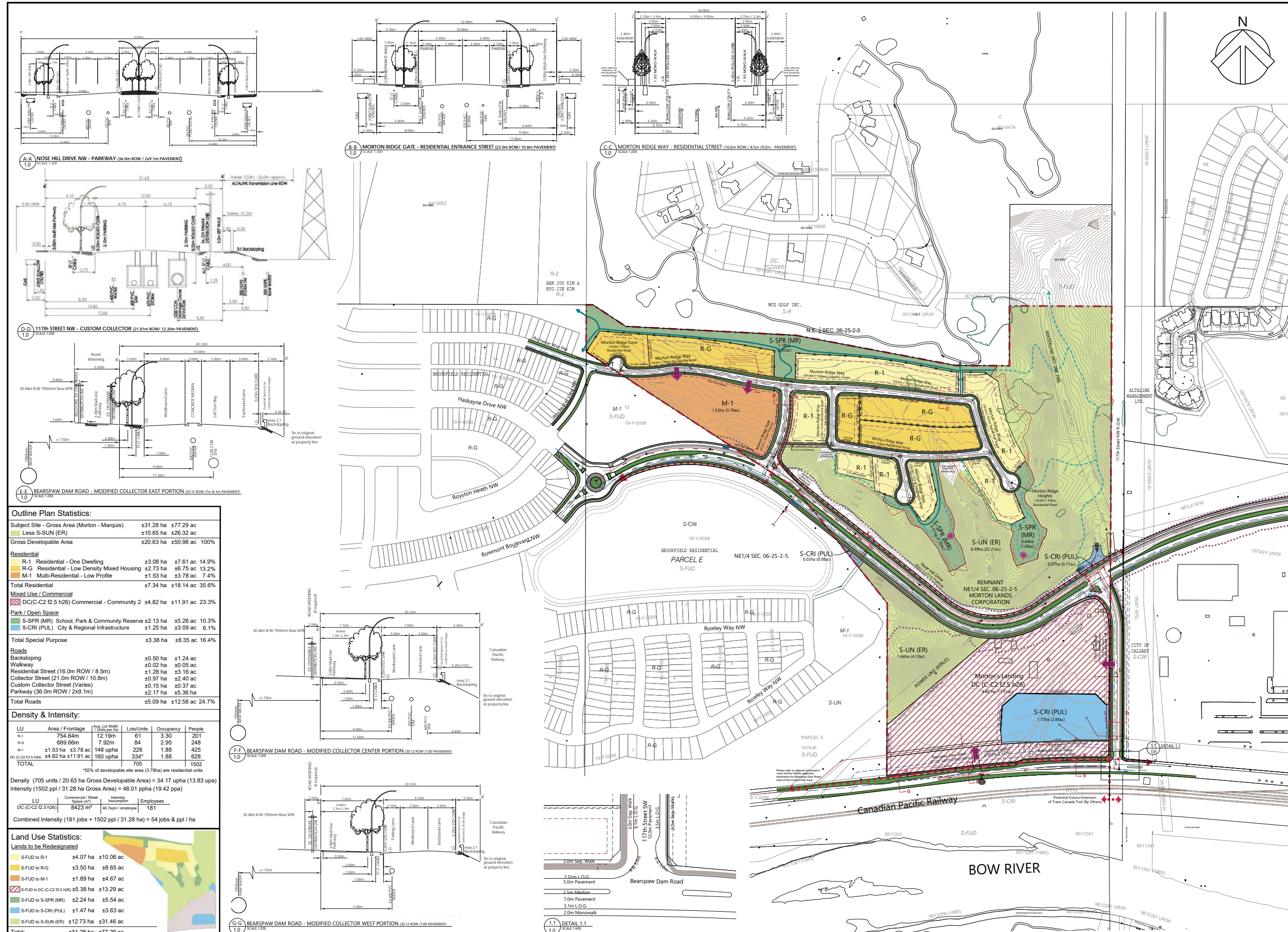


Proposed Outline Plan



Marquis Communities Development Inc.
220, 1414 8th Street SE
Calgary, Alberta T2R 1J6

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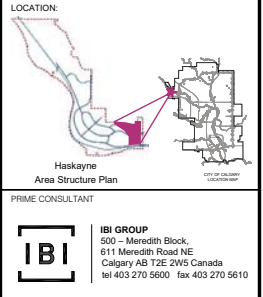
REVISIONS

No.	DATE	APPR.	DESCRIPTION
6	2020-09-03	BL / AP	WIDENED BEARSPAW DAM ROAD
5	2020-05-06	BL / AP	REVISED ROAD WIDTHS
4	2020-04-21	BL / AP	INCREASED PLYS
3	2020-03-11	BL / AP	REVISED 117 ST. ROW & SECTIONS
2	2020-01-22	BL / AP	REVISED S-CRI AREA
1	2018-12-21	BL / AP	LAND USE & OUTLINE PLAN SUBMISSION

- LEGEND**
- OUTLINE PLAN BOUNDARY
 - M-1 PROPOSED LAND USE
 - M-1 PROPOSED LAND USE BY OTHERS
 - S-FUD EXISTING LAND USE
 - CITY OF CALGARY ADJACENT LANDOWNERS
 - SHADOW PLAN BY OTHERS
 - SIDEWALK
 - BUS STOP LOCATION
 - 3.0m MULTI-USE PATHWAY
 - 2.5m LOCAL PATHWAY (Unless otherwise noted on plan)
 - 1.5m TRAIL
 - TOP OF SLOPE
 - TOP OF SLOPE SAFETY SETBACK LINE
 - EXISTING GROUND CONTOURS
 - LIMIT OF GRADING BACKSLOPING FOR NOSE HILL DRIVE
 - BUILDING SETBACK
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - SWALE
 - FENCING ALONG MUNICIPAL RESERVE
 - EXISTING BUILDINGS TO BE REMOVED
 - EXISTING TREES
 - VIEWPOINT

NOTES

1. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY ZONING BY-LAW.
2. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY DEVELOPMENT BY-LAW.
3. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY UTILITIES BY-LAW.
4. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY TRAFFIC BY-LAW.
5. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY SIGNAGE BY-LAW.
6. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY LANDSCAPE BY-LAW.
7. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY TREE BY-LAW.
8. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY BIKEWAY BY-LAW.
9. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY PLAYSPACE BY-LAW.
10. REFER TO THE CITY OF CALGARY WEBSITE FOR THE LATEST CITY OF CALGARY COMMUNITY DEVELOPMENT BY-LAW.



PROJECT
Morton
6125 117th Street NW
Ptn. of NE of Sec. 6.25.2, W5M

PROJECT NO: 37560
DRAWN BY: TM
CHKD BY: BL / AP
SCALE: 1:2500
START DATE: 2017-09-20
CURRENT DATE: 2020-10-05

Land Use & Outline Plan
1.0

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%
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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

Walkway	±0.50 ha	±1.24 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 (705 units per ha)	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	48 Traps / employee	181

Combined Intensity (181 jobs + 1502 ppl / 31.28 ha) = 54 jobs & ppl / ha

Land Use Statistics:

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