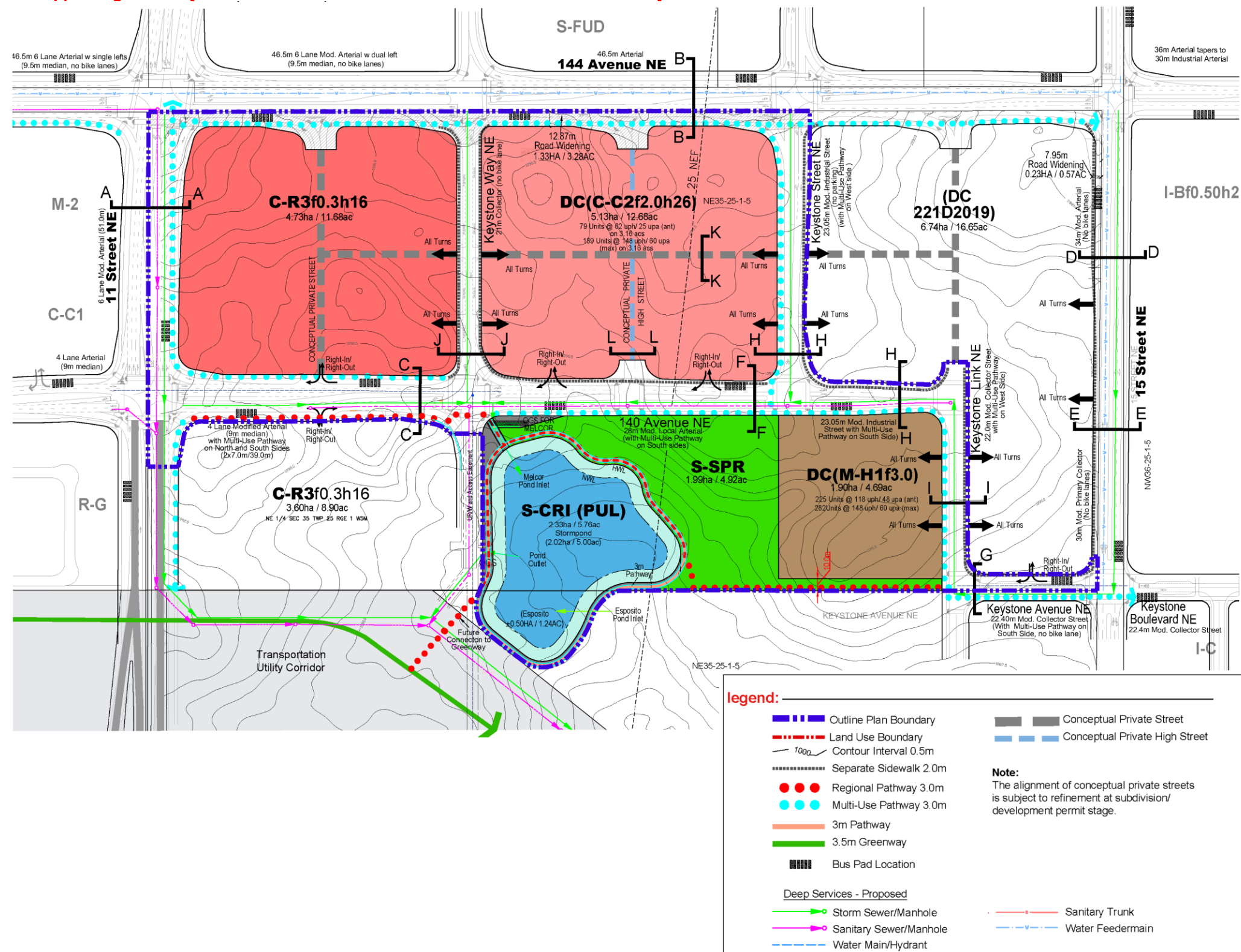
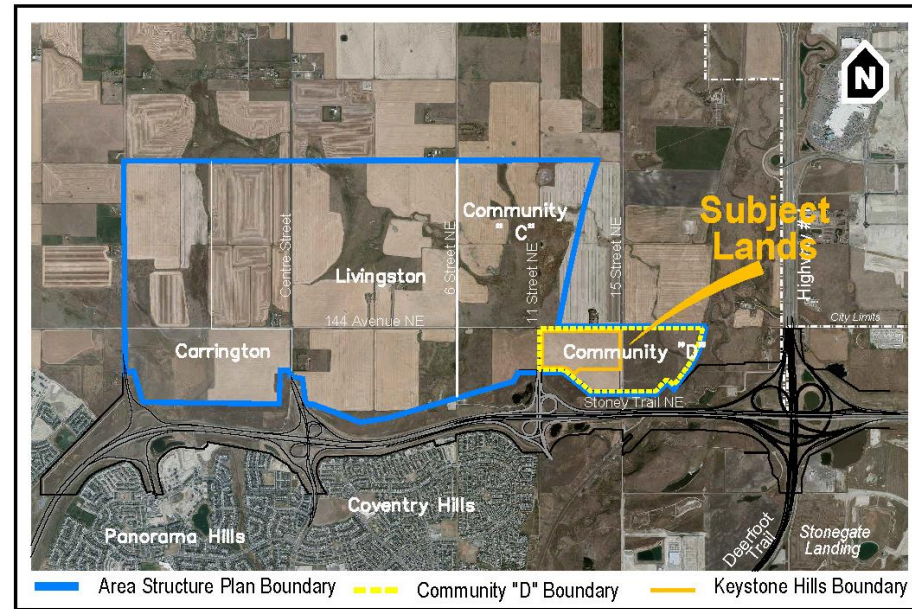


# Proposed Outline Plan

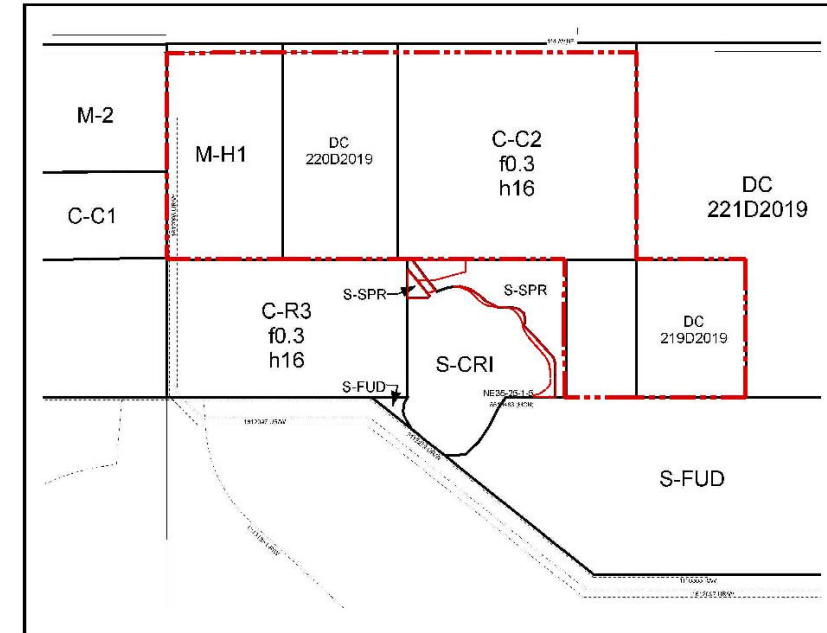
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



### Context Map



### Existing Land Use



**Note:**  
Includes new proposed land use lines (in red)

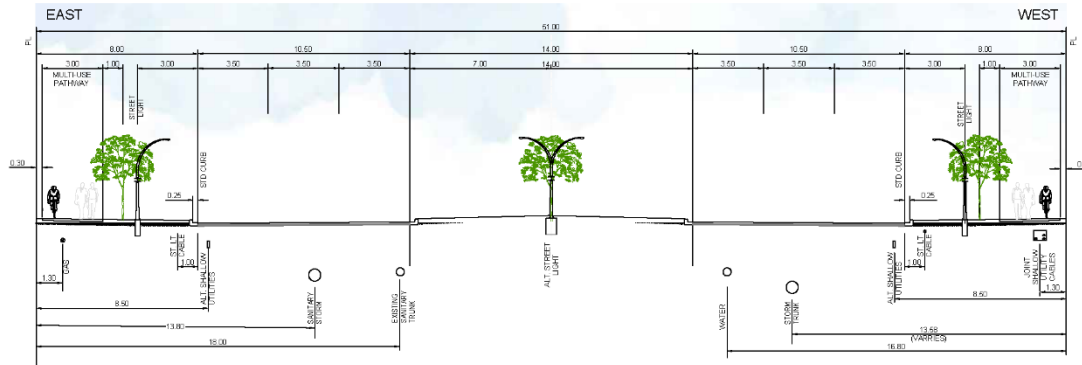
### Proposed Land Use Redesignation



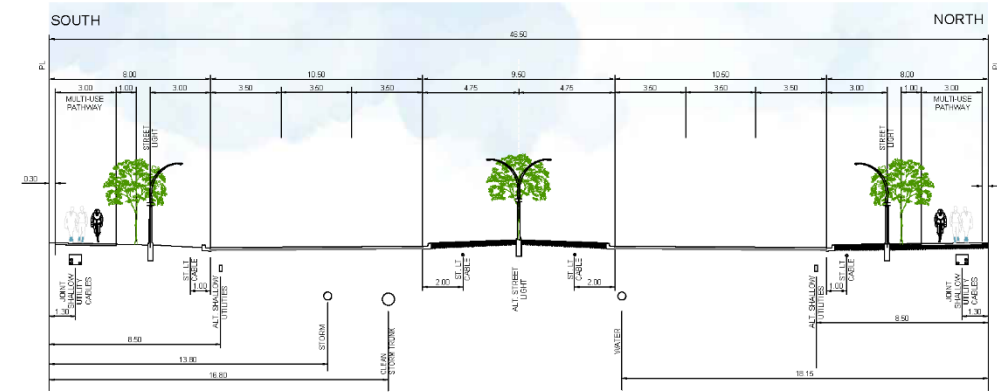
**Legend:**

- DC(M-H1f3.0) - Multi-Residential - High Density Low Rise District
- DC(C-C2f2.0h26) - Commercial - Commercial Community 2 District
- CR3f0.3h16 - Commercial - Regional 3 District
- S-CRI(PUL) - Public Utility Lot / Stormpond
- S-SPR(MR) - Municipal Reserve

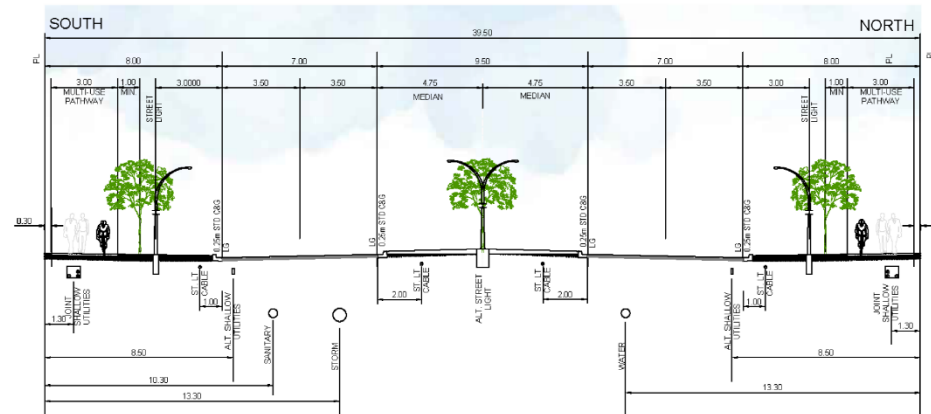
**Cross -Sections:**



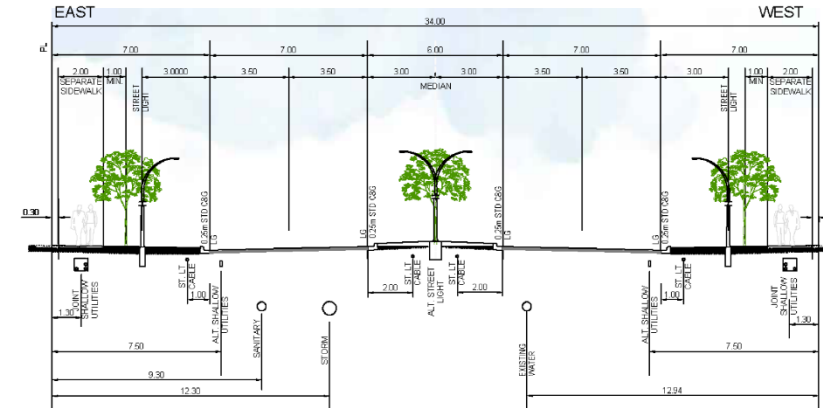
**A-A: 11 Street NE**  
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides  
(2x10.5m/51.00m)



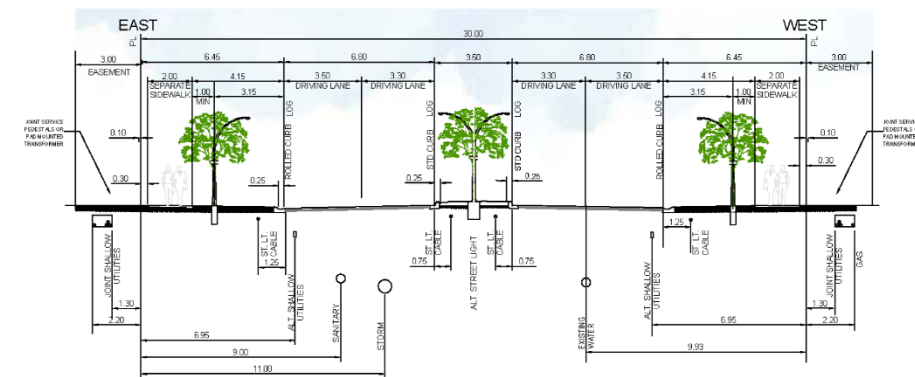
**B-B: 144 Avenue NE**  
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides  
(2x10.5m/46.50m)



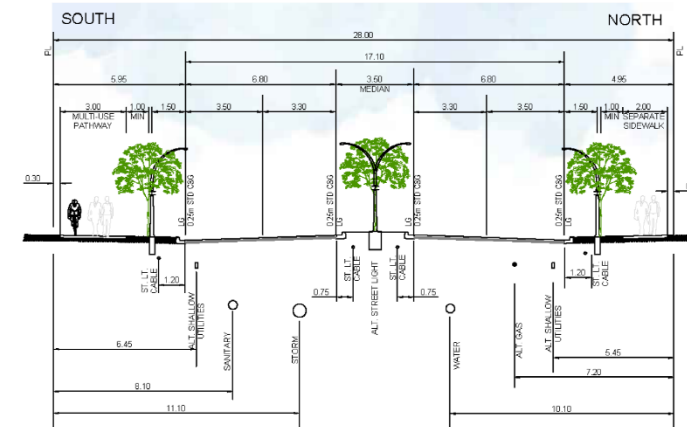
**C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)**  
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides  
(2x7.0m/39.50m)



**D-D: 15 Street NE (near 144 Avenue NE)**  
Modified Arterial Street - 4 lanes and separate sidewalks on both sides  
(2x7.00m/34.00m)

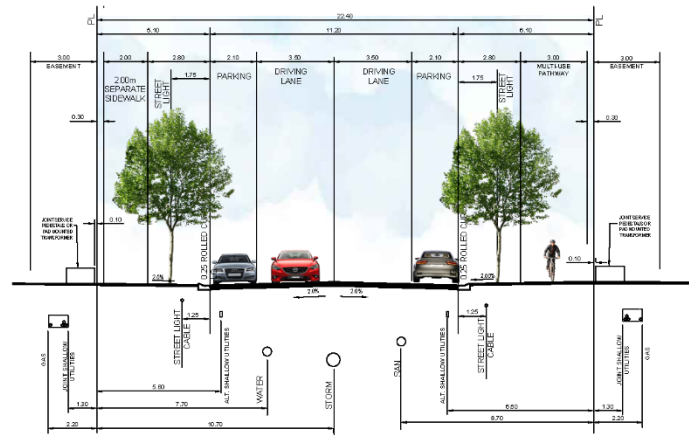


**E-E: 15 Street NE (near 144 Avenue NE)**  
Modified Primary collector Street - 4 lanes and separate sidewalks on both sides  
(2x6.80m/30.00m)

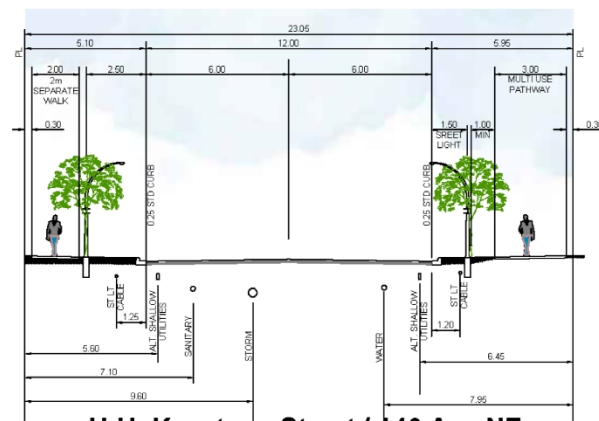


**F-F: 140 Avenue NE (between Keystone Way NE and Keystone Street NE)**  
Modified Local Arterial Street - 4 lanes and Multi-Use Pathway on south side  
(2x6.80m/28.00m)

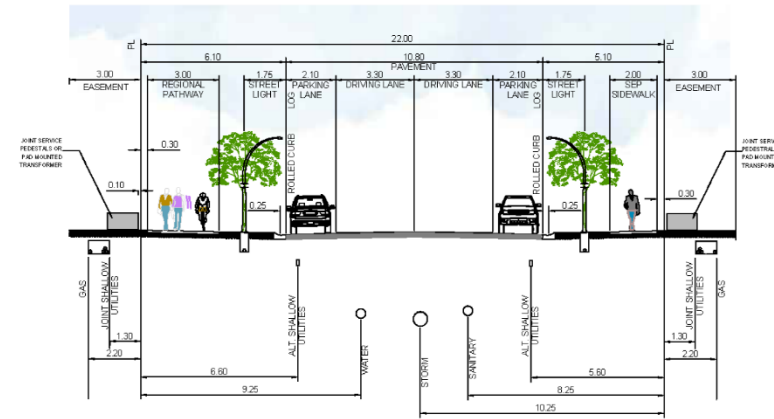




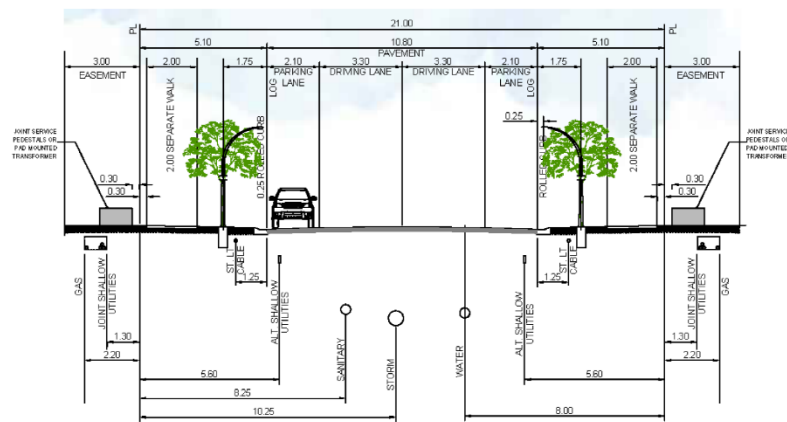
**G-G: Keystone Avenue NE**  
Modified Collector Street - Multi-Use Pathway on south side  
(11.20m/22.40m)



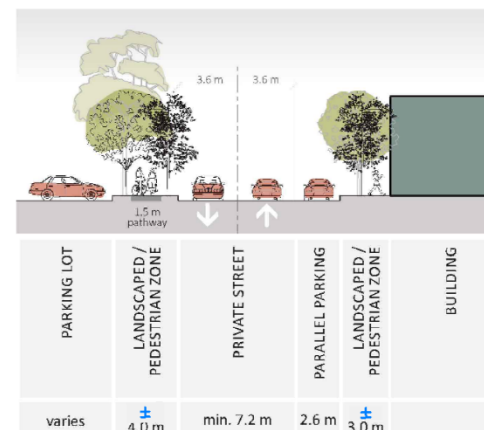
**H-H: Keystone Street / 140 Ave NE**  
Modified Industrial Street (no parking) -  
with Multi-Use Pathway (Keystone Street - on West side  
& 140Ave NE - on East Side & Separate Sidewalk  
(12.00m/23.05m)



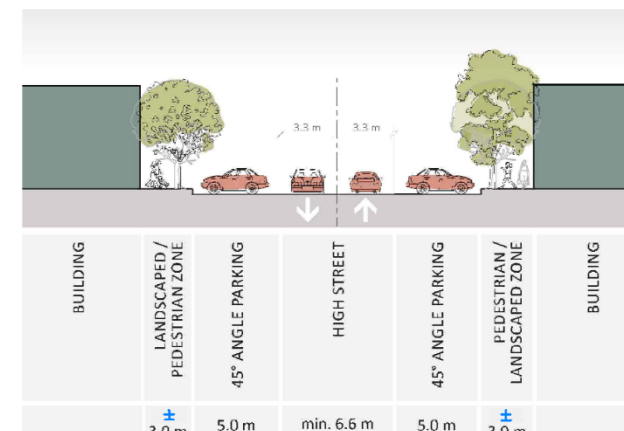
**I-I: Keystone Link NE**  
Modified Collector Street - with Multi-Use Pathway  
& Separate Sidewalk  
(10.8m/22.00m)



**J-J: Keystone Way NE**  
Collector Street - with separate Sidewalks  
on both Sides (10.80m/21.00m)



**K-K: Conceptual Private Street**  
(conceptual to be confirmed at subdivision  
and / or development permit stage)



**L-L: Conceptual Private High Street**  
(conceptual to be confirmed at  
subdivision and/or  
development permit stage)

OUTLINE PLAN STATISTICS					
2023-Jan 25th	upa	Area (ha) (+/-)	Area (ac) (+/-)	Units	% of GDA
<b>Total Area</b>		<b>21.65</b>	<b>53.50</b>		
Melcor Ownership		21.15	52.28		
Esposito Ownership		0.50	1.24		
<b>Gross Developable Area (GDA)</b>		<b>21.65</b>	<b>53.50</b>		97%
<b>Multi-Residential - High Density Low Rise DC(M-H1f3.0) District</b>		<b>1.90</b>	<b>4.69</b>		8.8%
Anticipated number of Units based on 118uph/48upa	48	1.90	4.69	225	
Maximum number of Units based on 148uph/60upa	60			282	
<b>Commercial - Community 2 DC(C-C2f2.0h26) District with Residential</b>		<b>5.13</b>	<b>12.68</b>		23.7%
Anticipated number of Units based on 62uph/25upa on 3.16 acs	25			79	
Maximum number of Units based on 148uph/60upa on 3.16 acs	60			190	
<b>Commercial - Regional 3 C-R3f0.3h16 District</b>		<b>4.73</b>	<b>11.69</b>		21.8%
<b>Public Utility Lot / Stormpond (S-CR/PUL)</b>		<b>2.33</b>	<b>5.76</b>		11%
Stormpond		2.02	4.99		
<b>Total Residential Units</b>				<b>304 ant</b>	
Anticipated Density*		30.9 uph		17.5 upa	
Maximum Density		63.2 uph		27.1 upa	
*The density calculation is based off two residential parcels.					
<b>Municipal Reserve* - 10 % Required on 32.37ha / 79.99 acs *</b>		<b>3.24</b>	<b>8.00</b>		10.0%
Open Space (S-SPR/MR)		1.99	4.92		6.1%
Cash in Lieu		1.25	3.08		3.9%
* Melcor Ownership 32.37ha / 79.99ac (Approved Outline Plan)					
* MR provided only for Melcor Ownership Area. Esposito Ownership to provide MR in future.					
<b>Roadways and Lanes</b>		<b>5.57</b>	<b>13.76</b>		25.7%
Road Widening of 144th Avenue NE (Mod. Arterial 46.5m - 6 lane) - Cross section B		0.93	2.30		
Road Widening of 15th Street NE (Mod. Arterial 34.0m tapers to 30.0m Mod. Primary Collector) - Cross sections D & I		0.00	0.00		
11 Street - Half of ROW (51.0m Mod. Arterial - 6 lanes) cross section A		0.82	2.03		
Mod. Arterial 140 Ave NE with Multi-Use Pathway on North and South Sides - (39.0m) Cross section C		0.88	2.17		
Mod. Local Arterial 140 Ave NE with Multi-Use Pathway on South sides - 28.0m		1.11	2.74		
(between Keystone Way NE & Keystone Street NE) & Keystone Street - Cross-section F					
Mod. Collector Street with Multi-Use Pathway on South Side 22.4.0m - Keystone Avenue - Cross-section G		0.14	0.35		
Mod. Industrial Street 140 Ave NE - east of Keystone Street NE (23.05m) - Cross section H		0.79	1.95		
Mod Collector Street Keystone Street NE (22.0m) - Cross-sections I		0.45	1.11		
Collector Street Keystone Way NE (21.0m) - Cross-sections J		0.45	1.11		
LAND USE STATISTICS					
From	To	Hectares	Acres		
M-H1	C-R3f0.3h16	3.24	8.01		
DC220D2019	C-R3f0.3h16	3.24	8.01		
C-C2f0.3h16	DC(C-C2f2.0h26)	6.59	16.28		
C-C2f0.3h16	RRROW	0.15	0.37		
DC219D2019	DC(M-H1f3.0)	2.12	5.24		
S-SPR(MR)	S-CR(PUL)	0.16	0.40		
S-CR(PUL)	S-SPR(MR)	0.11	0.27		
S-FUD	S-SPR(MR)	1.06	2.62		
S-FUD	DC(M-H1)f3.0	0.31	0.77		
<b>TOTAL</b>		<b>16.98</b>	<b>41.96</b>		
SUMMARY OF LAND USE REDESIGNATION					
DC(M-H1f3.0)		2.43	6.00		
C-R3f0.3h16		6.48	16.01		
DC(C-C2f2.0h26)		6.59	16.28		
RRROW		0.15	0.37		
S-SPR(MR)		1.17	2.89		
S-CR(PUL)		0.16	0.40		
<b>TOTAL</b>		<b>16.98</b>	<b>41.96</b>		
INTENSITY STATISTICS					
Development Form	Assumption	GFA/Units	Scale	Jobs & People	
Retail	50 sq m per employee	40,000	50	800	
Office	25 sq m per employee	14,800	25	592	
Industrial	25-34 sq m/employee	6,750	30	225	
Residential	2.2 people/unit	304	2.2	669	
Home Based Jobs	3.8 jobs/100 people		0.038	25	
Daycare	10 jobs/500 sq m	1,004	0.02	20	
Hotel	1.7 jobs&people/room	415	1.7	500	
				<b>2,831</b>	
Assumes current application and Future I-C Site					
<b>people and jobs per hectare:</b>					<b>87</b>