

Proposed Outline Plan

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



Legend

- Outline Plan Boundary
- Neighbourhood Activity Centre Boundary
- Community Retail Centre Boundary
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 2.5m Local Pathway
- Local Pathway
- Maintenance Pathway
- Potential Access Locations
- Proposed Mid-Block Crossing
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main
- Proposed Hydrant

Notes

- All walkways are intended to be 3.0m in width. Where the are required for underground utilities or overland drainage the appropriate easements will be provided.
- All lanes are 7m unless otherwise noted.
- All lane cornercuts are to be 3m x3m.
- All road cornercuts are to be 4.5m x4.5m.
- Storm Park:
 - Please refer to the Landscape Concept and SMDP for design details
 - SMDP Concept 1 shown for Storm Park. Detailed concep options provided in SMDP.
 - All controls structures are within PUL.
 - All inlets/outlets are within the PUL.
 - There is no UR/W within the pond site at this time.

Alpine Park Stage 2
LOC2020-0163
Outline Plan



OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED	57.89 ha	143.04 ac		
less ENVIRONMENTAL RESERVE (S-UN)	9.33 ha	23.06 ac		
GROSS DEVELOPABLE AREA (GDA)	48.56 ha	119.98 ac	100.0%	
			Frontage	Units
RESIDENTIAL	15.85 ha	39.18 ac	32.7%	
Low Density	3.77 ha	9.32 ac	7.8%	
RG	2.25 ha	5.57 ac		
Anticipated Number of Units (9.0m lot width)			652m	72 units
Maximum Number of Units (6.0m lot width)				108 units
DC 31D2019 Site 1	1.52 ha	3.75 ac		
Anticipated Number of Units (7.3m lot width)			509m	70 units
Maximum Number of Units (5.0m lot width)				101 units
Total frontage			1,161m	
Multi-Residential/Mixed-Use	12.08 ha	29.86 ac	24.9%	
M-H1	4.16 ha	10.29 ac		
Anticipated number of units (216upha based on # of units indicated)				900 units
Maximum number of units (Max 4.0 FAR assuming avg 100sqm/unit)				1667 units
M-2	3.00 ha	7.41 ac		
Anticipated number of units (99upha based on # of units indicated))				297 units
Maximum number of units (Max 3.0 FAR assuming avg 100sqm/unit)				894 units
DC (MU-1) Site 1	4.92 ha	12.16 ac		
Anticipated/Maximum number of units (112upha)				551 units
TOTAL UNITS			Anticipated	1889 units
			Maximum	3321 units
DENSITY	Anticipated:	1889 units	Maximum:	3321 units
		48.56 ha (119.98 ac)		48.56 ha (119.98 ac)
	= 38.9 upha		= 68.4 upha	
	= 15.7 upac		= 27.7 upac	
COMMERCIAL/INSTITUTIONAL	11.85 ha	29.28 ac	24.4%	
C-C1	3.06 ha	7.57 ac		
DC (MU-1) Site 2	2.69 ha	6.65 ac		
DC (S-CI)	6.09 ha	15.06 ac		
OPEN SPACE	4.21 ha	10.40 ac	8.7%	
S-SPR - Credit Open Space	4.08 ha	10.08 ac	8.4% *	
*1.92 ac of MR deferred to development in Stage 3. 10% overall dedication will be adhered to for the overall Alpine Park development				
S-R - Non-Credit Open Space	0.13 ha	0.32 ac	0.2%	
PUBLIC DEDICATION	16.64 ha	41.12 ac	34.3%	
S-CRI	5.62 ha	13.88 ac		
Roads and Lanes	11.03 ac	27.24 ac		

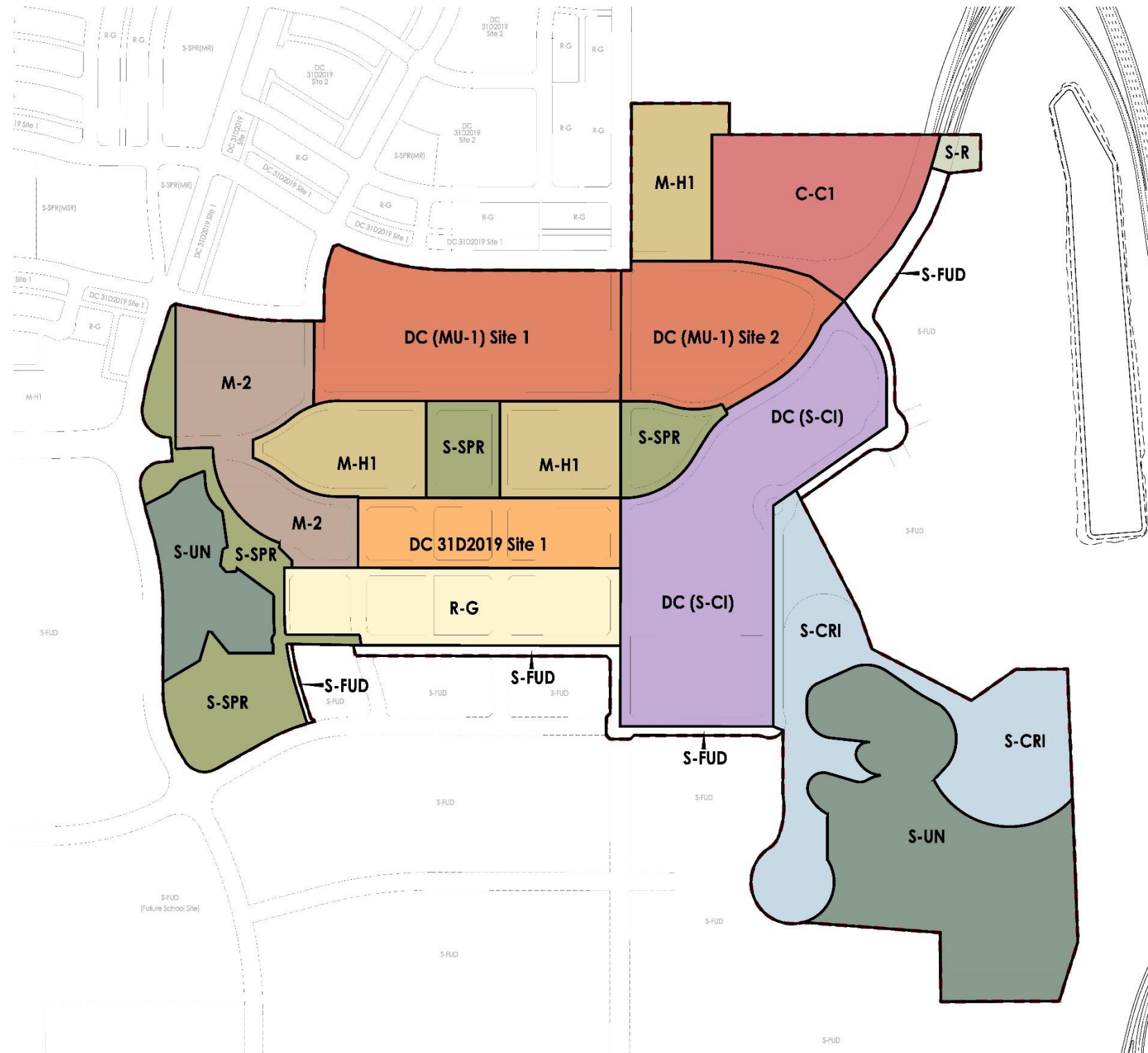


NEIGHBOURHOOD ACTIVITY CENTRE		
Overall NAC	3.93 ha	9.71 ac
Commercial	1.63 ha	4.03 ac
Residential	1.10 ha	2.73 ac
MR (Greenway Park)	0.60 ha	1.47 ac
Roads	0.60 ha	1.48 ac
Anticipated Density (DC MU-1)		112 upa
Anticipated ppl/unit		1.7 ppl/unit
Anticipated jobs per m2	1 job/28 sq m of GFA	
Jobs		233
Population		419
Anticipated ppl & jobs per ha		166



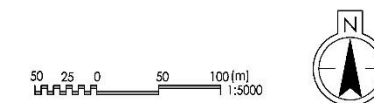
Alpine Park Stage 2
LOC2020-0163
Outline Plan - Statistics





LAND USE STATISTICS

S-FUD to R-G	3.44 ha	8.50 ac
S-FUD to DC 31D2019 Site 1	2.51 ha	6.21 ac
S-FUD to M-2	3.67 ha	9.07 ac
S-FUD to M-H1	5.31 ha	13.12 ac
S-FUD to DC (S-CI)	7.77 ha	19.19 ac
S-FUD to DC (MU-1) Site 1	5.57 ha	13.76 ac
S-FUD to DC (MU-1) Site 2	3.54 ha	8.74 ac
S-FUD to C-C1	3.82 ha	9.44 ac
S-FUD to S-SPR	5.04 ha	12.46 ac
S-FUD to S-CRI	5.99 ha	14.79 ac
S-FUD to S-R	0.22 ha	0.55 ac
S-FUD to S-UN	9.35 ha	23.11 ac
S-FUD to Remain S-FUD	1.66 ha	4.10 ac
Total Redesignation	57.89 ha	143.04 ac



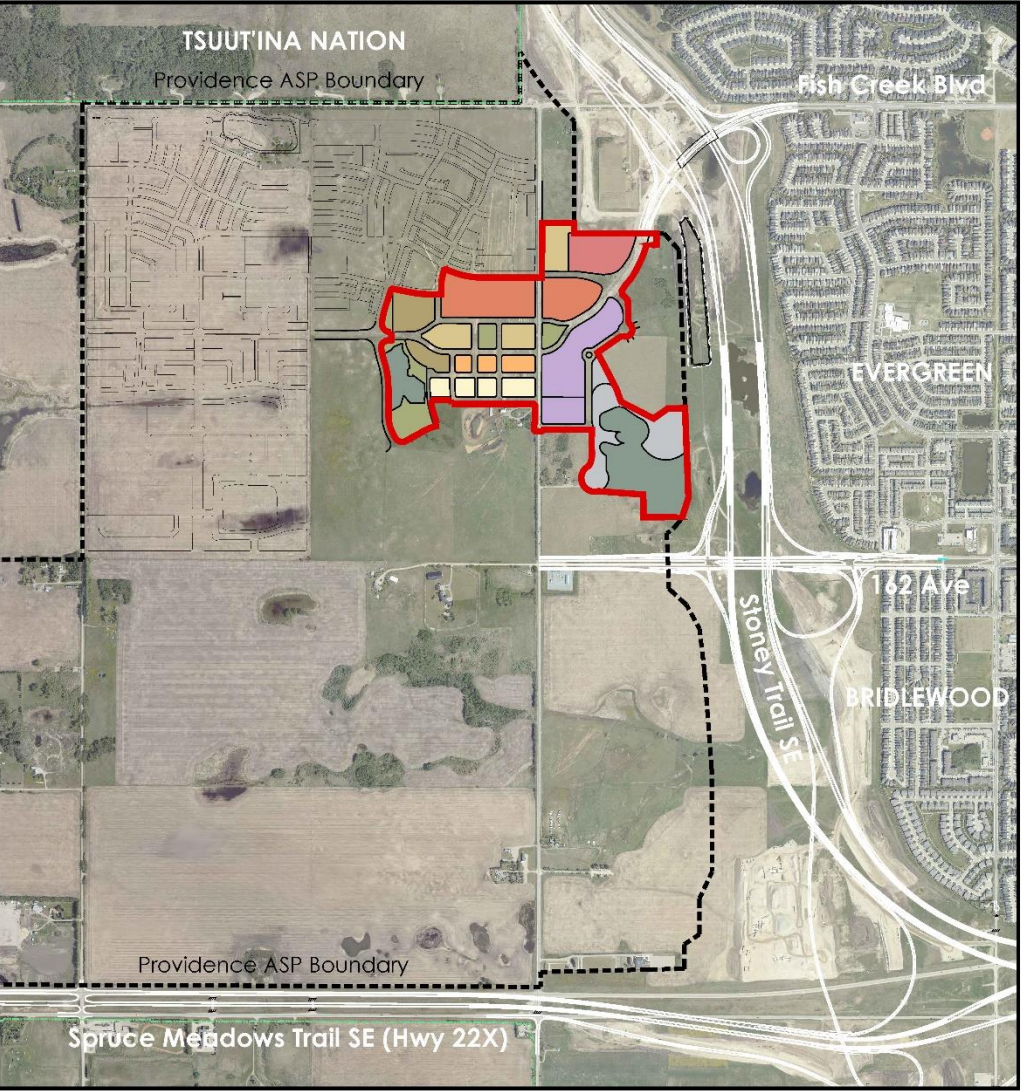
Alpine Park Stage 2
LOC2020-0163
Proposed Land Use



Active Mode Infrastructure



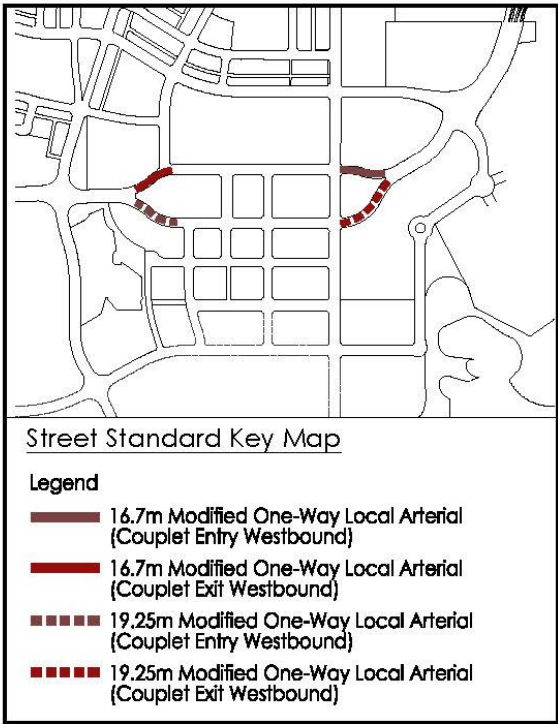
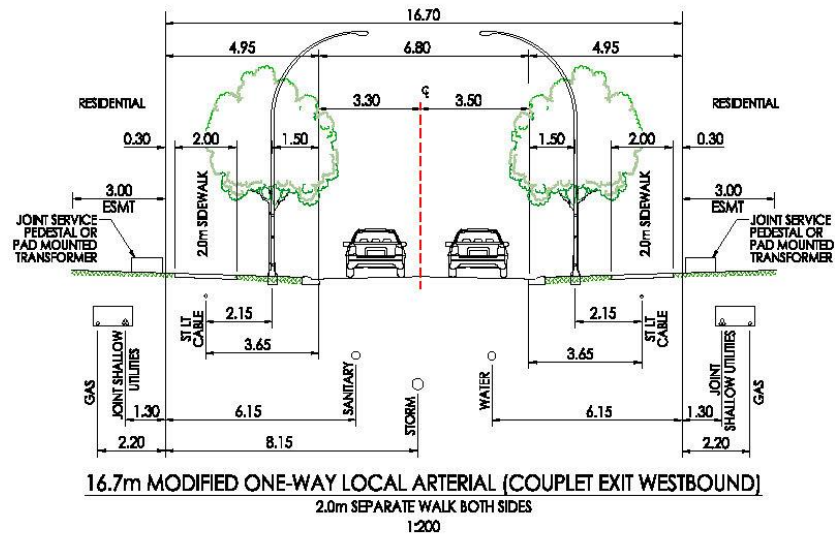
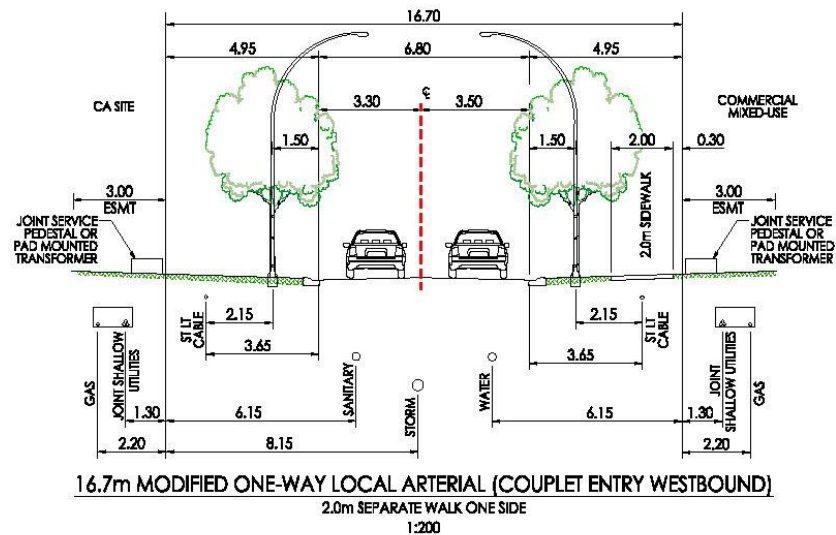
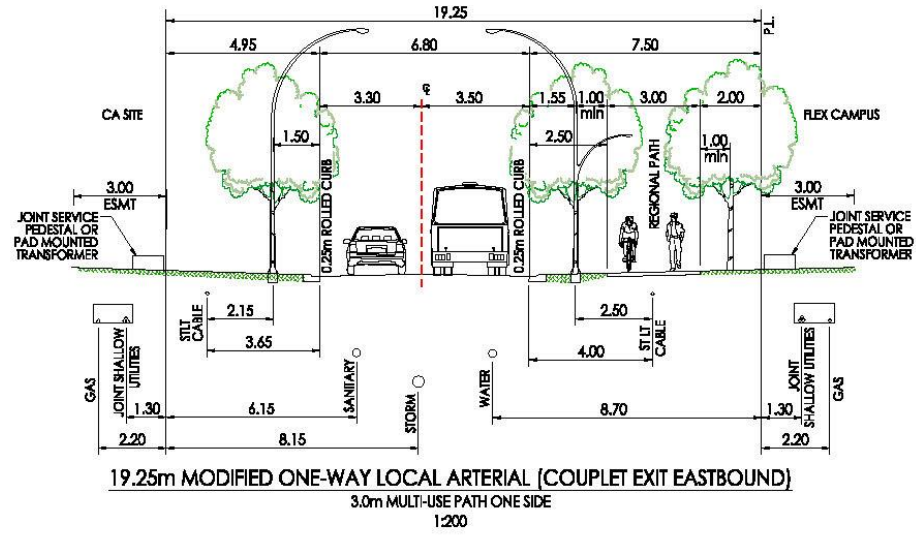
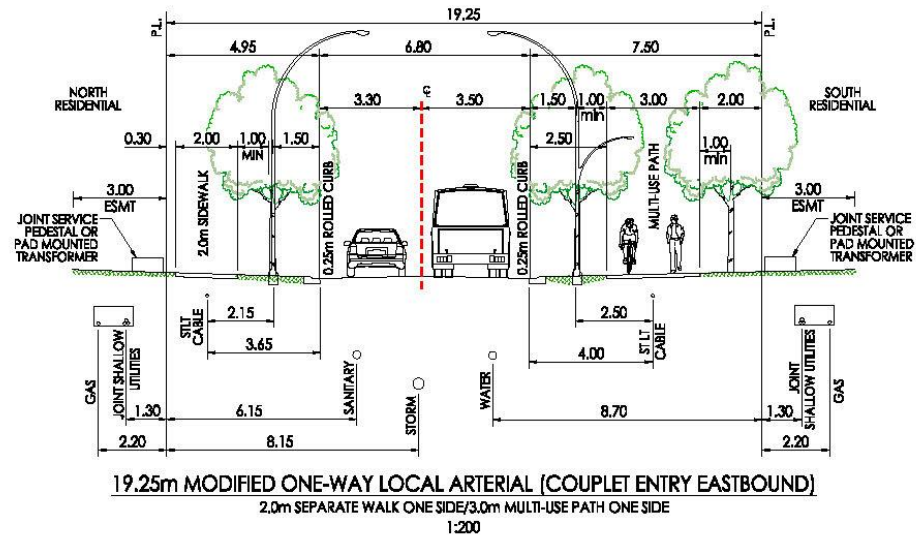
Site Context



Alpine Park Stage 2
LOC2020-0163

Active Mode Infrastructure & Site Context

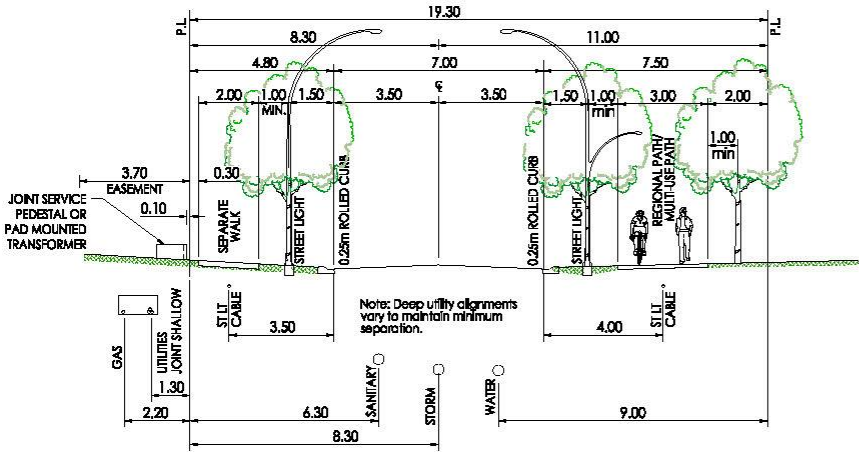




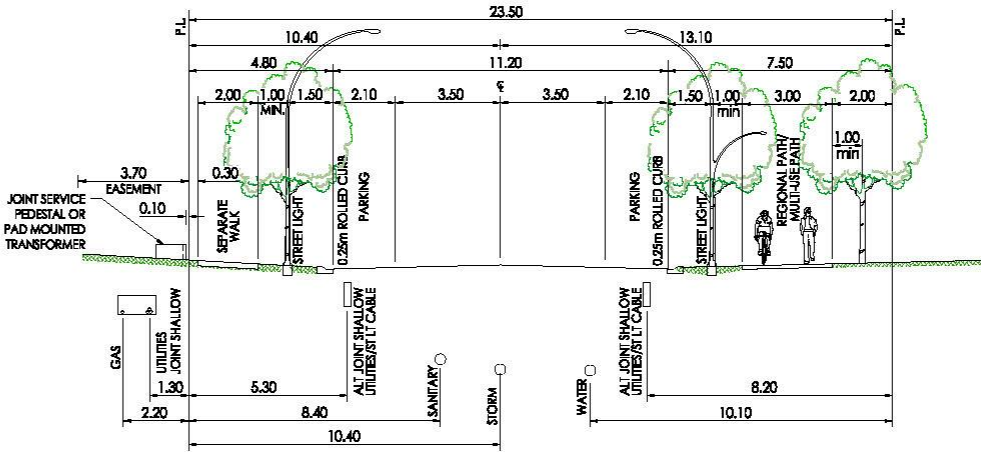
Alpine Park Stage 2 LOC2020-0163

Road Sections - Modified Local Arterial

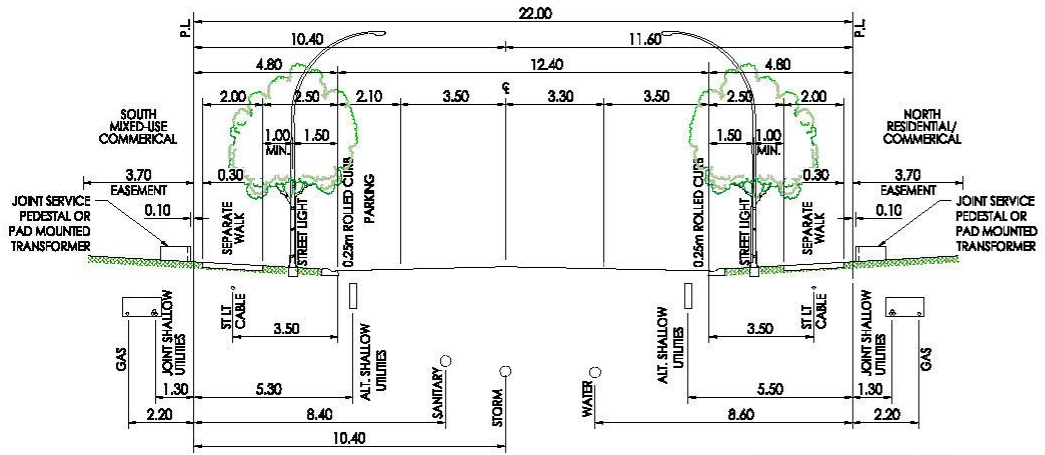




19.3m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
1:200

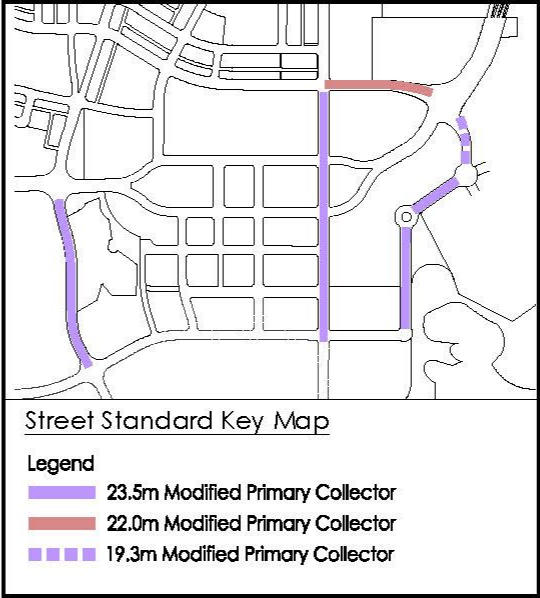


23.5m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
1:200

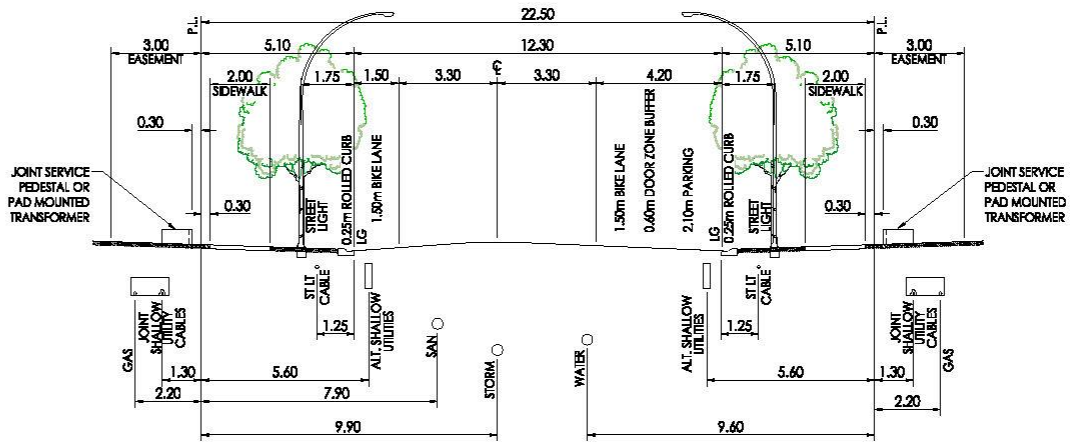
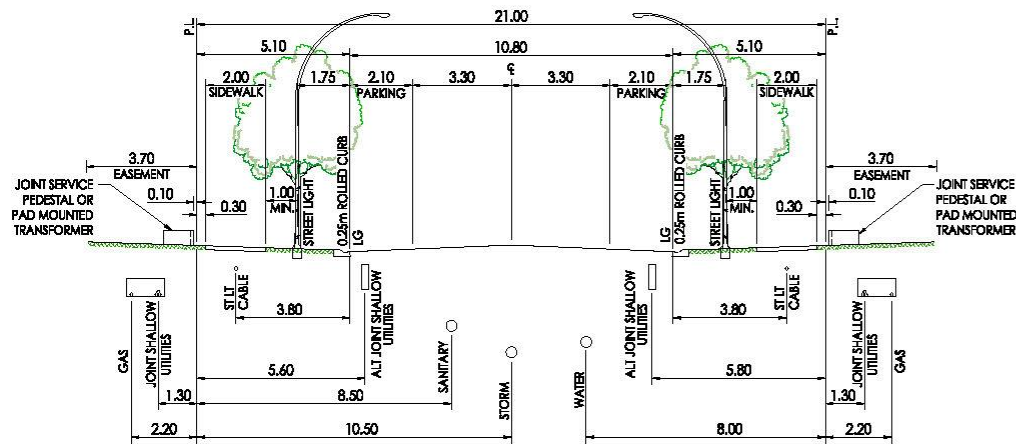
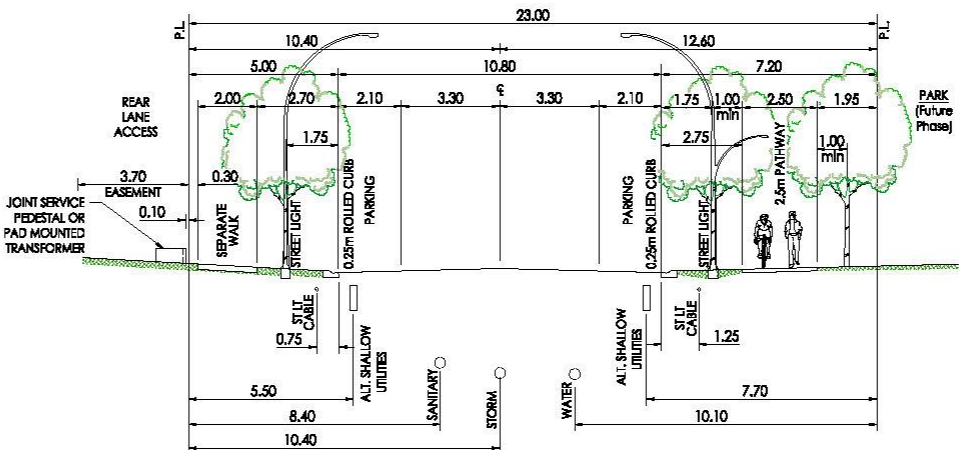
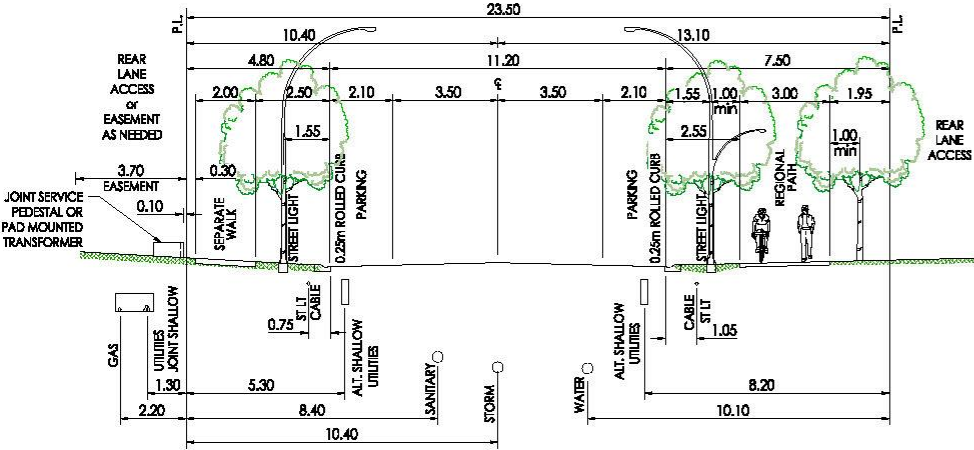
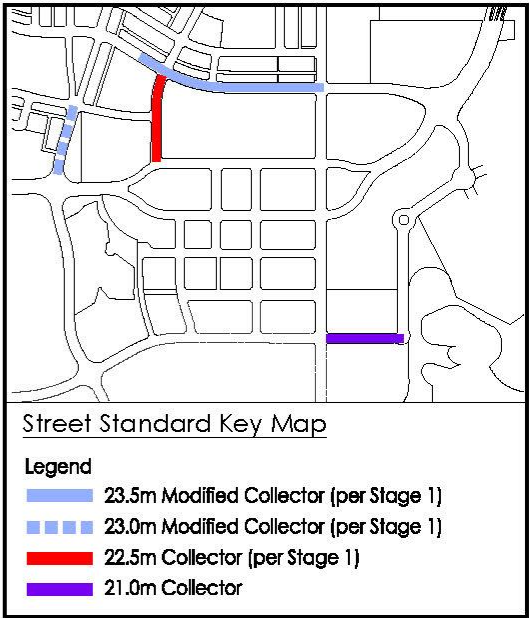


22.0m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK BOTH SIDES
BUS ROUTE
1:200

Note: Multi-Residential/Commercial on both sides

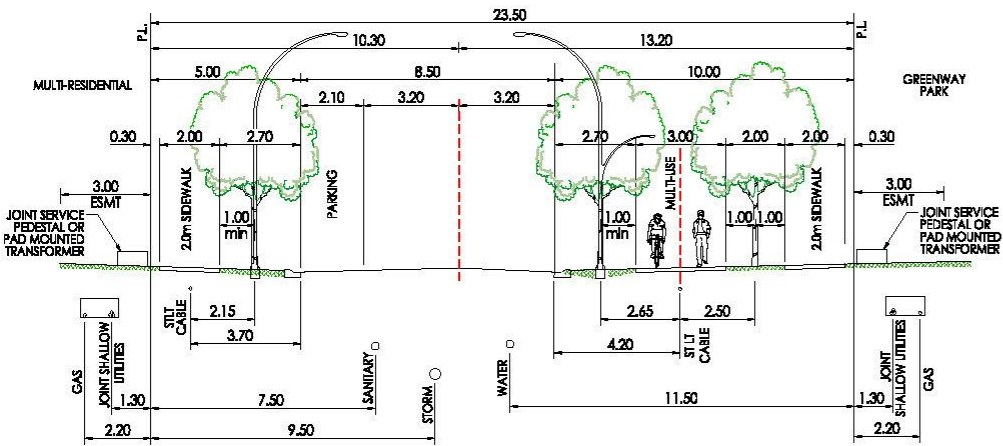


Alpine Park Stage 2
LOC2020-0163
Road Sections - Modified Primary Collector

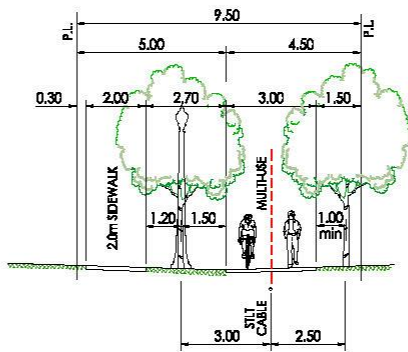


Alpine Park Stage 2
LOC2020-0163
Road Sections - Collector





23.5m NORTH/SOUTH GREEN WAY
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH & 2.0m SEPARATE WALK ONE SIDE
1:200



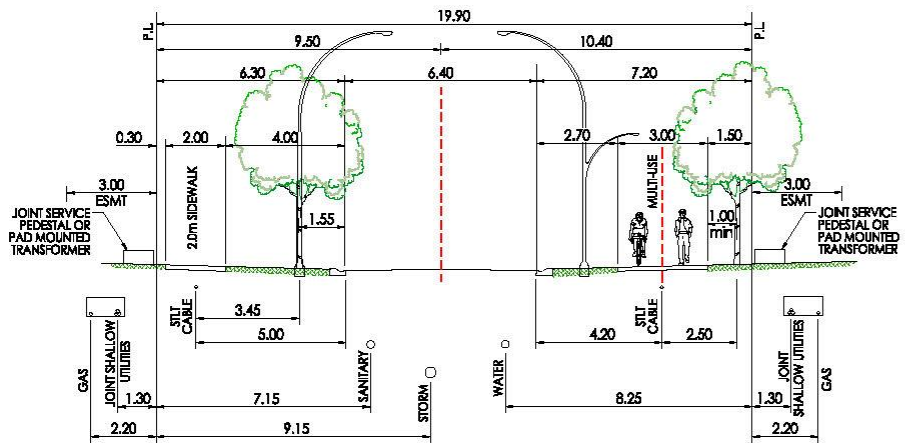
9.5m NORTH/SOUTH GREEN WAY
2.0m SEPARATE WALK and 3.0m MULTI-USE PATH
1:200



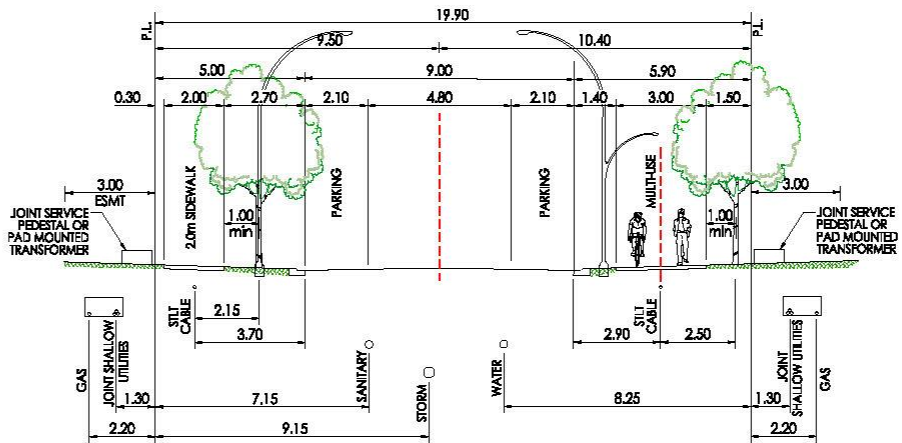
Street Standard Key Map

Legend

- 23.5m North/South Greenway
- 19.9m North/South Greenway - No Parking
- 19.9m North/South Greenway - Parking
- 9.5m North/South Greenway



19.9m NORTH/SOUTH GREEN WAY - No Parking
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
1:200



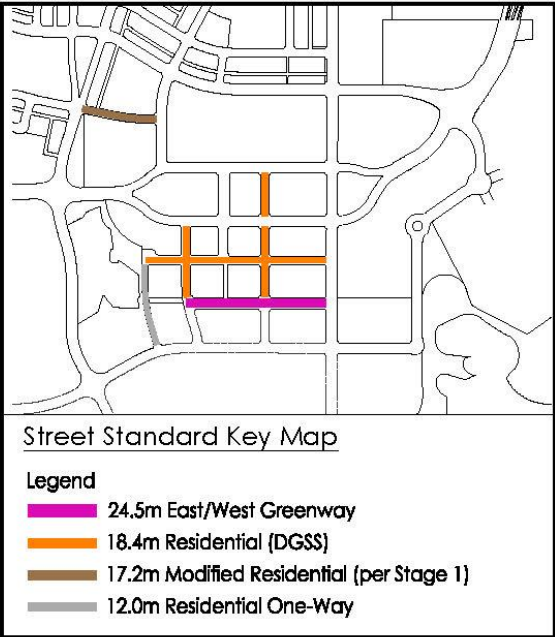
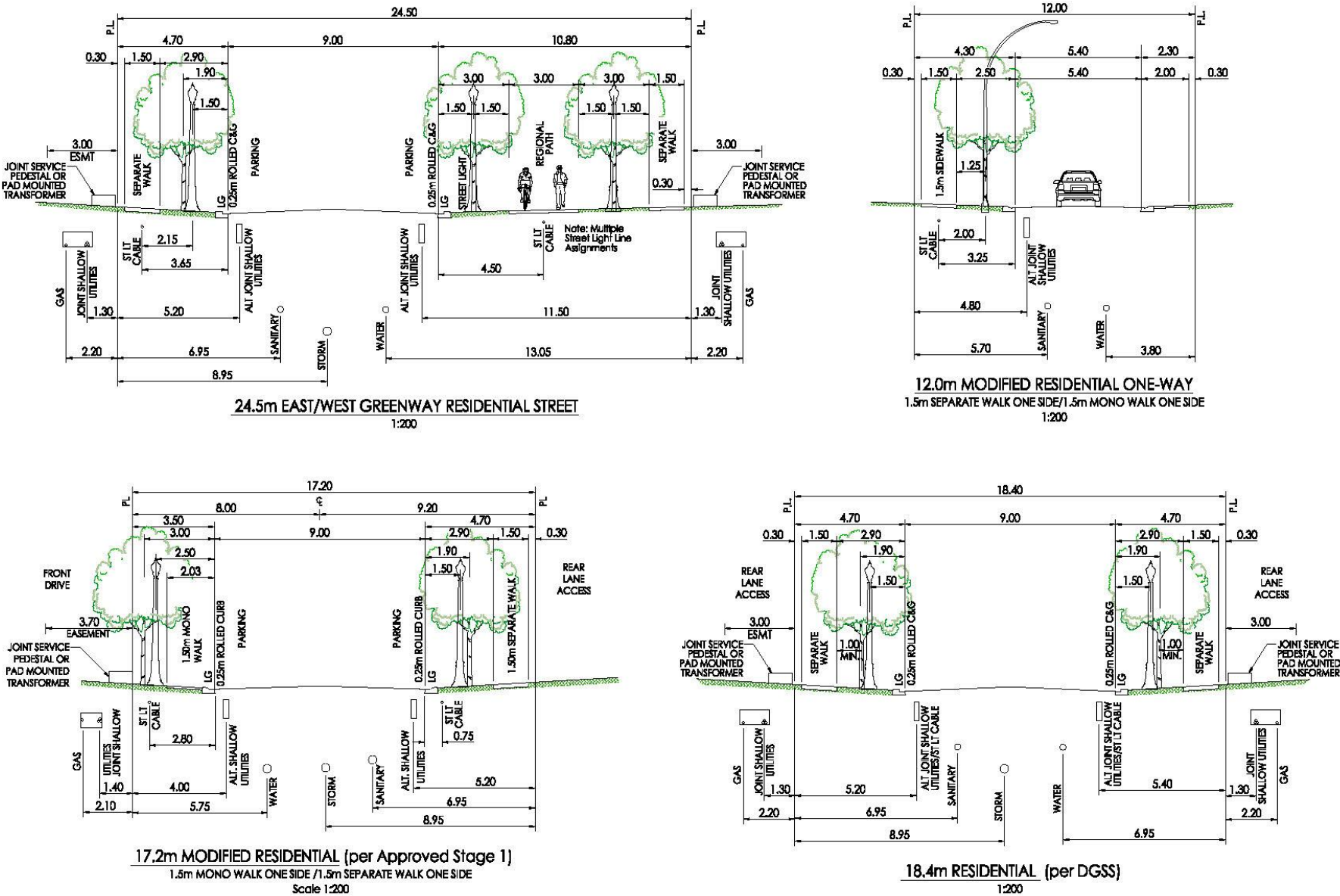
19.9m NORTH/SOUTH GREEN WAY - Parking
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
1:200



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LOC2020-0163

Road Sections - North/South Greenway





Alpine Park Stage 2
LOC2020-0163
Road Sections - Residential

