

Proposed Outline Plan

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



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client:
Brookfield Residential

sub-consultant:



revisions:

no.	date	description
1	19-03-2020	SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		



- legend:
- Outline Plan Boundary
 - Contour Interval 0.5m
 - Prop. 1.5m Conc. Mono Sidewalk
 - Prop. 2.0m Conc. Mono Sidewalk
 - Prop. 2.0m Conc. Separate Sidewalk
 - Prop. 2.5m Conc. Separate Sidewalk
 - Prop. 3.5m Green Corridor Pathway
 - Prop. 3.0m Multi-Use Pathway
 - Prop. 1.2m Regional Pathway
 - Prop. 1.2m Black Vinyl Coated Chain Link Fence
 - Prop. Post & Cable Fence
 - C-train Station
 - Prop. Bus Zone
 - Est/Approved Bus Zone
 - Ownership

- Deep Services - Proposed
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant
 - Firehydrant

context map:



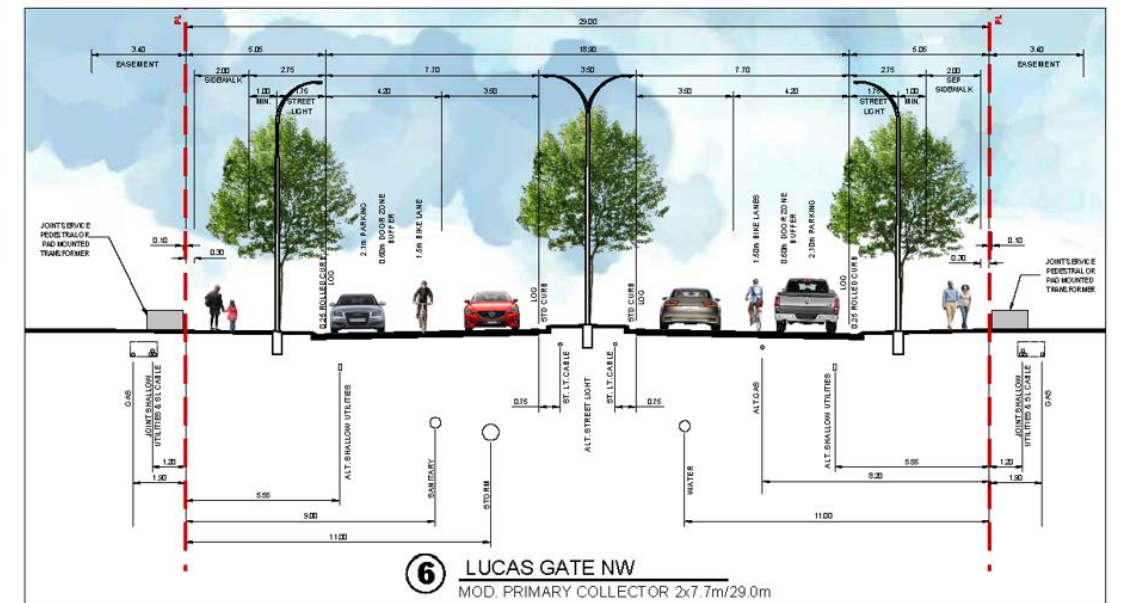
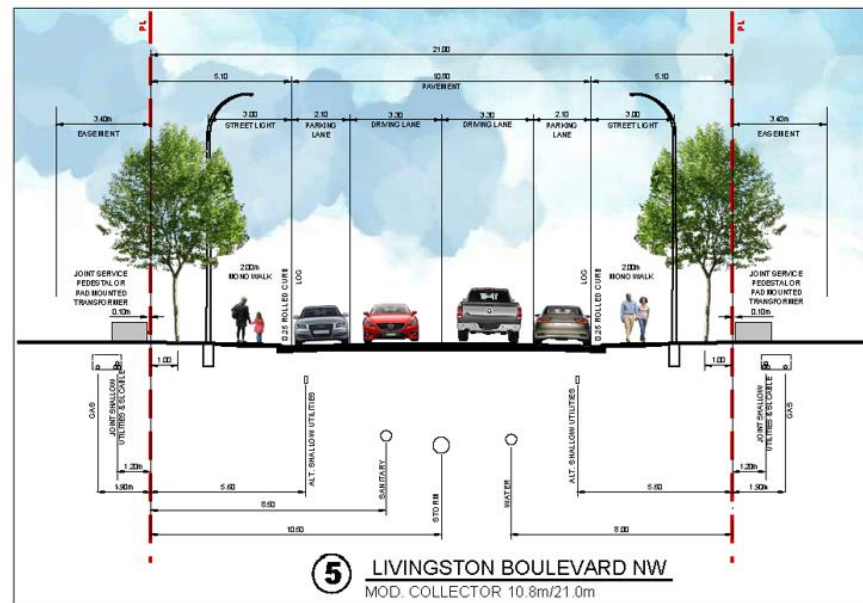
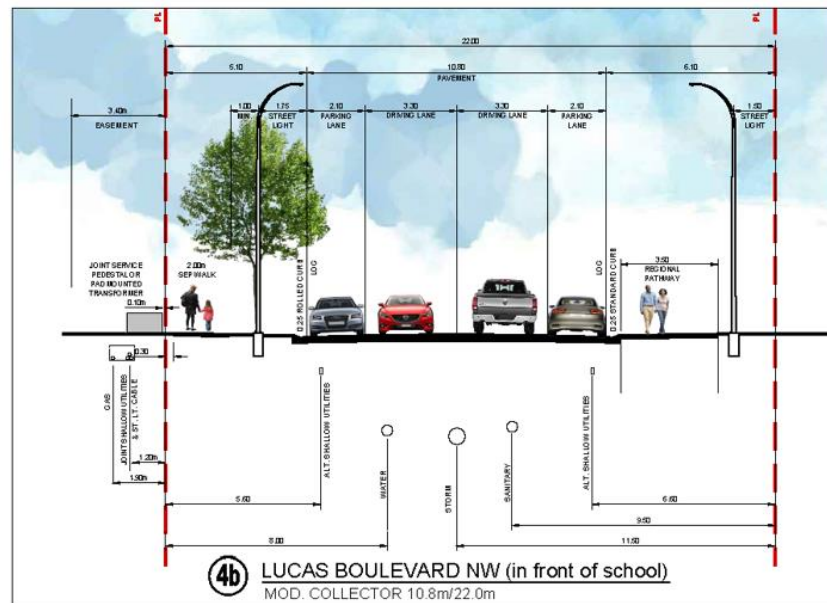
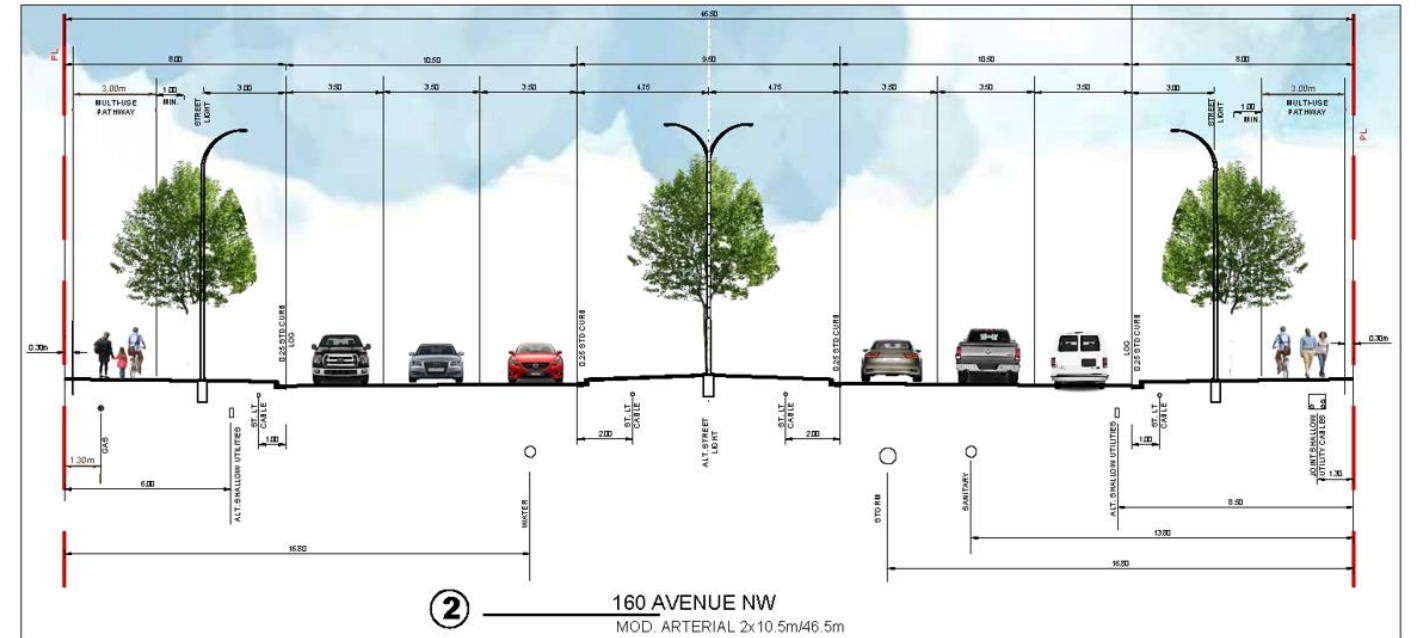
OUTLINE PLAN STATISTICS							
	Lot Width	Frontage		Hectares	Acres	Number of Lots/Units	% of GDA
	(m)	(m)	(ft)	(+/-)	(+/-)		
Total Area				55.05	136.03		
less S-UN (ER)				0.46	1.14		
Gross Developable Area				54.59	134.89		100.0%
Residential - Single Family				31.91	78.85		58.5%
Residential - Low Density Mixed Housing District (R-G)				28.63	70.75		
Frontage (measured at mid-block)							
Anticipated number of laneless lots based on 7.8m lot width	7.80	3,095	10,154		26.03	397	
Anticipated number of laned lots based on 10.4m lot width	10.40	4,952	16,247		44.72	476	
						873	
<i>Maximum number of lots based on 5.0m lot width</i>	5.00	8,047	26,401			1609	
Residential - Low Density Mixed Housing District (R-Gm)				3.28	8.10		
Frontage (measured at mid-block)							
Anticipated number of laneless lots based on 5.0m lot width	5.00	998	3,274			200	
<i>Maximum number of lots based on 5.0m lot width</i>	5.00	998	3,274			200	
Total Frontage		9,045	29,675				
Yield		220.0 ft/ac					
Total Number of Units							
Anticipated						1073	
<i>Maximum</i>						1809	
Density							
Anticipated		19.6 upha		8.0 upa			
<i>Maximum</i>		33.1 upha		13.4 upa			
Open Space				6.80	16.81		12.5%
S-SPR (MSR) School				4.07	10.05		
S-SPR (MR) Neighborhood Parks				2.74	6.76		
Roadways and Lanes				15.88	39.23		29.1%
Note: Subsequent Outline Plans will ensure 10% MR Dedication for Brookfield's ownership in Livingston							

Neighbourhood Density			
Total Area		67.16 ha	165.95 ac
ER			1.14 ac
Development Area			164.81 ac
Outline Plan		54.59 ha	134.89 ac
Anticipated			1073 units
Maximum			1809 units
Urban Corridor		12.11 ha	29.92 ac
DC(MU-1) Site 1			
Anticipated - 50 uph (20upa)			281 units
Maximum - 148 uph (60upa)			843 units
DC(MU-1) Site 2			
Anticipated - 99 uph (40upa)			285 units
Maximum - 197 uph (80upa)			570 units
Total			
Anticipated			1638 units
Maximum			3222 units
Density			
Anticipated		24.6 upha	9.9 upa
Maximum		48.3 upha	19.5 upa

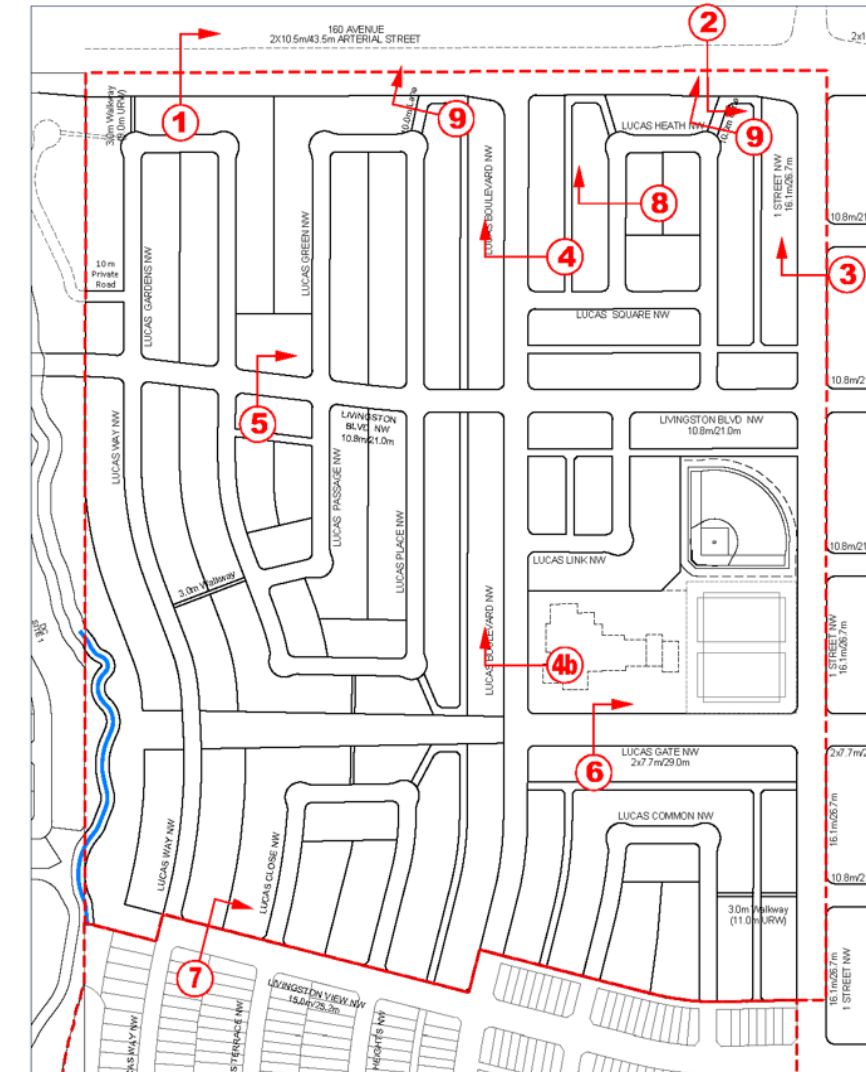
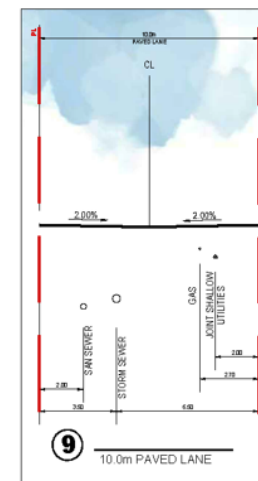
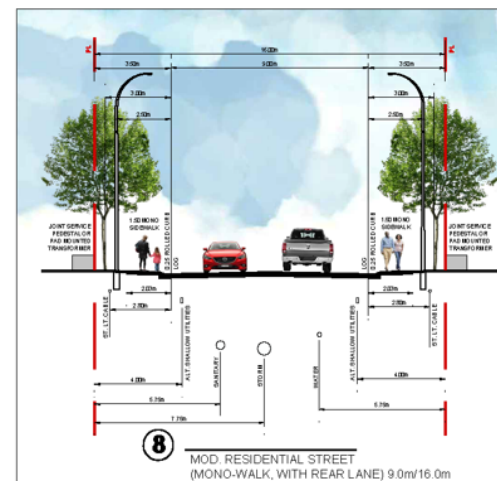
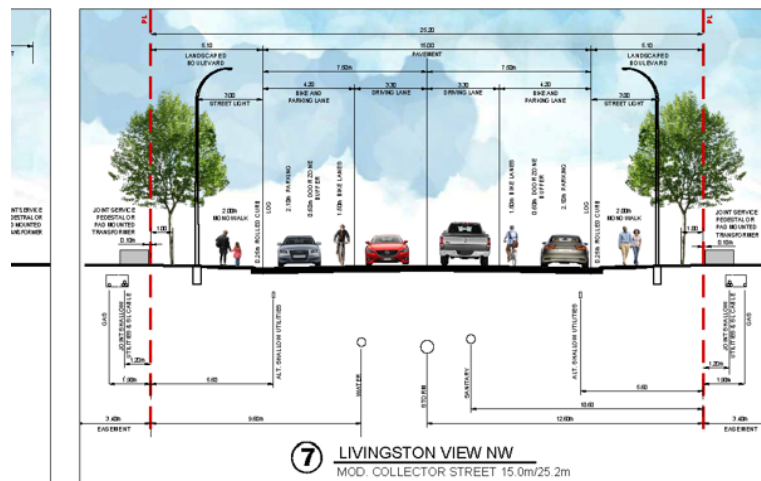
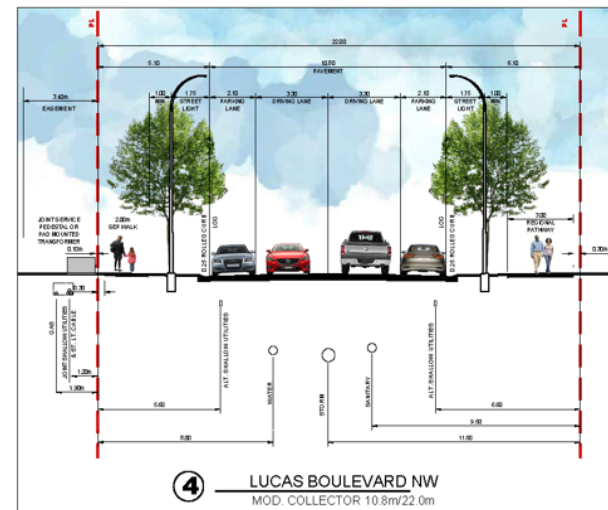
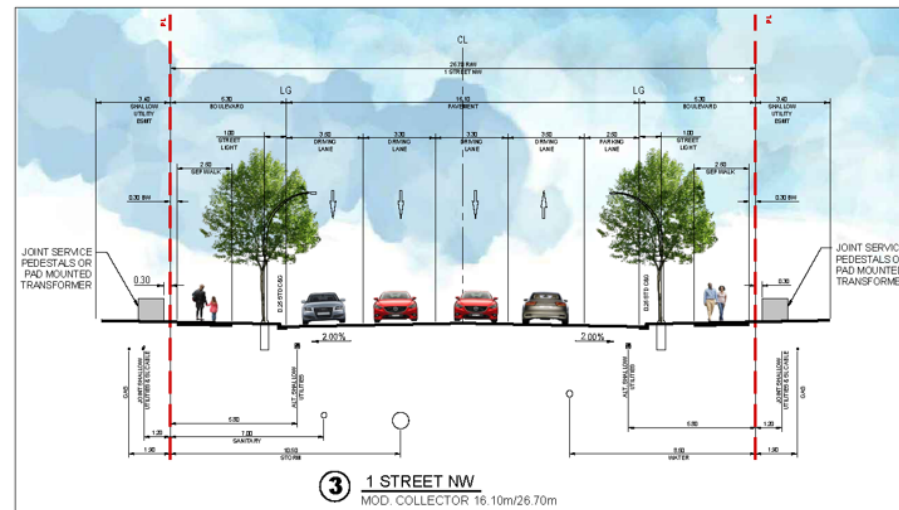
land use map: _____



LAND USE STATISTICS STAGE 2b				
Land Use			Hectares	Acres
S-FUD	to	R-G	39.78	98.29
S-FUD	to	R-Gm	5.59	13.82
S-FUD	to	S-SPR	8.09	20.00
S-FUD	to	S-UN	0.46	1.14
Total Area			53.93	133.25



road cross-section location:



Notes:
Residential roads are:
Residential 'M' Street (9.0m/16.0m) unless otherwise noted.

Lanes are 7.0m unless otherwise noted.

municipal address: _____

1555 Centre Street N

legal description: _____

Portion of E Sec 04
Twp 26 Rge 1W5M

file description: _____

pre-app: XXXX

LOC: XXXX

bylaw no.: --

file info: _____

project no.: #1910-12

drawn by: TZ/BD

start date: January, 2020

current date: May 28, 2021

project: _____



Stage 2b

sheet title: _____

Outline Plan & Land Use
Redesignation

exhibit no.: _____

1.0