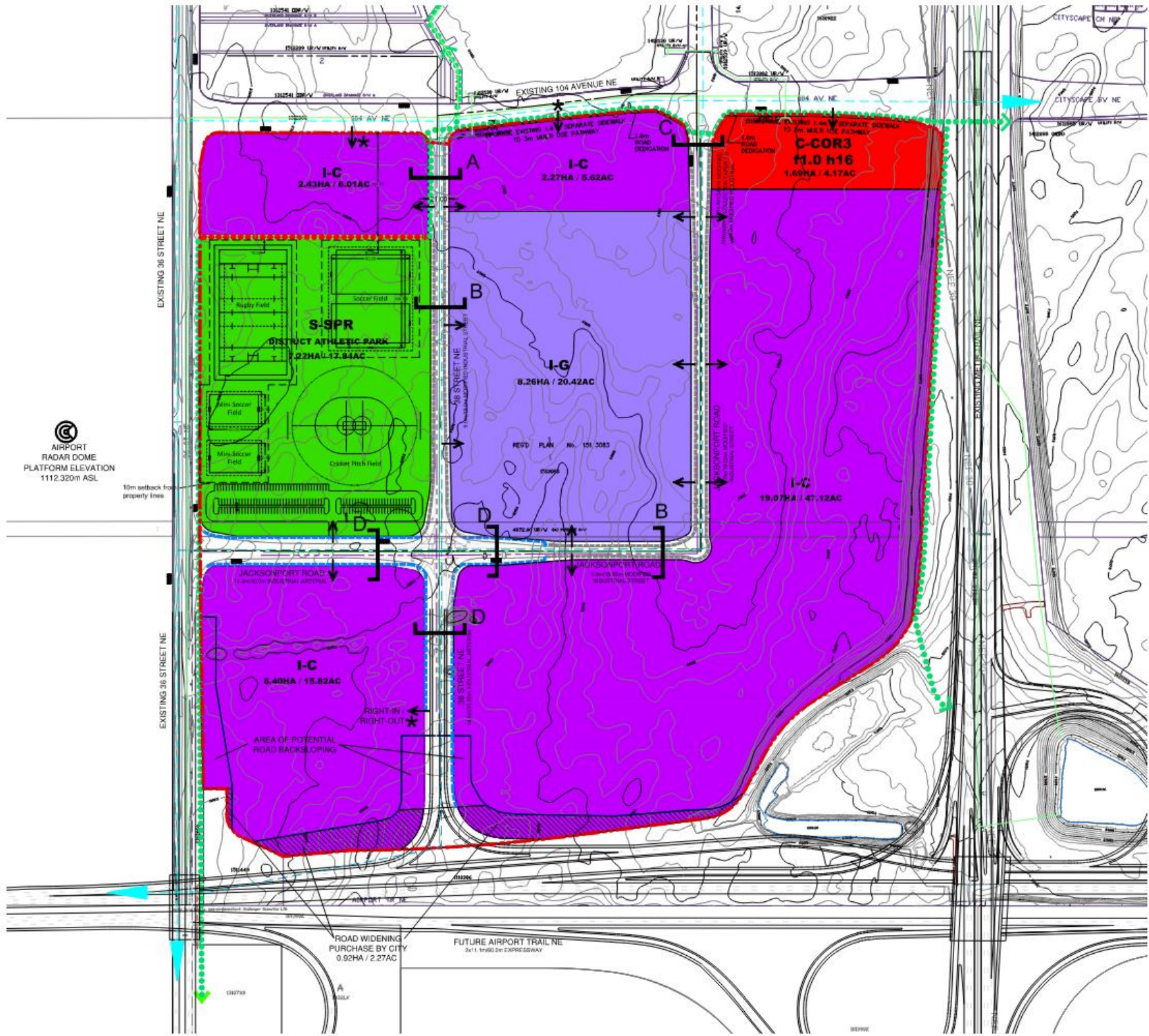


Proposed Outline Plan



scale:



SCALE 1:4000

legend:

- Outline Plan/Land Use Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi Use Pathway
- Bus Pad Location
- Proposed Site Access
- Access location to be determined at DP Stage

Deep Services - Existing

- Storm Main
- Sanitary Sewer/Manhole
- Water Main

Deep Services - Proposed

- Storm Main
- Sanitary Sewer/Manhole
- Water Main

file description:

pre-app: --
LOC: LOC2019-0123

location map:



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:



revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		

municipal address:

4001-104 Avenue NE

legal description:

Plan 1513083; Block1; Lot1

file info:

project no.: C2245
drawn by: TZ/EB
start date: Feb 01, 2019
current date: Jul 27, 2020

project:

**Elevation Landing
Industrial**

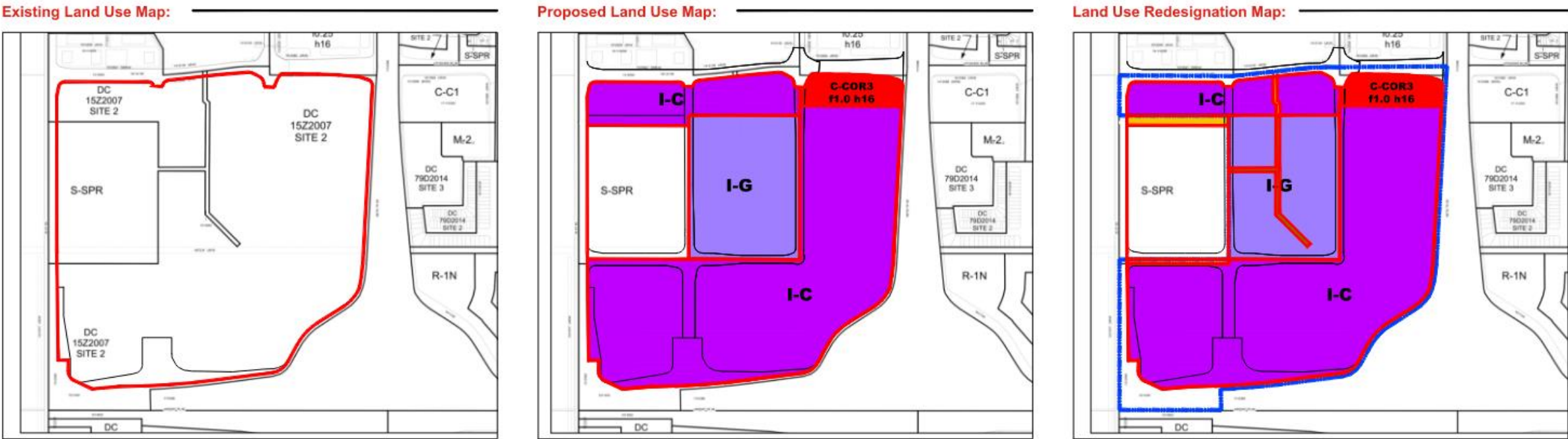
sheet title:

**Outline Plan & Land Use
Redesignation**

exhibit no.:

1.0

Proposed Outline Plan



OUTLINE PLAN STATISTICS				
		Ha	Acs	
Total Area		51.51	127.28	
Road Widening Purchase by City		0.92	2.27	
Gross Development Area		50.59	125.01	100%
INDUSTRIAL				
I-C Industrial -Commercial District		30.18	74.57	59.7%
I-G Industrial General District		8.26	20.42	16.3%
COMMERCIAL				
C-COR3 f1.0 h16 Commercial-Corridor 3 District		1.69	4.17	3.3%
OPEN SPACE				
S-SPR Special Purpose-School, Park Community Reserve District		7.22	17.84	14.3%
Road Areas		3.24	8.01	6.4%

LAND USE REDESIGNATION			
FORM	TO	Ha	Acs
TOTAL AREA		51.51	127.28
DC15Z2007 SITE2	I-G	8.84	21.84
	I-C	31.59	78.06
	C-COR3 f1.0 h16	1.77	4.37
S-SPR	I-C	0.97	2.40
	I-G	0.44	1.09
TOTAL LAND USE CHANGES (FOR FEES)		43.61	107.76
NO LU CHANGE AREA		7.90	19.52



Proposed Land Use Boundary
Proposed Land Use (Net)
I-C Proposed Land Use



1:10,000

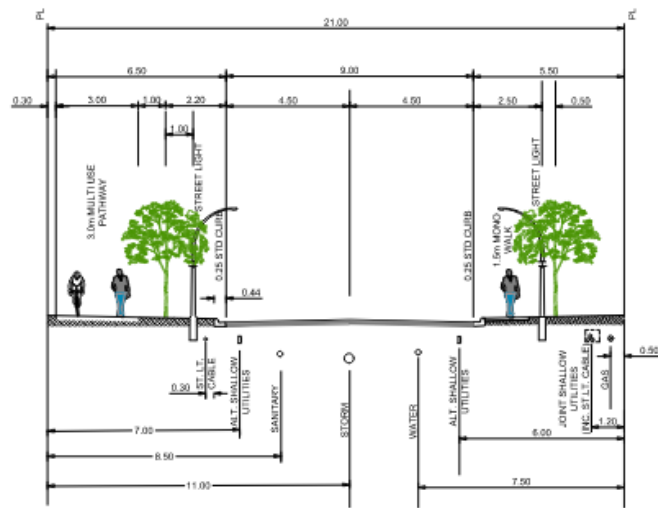


BentallGreenOak

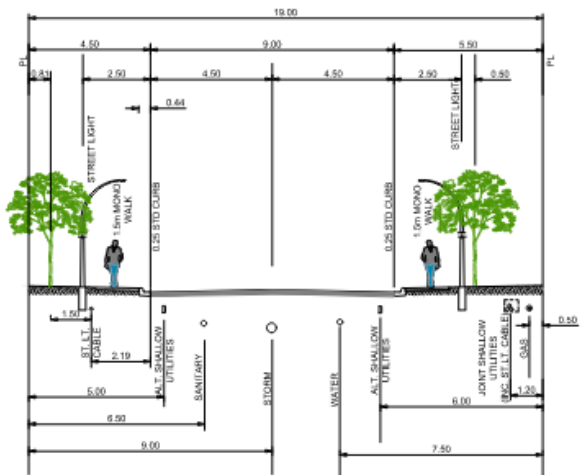
Elevation Landing Industrial
Land Use Redesignation & Statistics

4001-104 Avenue NE
Plan 1513083; Block1; Lot1
July 2020

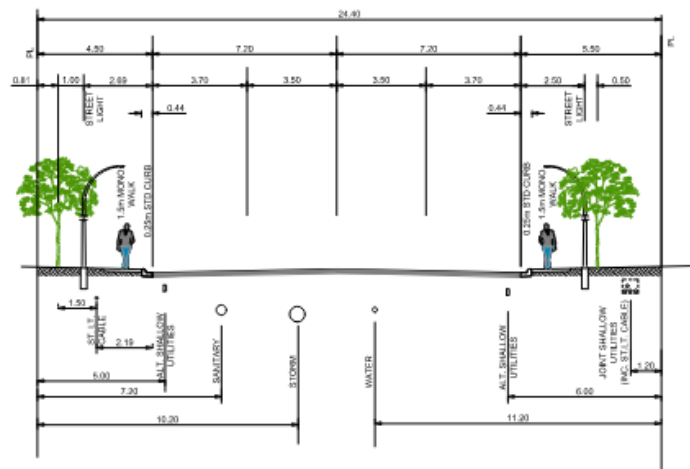
Proposed Outline Plan



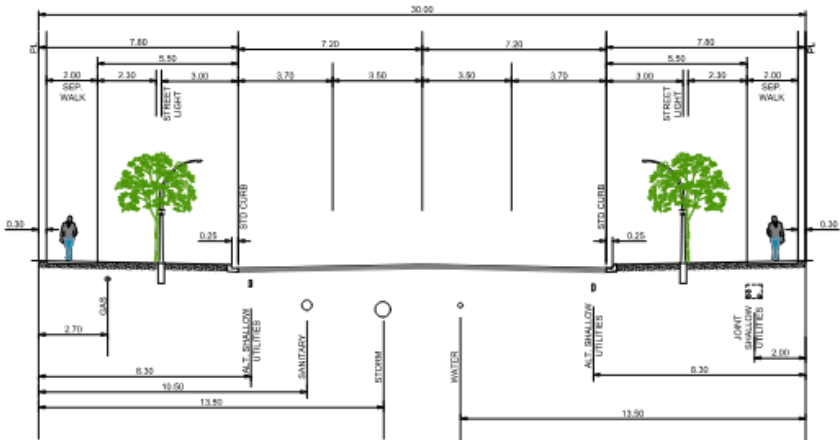
"A" 9m/21.0m MODIFIED INDUSTRIAL STREET
3m multi use pathway and 1.5m mono sidewalk



"B" 9m/19m MODIFIED INDUSTRIAL STREET
mono sidewalk both sides



"C" 14.4m/24.40m MODIFIED
INDUSTRIAL STREET (varies)
with mono sidewalk both sides



"D" 14.4m/30m MODIFIED INDUSTRIAL ARTERIAL STREET
with separate sidewalk both sides



1:10,000

Jul 22, 2020 - 4:10pm W:\C2245 McCall Industrial - Planning 2018Oct15\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2245 OP LU-For CPC July 22, 2020.dwg Layout:11x17 L OP CPC (3)



**Elevation Landing Industrial
Cross Section**

4001-104 Avenue NE
Plan 1513083; Block1; Lot1
July 2020