



Morton
6125 117th Street NW
October, 2020
Marquis Communities Development Inc.

Proposed Outline Plan

File Location: J:\37560_MrtLnLnUsO\15.9 Drawings\59plan\LU & OP (Base)\37560-OP-17.dwg Last Saved: October 5, 2020, by T\Moodle Plotted: Wednesday, March 20, 2019 3:36:48 PM by Taya Moodle

Outline Plan Statistics:					
Subject Site - Gross Area (Morton - Marquis)		±31.28 ha	±77.29 ac		
 Less S-SUN (ER)		±10.65 ha	±26.32 ac		
Gross Developable Area		±20.63 ha	±50.98 ac	100%	
Residential					
 R-1	Residential - One Dwelling	±3.08 ha	±7.61 ac	14.9%	
 R-G	Residential - Low Density Mixed Housing	±2.73 ha	±6.75 ac	13.2%	
 M-1	Multi-Residential - Low Profile	±1.53 ha	±3.78 ac	7.4%	
Total Residential		±7.34 ha	±18.14 ac	35.6%	
Mixed Use / Commercial					
 DC(C-C2 f2.5 h26)	Commercial - Community 2	±4.82 ha	±11.91 ac	23.3%	
Park / Open Space					
 S-SPR (MR)	School, Park & Community Reserve	±2.13 ha	±5.26 ac	10.3%	
 S-CRI (PUL)	City & Regional Infrastructure	±1.25 ha	±3.09 ac	6.1%	
Total Special Purpose		±3.38 ha	±8.35 ac	16.4%	
Roads					
Backsloping		±0.50 ha	±1.24 ac		
Walkway		±0.02 ha	±0.05 ac		
Residential Street (16.0m ROW / 8.5m)		±1.28 ha	±3.16 ac		
Collector Street (21.0m ROW / 10.8m)		±0.97 ha	±2.40 ac		
Custom Collector Street (Varies)		±0.15 ha	±0.37 ac		
Parkway (36.0m ROW / 2x9.1m)		±2.17 ha	±5.36 ha		
Total Roads		±5.09 ha	±12.58 ac	24.7%	
Density & Intensity:					
LU	Area / Frontage	Avg. Lot Width / Units per Ha	Lots/Units	Occupancy	People
R-1	754.64m	12.19m	61	3.30	201
R-G	669.66m	7.92m	84	2.95	248
M-1	±1.53 ha ±3.78 ac	148 upha	226	1.88	425
DC (C-C2 F2.5 H26)	±4.82 ha ±11.91 ac	160 upha	334*	1.88	628
TOTAL			705		1502
*55% of developable site area (3.79ha) are residential units					
Density (705 units / 20.63 ha Gross Developable Area) = 34.17 upha (13.83 upa)					
Intensity (1502 ppl / 31.28 ha Gross Area) = 48.01 ppha (19.42 ppa)					
LU	Commercial / Retail Space (m²)	Intensity Assumption	Employees		
DC (C-C2 f2.5 h26)	8423 m²	46.7sqm / employee	181		
Combined Intensity (181 jobs + 1502 ppl / 31.28 ha) = 54 jobs & ppl / ha					



IBI GROUP
3rd Floor – 227 11 Avenue SW
Calgary AB T2R 1R9 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

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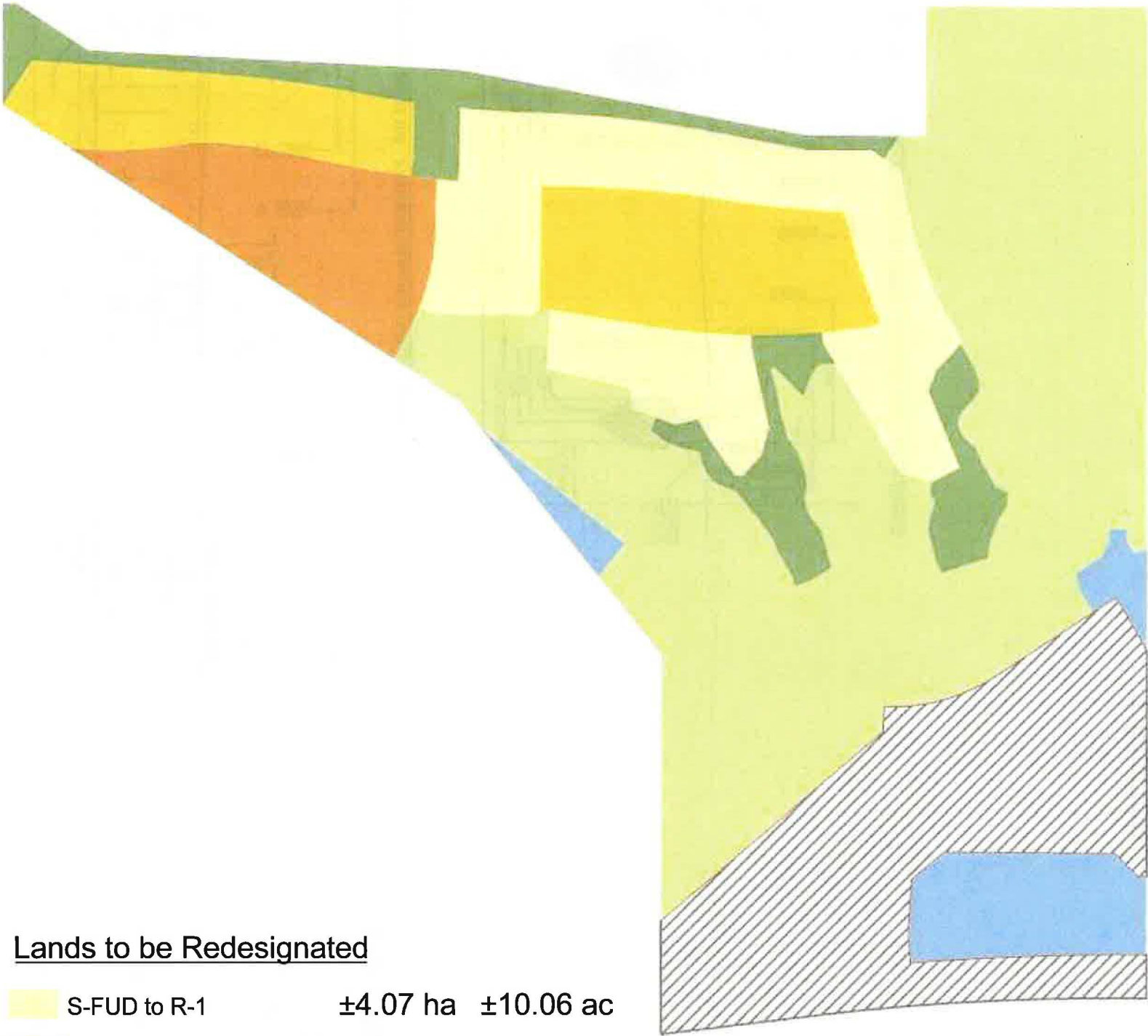
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Lands to be Redesignated

	S-FUD to R-1	±4.07 ha	±10.06 ac
	S-FUD to R-G	±3.50 ha	±8.65 ac
	S-FUD to M-1	±1.89 ha	±4.67 ac
	S-FUD to DC (C-C2 f2.5 h26)	±5.38 ha	±13.29 ac
	S-FUD to S-SPR (MR)	±2.24 ha	±5.54 ac
	S-FUD to S-CRI (PUL)	±1.47 ha	±3.63 ac
	S-FUD to S-SUN (ER)	±12.73 ha	±31.46 ac
Total:		±31.28 ha	±77.29 ac

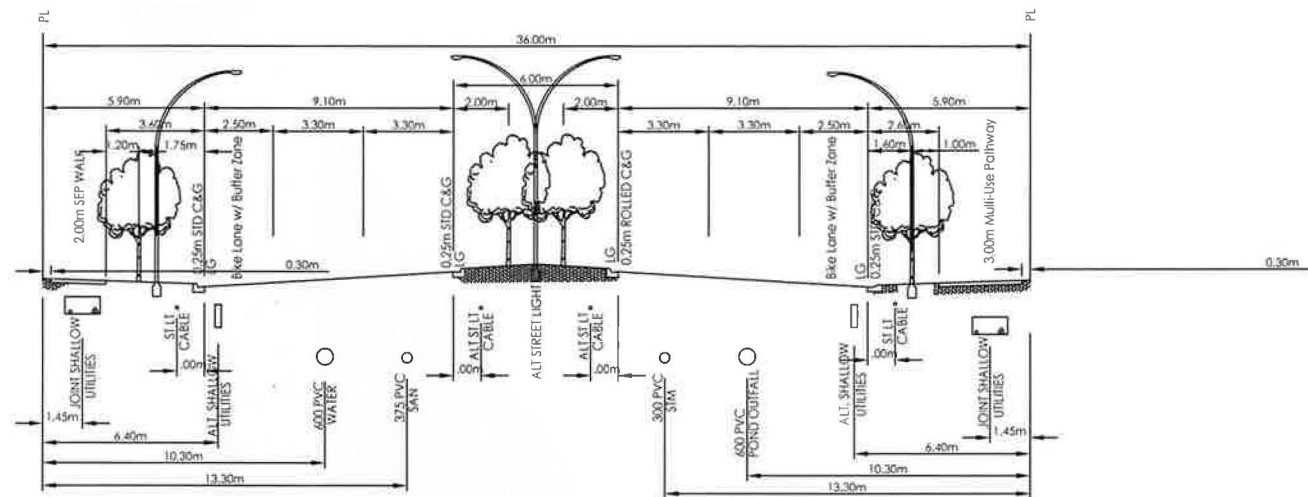


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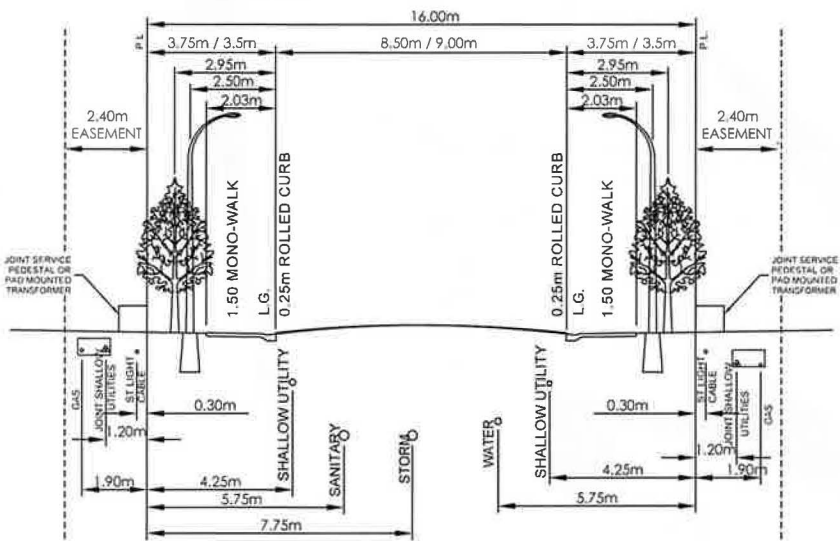
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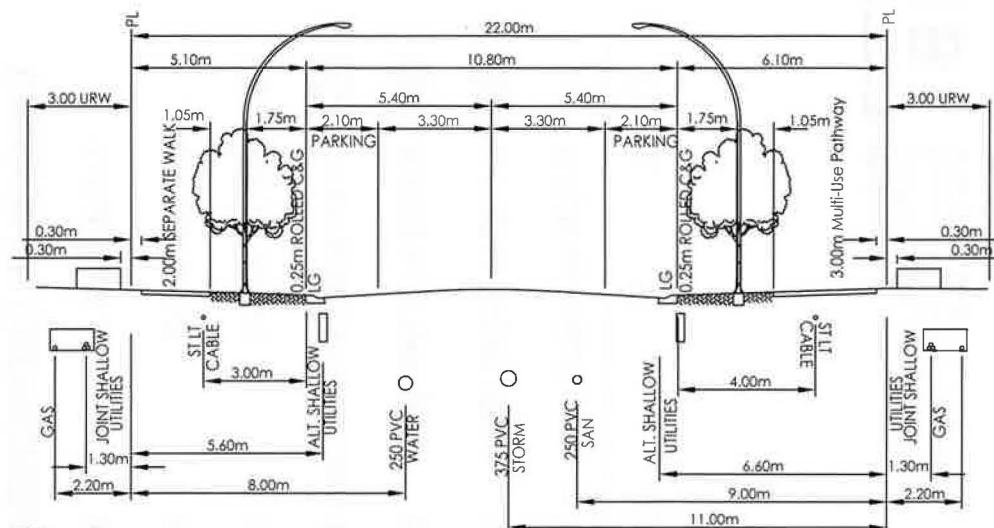
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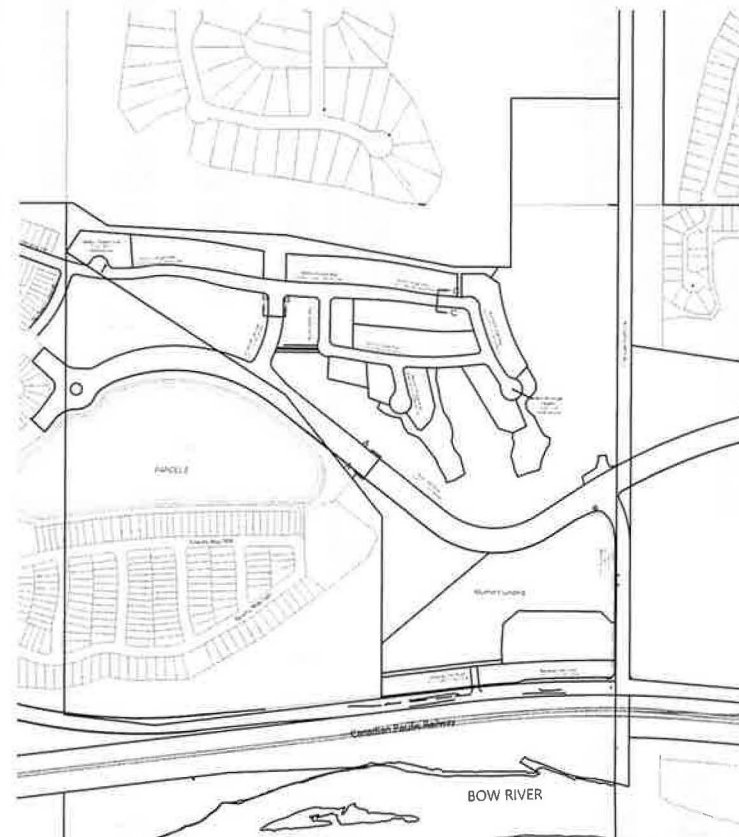
A-A NOSE HILL DRIVE NW - PARKWAY (36.0m ROW / 2x9.1m PAVEMENT)
SCALE 1:200



C-C MORTON RIDGE WAY - RESIDENTIAL STREET (16.0m ROW / 8.5m / 9.0m - PAVEMENT)
SCALE 1:200

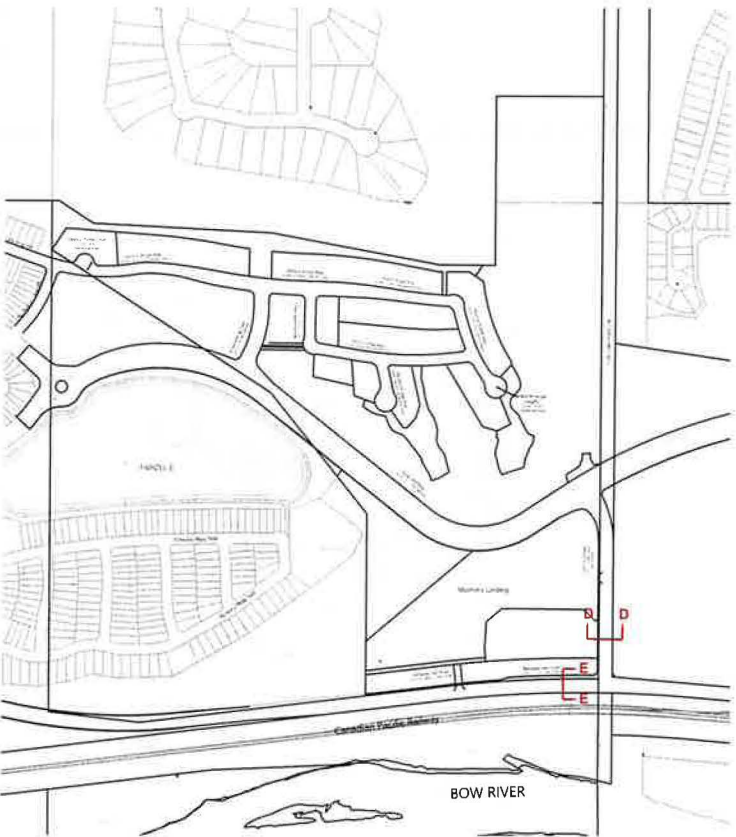
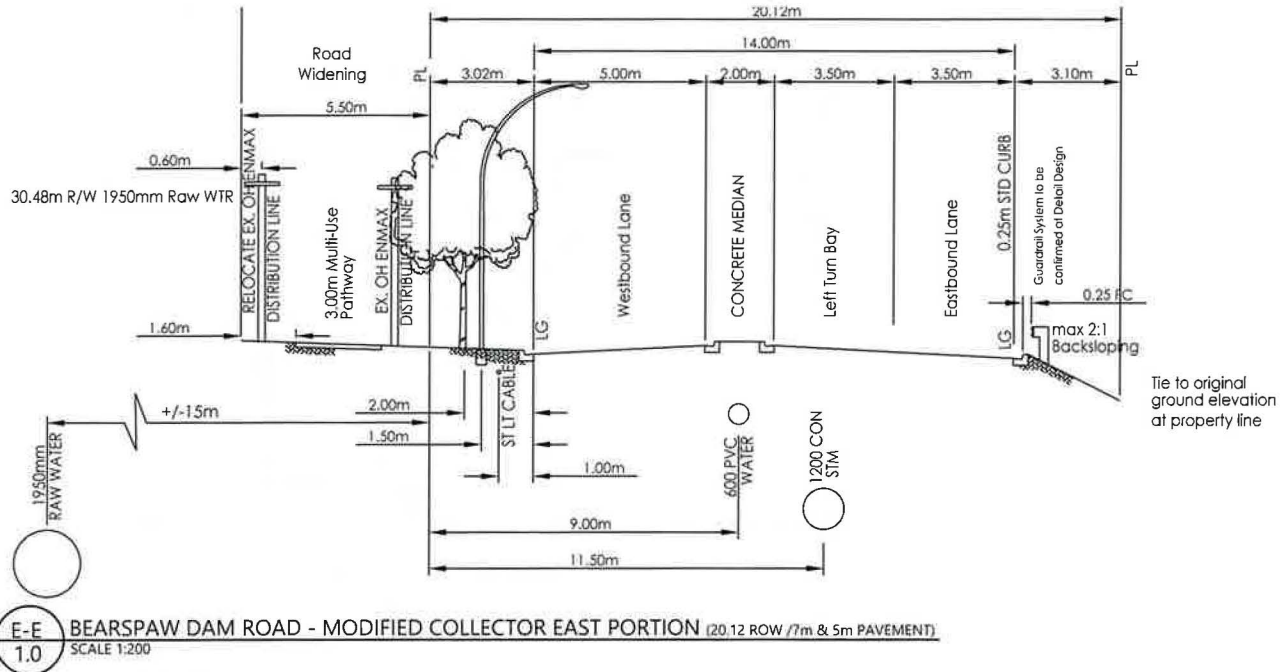
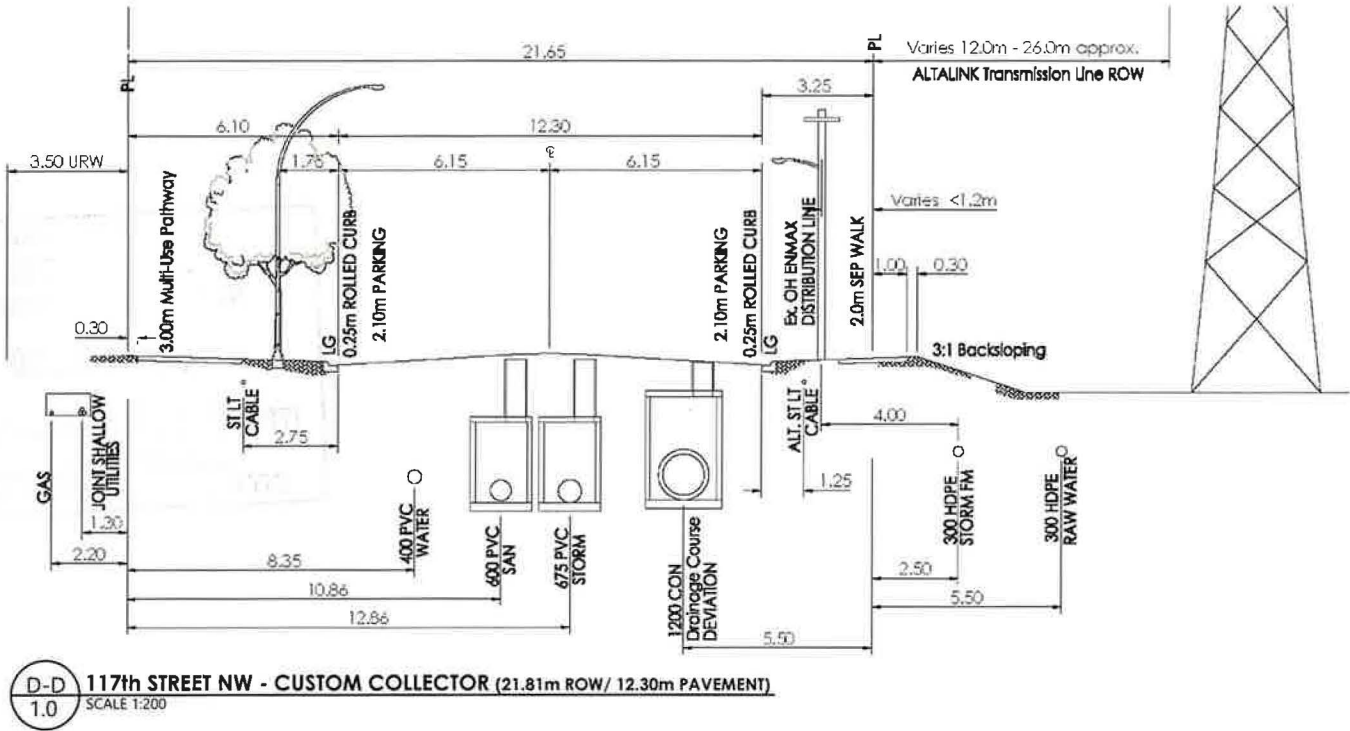


B-B MORTON RIDGE GATE - RESIDENTIAL ENTRANCE STREET (22.0m ROW / 10.8m PAVEMENT)
SCALE 1:200

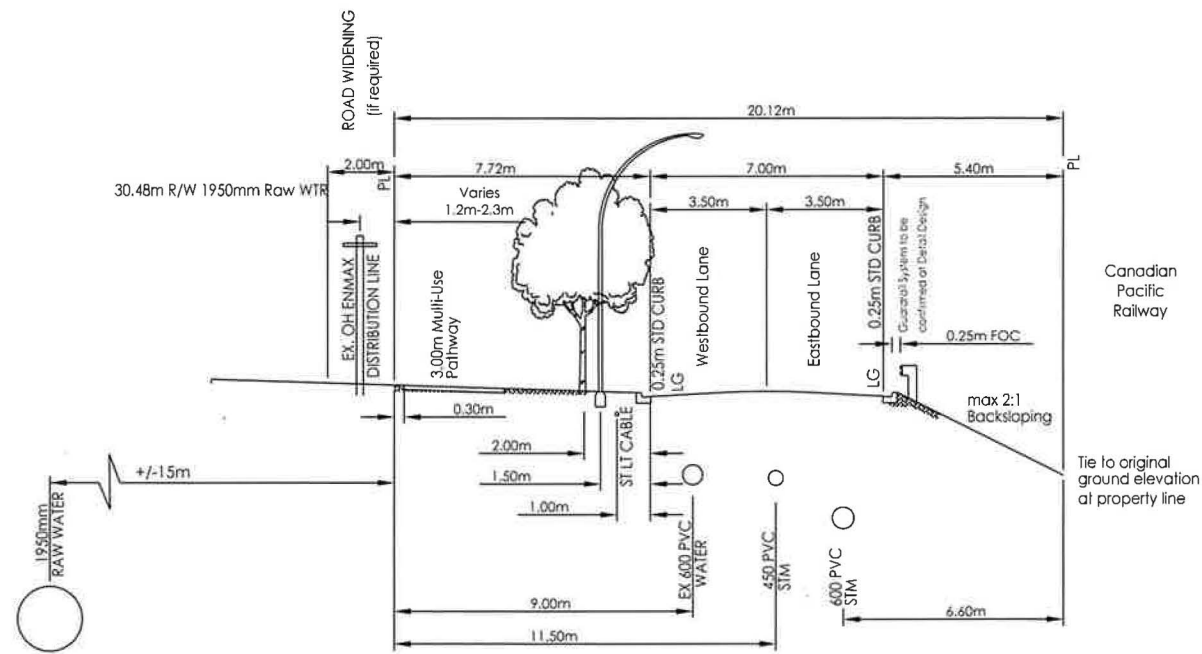


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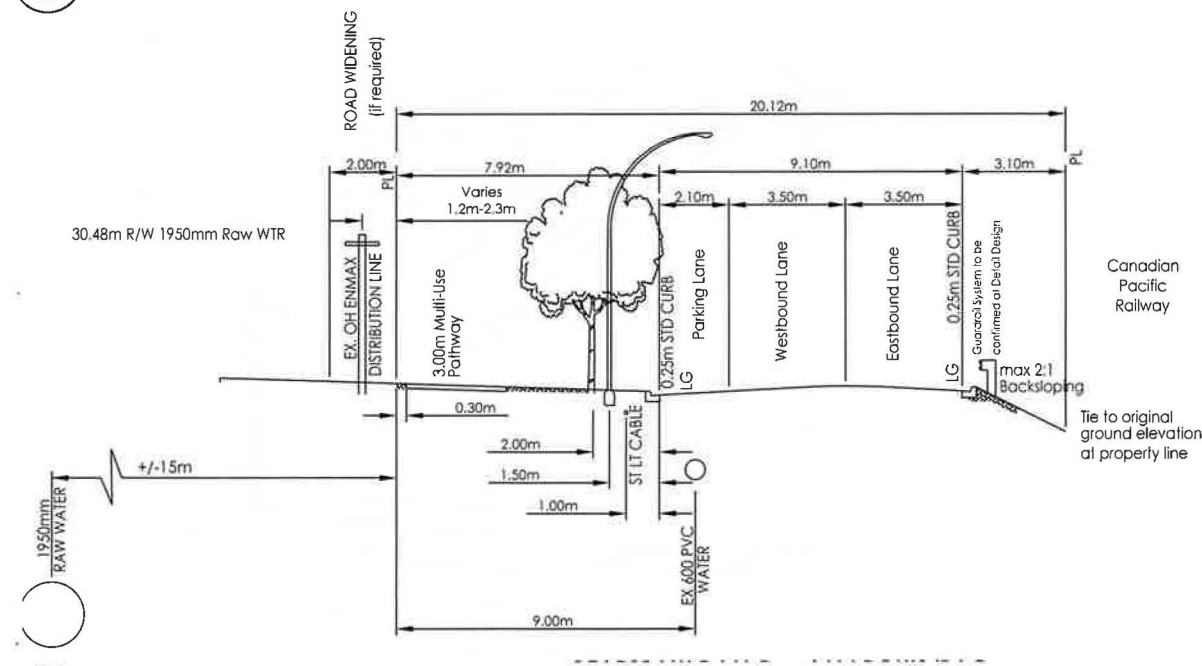
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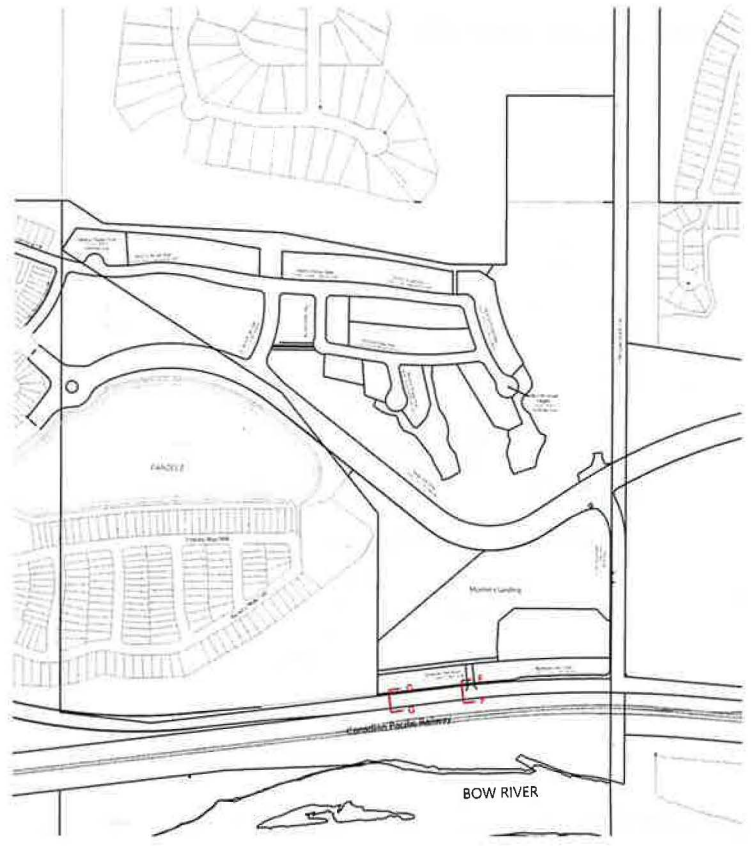


F-F BEARSPAW DAM ROAD - MODIFIED COLLECTOR CENTER PORTION (20.12 ROW / 7.00 PAVEMENT)
SCALE 1:200



G-G BEARSPAW DAM ROAD - MODIFIED COLLECTOR WEST PORTION (20.12 ROW / 7.00 PAVEMENT)
SCALE 1:200

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