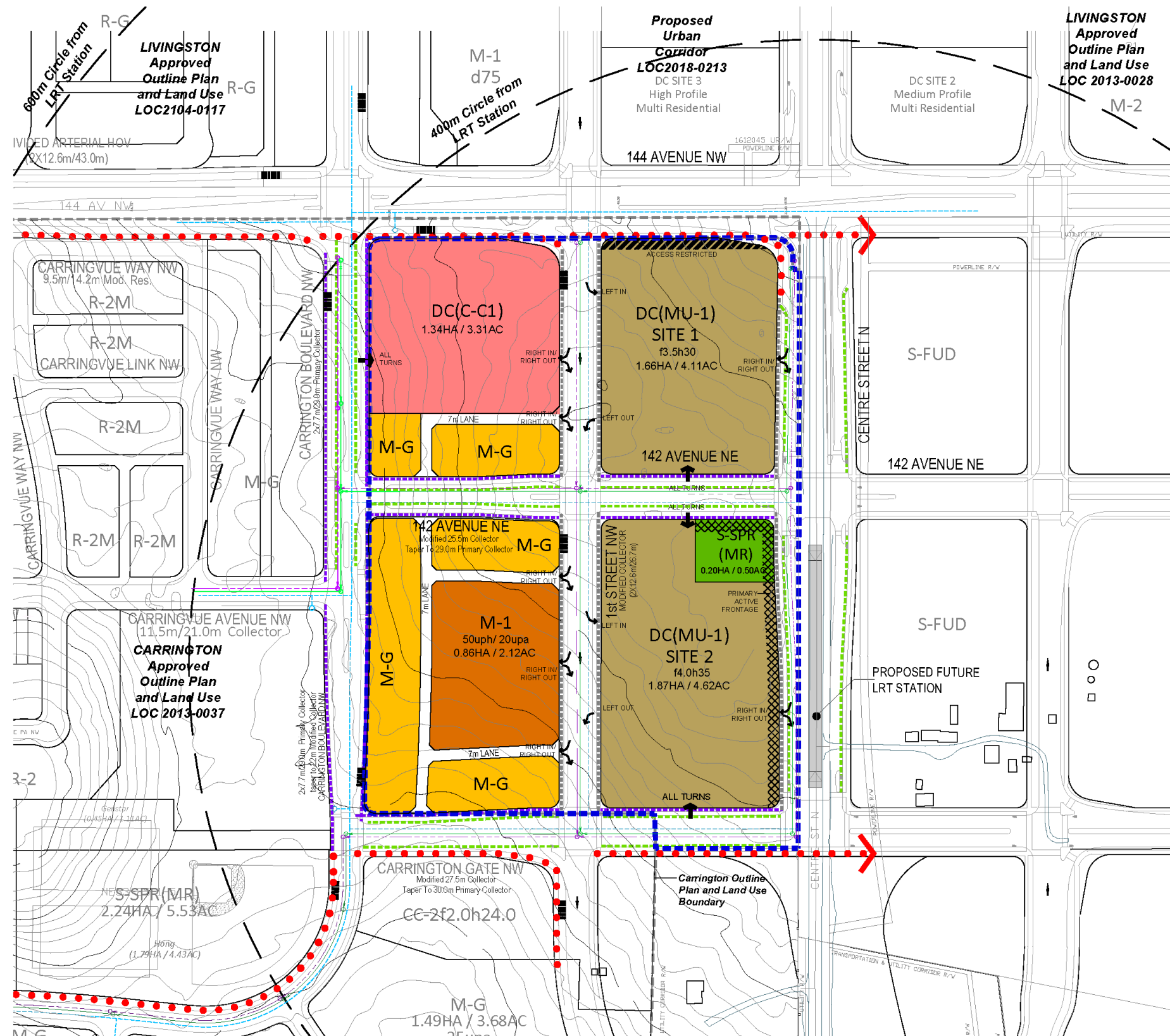


Proposed Outline Plan



1:2500



legend:

- ■ ■ ■ Outline Plan Boundary
- Contour Interval 0.5m
- ■ ■ ■ 2.0m Separate Sidewalk
- — — — 2.5m Separate Sidewalk
- ■ ■ ■ 1.5m Bike Lane
- ● ● ● 3.0m Regional Pathway
- ■ ■ ■ Bus Pad Location

Deep Services - Existing/Approved

-  Water Main
 Storm Sewer
 Sanitary Sewer
 Fire Hydrant

Deep Services - Proposed

- Water Main
 — Storm Sewer
 - - Sanitary Sewer

Notes:

All lanes are 7.0m wide unless otherwise noted.

file description:

pre-app:	--
LOC:	LOC 2018-0262
bylaw no.:	--

prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca

t: 403 269 4733 **f:** 403 262 4480

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client:



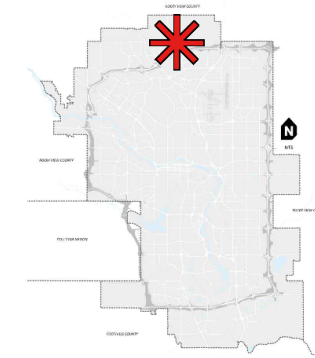
sub-consultant:



- **revisions:**

no:	date:	description:
1	05-Dec- 2018	Submission
2	30-Jan-2020	DTR #1 Response
3	06-Mar-2019	DTR #2 Response
4		

location map:



* Subject Site

- **municipal address:**

14121 Centre Street N (West)

legal description:

Portion of 33NE, 25 Twp, 1Rng W5M

file info:

project no.:	1467
drawn by:	EB/TZ
start date:	Oct 13, 2017
current date:	Apr 17, 2020

project:



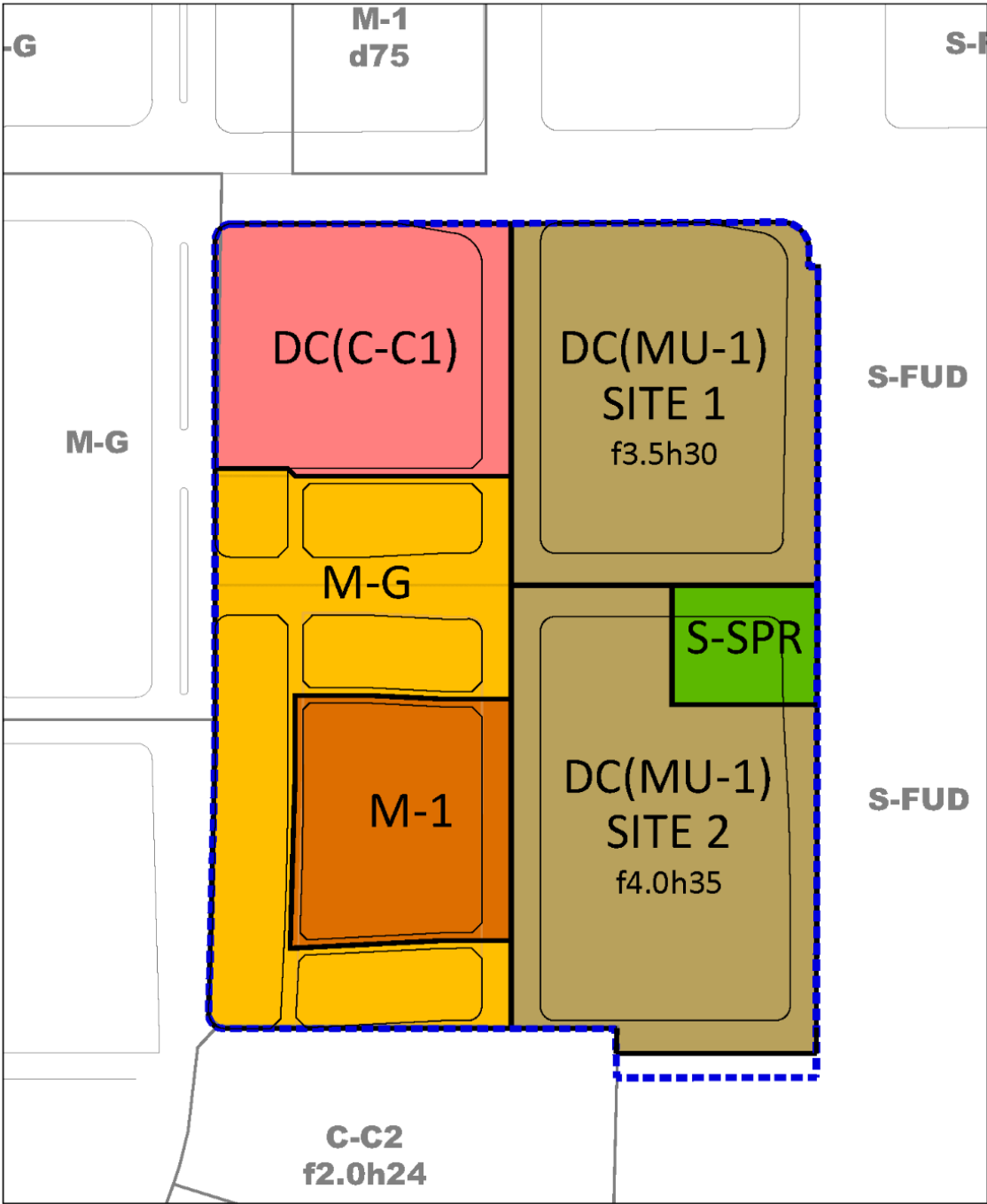
sheet title:

Outline Plan

exhibit no.:

1.0

Proposed Outline Plan



Land Use Redesignation



1:2500

OUTLINE PLAN STATISTICS									
04-Mar-20									
				# of units			areas		
				anticipate	min	max	ha	acs	
Genstar Ownership							10.30	25.44	
Gross Developable Area (GDA)							10.30	25.44	100.0%
(Based on Genstar Ownership)				anticipated					
				Lot width	frontage	frontage			
Residential				m	m	ft	1.55	3.84	15.0%
M-G				6	478	1568	1.55	3.84	
				Minimum 14 upa (35uph) /Maximum 32upa (80uph)					
							54	124	
Multi-Residential							4.39	10.85	42.6%
M-1				Minimum 20 upa (50uph) /Maximum 60upa (148uph)					
							43	43	52
DC(MU-1) SITE 1 f3.5h30				Anticipated 50upa (123uph) /No Minimum or Maximum (assumed max of 150uph)					
							204	204	249
DC(MU-1) SITE 2 f4.0h35				Anticipated 50upa (123uph) /No Minimum or Maximum (assumed max of 150uph)					
							230	230	224
							477	477	525
DC(C-C1)				Commercial Community 1 District					
							1.34	3.31	13.0%
Open Space							0.20	0.50	1.9%
Neighbourhood Parks S-SPR (MR)							0.20	0.5	
* MR Previously Dedicated within Carrington							0.58	1.44	
* MR Transferred to Lewisburg							0.25	0.61	
Residential Roads							2.82	6.94	27.4%
Portion of Centre Street N							0.58	1.43	
Portion of Carrington Gate NW							0.24	0.59	
1st Street NW							0.99	2.45	
142 Link NW							0.67	1.66	
7m Lane							0.34	0.84	
TOTAL NUMBER OF UNITS							557	531	649
Density				Anticipated				54.1 uph	21.9 upa
				Minimum				51.6 uph	20.9 upa
				Maximum				63.0 uph	25.5 upa

LAND USE STATISTICS			
FROM	TO	HA	ACS
S-FUD	DC(MU-1) SITE 1 f3.5h30	2.30	5.68
S-FUD	DC(MU-1) SITE 2 f4.0h35	2.56	6.33
S-FUD	S-SPR (MR)	0.36	0.89
S-FUD	M-1	1.11	2.74
S-FUD	DC(C-C1)	1.54	3.81
S-FUD	M-G	2.33	5.76
Land Use Redesignation Area		10.20	25.20
Unchanged Land Use		0.10	0.24
Total Area		10.30	25.44



Land Use Redesignation & Statistics

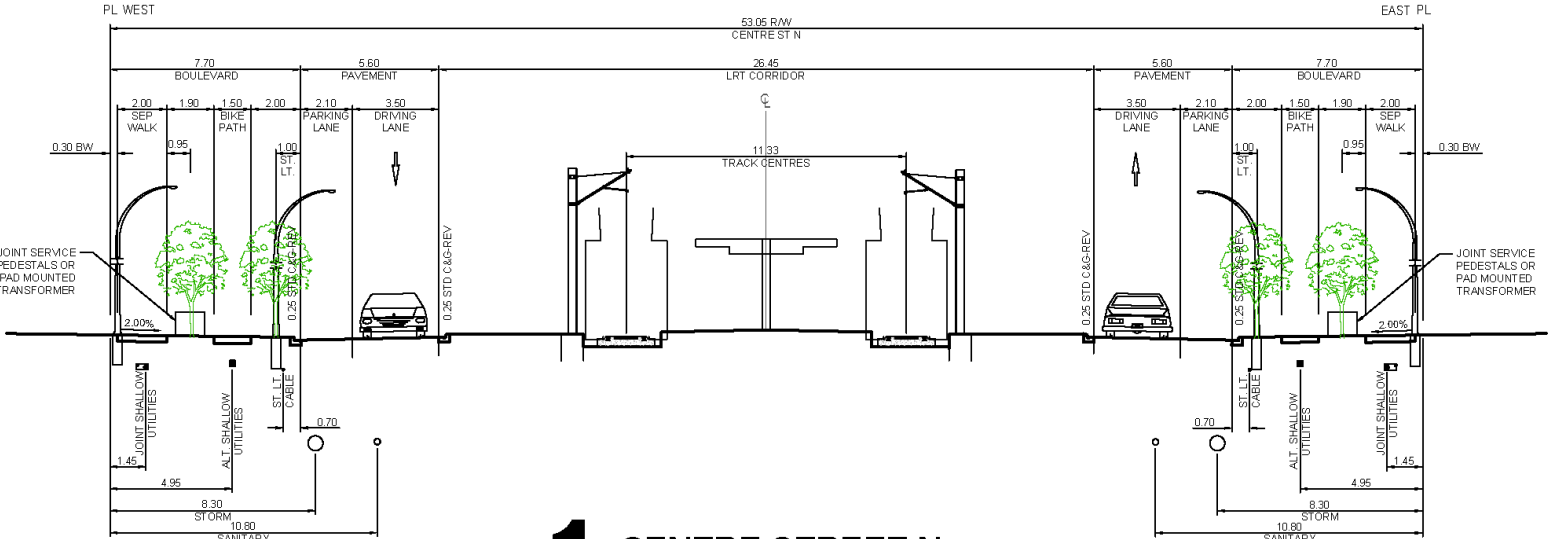
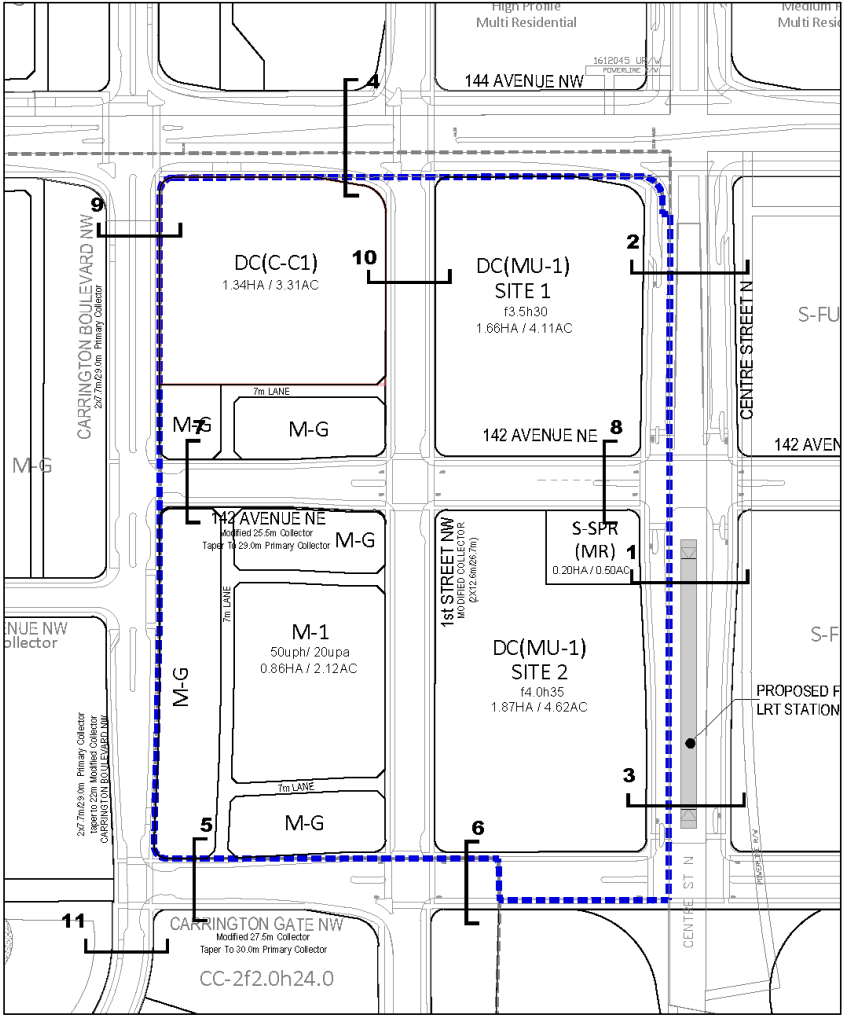
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M



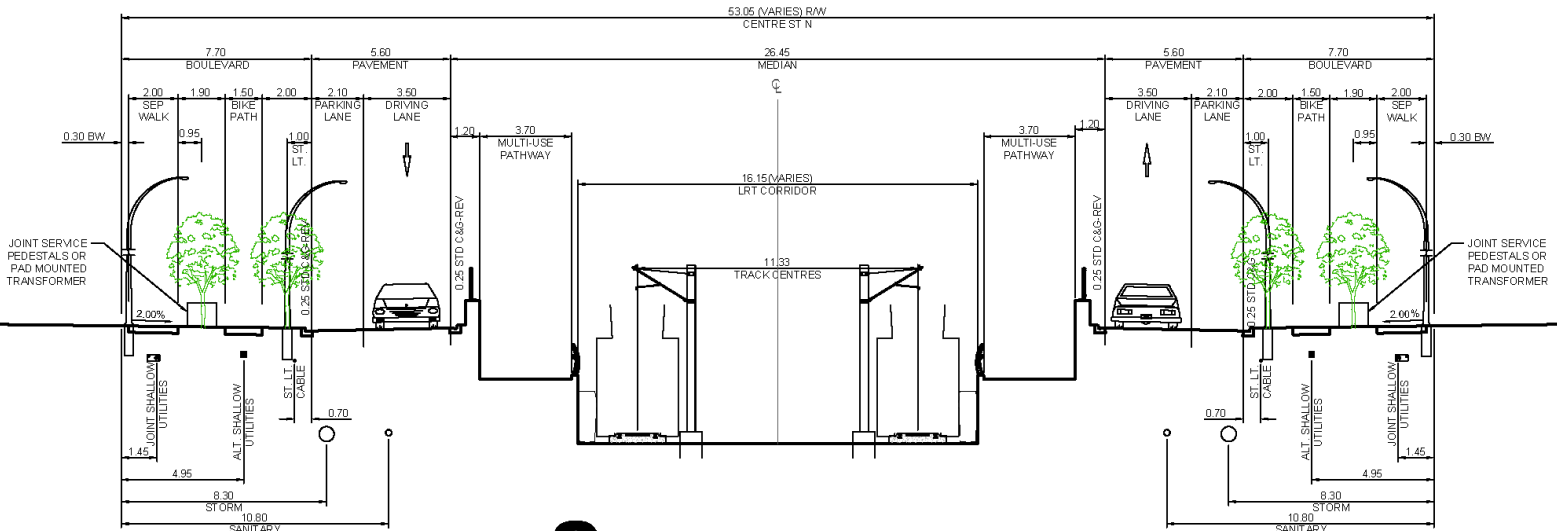
April 2020

Proposed Outline Plan

CROSS-SECTION KEY MAP



1 CENTRE STREET N



2 CENTRE STREET N

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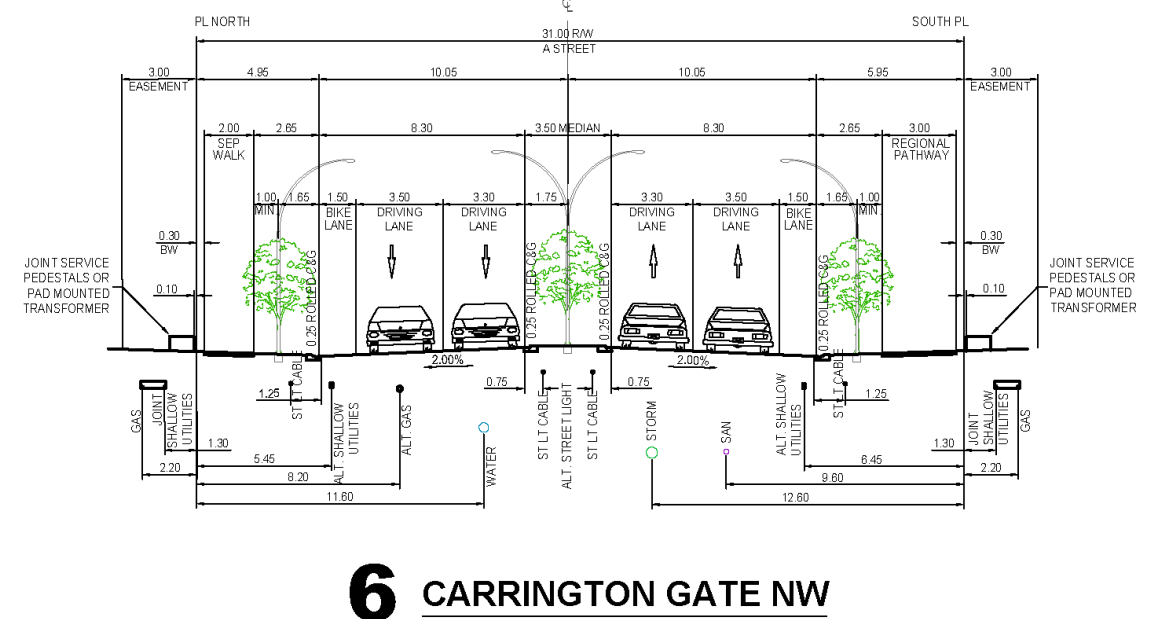
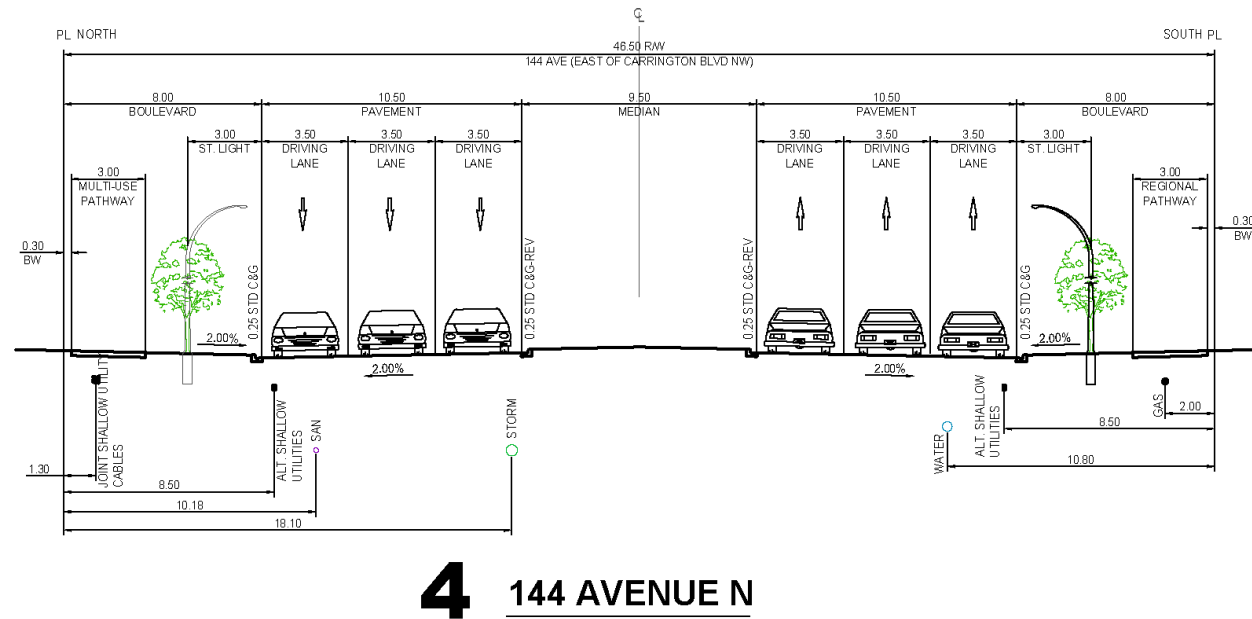
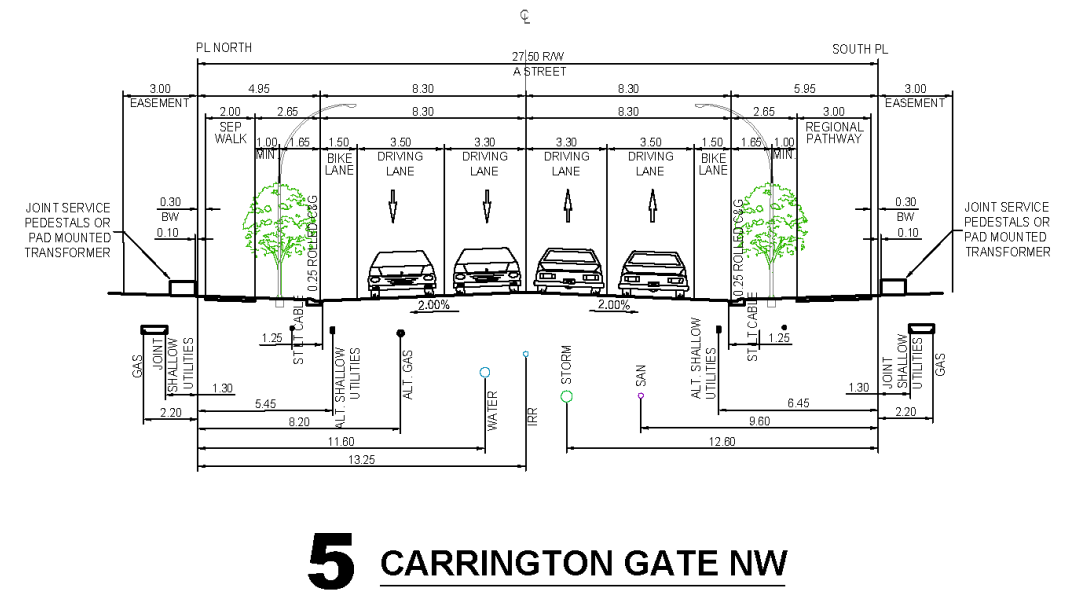
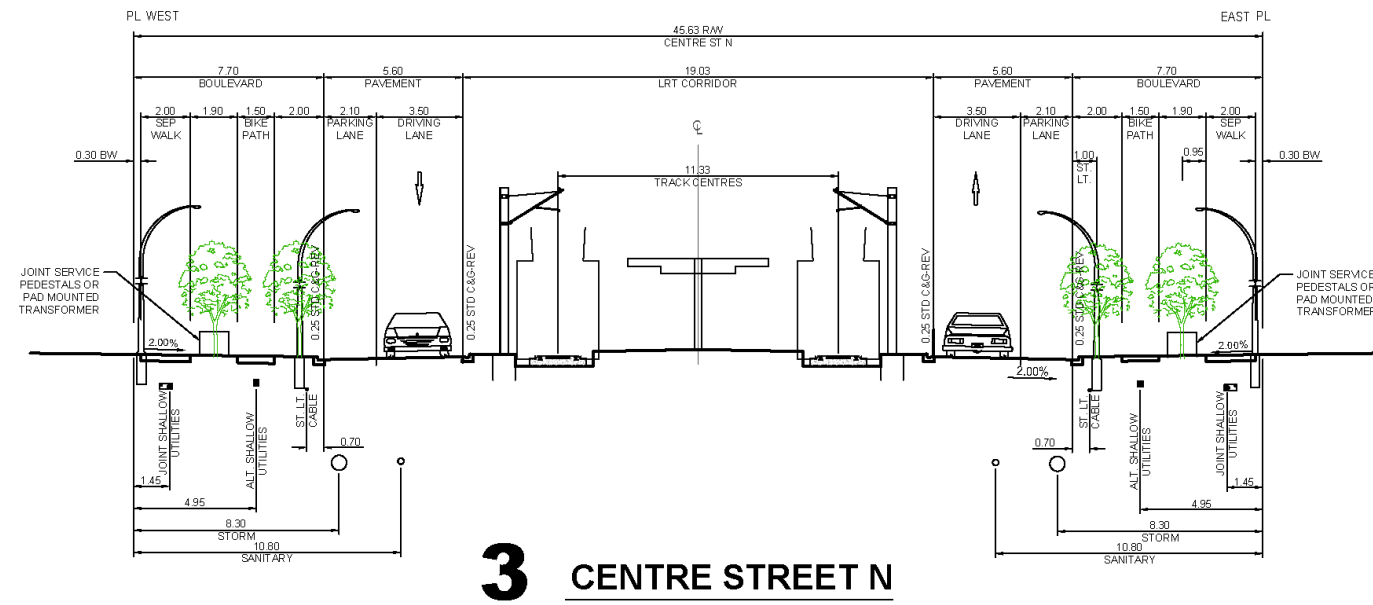


GENSTAR
BRINGING LAND TO LIFE

Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M
[CARRINGTON] STATION

April 2020

Proposed Outline Plan



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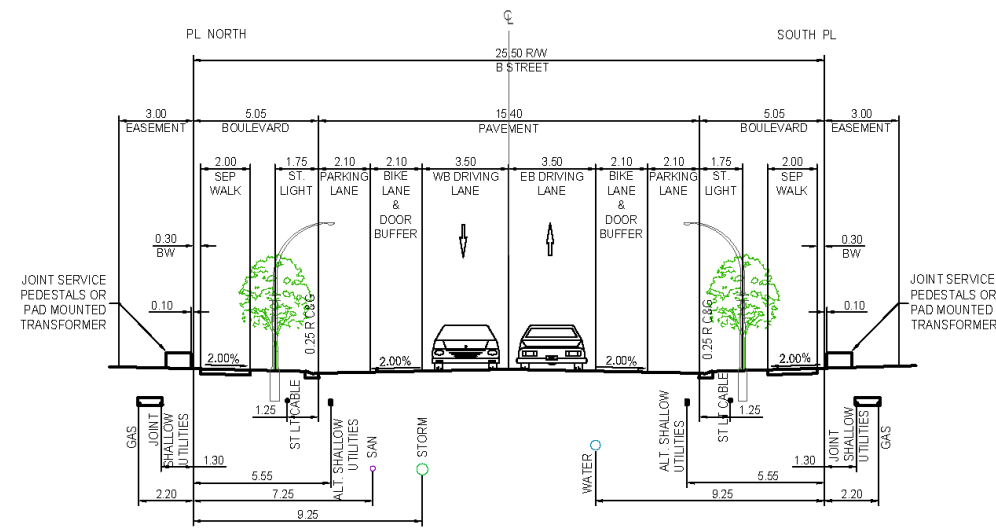
GENSTAR
BRINGING LAND TO LIFE

Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M

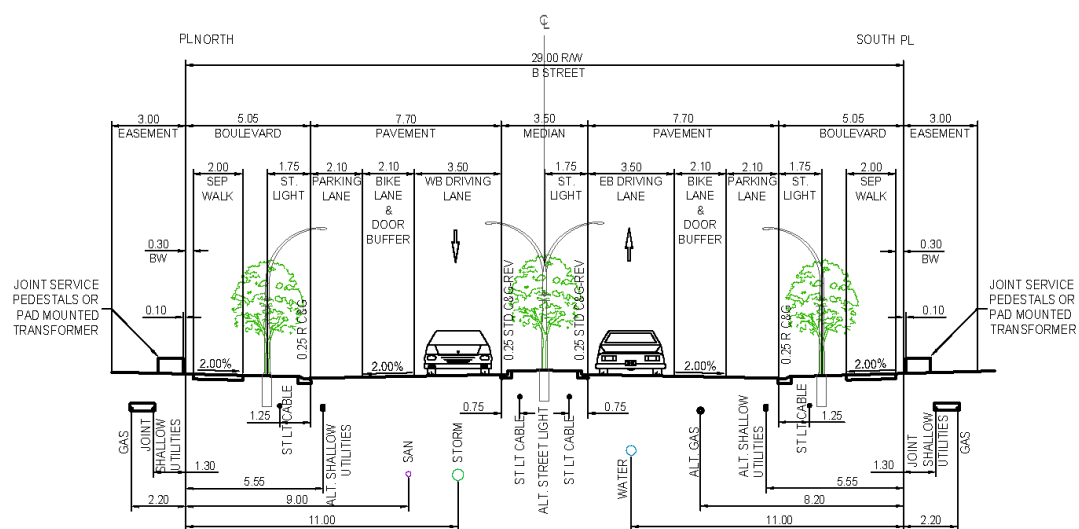


April 2020

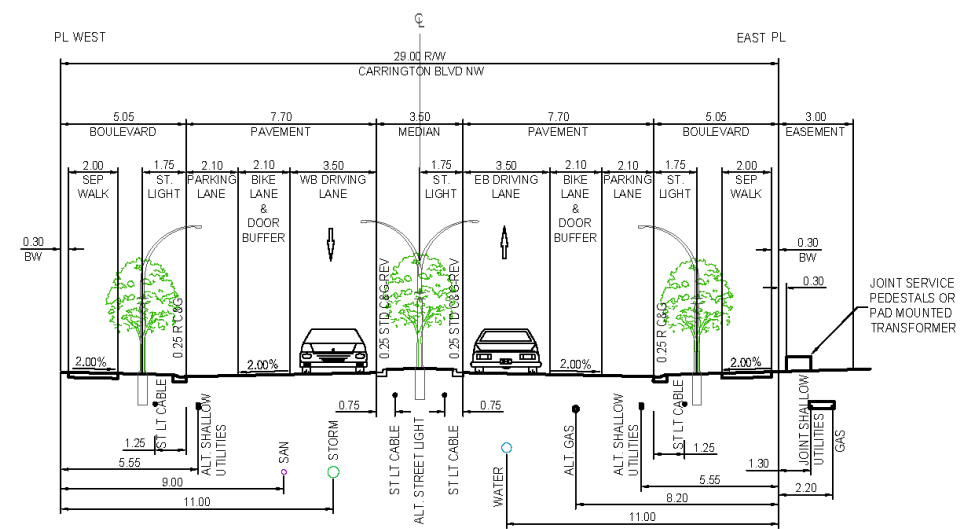
Proposed Outline Plan



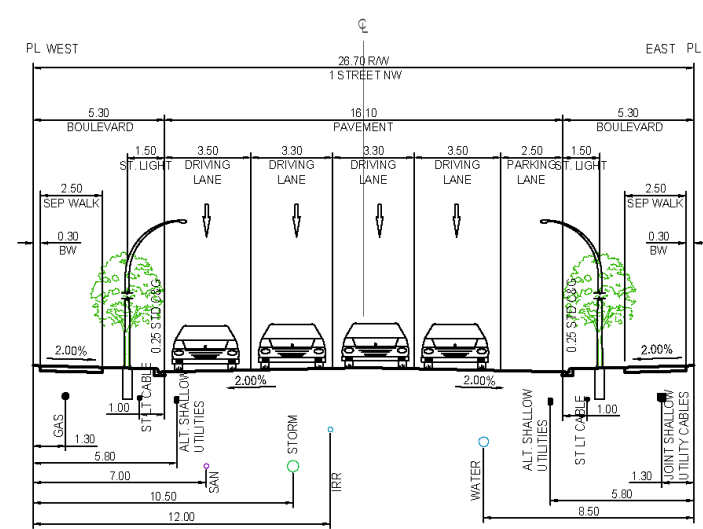
7 142 AVENUE NW



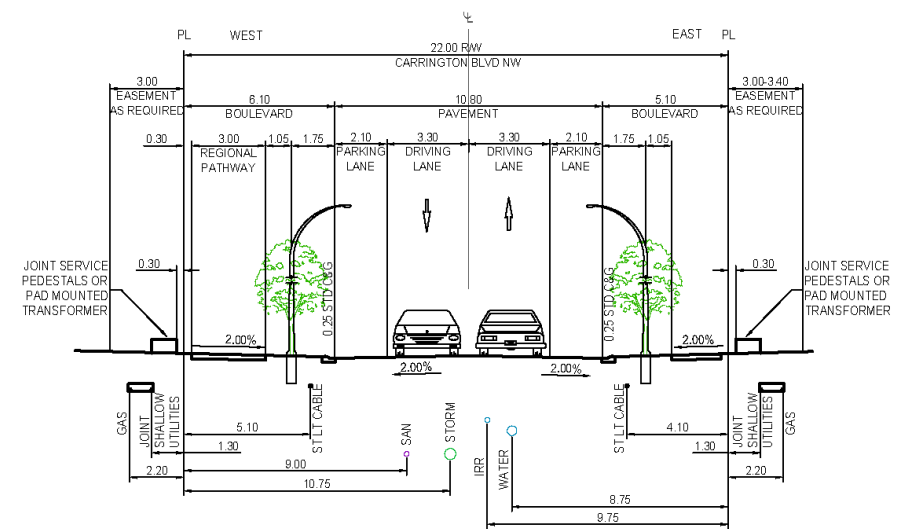
8 142 AVENUE NW



9 CARRINGTON BLVD NW



10 1 STREET NW



11 CARRINGTON BLVD NW

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Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M
[CARRINGTON] STATION

April 2020