

Proposed Outline Plan

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



OUTLINE PLAN STATISTICS

	Hectares	Acres	Frontage	# of units	% of GDA
Zahmol Ownership	45.91	113.43			
S-UH Stormwater Environmental Reserve (SE)	12.83	32.41			
GROSS DEVELOPABLE AREA (GDA)	32.39	80.04			100.0%
NEIGHBOURHOOD COMMERCIAL					
C-40 Neighbourhood Commercial 2	1.62	2.51		32,811 sqft	
Total Anticipated Commercial	3,042 sqm			100,338	
MU-2 M-U Mixed Use Active Frontage	6.29	6.72		15,842 sqft	
Total Anticipated Maximum Commercial	1,437 sqm			15,842	
RESIDENTIAL AREA					
MIXED-FAMILY RESIDENTIAL					
M-U M-U Mixed Use Active Frontage	6.29	6.72		21 units	
Anticipated number of units @ 20/acre				28	
Maximum anticipated number of units @ 20/acre	3.62	8.95		358 units	
M-2 Medium Density Residential District				137	
Anticipated number of units @ 40/acre	1.61	3.97		79 units	
Maximum anticipated number of units @ 40/acre				127	
LOW DENSITY RESIDENTIAL					
R-60 Low Density Residential	2.16	5.38	721	120 units	
Anticipated number of units @ 50 per acre	6			164	
Maximum number of units @ 50 per acre	4.11	10.14	1342	148 units	
R-40 Low Density Medium Housing Limited	0.14	0.42		248	
Anticipated number of units @ 50 per acre	5.57	13.75	1603	159 units	
Maximum number of units @ 50 per acre	10.4			270	
TOTAL ANTICIPATED COMMERCIAL	4,508 sqm			42,483 sqft	
TOTAL ANTICIPATED COMMERCIAL				885 units	
Total Maximum Number of Units				1281 units	
DENSITY					
Anticipated	27.3 units/ha			11.1 units/acre	
Maximum	42.0 units/ha			17.0 units/acre	
INTENSITY					
Anticipated	89.3 people + jobs / gross dev. hectare				
Maximum	128.7 people + jobs / gross dev. hectare				
OPEN SPACE					
School 0.4	4.64	11.46		14.3%	
Area Around the Storm Pond	3.54	8.92			
Neighbourhood Park	0.83	2.06			
Neighbourhood Park	0.16	0.42			
PUBLIC DEDICATION	9.46	23.38		29.2%	
S-CR Storm Retention Facility	1.52	3.75		4.7%	
Roads	7.93	19.63		24.5%	

LAND USE REDESIGNATION STATISTICS

	Hectares	Acres
S-FUD to R-G	14.15	34.98
S-FUD to R-Gm	2.99	7.39
S-FUD to M-2	1.70	4.28
S-FUD to M-2 (SH)	4.35	10.75
S-FUD to S-UN	0.14	0.34
S-FUD to S-UN	1.28	3.15
S-FUD to S-UN	5.45	13.45
S-FUD to S-UN	1.03	2.54
S-FUD to S-UN	15.52	38.41
TOTAL LAND USE REDESIGNATION	45.81	113.43
S-FUD to Remain S-FUD	9.40	23.38

- ### Legend
- Outline Plan Boundary
 - Corridor Interval 1.0m
 - Neighbourhood Activity Centre Boundary
 - 3.0m Regional Pathway
 - 3.0m Multi-Use Pathway
 - 3.5m Green Corridor
 - 4.0m Maintenance Pathway
 - 2.5m Local Pathway
 - 2.0m Separate Sidewalk
 - 2.0m Mono Sidewalk
 - 1.5m Mono Sidewalk
 - Bus Zone
 - Rectangular Rapid Flashing Beacon (RRFB)
 - Potential Access
 - Crown Claimed Wetland Boundary
 - 30m Wetland Setback
 - Ecological Boundary (Existing Wetland)
 - Ecological Boundary (Constructed Wetland)
 - Deep Services - Existing
 - Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Man
 - Deep Services - Proposed
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Notes:
Unless otherwise noted residential roads are laneless (8.5m/15.0m lanes @ 0.9m/16.0m).
All lanes are standard 7.0m wide.
Rectangular Rapid Flashing Beacon (RRFB) will be required at all mixed-use sites, regional pathways/connections, and midblock crossings.



Municipal Address:
500 84 Street SE

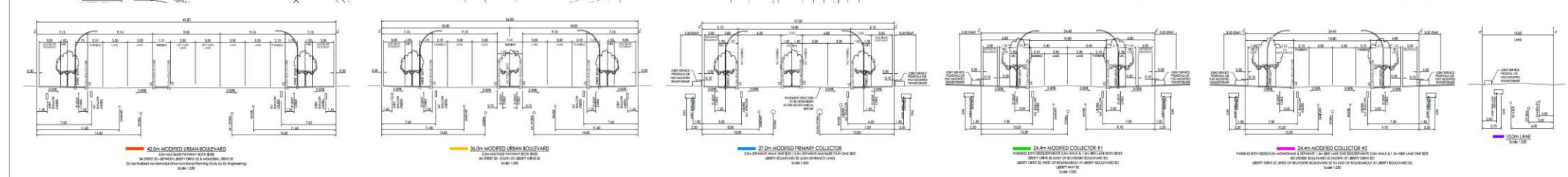
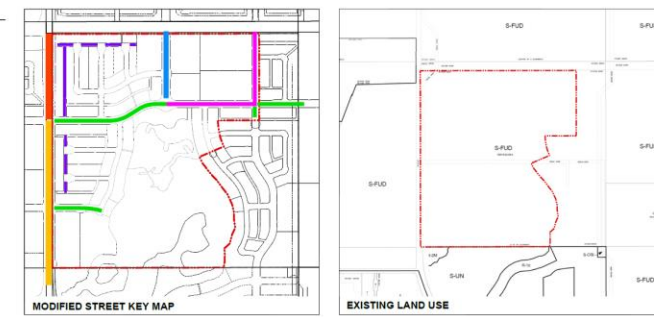
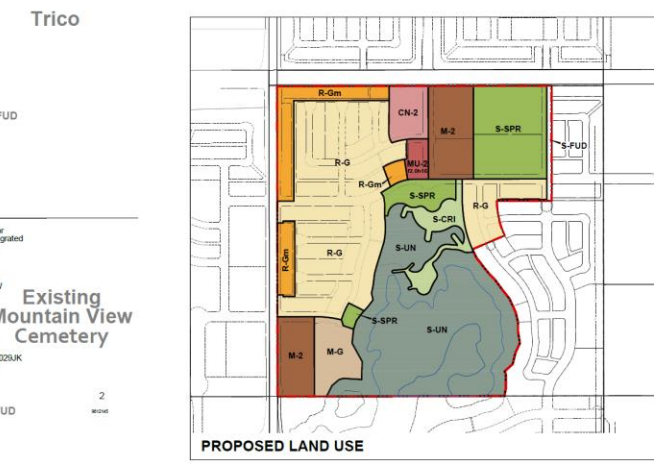
Legal Description:
Portion of NW1/4 Section 18-24-28-4

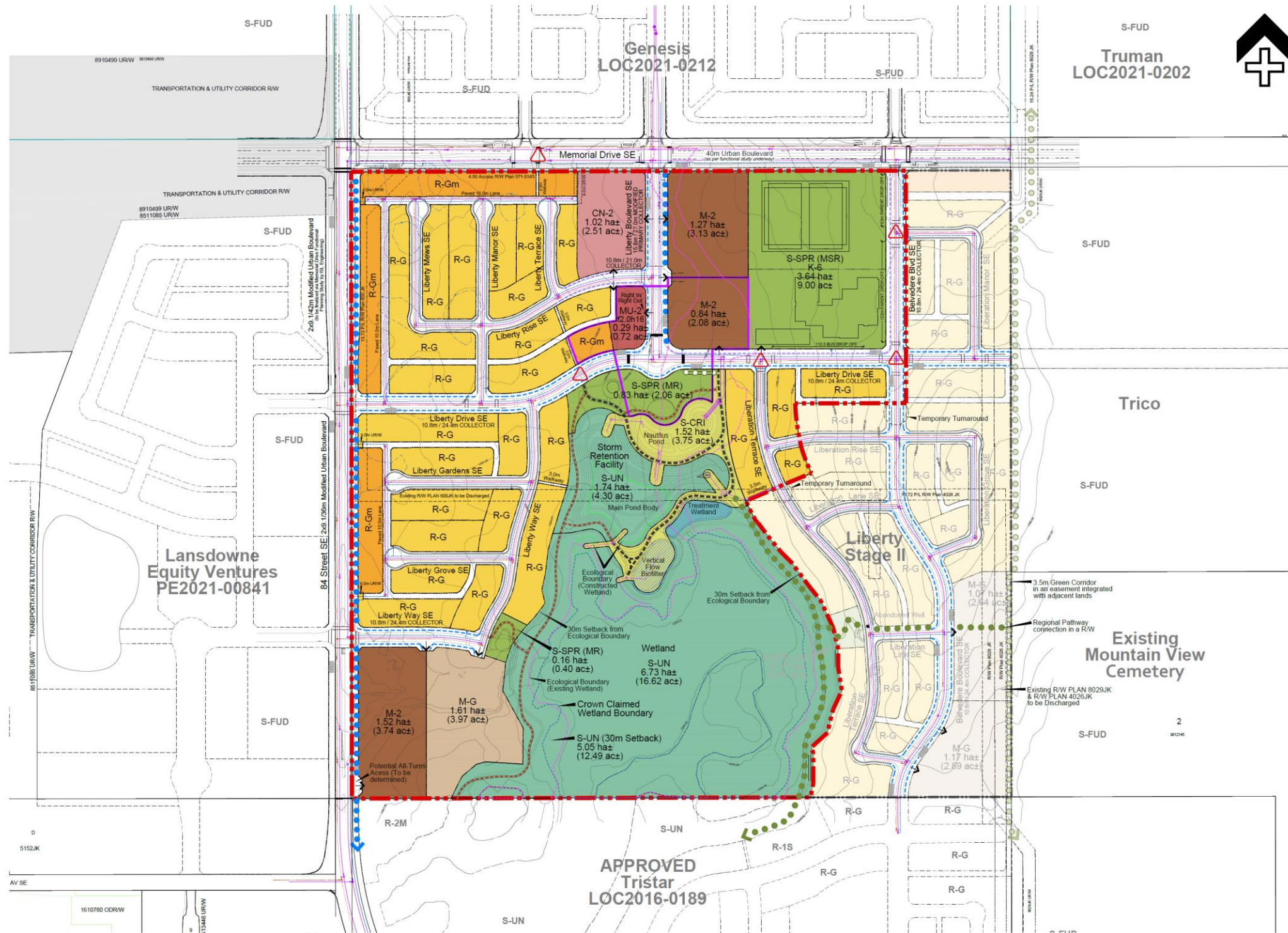
Project Information

Pre-app	PE2021-02053
LOC	LOC2022-0109

Revision

NO	DATE	DESCRIPTION
1	28-11-2021	Pre-application Meeting
2	24-06-2022	OP & LUR Submission
3	27-01-2023	DTR1 Response
4	15-05-2023	DTR2 Response
5	16-08-2023	DTR3 Revisions
6	30-08-2023	84 Street Widening at Memorial Dr





LIBERTY

BELVEDERE STAGE 1

planningplus

PASQUINI & ASSOCIATES ENGINEERING - GEODATICS

MAGNA ENGINEERING SERVICES INC.

bunt & associates

Athena Environmental Consultants Ltd.

coregeomatics

L.A. West Landscape - Architectural - Design - Consultants

Stantec

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