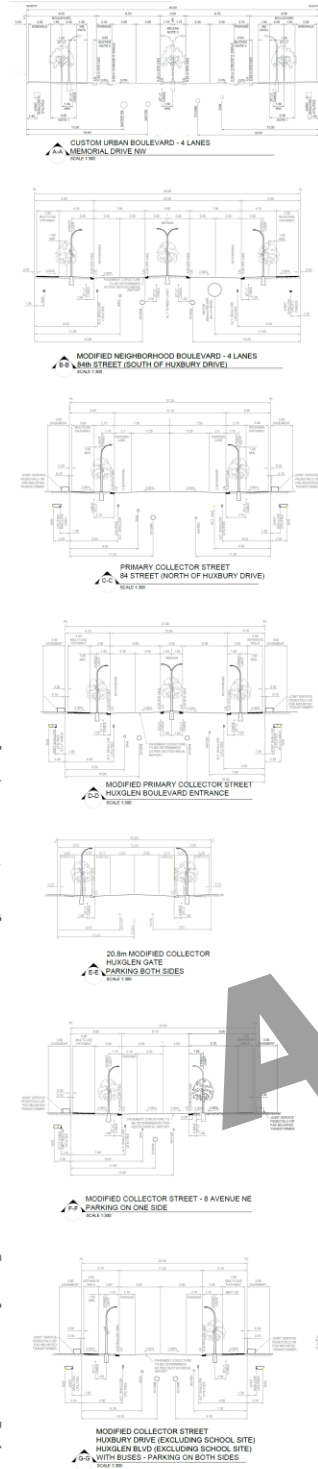
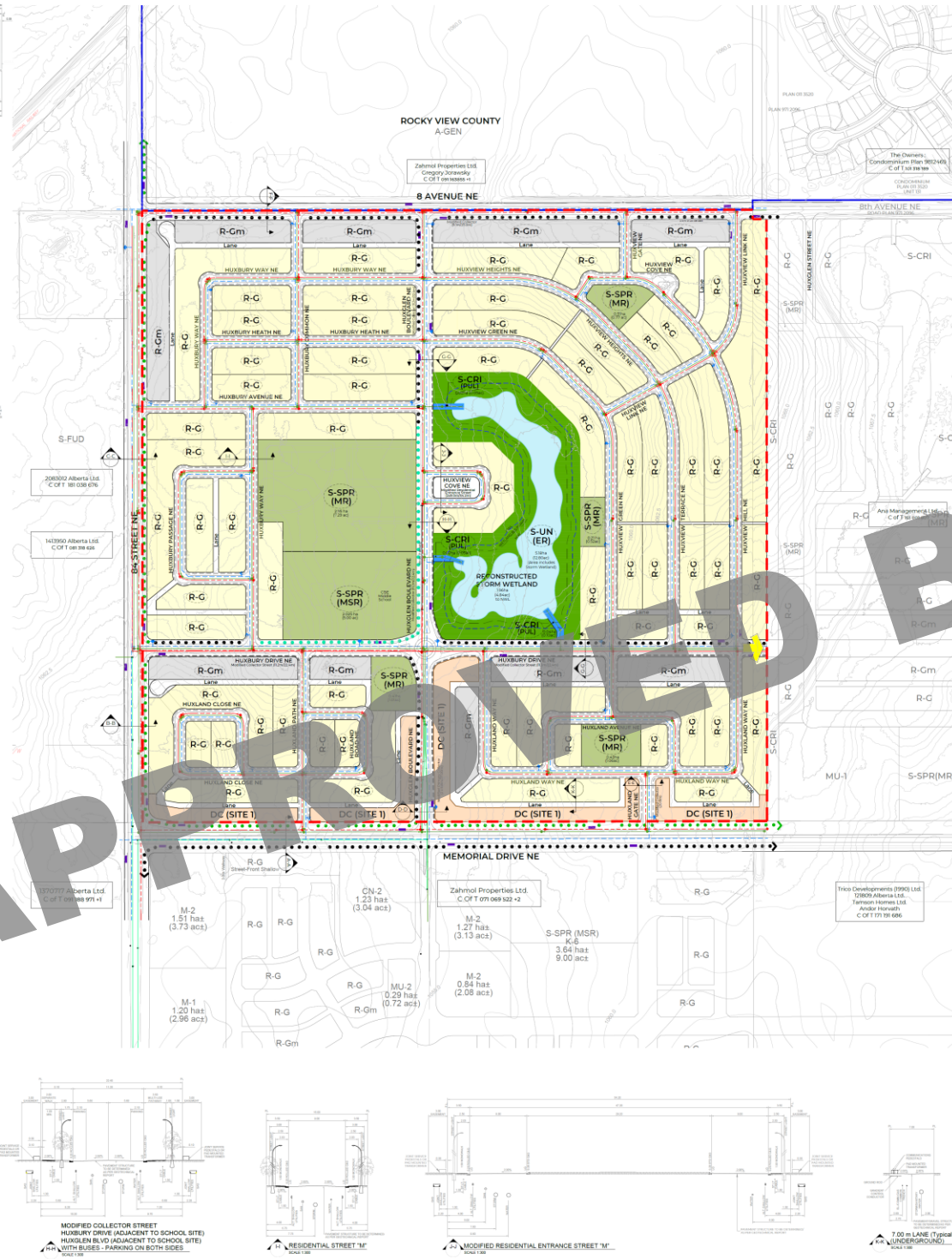


# Approved Outline Plan

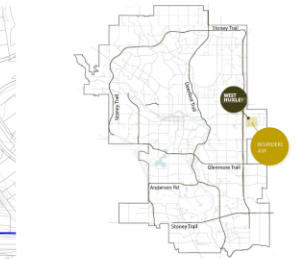
## ROAD X SECTIONS



## OUTLINE PLAN

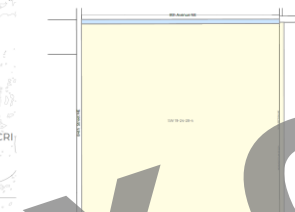


## CONTEXT PLAN



## LAND OWNERSHIP

LAND OWNER	C of T	ha	ac
Genesis Land Development Corp.	C of T 231 108 948	64.73	159.95
Alberta Infrastructure	C of T 091 162 101	1.45	3.58
<b>TOTAL</b>		<b>66.18</b>	<b>163.53</b>



## EXISTING WETLANDS



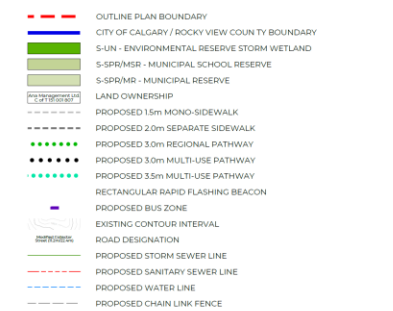
## LAND USE PLAN



## LAND USE PLAN STATISTICS

LAND USE BOUNDARY (66.18 ha/163.53 ac)	ha	ac	%
(S-FUD) Special Future Urban District to (S-CI) Residential - Low Density Mixed Housing District	41.46	102.45	62.6
(S-FUD) Special Future Urban District to (R-Gm) Residential - Low Density Mixed Housing District	7.93	19.60	12.0
(S-FUD) Special Future Urban District to (S-CRI) Direct Control District	3.53	8.72	5.3
(S-FUD) Special Future Urban District to (S-SPR(MSR)) Special Purpose - School, Park, and Community Reserve District	2.38	5.88	3.6
(S-FUD) Special Future Urban District to (S-SPR(MR)) Special Purpose - School, Park, and Community Reserve District	5.10	12.60	7.7
(S-CRI) Special Purpose - City and Regional Infrastructure District	0.13	0.32	0.2
(S-SPR(MR)) Special Future Urban District to (S-SPR(MSR)) Special Purpose - School, Park, and Community Reserve District	5.65	13.96	8.5
<b>TOTAL</b>	<b>66.18</b>	<b>163.53</b>	<b>100.0</b>

## OUTLINE PLAN LEGEND



## OUTLINE PLAN STATISTICS

CROSS DEVELOPABLE AREA	ha	ac	%
LESS	66.18	163.53	
(S-SPR(MR)) Special Purpose - School, Park, and Community Reserve District	5.10	12.60	7.7
<b>NET DEVELOPABLE AREA</b>	<b>61.02</b>	<b>150.78</b>	<b>100.0</b>
(R-G) Residential - Low Density Mixed Housing District	21.59	53.35	35.4
(R-Gm) Residential - Low Density Semi-Detached	7.90	19.52	12.9
(R-Gm) Residential - Low Density Mixed Housing District	4.89	12.08	8.0
(S-CRI) Direct Control District	3.53	8.72	5.8
(S-SPR(MR)) Special Purpose - School, Park, and Community Reserve District	4.32	10.67	7.1
(S-SPR(MSR)) Special Purpose - School, Park, and Community Reserve District	2.02	4.99	3.3
(S-CRI) Special Purpose - City and Regional Infrastructure District	0.11	0.27	0.2
Roads	17.87	44.16	29.3
7.0m Lane / 3.0m Walkways	2.44	6.03	4.0
16.0m Modified Residential Entrance Street	0.41	1.01	0.7
16.0m Modified Residential Street	3.67	9.09	5.8
32.0m Modified Collector	3.37	8.33	5.5
22.5m Collector	0.02	0.30	0.2
30.0m Modified Collector - 8th Avenue NE	1.03	2.58	1.7
27.0m Modified Primary Collector	0.29	0.72	0.5
30.0m Primary Collector (Huxley Drive NE to 8th Avenue NE)	0.33	0.82	0.5
36.0m Modified Neighbourhood Boulevard (Memorial to Huxley Drive)	0.21	0.52	0.3
<b>NET DEVELOPABLE AREA</b>	<b>61.02</b>	<b>150.78</b>	<b>100.0</b>

## DENSITY/INTENSITY ANALYSIS

	ha	ac	Frontage (m)	Lot Width (m)	Lot Width (ft)	Anticipated Units	Maximum Units
(R-G) Residential - Low Density Mixed Housing District	21.59	53.35	4,276.83	9.00	9.75	643	697
(R-G) Residential - Low Density Semi-Detached	7.90	19.52	2,261.51	7.00	7.62	296	323
(R-Gm) Residential - Low Density Mixed Housing District	4.89	12.08	1,372.37	5.00	5.49	286	314
DCSITE 1 Direct Control District	3.53	8.72	1,171.37	6.00	6.49	313	334
<b>TOTAL</b>	<b>36.70</b>	<b>90.68</b>	<b>11,282.08</b>			<b>1,438</b>	<b>1,568</b>
<b>NET DEVELOPABLE</b>	<b>61.02</b>	<b>150.78</b>					

INTENSITY ANALYSIS / PEOPLE	Units	Occupation Rate	People
(R-G) Residential - Low Density Mixed Housing District	939	3.3	3,096
(R-Gm) Residential - Low Density Mixed Housing District	286	3.3	943
DCSITE 1 Direct Control District	213	2.2	468
<b>TOTAL PEOPLE</b>			<b>4,509</b>

JOBES	Intensity Rate	Jobs
HOME = 3.8 jobs / 100 people	4,009 People / 100 = 40.09 x	151
<b>TOTAL PEOPLE &amp; JOBS = 4,509 People + 171 Jobs = 4,680 People &amp; Jobs</b>		
<b>TOTAL PEOPLE &amp; JOBS / ha = 4,680 People &amp; Jobs / 61.02 ha = 76.70 People &amp; Jobs per ha</b>		

**PROPOSED PLAN ONLY  
SUBJECT TO REVIEW AND APPROVAL BY  
CPC AND CITY COUNCIL  
LOC**

No.	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES	CHK	NG
1	11	08	23	Updated Plan and Data to Reflect New Titles & Land Ownership	TC	DC	DU	
2	21	05	23	Revised Road Connection to the South Community	TC	DC	DU	
3	04	02	23	Outline & Land Use DTR Response	TC	DC	DU	
4	03	15	22	Outline & Land Use DTR 2 Response	TC	DC	DU	
5	08	08	22	Outline & Land Use DTR 1 Response	TC	JP	DU	
6	12	12	21	Outline & Land Use Plan Submission	CHK	JP	DU	

**URBAN SYSTEMS**  
101, 134 11 Avenue SE | Calgary, Alberta | T2G 0K5  
T 403.291.1193  
urbansystems.ca

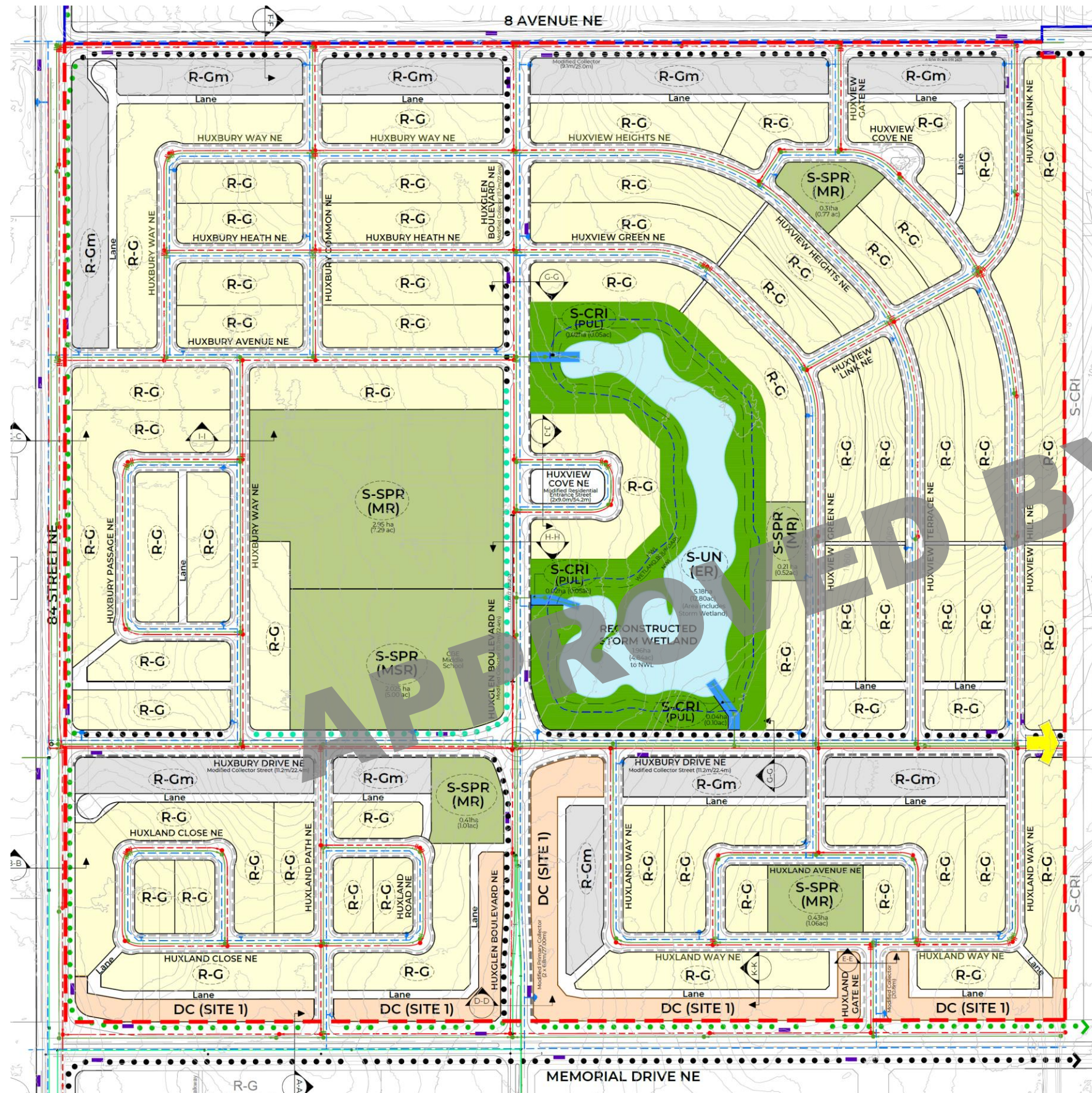
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2023.05.10  
OUTLINE PLAN AND LAND USE AMENDMENT  
PLN-OP-01

GENESIS DEVELOPMENTS LTD.

# OUTLINE PLAN & LAND USE AMENDMENT

CITY OF CALGARY

SW Section 19, TWP 24, RGE 28, W4M



# OUTLINE PLAN STATISTICS

	ha. +	ac. +	%
<b>GROSS DEVELOPABLE AREA</b>	66.18	163.53	
LESS			
(S-UN) Storm Wetland	5.16	12.75	
<b>NET DEVELOPABLE AREA</b>	<b>61.02</b>	<b>150.78</b>	<b>100.0</b>
(R-G) Residential-Low Density Mixed Housing District	21.59	53.35	35.4
(R-G) Residential-Low Density Semi Detached	7.90	19.52	12.9
(R-Gm) Residential-Low Density Mixed Housing District	4.89	12.08	8.0
DC(SITE 1) Direct Control District	2.32	5.73	3.8
(S-SPR/MR) Special Purpose-School, Park and Community Reserve District	4.32	10.67	7.1
(S-SPR/MSR) Special Purpose-School, Park and Community Reserve District	2.02	4.99	3.3
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22.4m Modified Collector	3.37	8.33	5.5
22.5m Collector	0.12	0.30	0.2
25.0m Modified Collector - 8th Avenue NE	1.03	2.55	1.7
27.0m Modified Primary Collector	0.29	0.72	0.5
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<b>NET DEVELOPABLE AREA</b>	<b>61.02</b>	<b>150.78</b>	<b>100.0</b>