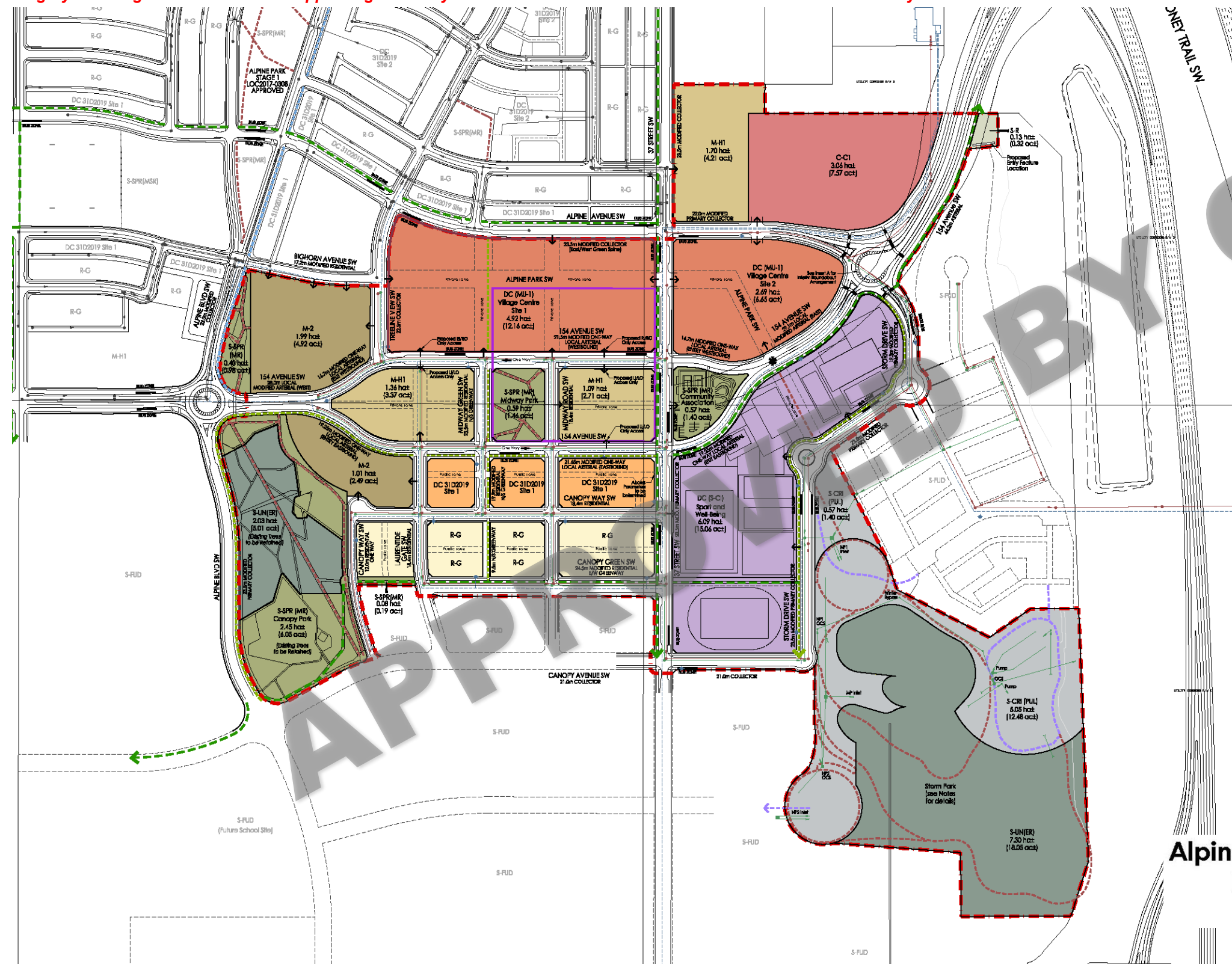


Approved Outline Plan

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

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



Alpine Park Stage 2
LOC2020-0163
Outline Plan





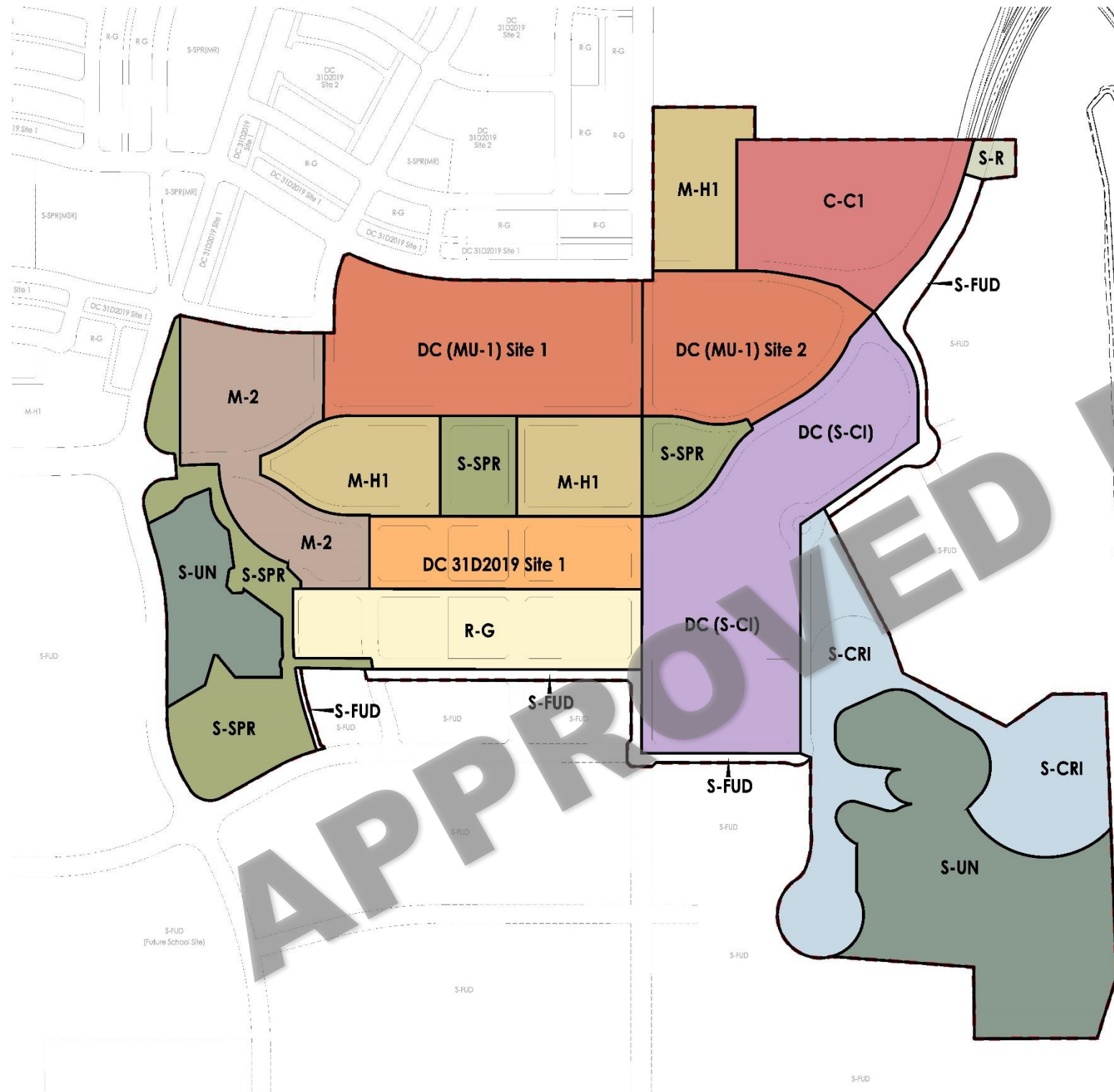
OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED	57.89 ha	143.04 ac		
<i>less ENVIRONMENTAL RESERVE (S-UN)</i>	<i>9.33 ha</i>	<i>23.06 ac</i>		
GROSS DEVELOPABLE AREA (GDA)	48.56 ha	119.98 ac	100.0%	
			Frontage	Units
RESIDENTIAL	15.85 ha	39.18 ac	32.7%	
Low Density	3.77 ha	9.32 ac	7.8%	
RG	2.25 ha	5.57 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





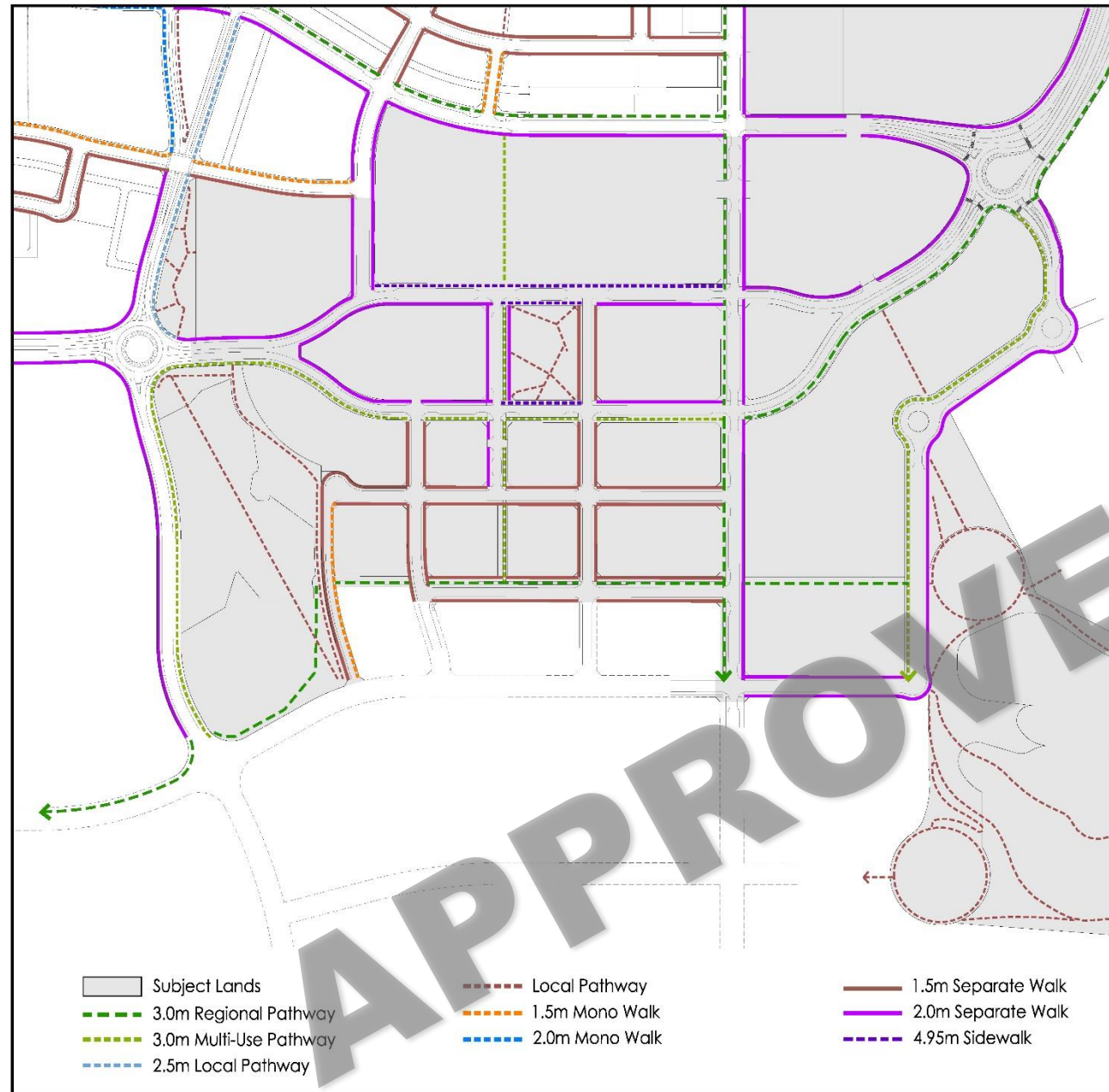
LAND USE STATISTICS		
S-FUD to R-G	3.44 ha	8.50 ac
S-FUD to DC 31D2019 Site 1	2.51 ha	6.21 ac
S-FUD to M-2	3.67 ha	9.07 ac
S-FUD to M-H1	5.31 ha	13.12 ac
S-FUD to DC (S-CI)	7.77 ha	19.19 ac
S-FUD to DC (MU-1) Site 1	5.57 ha	13.76 ac
S-FUD to DC (MU-1) Site 2	3.54 ha	8.74 ac
S-FUD to C-C1	3.82 ha	9.44 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



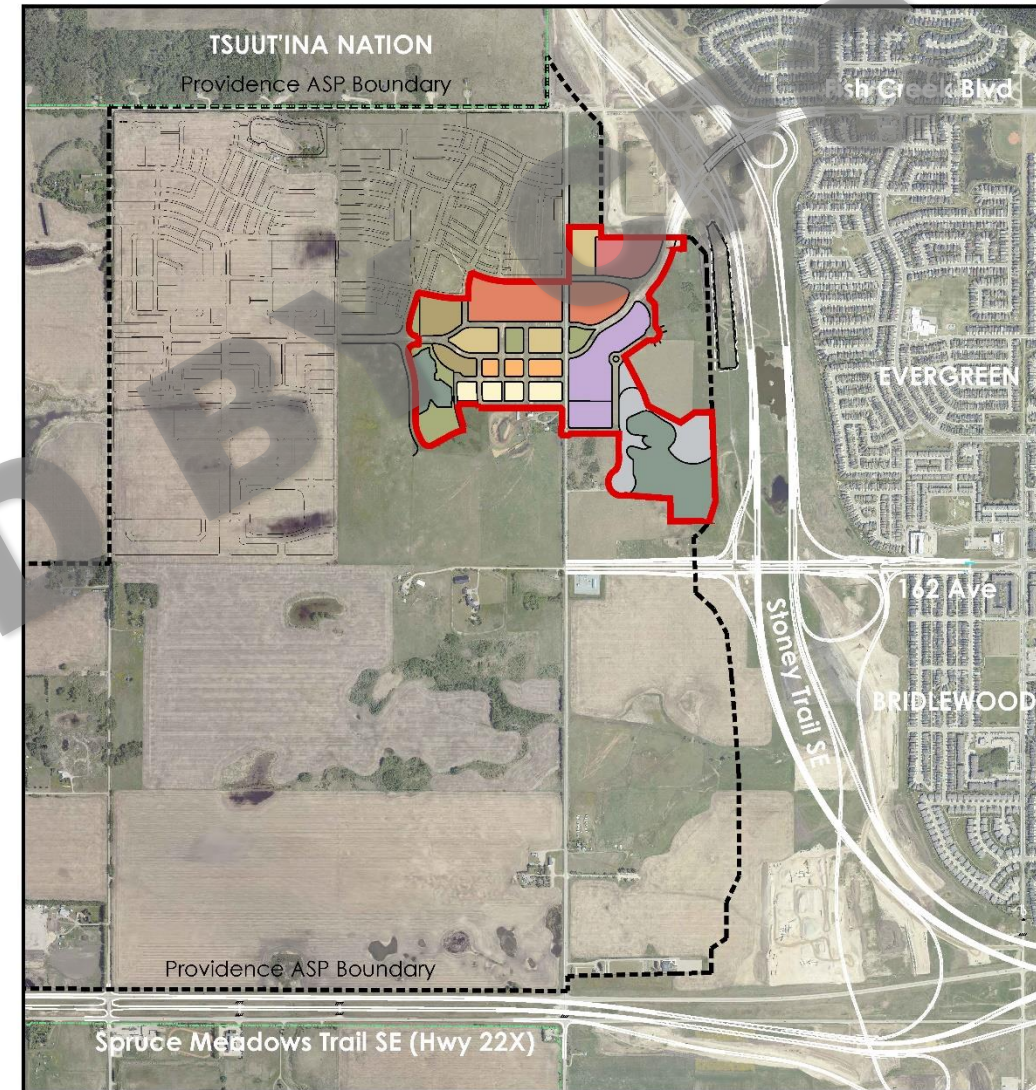
Alpine Park Stage 2
LOC2020-0163
Proposed Land Use



Active Mode Infrastructure



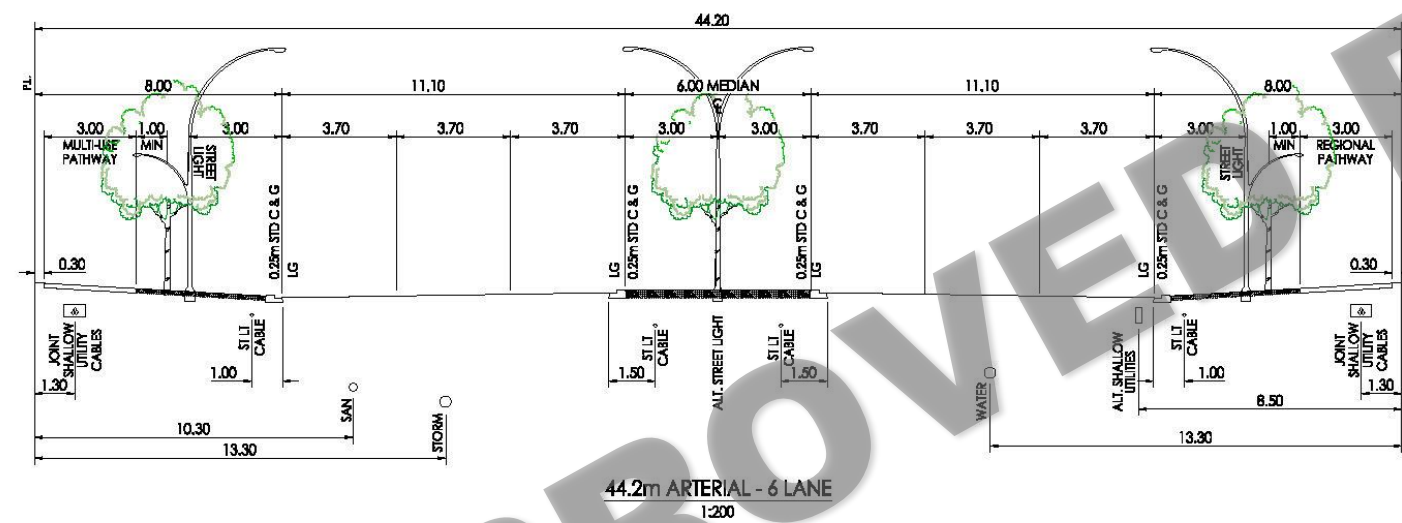
Site Context



Alpine Park Stage 2
LOC2020-0163

Active Mode Infrastructure & Site Context



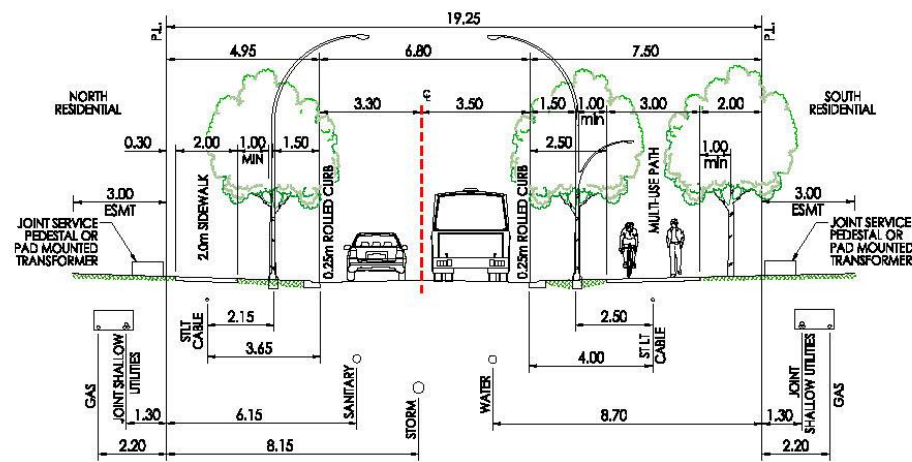


APPROVED BY CPC

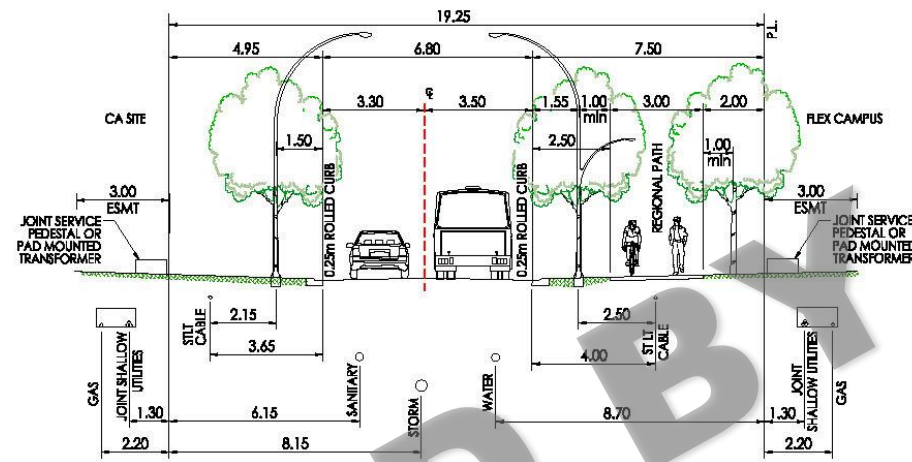


Alpine Park Stage 2
LOC2020-0163
Road Sections - Arterial

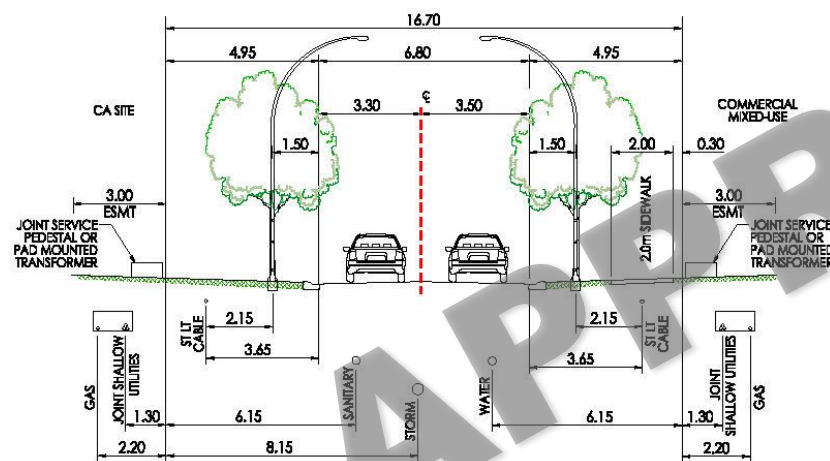




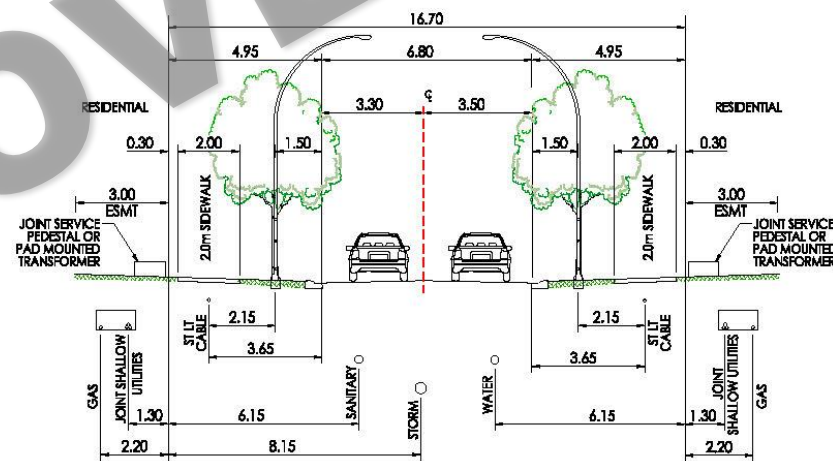
19.25m MODIFIED ONE-WAY LOCAL ARTERIAL (COUPLLET ENTRY EASTBOUND)
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
1:200



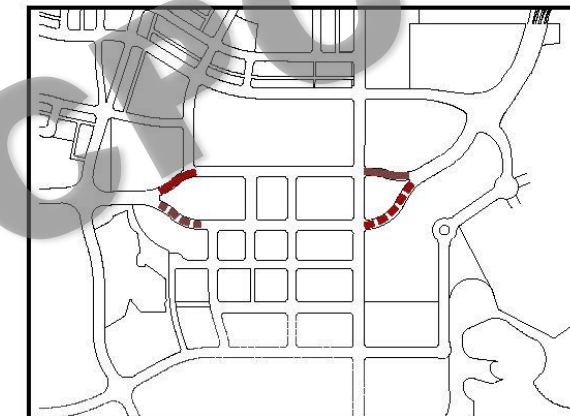
19.25m MODIFIED ONE-WAY LOCAL ARTERIAL (COUPLLET EXIT EASTBOUND)
3.0m MULTI-USE PATH ONE SIDE
1:200



16.7m MODIFIED ONE-WAY LOCAL ARTERIAL (COUPLLET ENTRY WESTBOUND)
2.0m SEPARATE WALK ONE SIDE
1:200



16.7m MODIFIED ONE-WAY LOCAL ARTERIAL (COUPLLET EXIT WESTBOUND)
2.0m SEPARATE WALK BOTH SIDES
1:200



Street Standard Key Map

Legend

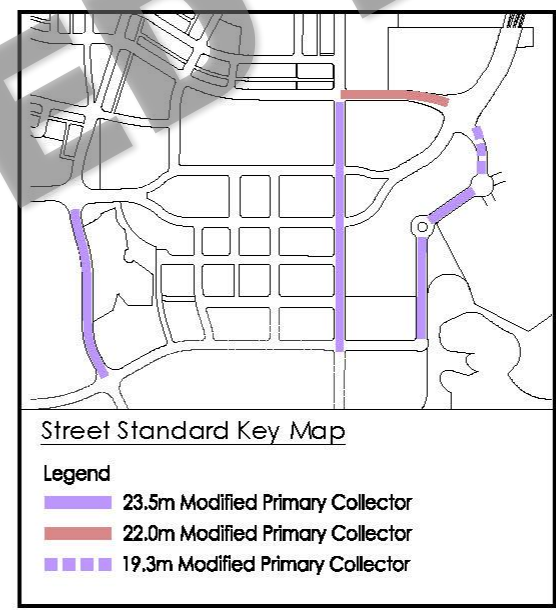
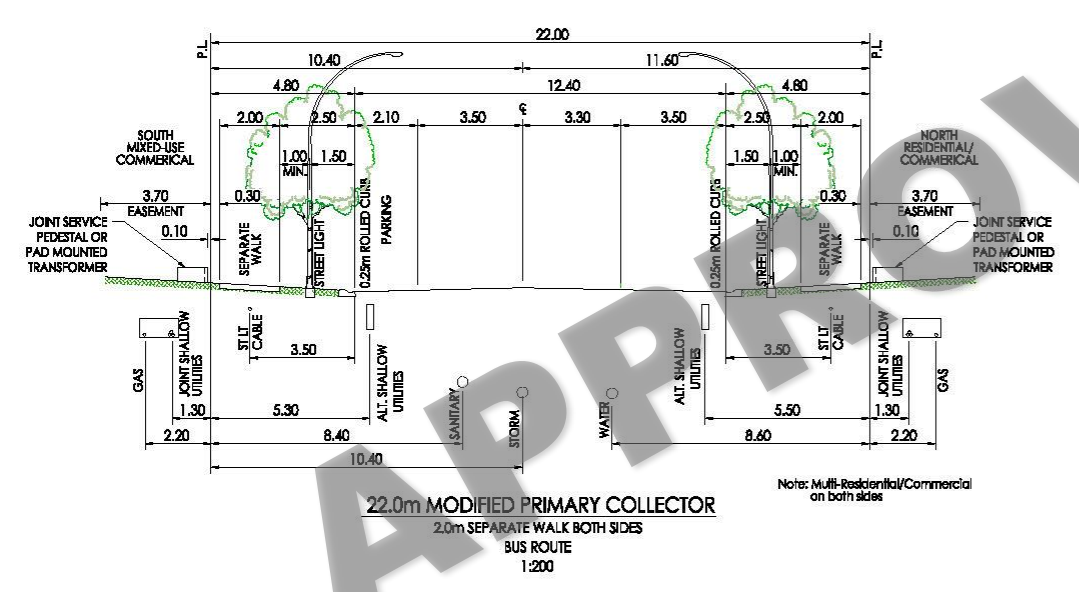
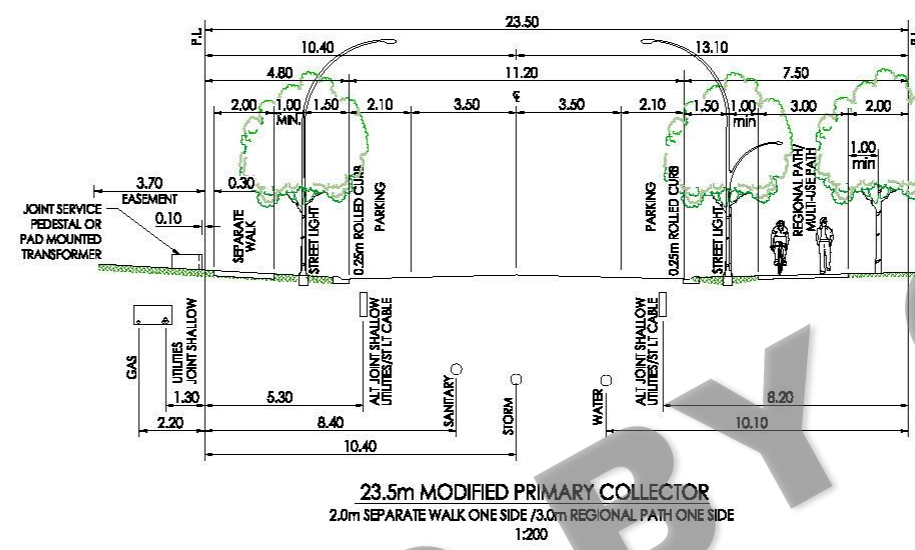
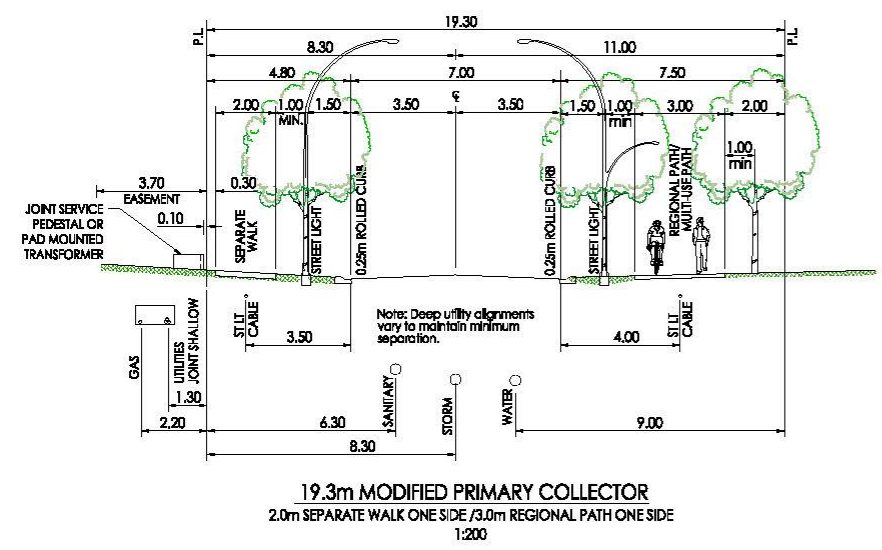
- 16.7m Modified One-Way Local Arterial (Couplet Entry Westbound)
- 16.7m Modified One-Way Local Arterial (Couplet Exit Westbound)
- 19.25m Modified One-Way Local Arterial (Couplet Entry Westbound)
- 19.25m Modified One-Way Local Arterial (Couplet Exit Westbound)



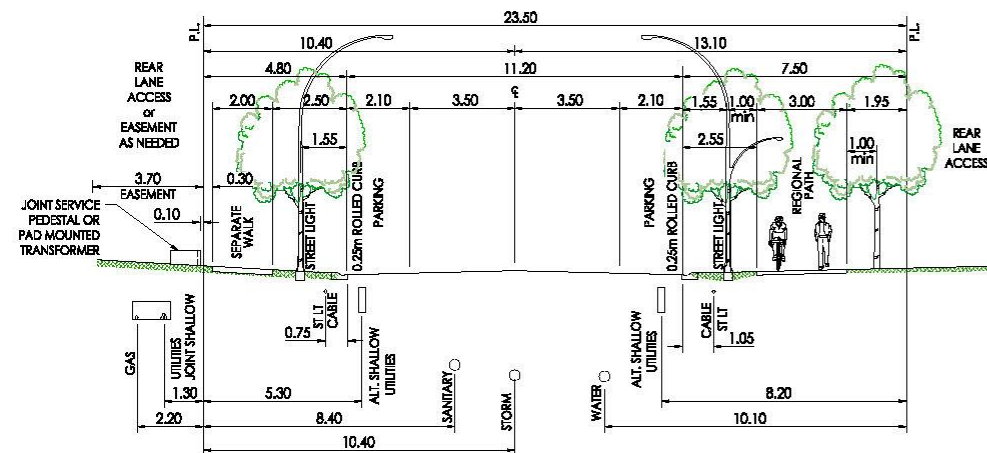
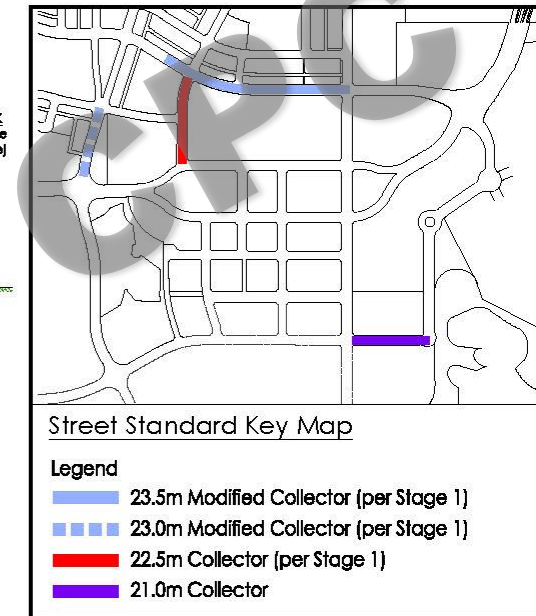
Alpine Park Stage 2
LOC2020-0163

Road Sections - Modified Local Arterial

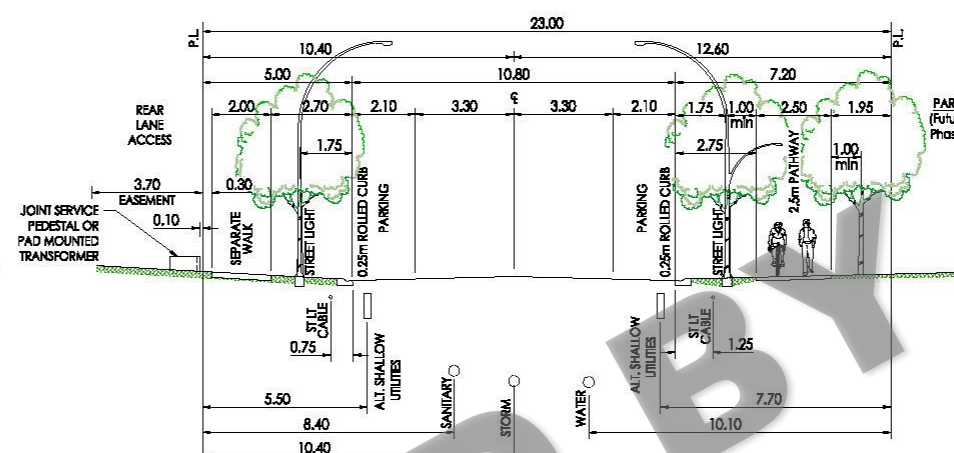




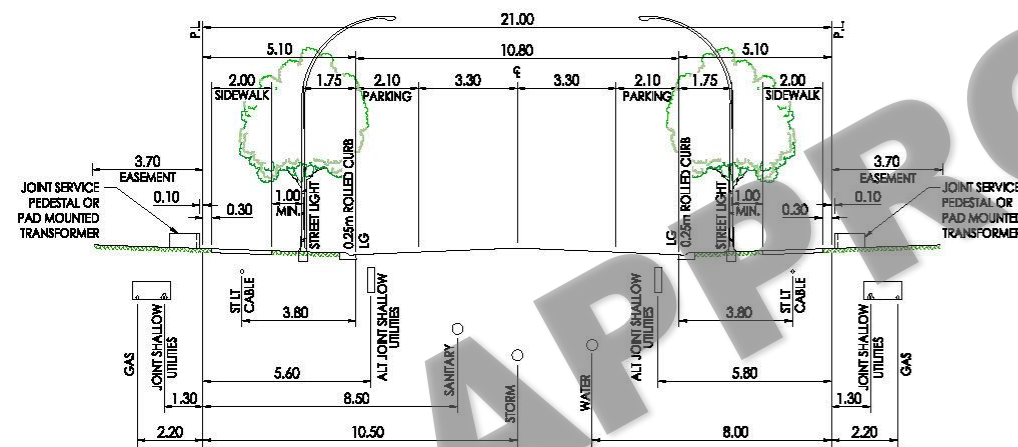
Alpine Park Stage 2
LOC2020-0163
Road Sections - Modified Primary Collector



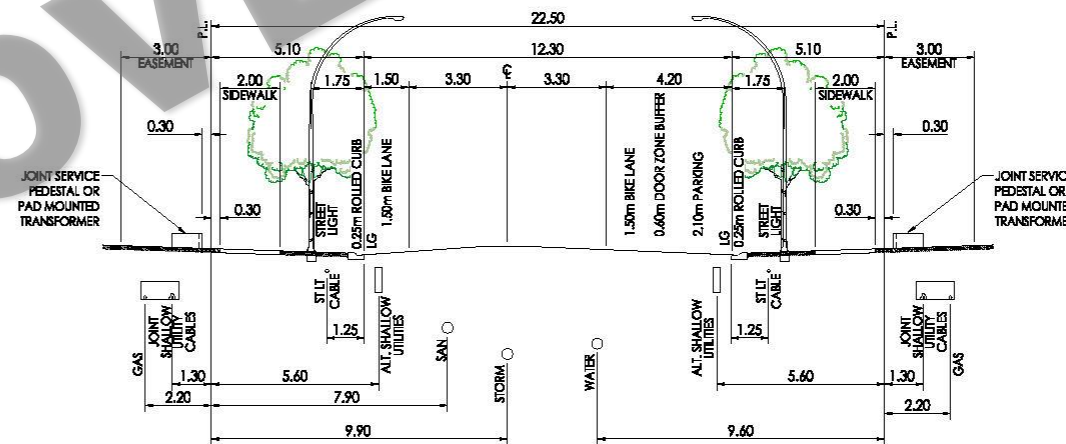
23.5m MODIFIED COLLECTOR (per Approved Stage 1)
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
Scale 1:200



23.0m MODIFIED COLLECTOR (per Approved Stage 1)
2.0m SEPARATE WALK ONE SIDE / 2.5m LOCAL PATH ONE SIDE
Scale 1:200

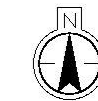


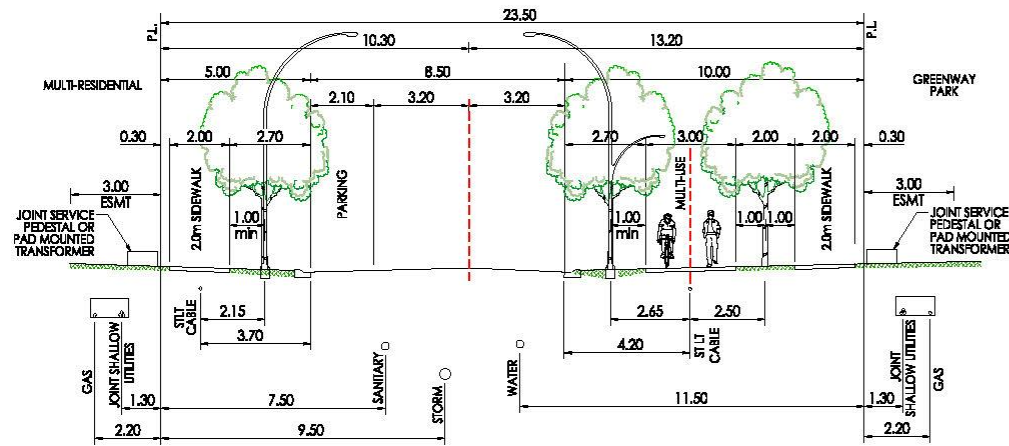
21.0m COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK BOTH SIDES
Scale 1:200



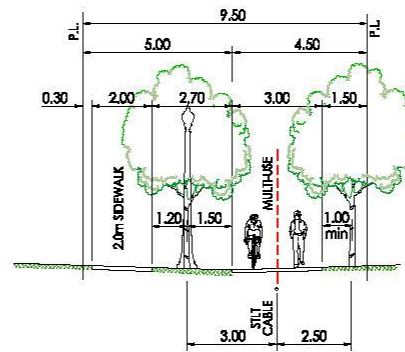
22.5m COLLECTOR (per Approved Stage 1)
PARKING ONE SIDE / 2.0m SEPARATE WALK BOTH SIDES / ON-STREET BIKE LANES
Scale 1:200

Alpine Park Stage 2
LOC2020-0163
Road Sections - Collector

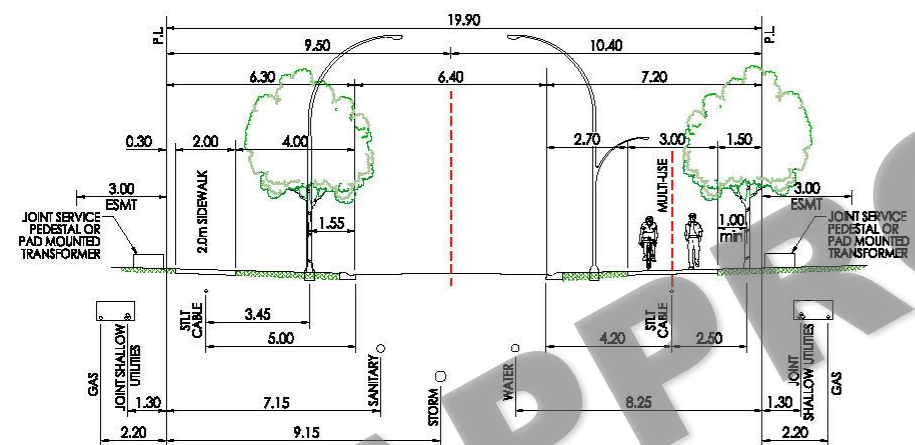




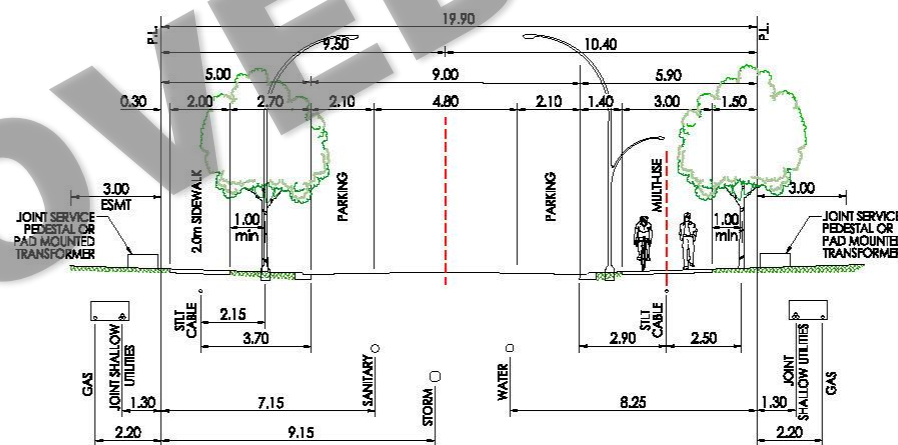
23.5m NORTH/SOUTH GREEN WAY
2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH & 2.0m SEPARATE WALK ONE SIDE
1:200



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



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



Street Standard Key Map

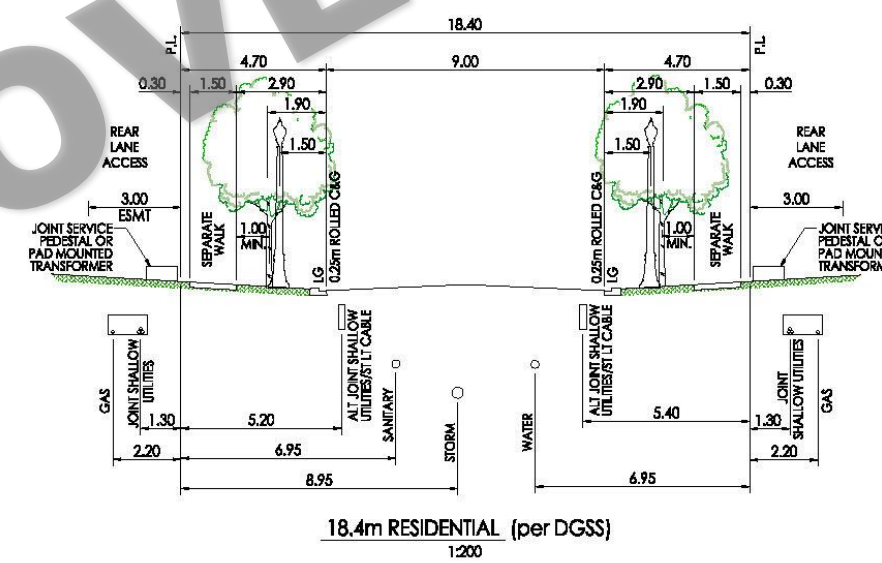
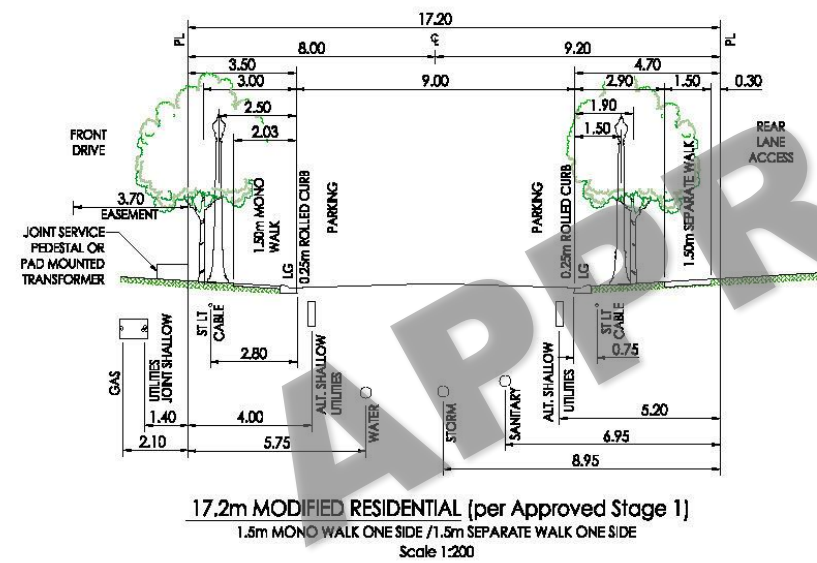
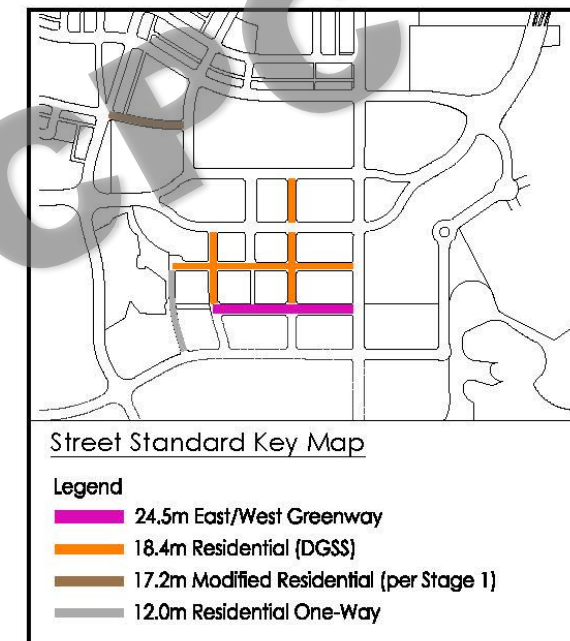
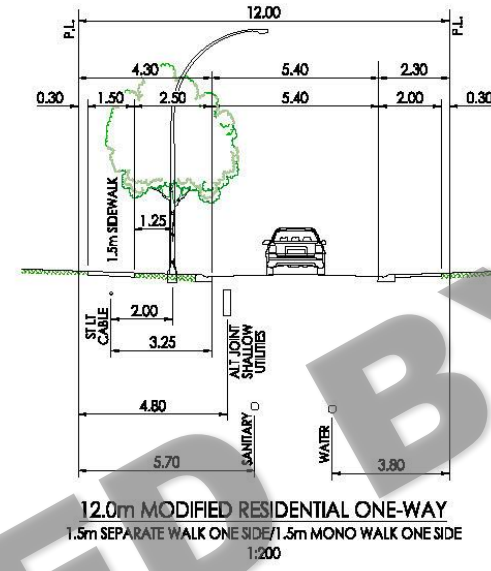
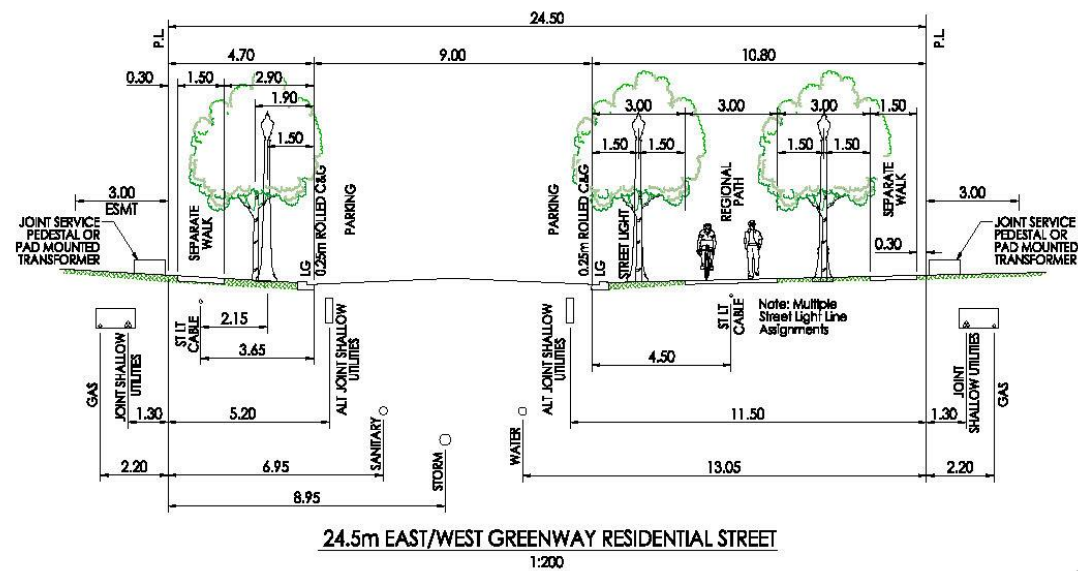
- Legend
- 23.5m North/South Greenway
 - 19.9m North/South Greenway - No Parking
 - 19.9m North/South Greenway - Parking
 - 9.5m North/South Greenway



Alpine Park Stage 2
LOC2020-0163

Road Sections - North/South Greenway





Alpine Park Stage 2
LOC2020-0163
Road Sections - Residential

