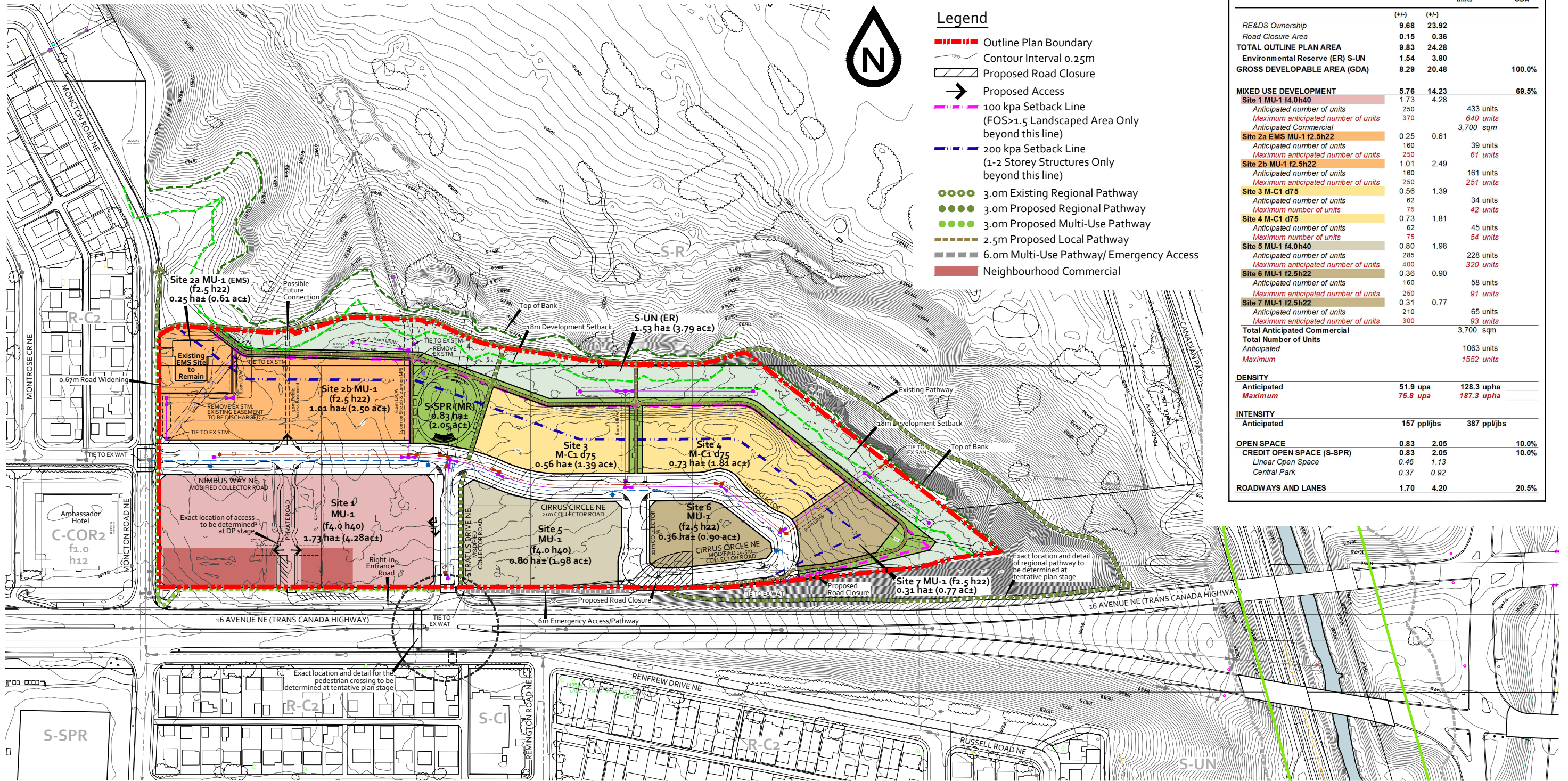


# PROPOSED OUTLINE PLAN

Calgary Planning Commission is the Approving Authority for the Outline Plan.  
Attachments for Council's reference only.



OUTLINE PLAN STATISTICS			
	Hectares	Acres	# of units
	(+/-)	(+/-)	
RE&DS Ownership	9.68	23.92	
Road Closure Area	0.15	0.36	
<b>TOTAL OUTLINE PLAN AREA</b>	<b>9.83</b>	<b>24.28</b>	
Environmental Reserve (ER) S-UN	1.54	3.80	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>8.29</b>	<b>20.48</b>	<b>100.0%</b>
<b>MIXED USE DEVELOPMENT</b>	<b>5.76</b>	<b>14.23</b>	<b>69.5%</b>
<b>Site 1 MU-1 f4.0h4.0</b>	1.73	4.28	
Anticipated number of units	250		433 units
Maximum anticipated number of units	370		640 units
Anticipated Commercial			3,700 sqm
<b>Site 2a EMS MU-1 f2.5h22</b>	0.25	0.61	
Anticipated number of units	160		39 units
Maximum anticipated number of units	250		61 units
<b>Site 2b MU-1 f2.5h22</b>	1.01	2.49	
Anticipated number of units	160		161 units
Maximum anticipated number of units	250		251 units
<b>Site 3 M-C1 d75</b>	0.56	1.39	
Anticipated number of units	62		34 units
Maximum number of units	75		42 units
<b>Site 4 M-C1 d75</b>	0.73	1.81	
Anticipated number of units	62		45 units
Maximum number of units	75		54 units
<b>Site 5 MU-1 f4.0h4.0</b>	0.80	1.98	
Anticipated number of units	285		228 units
Maximum anticipated number of units	400		320 units
<b>Site 6 MU-1 f2.5h22</b>	0.36	0.90	
Anticipated number of units	160		58 units
Maximum anticipated number of units	250		91 units
<b>Site 7 MU-1 f2.5h22</b>	0.31	0.77	
Anticipated number of units	210		65 units
Maximum anticipated number of units	300		93 units
<b>Total Anticipated Commercial</b>			3,700 sqm
<b>Total Number of Units</b>			
Anticipated			1063 units
Maximum			1552 units
<b>DENSITY</b>			
Anticipated	51.9 upa		128.3 upha
Maximum	75.8 upa		187.3 upha
<b>INTENSITY</b>			
Anticipated	157 ppl/jbs		387 ppl/jbs
<b>OPEN SPACE</b>			
CREDIT OPEN SPACE (S-SPR)	0.83	2.05	10.0%
Linear Open Space	0.46	1.13	
Central Park	0.37	0.92	
<b>ROADWAYS AND LANES</b>	1.70	4.20	20.5%

Real Estate & Development Services (RE&DS)

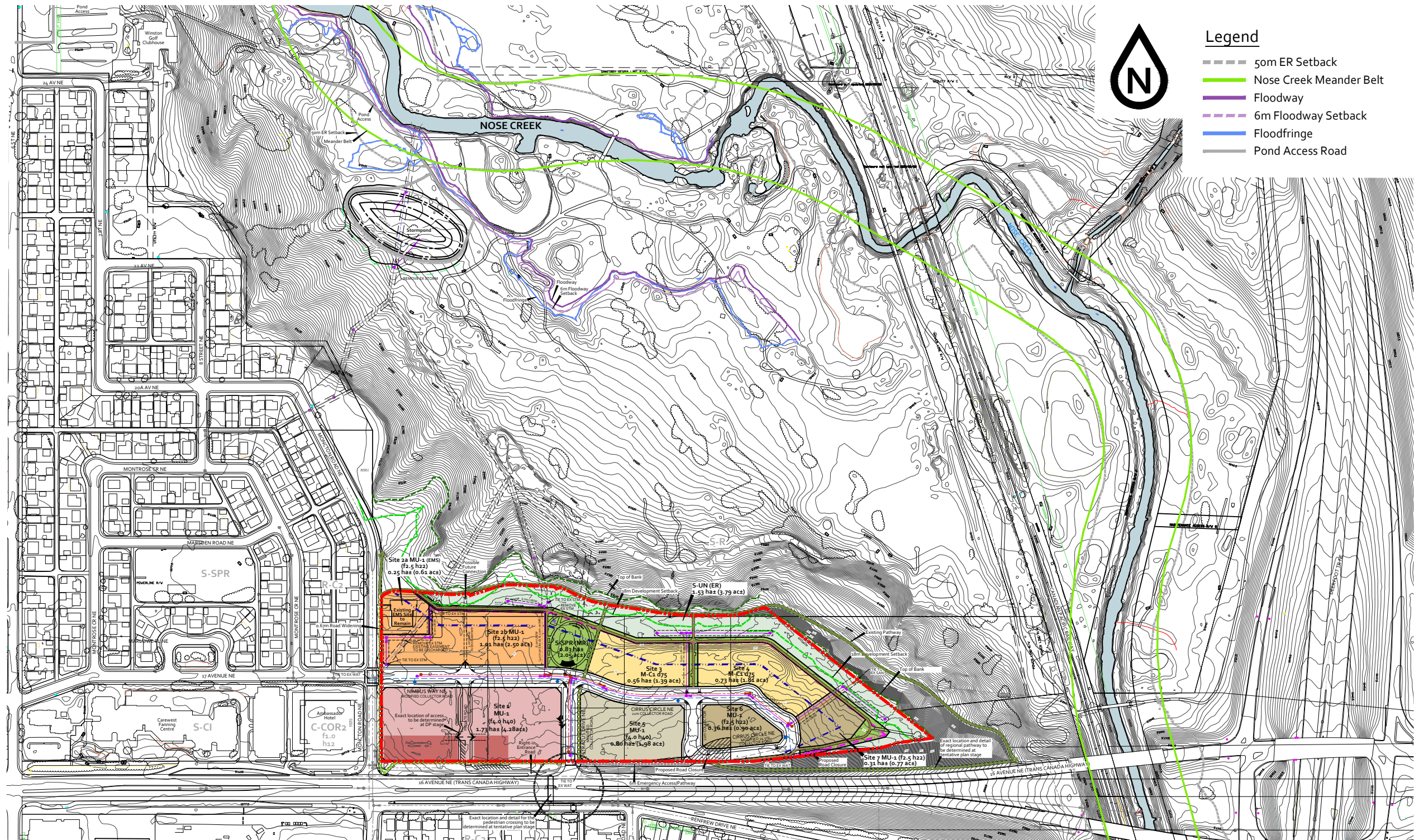


SITUATED

## Midfield Heights Outline Plan & Land Use Redesignation

January 2021

# OFF-SITE STORMPOND



Real Estate & Development  
Services (RE&DS)



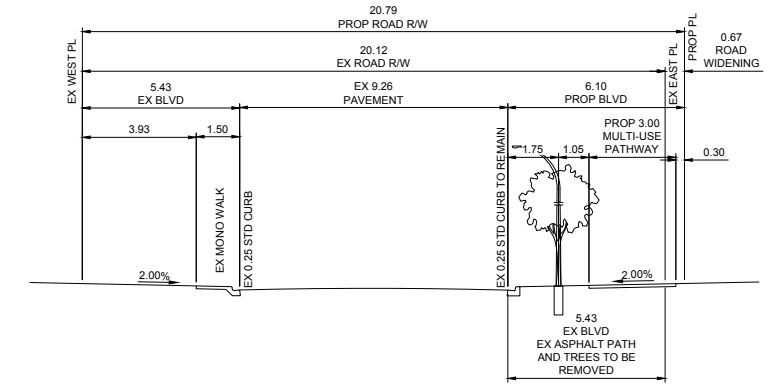
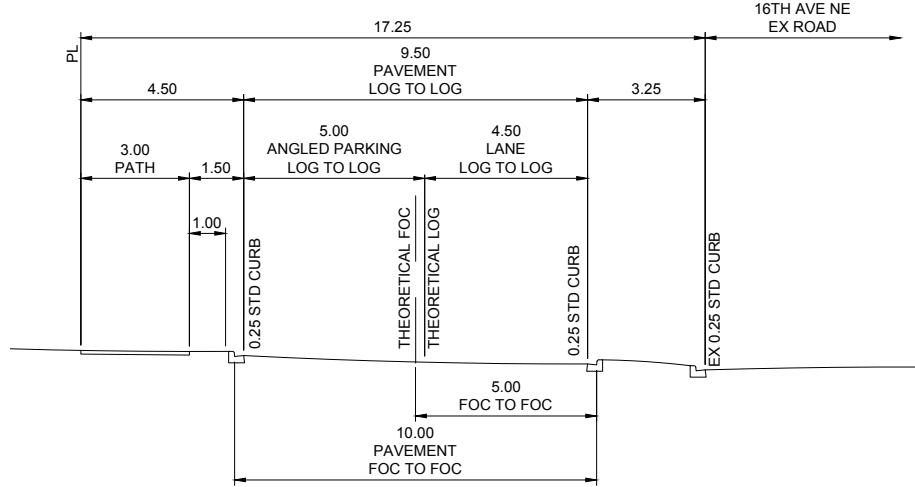
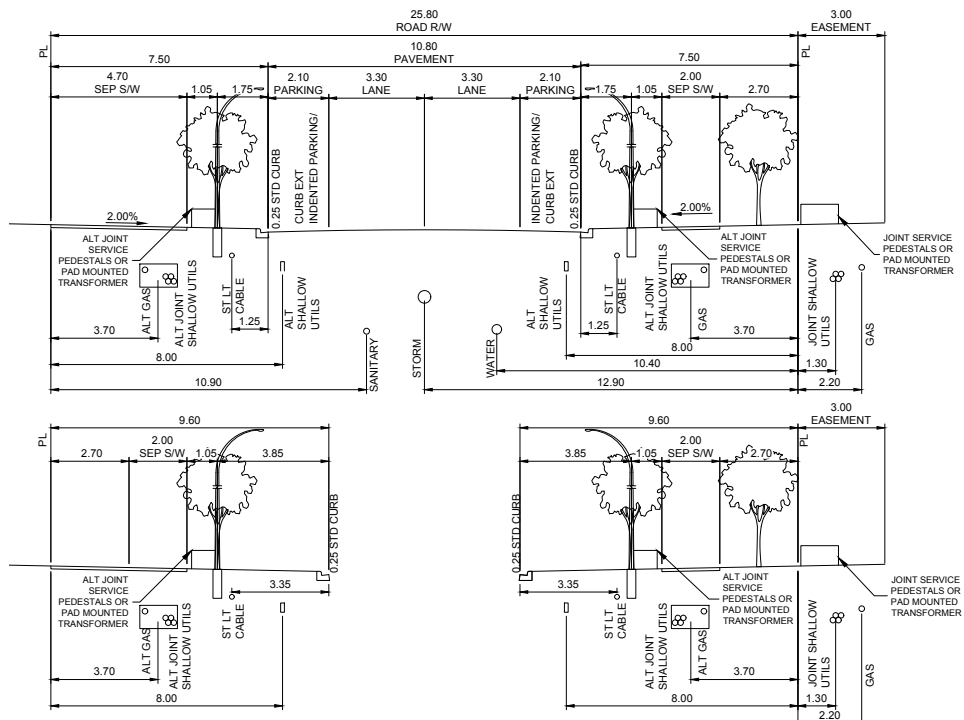
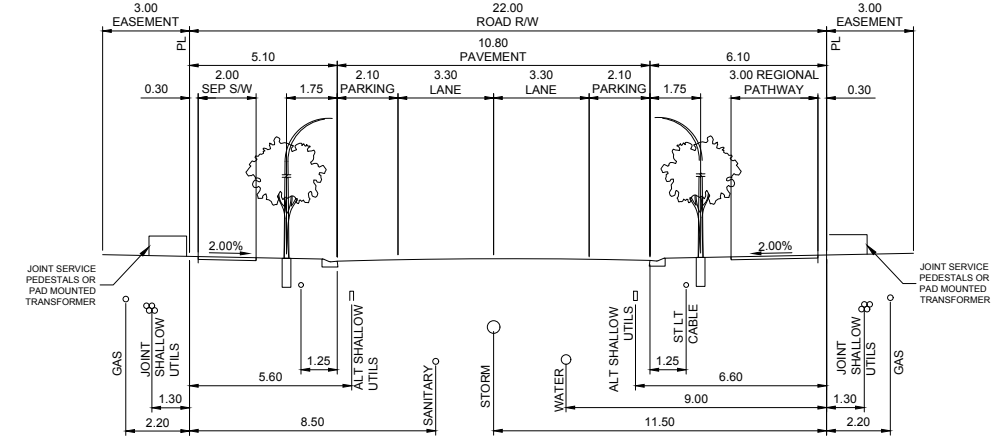
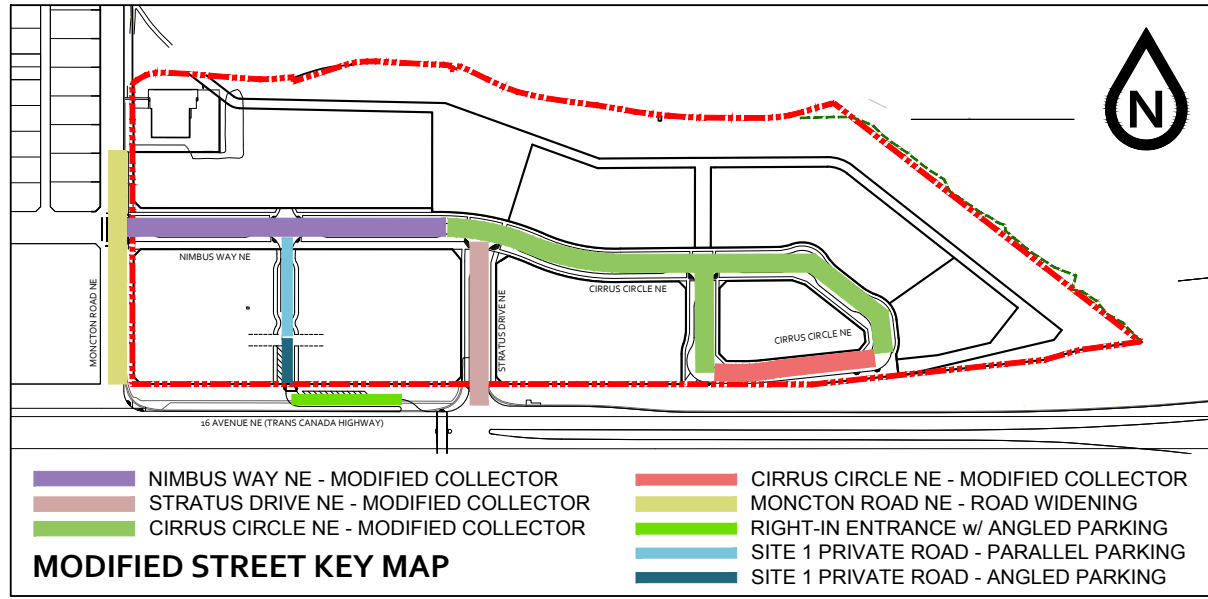
Midfield Heights

## Outline Plan & Land Use Redesignation

January 2021

Page 2 of 5

# STREET SECTIONS 1



Real Estate & Development  
Services (RE&DS)

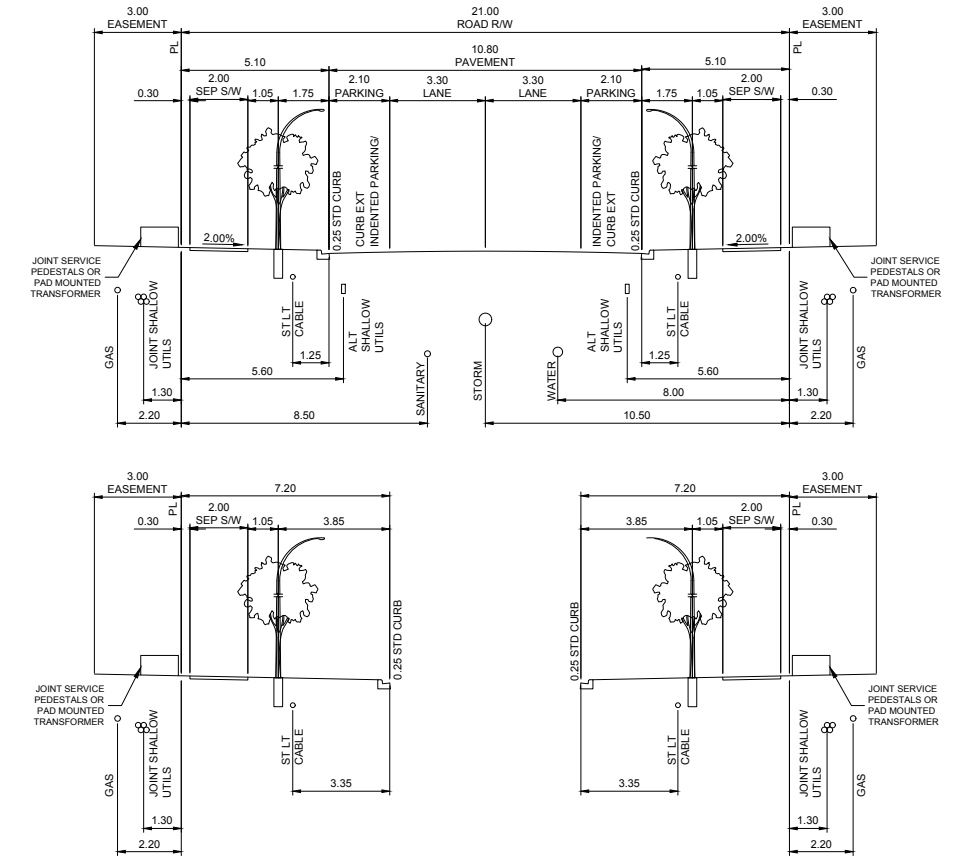
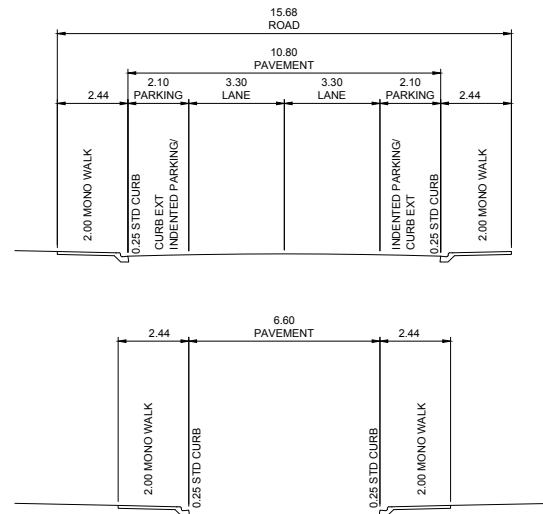
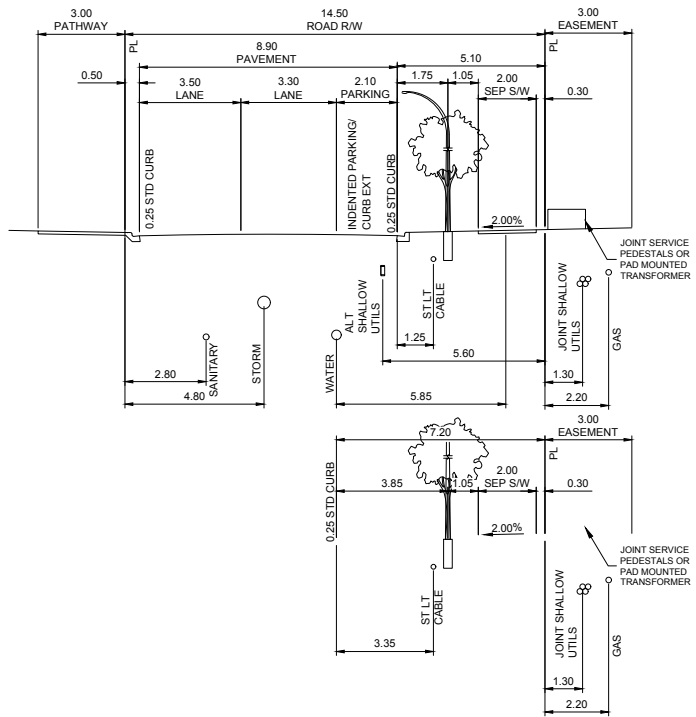
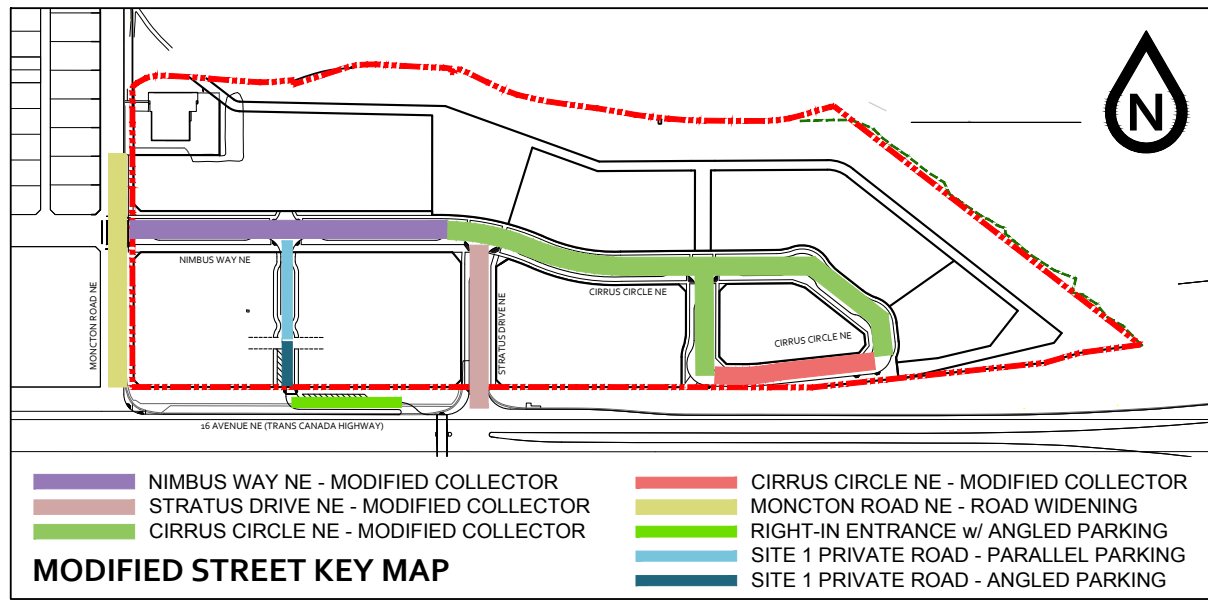


Midfield Heights

## Outline Plan & Land Use Redesignation

January 2021

# STREET SECTIONS 2



Real Estate & Development  
Services (RE&DS)

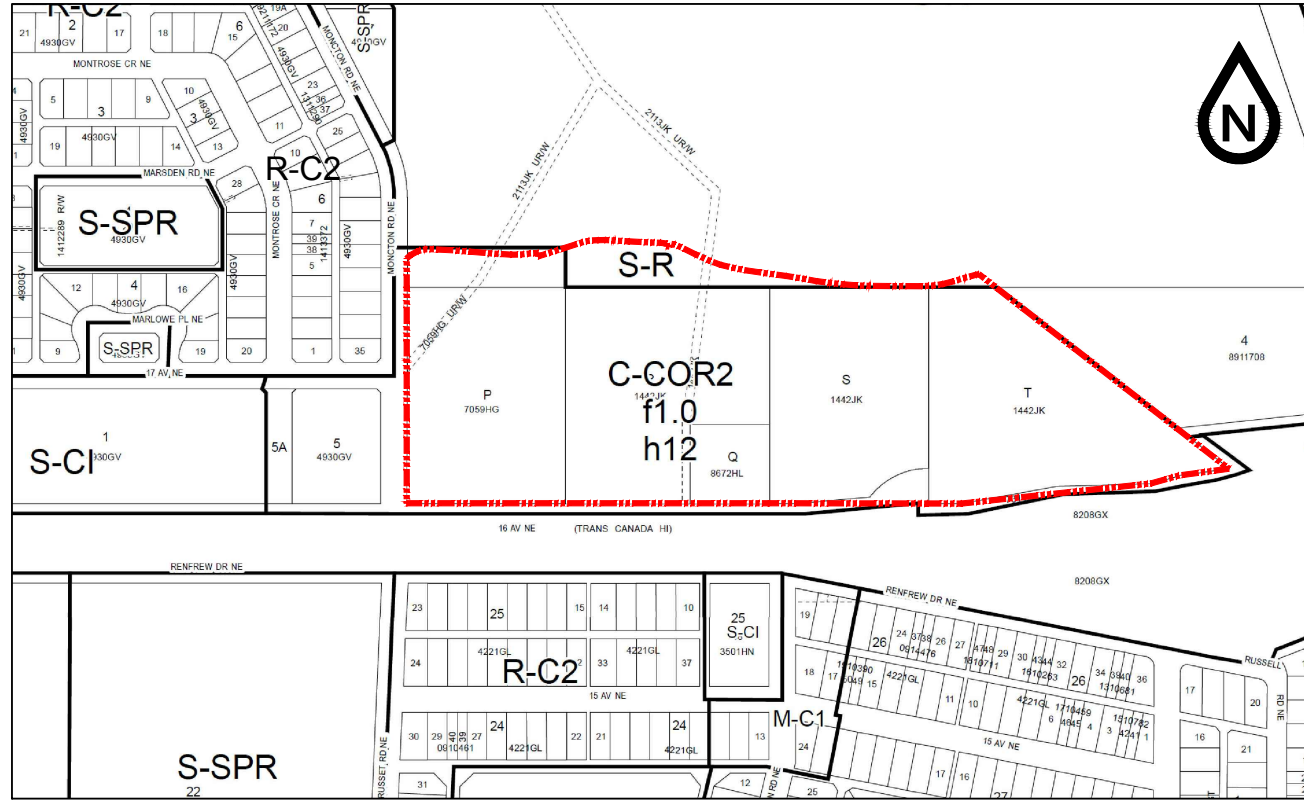


Midfield Heights

## Outline Plan & Land Use Redesignation

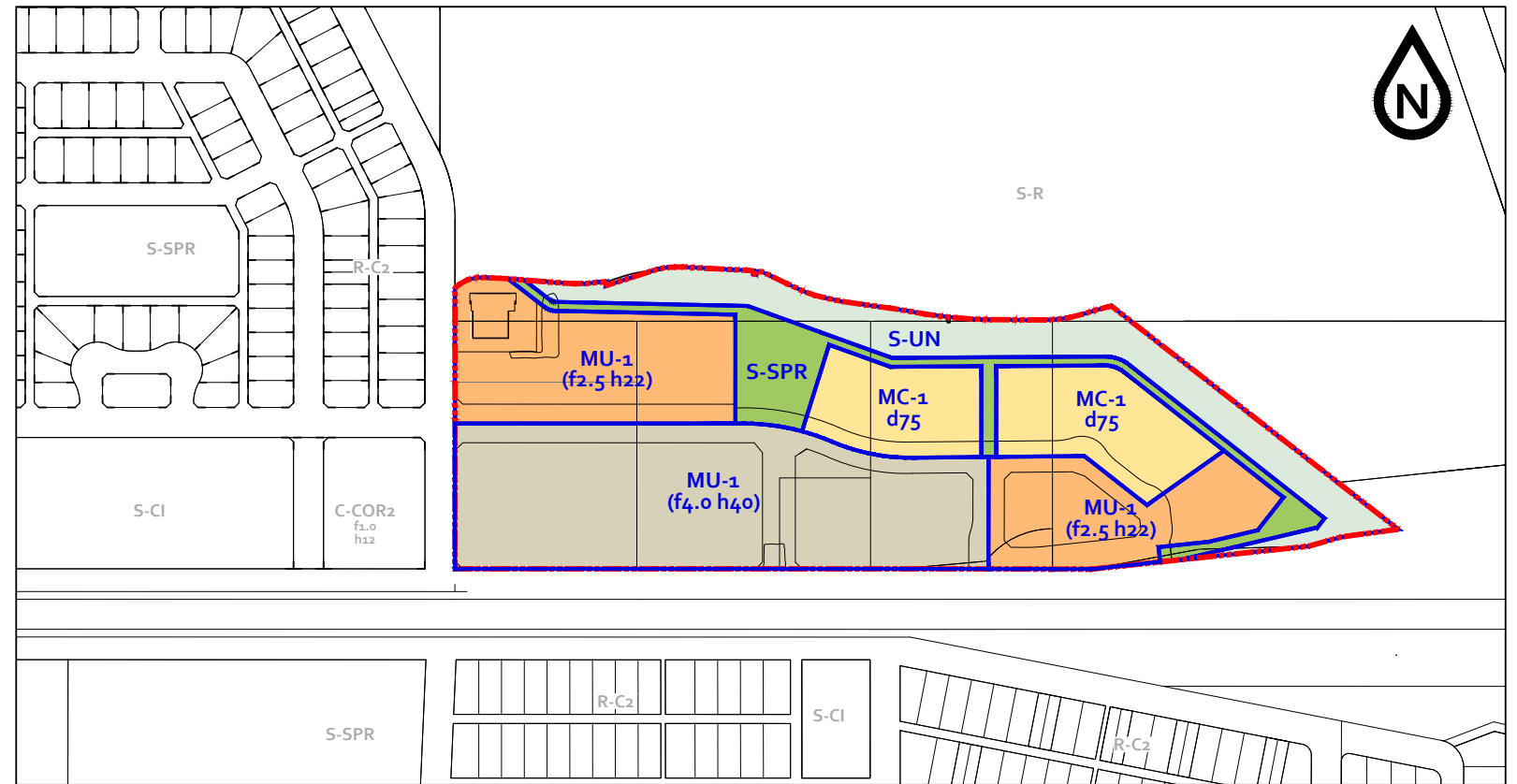
January 2021

# PROPOSED LAND USE



EXISTING LAND USE

LAND USE REDESIGNATION STATISTICS		
	Hectares	Acres
	(+/-)	(+/-)
C-COR2 to MU-1 (f2.5 h22)	2.48	6.13
S-R to MU-1 (f2.5 h22)	0.04	0.10
Undesignated Road to MU-1 (f2.5 h22)	0.09	0.22
C-COR2 to MU-1 (f4.0h40)	3.22	7.96
Undesignated Road to MU-1 (f4.0h40)	0.02	0.04
C-COR2 to MC-1	1.55	3.83
C-COR2 to S-SPR	0.83	2.04
S-R to S-SPR	0.06	0.16
C-COR2 to S-UN	1.13	2.79
S-R to S-UN	0.41	1.01
<b>TOTAL LAND USE REDESIGNATION</b>	<b>9.83</b>	<b>24.28</b>



PROPOSED LAND USE

Real Estate & Development  
Services (RE&DS)



Midfield Heights

## Outline Plan & Land Use Redesignation

January 2021