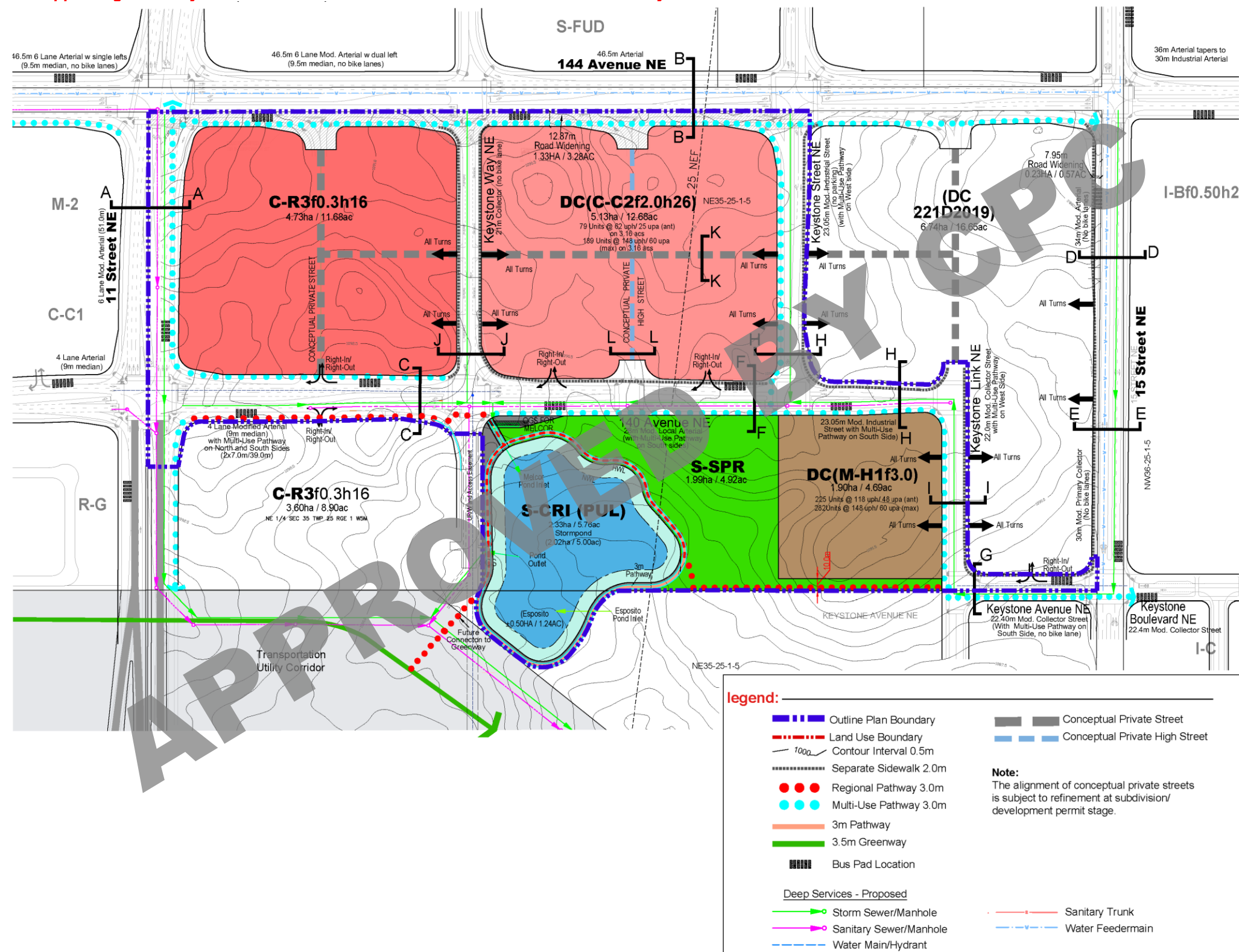
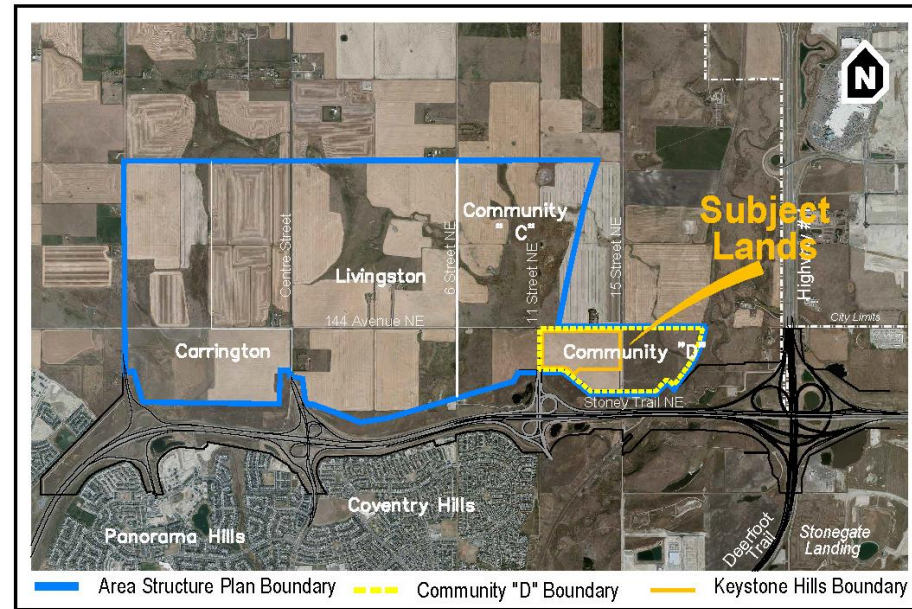


Approved Outline Plan

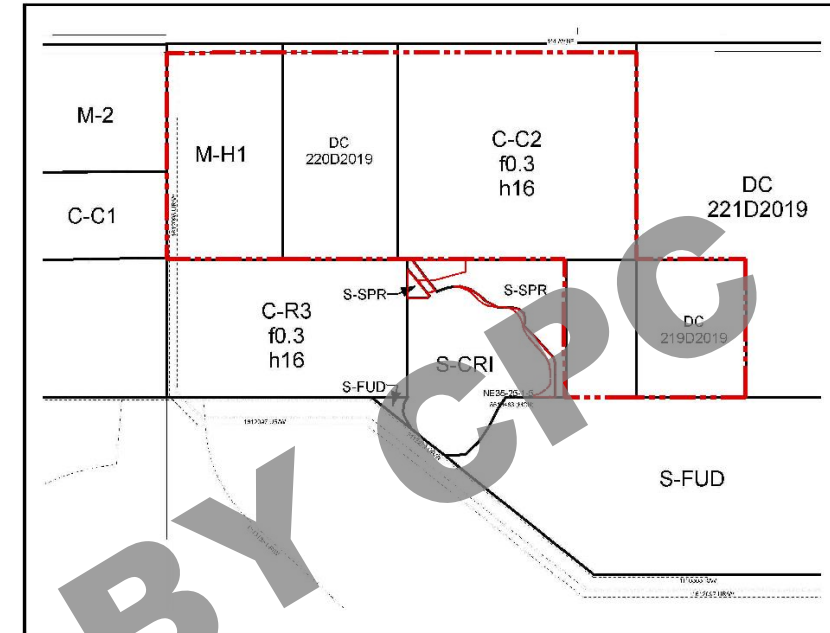
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Context Map

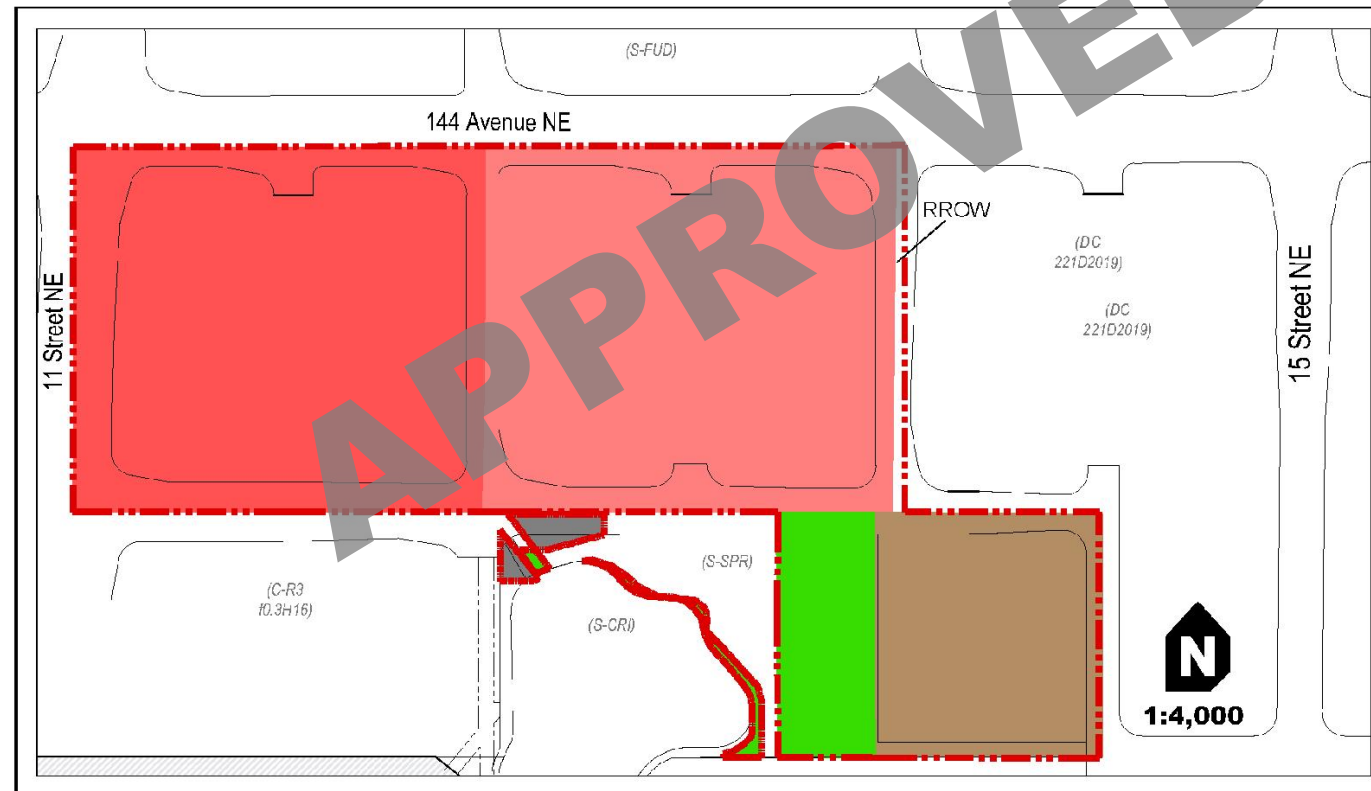


Existing Land Use



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

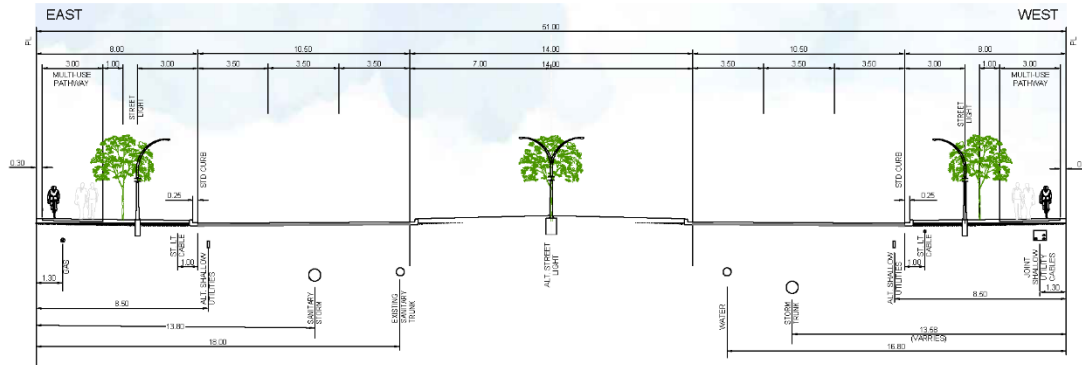
Proposed Land Use Redesignation



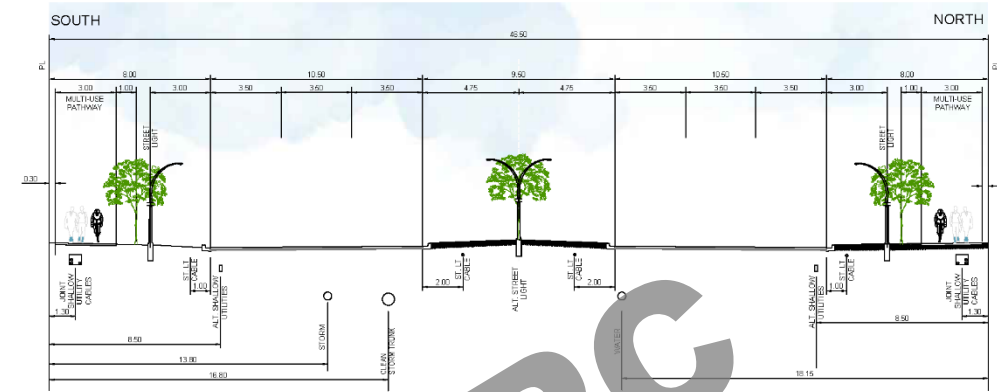
Legend:

- 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

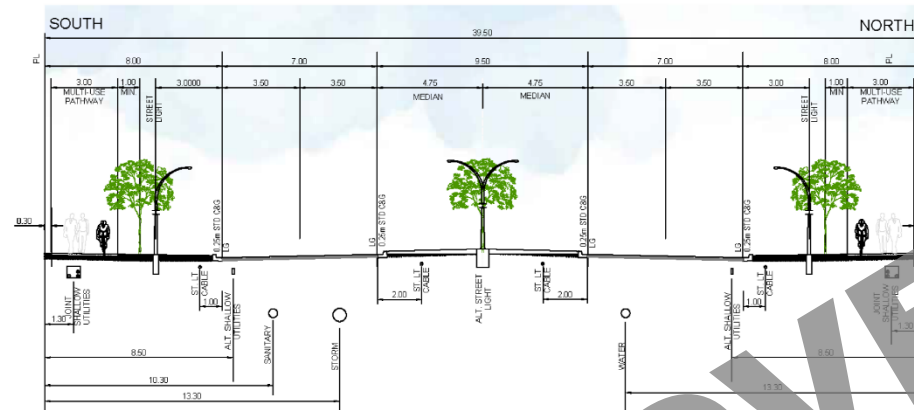
Cross -Sections:



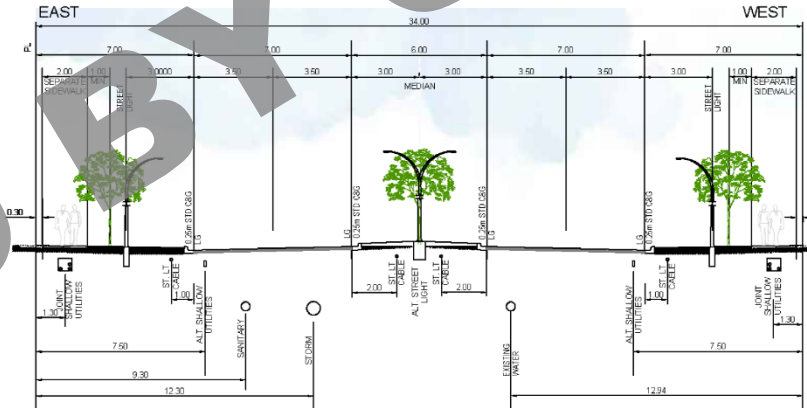
A-A: 11 Street NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/51.00m)



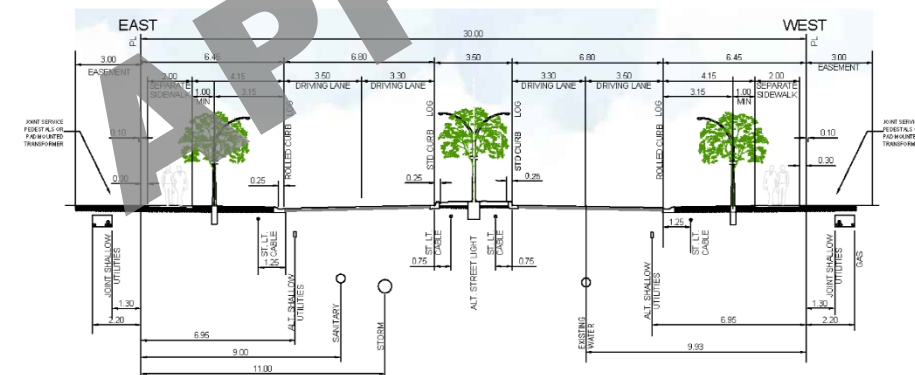
B-B: 144 Avenue NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/46.50m)



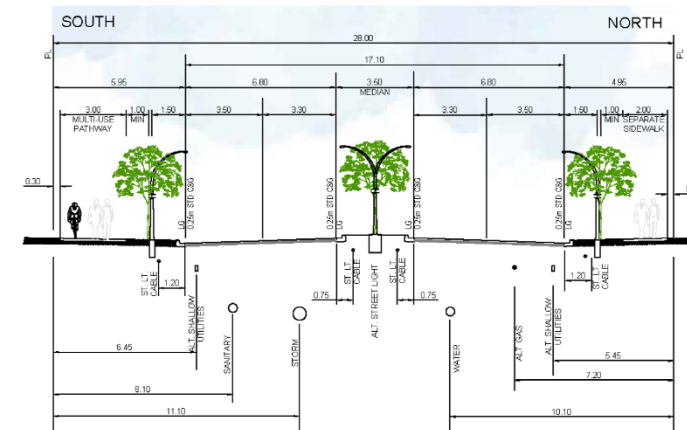
C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides
(2x7.0m/39.50m)



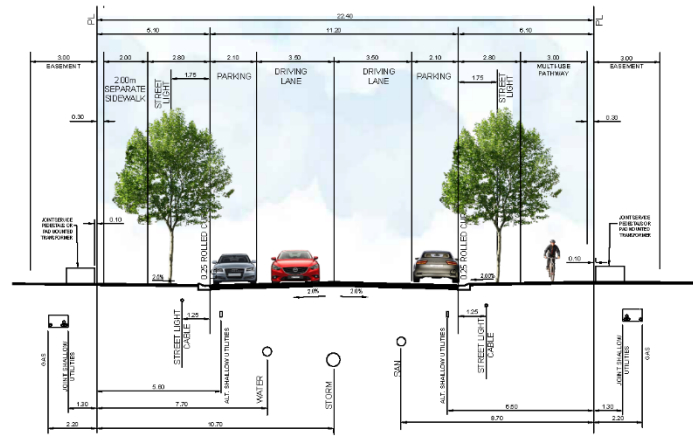
D-D: 15 Street NE (near 144 Avenue NE)
Modified Arterial Street - 4 lanes and separate sidewalks on both sides
(2x7.00m/34.00m)



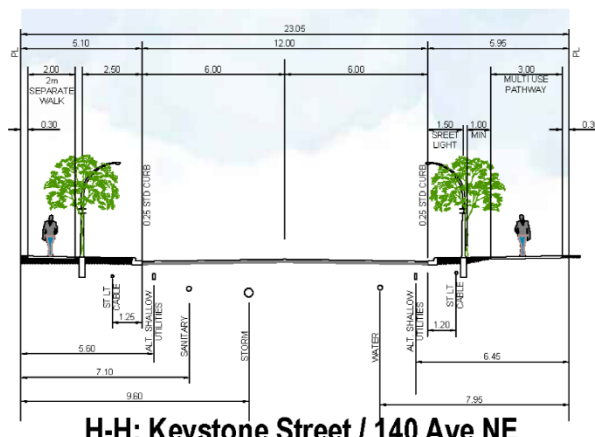
E-E: 15 Street NE (near 144 Avenue NE)
Modified Primary collector Street - 4 lanes and separate sidewalks on both sides
(2x6.80m/30.00m)



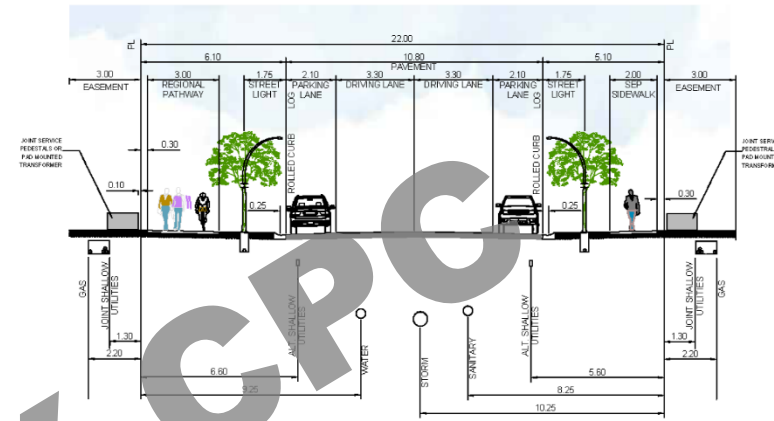
F-F: 140 Avenue NE (between Keystone Way NE and Keystone Street NE)
Modified Local Arterial Street - 4 lanes and Multi-Use Pathway on south side
(2x6.80m/28.00m)



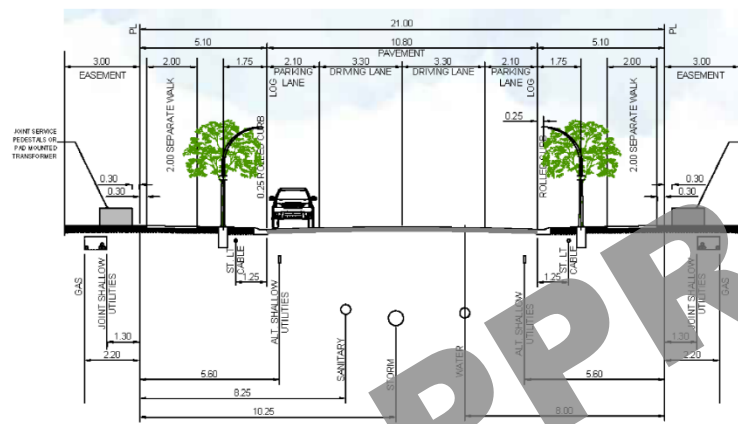
G-G: Keystone Avenue NE
Modified Collector Street - Multi-Use Pathway on south side
(11.20m/22.40m)



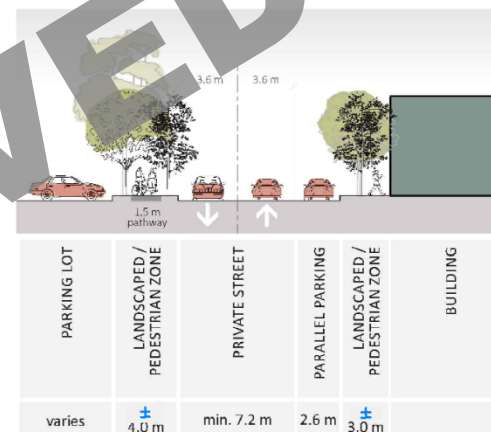
H-H: Keystone Street / 140 Ave NE
Modified Industrial Street (no parking) -
with Multi-Use Pathway (Keystone Street - on West side
& 140Ave NE - on East Side & Separate Sidewalk
(12.00m/23.05m)



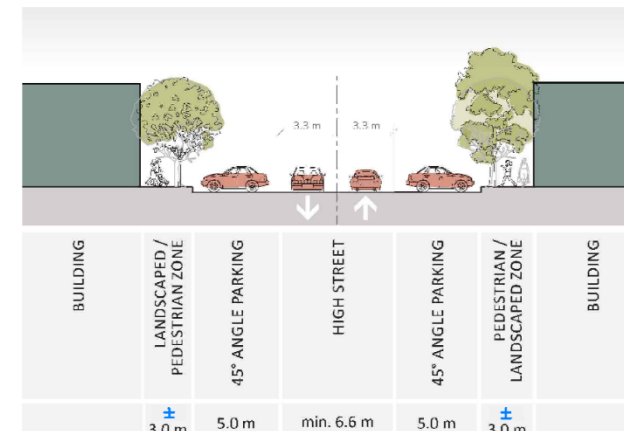
I-I: Keystone Link NE
Modified Collector Street - with Multi-Use Pathway
& Separate Sidewalk
(10.8m/22.00m)



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
Total Area		21.65	53.50		
Melcor Ownership		21.15	52.28		
Esposito Ownership		0.50	1.24		
Gross Developable Area (GDA)		21.65	53.50		97%
Multi-Residential - High Density Low Rise DC(M-H1f3.0) District		1.90	4.69		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	
Commercial - Community 2 DC(C-C2f2.0h26) District with Residential		5.13	12.68		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	
Commercial - Regional 3 C-R3f0.3h16 District		4.73	11.69		21.8%
Public Utility Lot / Stormpond (S-CR/PUL)		2.33	5.76		11%
Stormpond		2.02	4.99		
Total Residential Units				304 ant	
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.					
Municipal Reserve* - 10 % Required on 32.37ha / 79.99 acs *		3.24	8.00		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.					
Roadways and Lanes		5.57	13.76		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		
TOTAL		16.98	41.96		
SUMMARY OF LAND USE REDESIGNATION					
DC(M-H1)f3.0		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		
TOTAL		16.98	41.96		
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	
					2,831
people and jobs per hectare:					87