



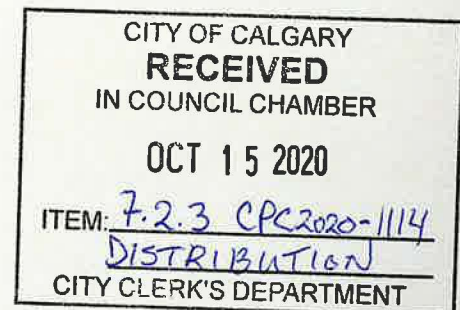
Calgary Planning Commission

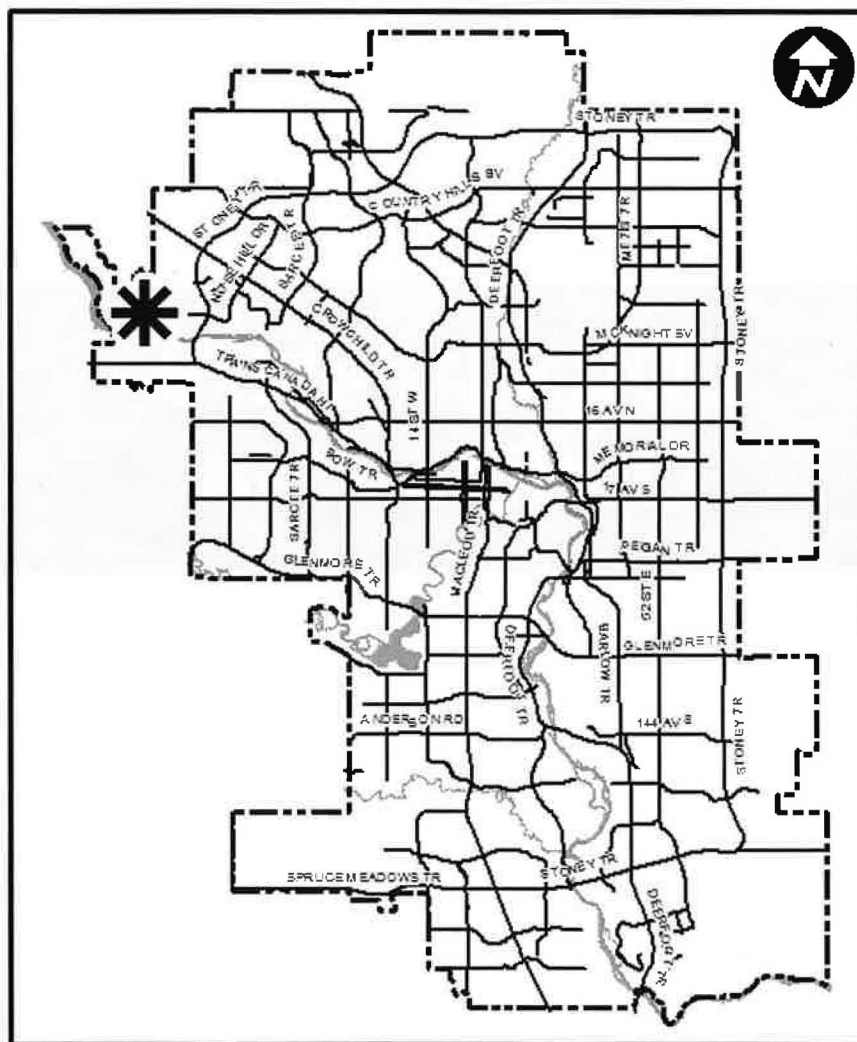
Agenda Item: 7.2.2 & 7.2.3

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LOC2018-0279

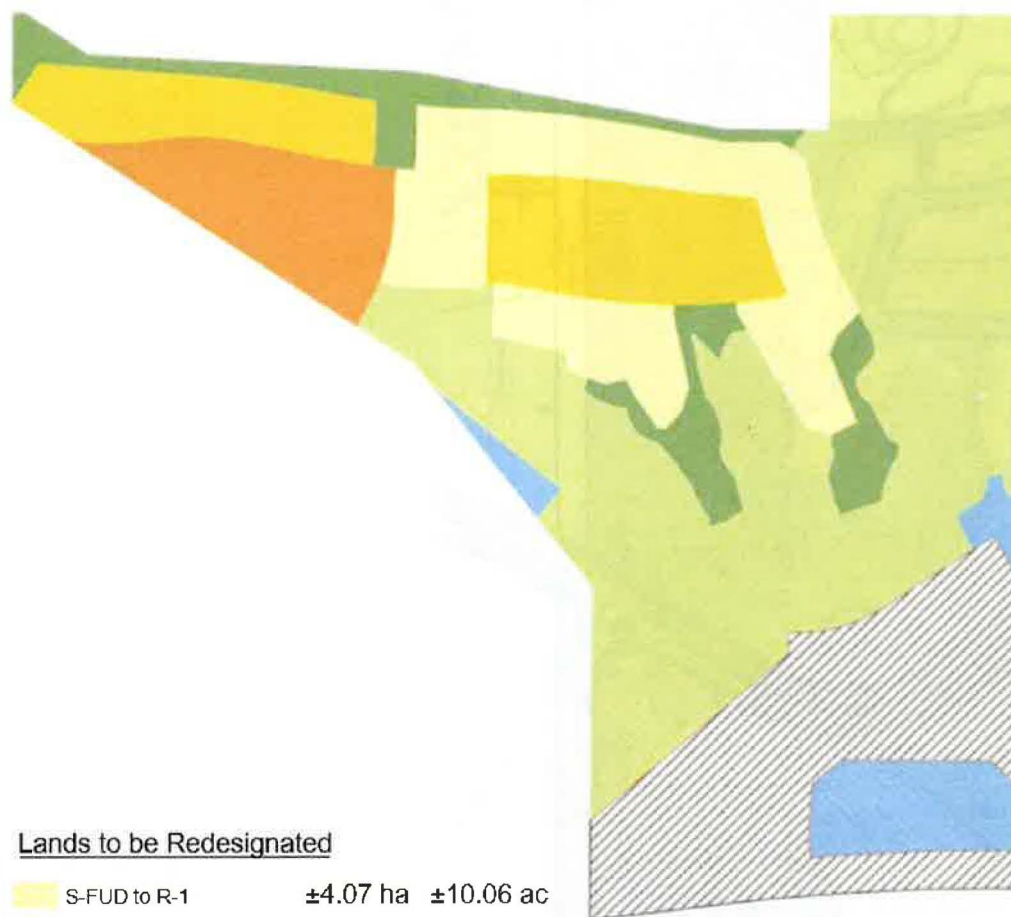
Outline Plan


















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

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 ac	
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





NEW CONDITIONS:

This Outline Plan approval is based on the conditions of the site and the surrounding area, and guidelines and standards, as they exist at the time of approval. The Developer is responsible to ensure all infrastructure can be constructed and development can be undertaken in accordance with conditions, guidelines, and standards that exist at the time of development. If any changes to conditions or updates to guidelines or standards impact the layout of the approved outline plan, it is the Developer's responsibility to accommodate the required changes within their plan or apply for an amendment to the outline plan for the affected portions if a significant change is necessary.

The Provincial Bow Basin Water Management Project currently being undertaken by the provincial government may affect the developability of portions of the Outline Plan if it is determined by the Province that a dam is required on the Bow River at Haskayne Park. In the event such a determination is made, it is the Developer's responsibility to accommodate any necessary changes within their plan or apply for an amendment to the Outline Plan for the affected portions if significant changes are necessary.

RECOMMENDATIONS:

ADMINISTRATION RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 31.28 hectares \pm (77.29 acres \pm) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

ADMINISTRATION RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) to subdivide 31.28 hectares \pm (77.29 acres \pm) with conditions (Attachment 1).

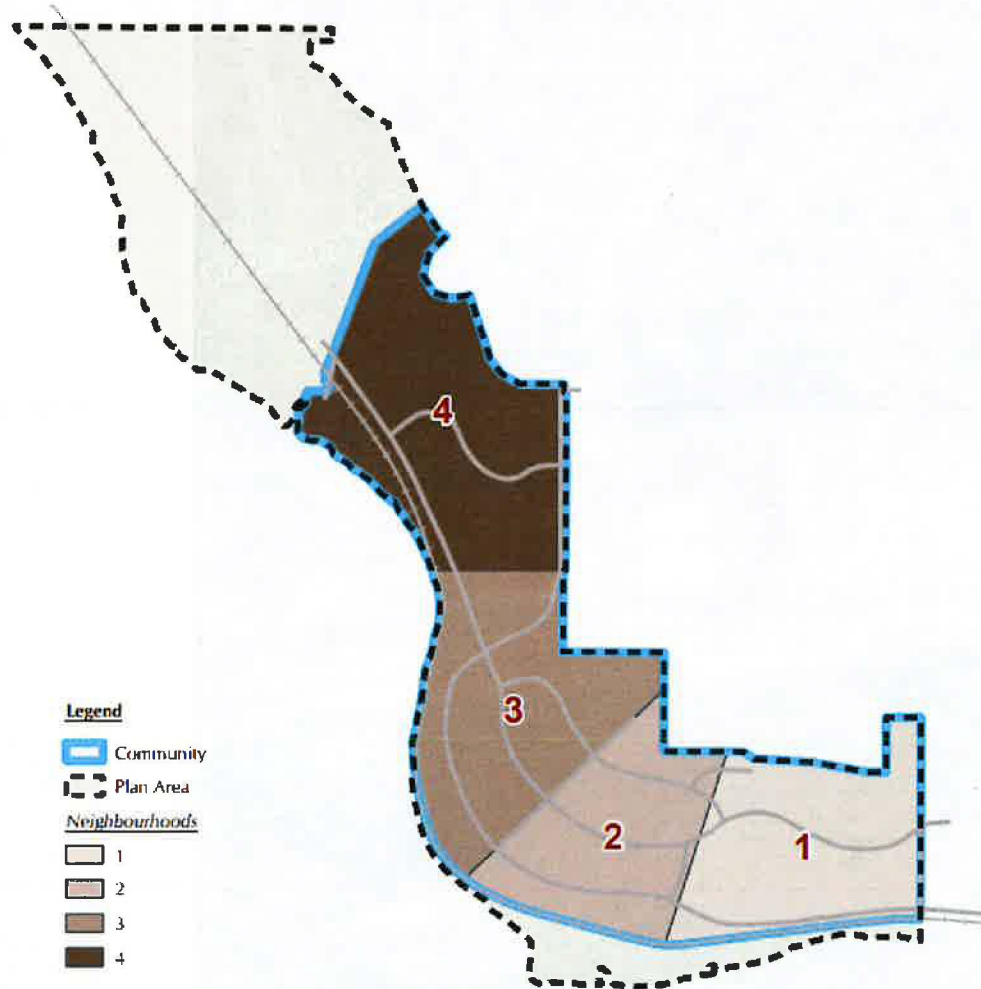
Supplementary Information

Slides 10 to 20

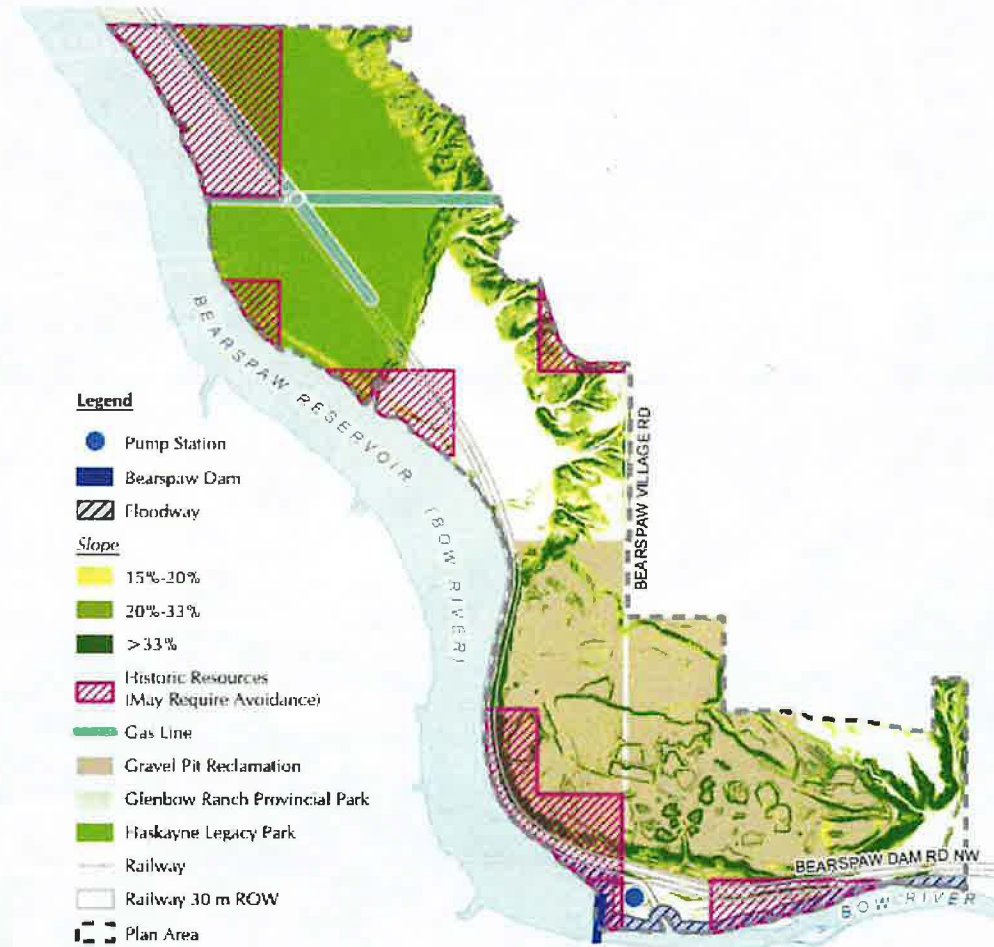




MAP 3: COMMUNITY STRUCTURE

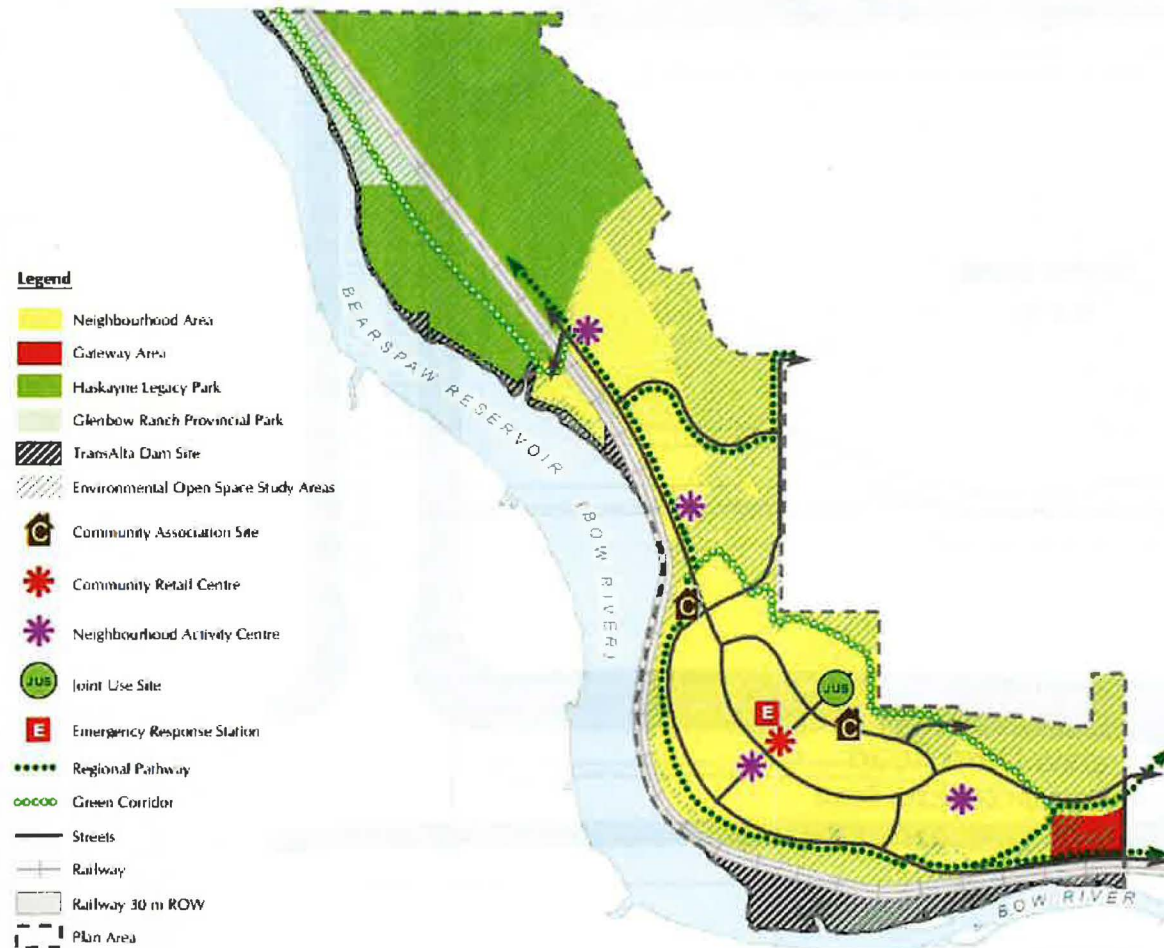


MAP 2: PLAN AREA ATTRIBUTES





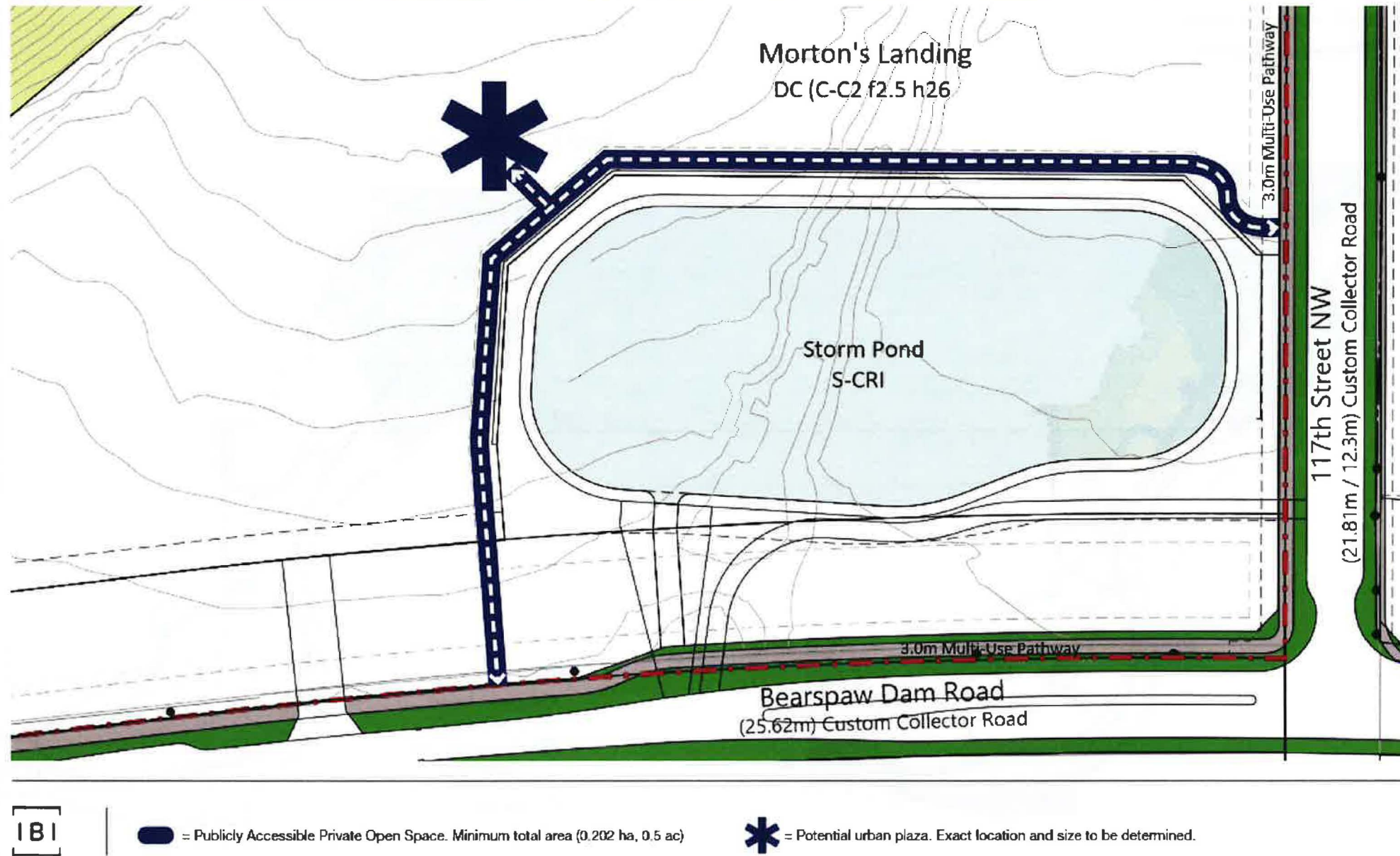
MAP 4: LAND USE CONCEPT

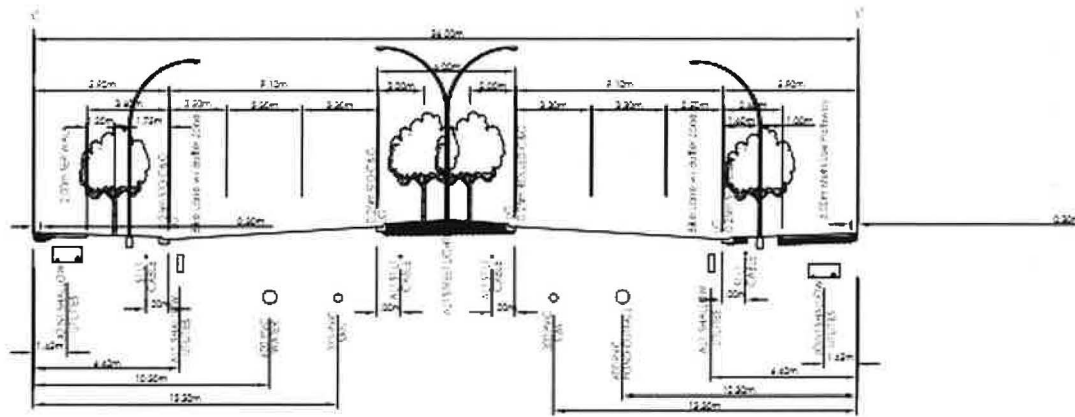


MAP 5: PARKS AND TRAILS

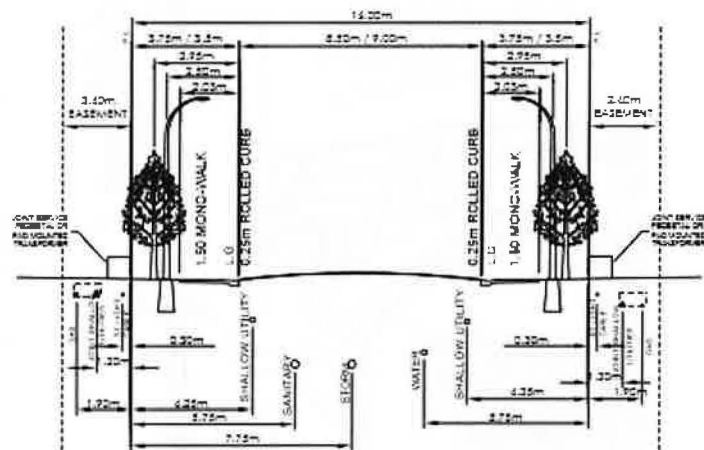


Morton Publicly Accessible Private Open Space Concept

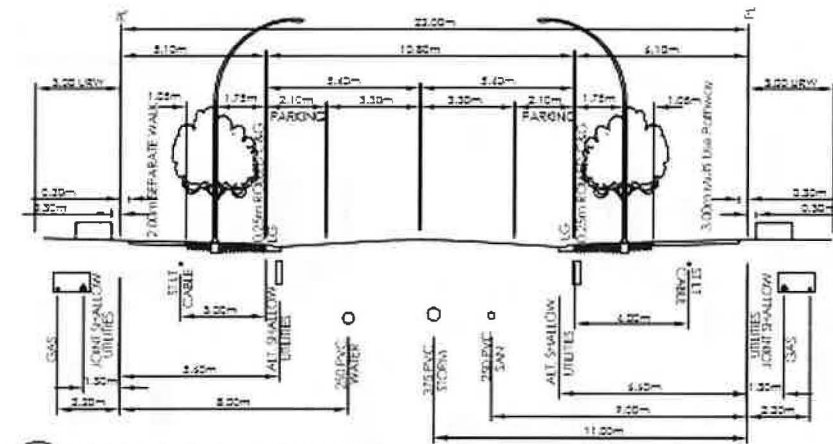




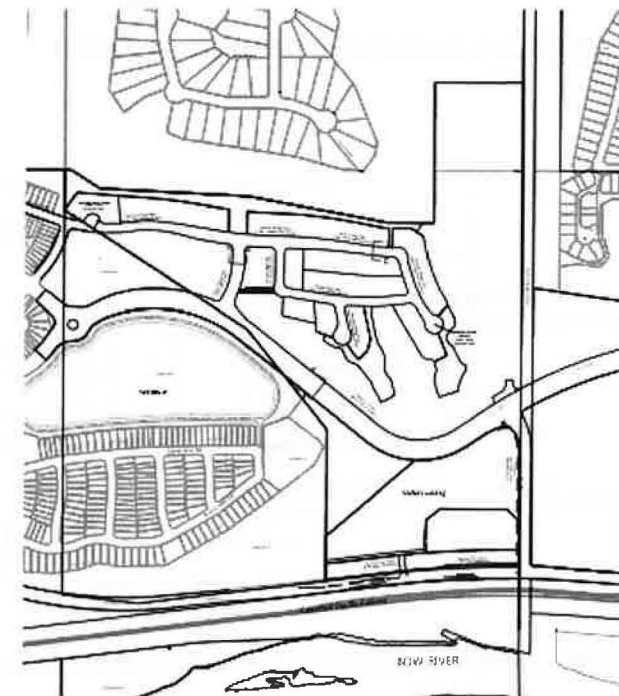
A-A NOSE HILL DRIVE NW - PARKWAY (34.0m ROW / 2x9.1m PAVEMENT)
1.0 SCALE 1:200

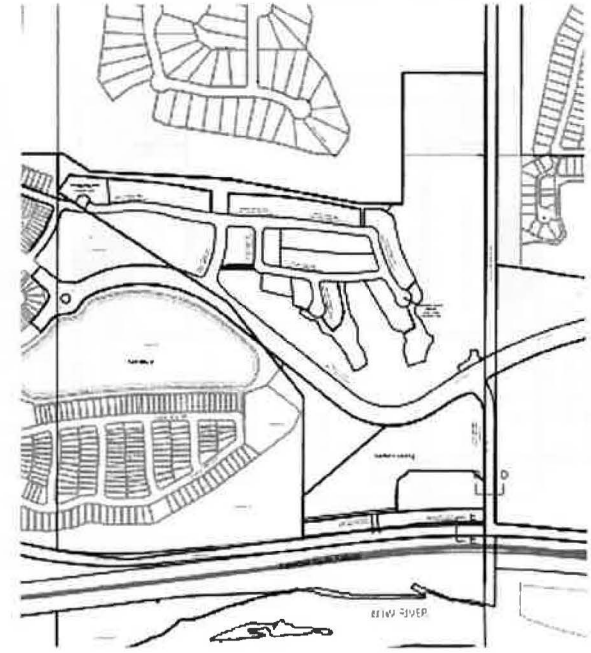


C-C MORTON RIDGE WAY - RESIDENTIAL STREET (16.0m ROW / 3.5m / 9.0m - PAVEMENT)
1.0 SCALE 1:200

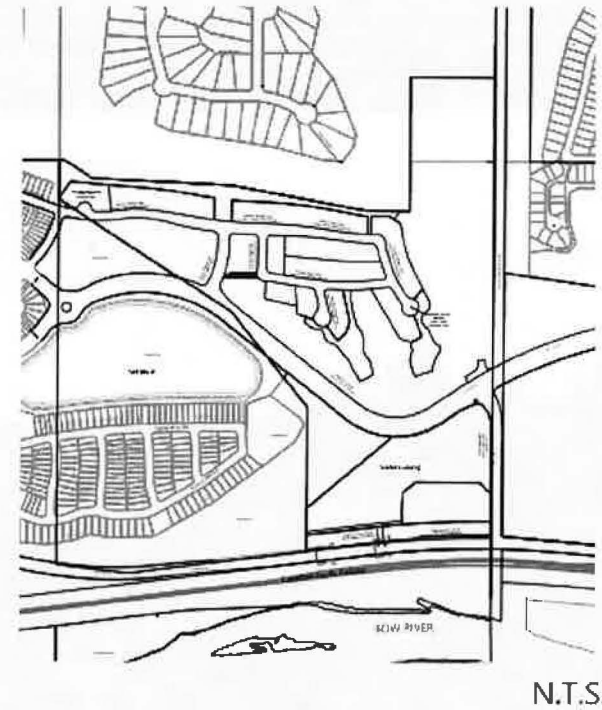
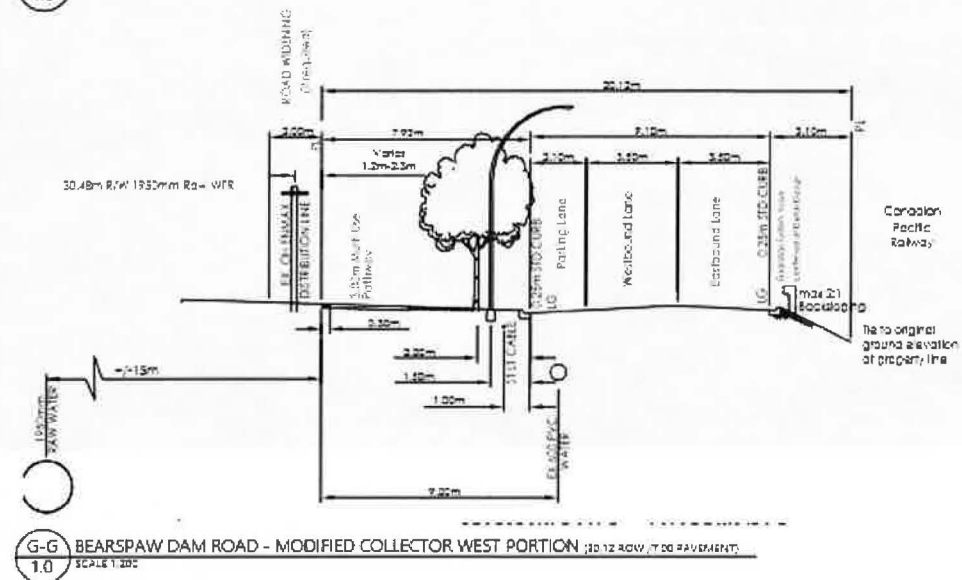
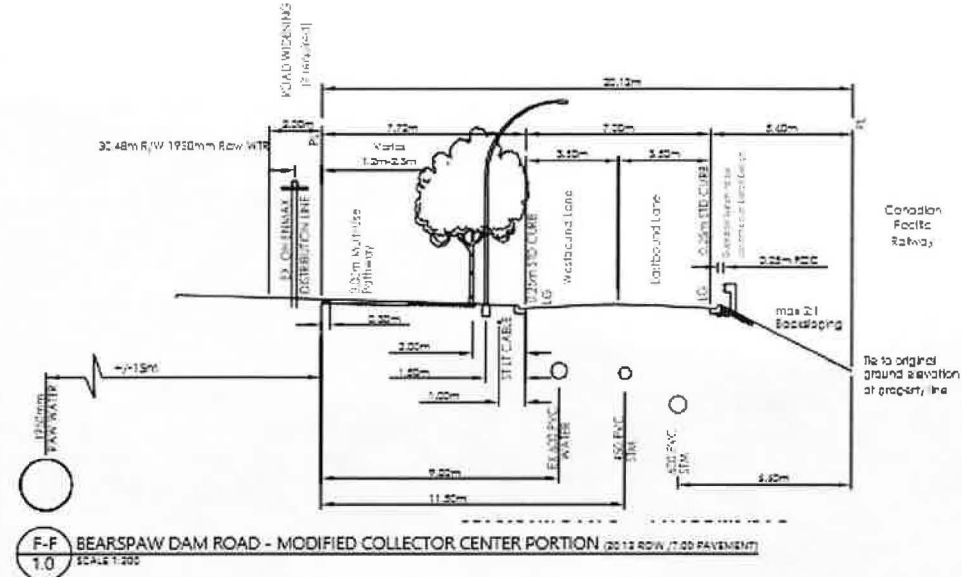


B-8 MORTON RIDGE GATE - RESIDENTIAL ENTRANCE STREET (22.0m ROW/ 10.8m PAVEMENT)
1.0 SCALE 1:200

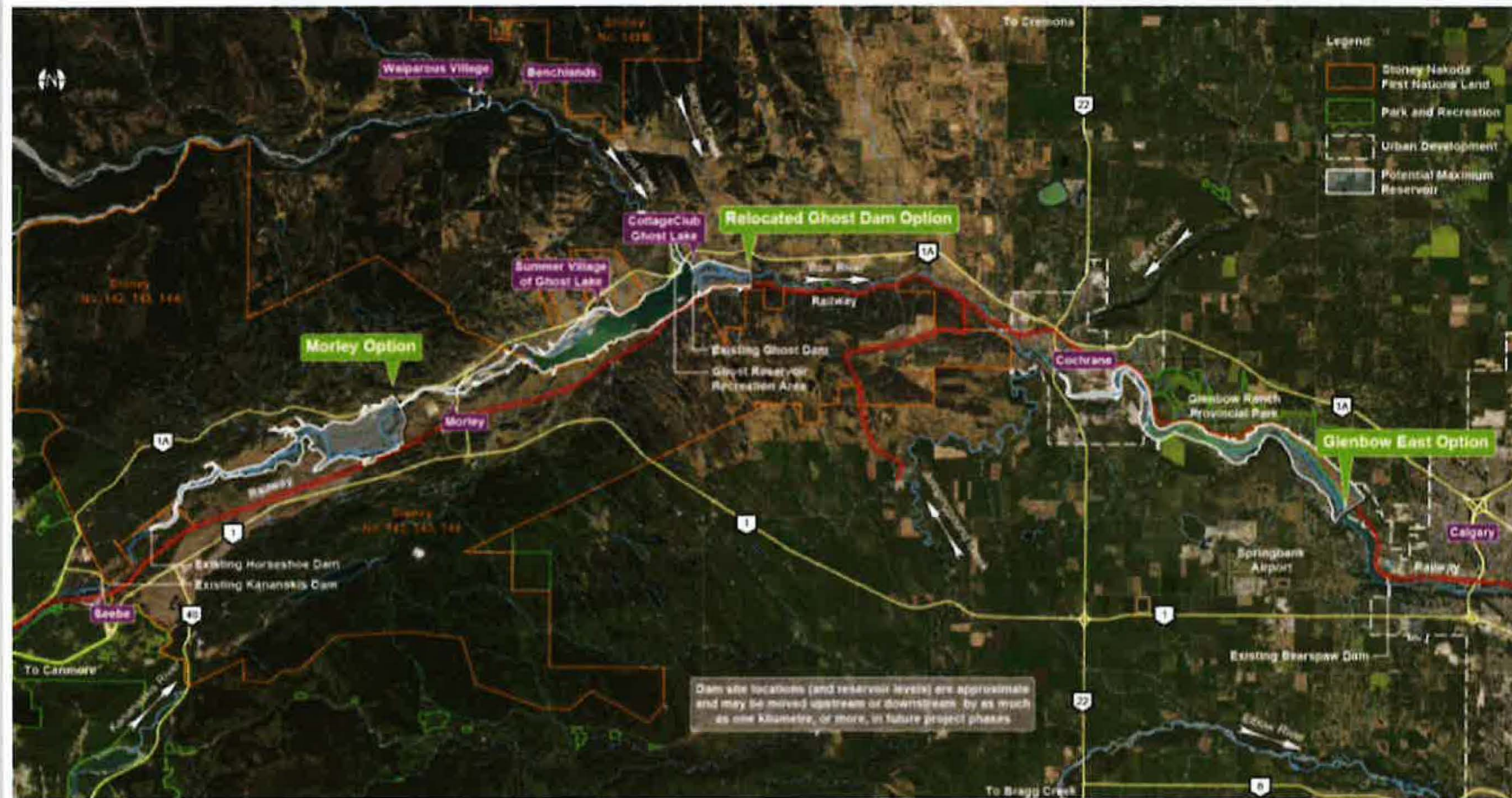




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Project Timeline

2018



- ← Conceptual Assessment
- ← Feasibility Study
- ← Engineering & Regulatory Approval
 - Preliminary Design
 - Environmental Impact Assessment
 - Indigenous People & Stakeholder Consultation
 - Detailed Design
 - Regulatory Approvals Process
- ← Construction
- ← Operation

Minimum 12 years

