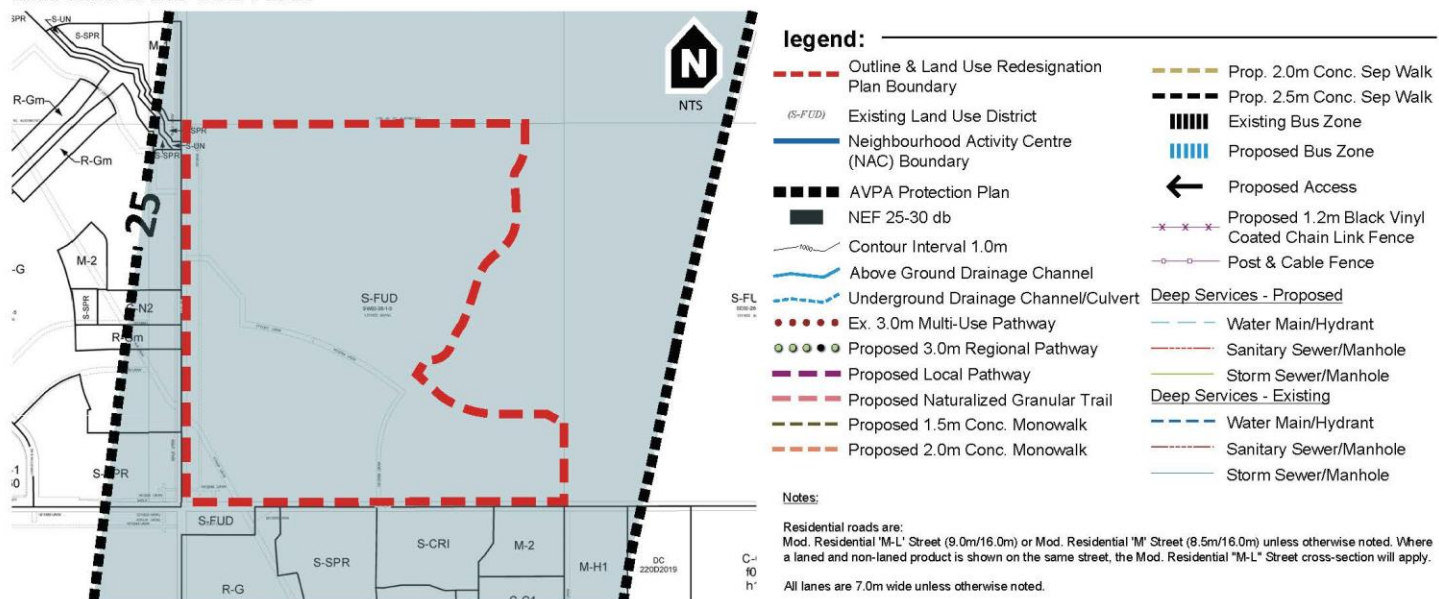


Proposed Outline Plan

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



EXISTING LAND USE PLAN



OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
Total Area			54.15	133.81		
less S-UN (ER)			2.25	5.56		
Gross Developable Area			51.90	128.25		100.0%
Residential - Single Family			28.64	70.76		55.2%
Residential - Low Density Mixed Housing District (R-G)			26.54	65.57		
Anticipated number of laned lots based on 7.8m lot width	7.80	2,007.08	6.93	17.12	257	
Anticipated number of laneless lots based on 10.0m lot width	10.00	5,466.65	19.61	48.45	543	
					800	
Maximum number of lots based on 6.0m lot width	6.00	7,473.73			1244	
Residential - Low Density Mixed Housing District (R-Gm)			2.10	5.19		
Anticipated number of lots based on 6.1m lot width	6.10	653.55			107	
Maximum number of lots based on 5.0m lot width	5.00				131	
Total Frontage		8,127.28				
Multi-Family			1.19	2.95		2.3%
Multi-Residential - Medium Profile (M-2)			1.19	2.95		
Anticipated number of units based on 50upa	50 upa				148	
Maximum number of units based on 148upa	148 upa				437	
Total Number of Units					1056	
Anticipated					1056	
Maximum					1810	
Density						
Anticipated			20.3 upha	8.2 upa		
Maximum			34.9 upha	14.1 upa		
Commercial			1.44	3.57		2.8%
Commercial - Neighbourhood 2 District (C-N2)			1.44	3.57		
Public Utility Lots			0.01	0.03		0.0%
Special purposed - City and Regional Infrastructure (S-CRI)			0.01	0.03		
Open Space**			5.54	13.69		10.7%
Special purposed - School, Park and Community (S-SPR) (MR)			1.51	3.74		
Special purposed - School, Park and Community (S-SPR) (MSR)			4.03	9.95		
Roadways and Lanes			15.08	37.25		29.0%
144 Avenue Road Widening - Alternative Arterial (2@10.5m/46.5m)			1.06	2.62		
6 Street Road Widening - Modified Arterial (7.7m&9.10m/36.0m)			0.66	1.62		
11 Street NE Road Widening - Modified Arterial (2@10.0m/51.0m)			0.07	0.18		
Primary Collector Stub (10.3&6.8/31.5m)			0.17	0.41		
Primary Collector Stub (2x6.0m/24.8m)			0.12	0.30		
Collector Street (10.8m/21.0m)			2.16	5.33		
Mod. Collector Street (10.8m/21.0m)			1.03	2.55		
Mod. Collector Street (10.8m/22.5m)			0.51	1.27		
Residential Street (9.0/16.0m & 8.5/16.0m)			7.25	17.92		
Residential Street (8.5/14.5m)			0.38	1.60		
Lane (7.0m)			1.26	3.12		
Walkways			0.13	0.33		
**Note: Area provided for MR represents 10% of gross developable area of SW02-26-01-W5M						

PROPOSED LAND USE PLAN



prime consultant:
B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapgg.ca
t: 403 269 4733 f: 403 262 4480

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client:



sub-consultant:



revisions:

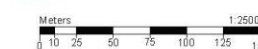
no:	date:	description:
1	FEB 2020	OP setup
2	FEB 2021	Update Pathways
3	MAR 15, 2021	Update Stats
4	2021/05/11	DT3 Revisions
5		
6		
7		
8		
9		

location map:



Subject Site

scale:



*Unless Otherwise Noted

municipal address:

800 144 Avenue NE &
Ptn of 14900 6 Street NE

legal description:

North Half of SW 1/4 Sec. 02-26-01-W5M
& Legal Subdivision 3 and 4 Sec
02-26-01-W5M

file description:

pre-app:	--
LOC:	LOC2020-0057
bylaw no.:	--
file info:	
project no.:	P2002-03
drawn by:	BD
start date:	FEB 2020
current date:	Jun 17, 2021

community name:

Lewisberg

LAND USE STATISTICS				
Land Use			Hectares	Acres
S-FUD	to	R-G	38.10	94.13
S-FUD	to	R-Gm	3.51	8.67
S-FUD	to	C-N2	1.94	4.80
S-FUD	to	M-2	1.45	3.59
S-FUD	to	S-SPR(MR)	1.98	4.89
S-FUD	to	S-SPR(MSR)	4.66	11.52
S-FUD	to	S-CRI	0.04	0.10
S-FUD	to	S-UN	2.47	6.11
Total Area			54.15	133.81

