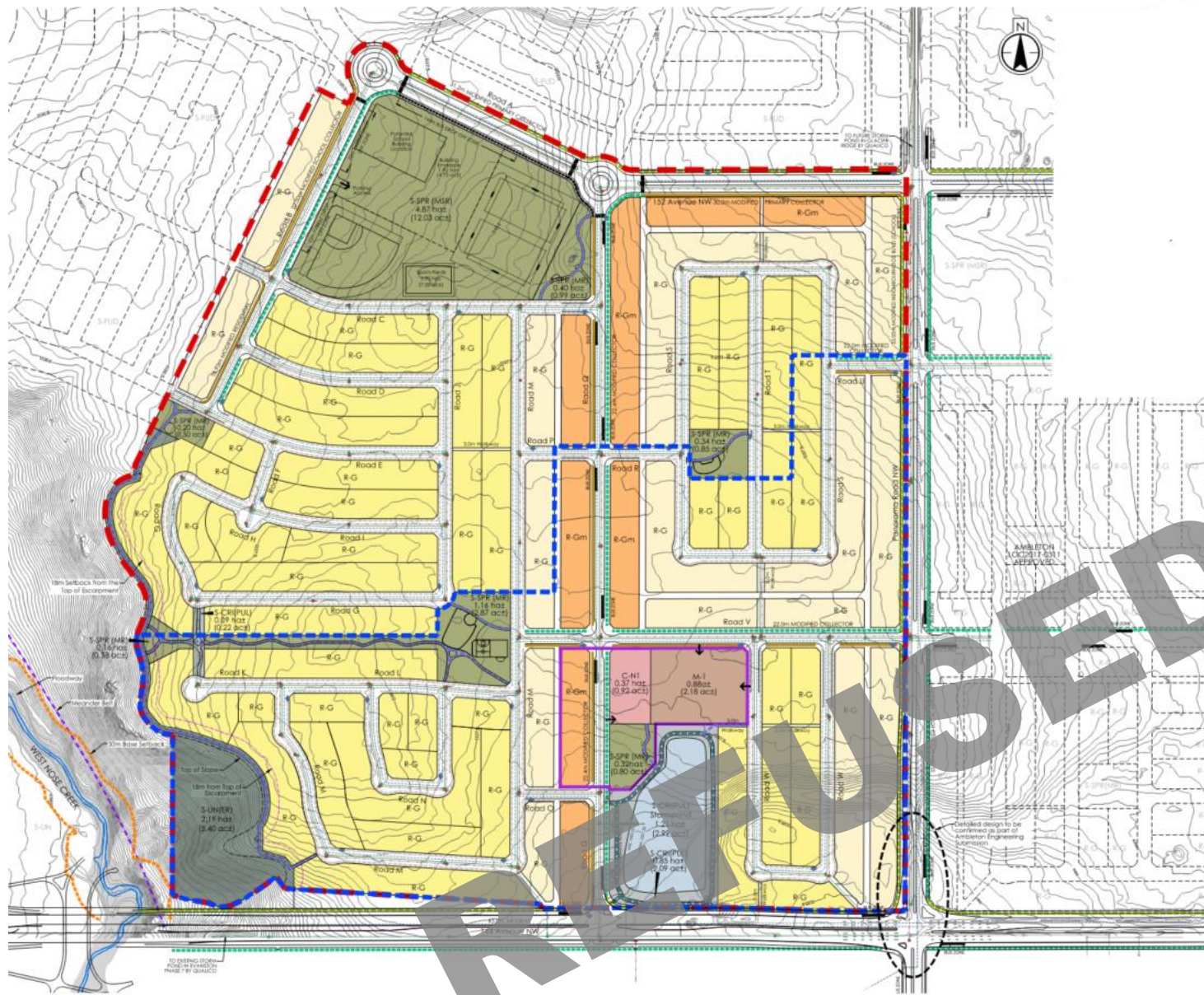


Refused Outline Plan

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



Project Information
LOC:2023-0146

NO.	DATE	DESCRIPTION
1	14-10-2020	Submission
2	04-03-2021	R1 Submission
3	01-11-2021	R1 Submission
4	18-03-2022	R1R Submission
5	13-12-2022	R1R Submission
6	22-12-2022	R1R Submission
7	28-01-2023	Final Outline
8	12-04-2023	R1R Update - Road Community Plans

Scale: 0 50 100 (m) 1:200

Consultants:
Stantec
Stantec Consulting Ltd.
325-25th Street SE
Calgary AB Canada T2A 7H8
Tel: 403.716.8000
Fax: 403.716.8029
www.stantec.com

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Client/Project:
QUALICO DEVELOPMENTS WEST LTD.
GLACIER RIDGE COMMUNITY D NEIGHBOURHOOD X
Calgary, Alberta, Canada

Title:
Outline Plan and Land Use Redesignation

Project No. 114650739 Date: April 2023



Legend

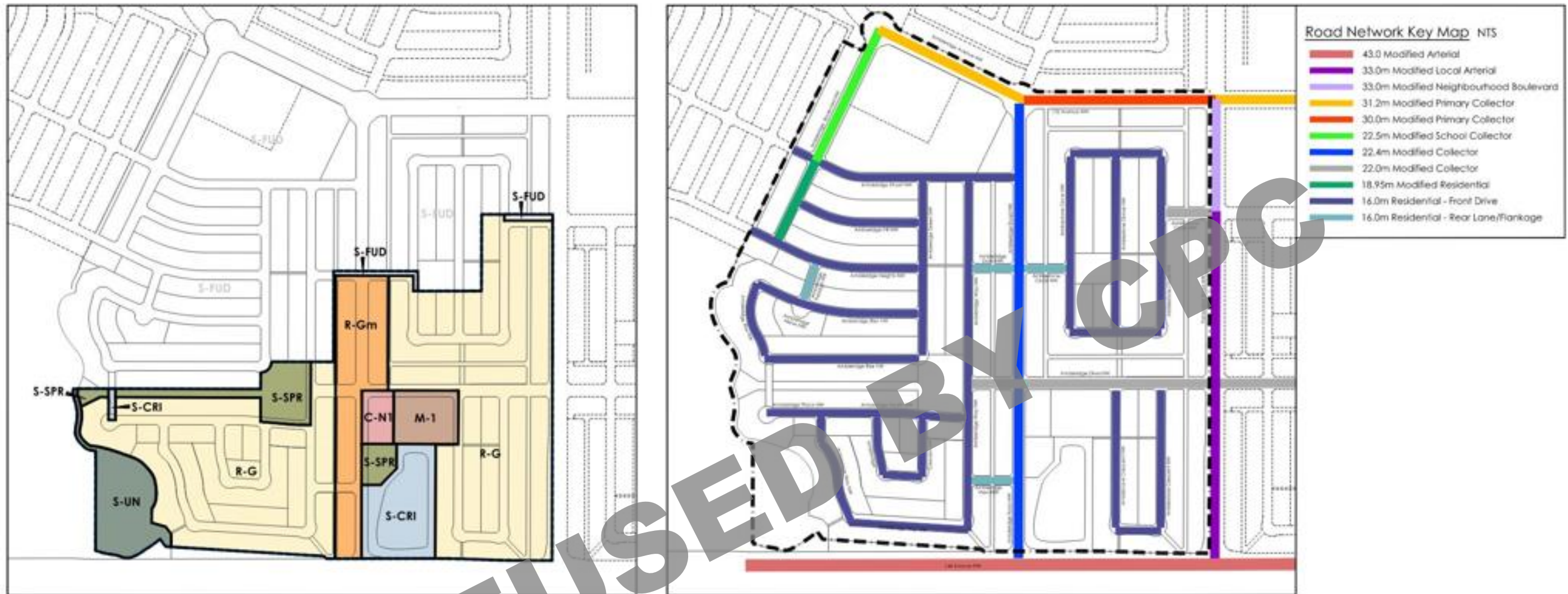
- Outline Plan Boundary
- Land Use Redesignation Boundary
- Neighbourhood Activity Centre
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 1.5m Separate Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 2.5m Local Pathway
- 4.0m Maintenance Pathway
- Potential Access Locations
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water Lines
- Proposed Hydrant
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water Lines

Notes

1. All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
2. All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
3. All lanes are 7m unless otherwise noted.
4. All lane cornercuts are to be 3m x 3m.
5. All road cornercuts are to be 4.5m x 4.5m.
6. Levies for 144 Avenue are Subject to Figure 1.
7. Street light cables to be located in joint shallow utilities trench where appropriate. To be confirmed at subdivision.

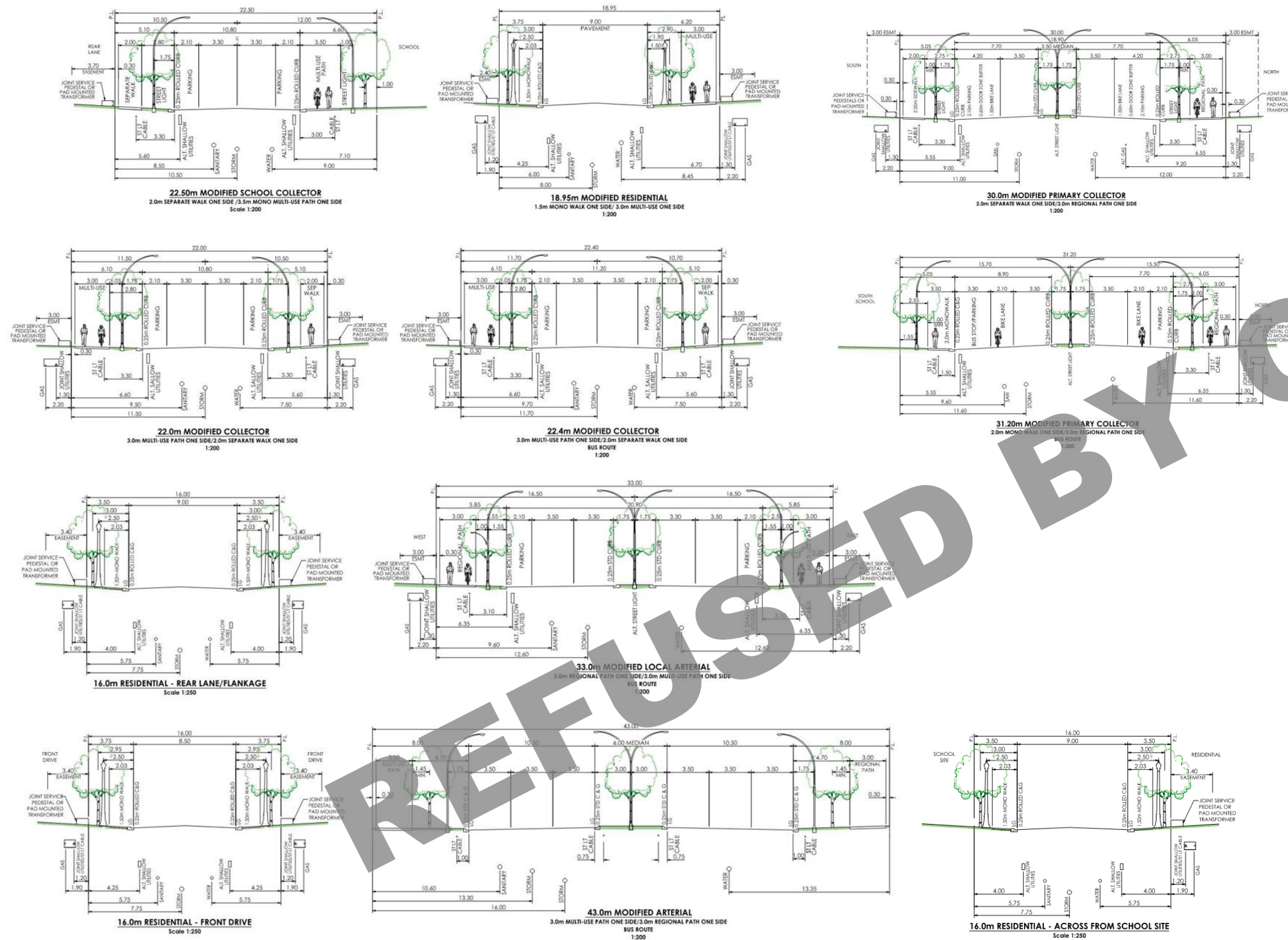


Location Plan
Portion of S 1/4 Section 6, Twp 26, Rge 1, W5
Located within the Glacier Ridge ASP



Proposed Land Use NTS

REFUSED BY CPC



REFUSED BY CPC

OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	67.31 ha	166.32 ac	
less ENVIRONMENTAL RESERVE (S-UN)	2.19 ha	5.40 ac	
GROSS DEVELOPABLE AREA (GDA)	65.12 ha	160.92 ac	100.0%
		Frontage	Units
RESIDENTIAL	37.56 ha	92.80 ac	57.7%
Low Density	36.67 ha	90.62 ac	56.3%
RG - Laned	10.32 ha	25.49 ac	
Anticipated Number of Units (8.23m lot width)		3,152m	382 units
RG - Laneless	22.26 ha	55.01 ac	
Anticipated Number of Units (9.75m lot width)		6,574m	674 units
RGm - Townhomes	4.10 ha	10.12 ac	
Anticipated Number of Units (6.1m lot width)		1,280m	209 units
Total frontage		11,006m	
High Density	0.88 ha	2.18 ac	1.4%
M-1	0.88 ha	2.18 ac	
Number of units (110upha)			97 units
TOTAL UNITS			Anticipated 1362 units
DENSITY			
Anticipated: 20.9 upha			
8.5 upac			
COMMERCIAL	0.37 ha	0.92 ac	0.6%
C-N1	0.37 ha	0.92 ac	
CREDIT OPEN SPACE (S-SPR)	7.46 ha	18.42 ac	11.4%*
Open space & Parks	2.59 ha	6.39 ac	
School	4.87 ha	12.03 ac	
PUBLIC DEDICATION	19.74 ha	48.78 ac	30.3%**
Stormwater Pond	1.21 ha	2.99 ac	
PUL	0.93 ha	2.31 ac	
Roads and Lanes <small>Includes road widening and backslapping</small>	17.60 ha	43.48 ac	
<small>**Portion of 152 Avenue NW and Amblebridge Avenue NW deferred to development of parcel to the north (PE2021-02837)</small>	1.10 ha	2.72 ac	1.7%

REFUSED BY CPC

LAND USE STATISTICS		
S-FUD to R-G	22.10 ha	54.62 ac
S-FUD to R-Gm	3.26 ha	8.05 ac
S-FUD to M-1	1.07 ha	2.65 ac
S-FUD to C-N1	0.53 ha	1.30 ac
S-FUD to S-SPR	1.83 ha	4.52 ac
S-FUD to S-CRI	2.28 ha	5.64 ac
S-FUD to S-UN	1.95 ha	4.81 ac
Total Redesignation	33.02 ha	81.59 ac
S-FUD to remain S-FUD	0.29 ha	0.71 ac

NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
Multi-Unit Dwellings	97	1.6 people/unit*	155
Townhomes	24	2.3 people/unit*	55
Retail / Commercial	1100 m ² (GFA)	1 job per 28m ²	39
Total People/Job			249
Total NAC Area	2.40 ha		
Total Intensity <small>(people/jobs per ha)</small>			103

*Based on the City of Calgary 2019 Oak Census Results, Ward 2