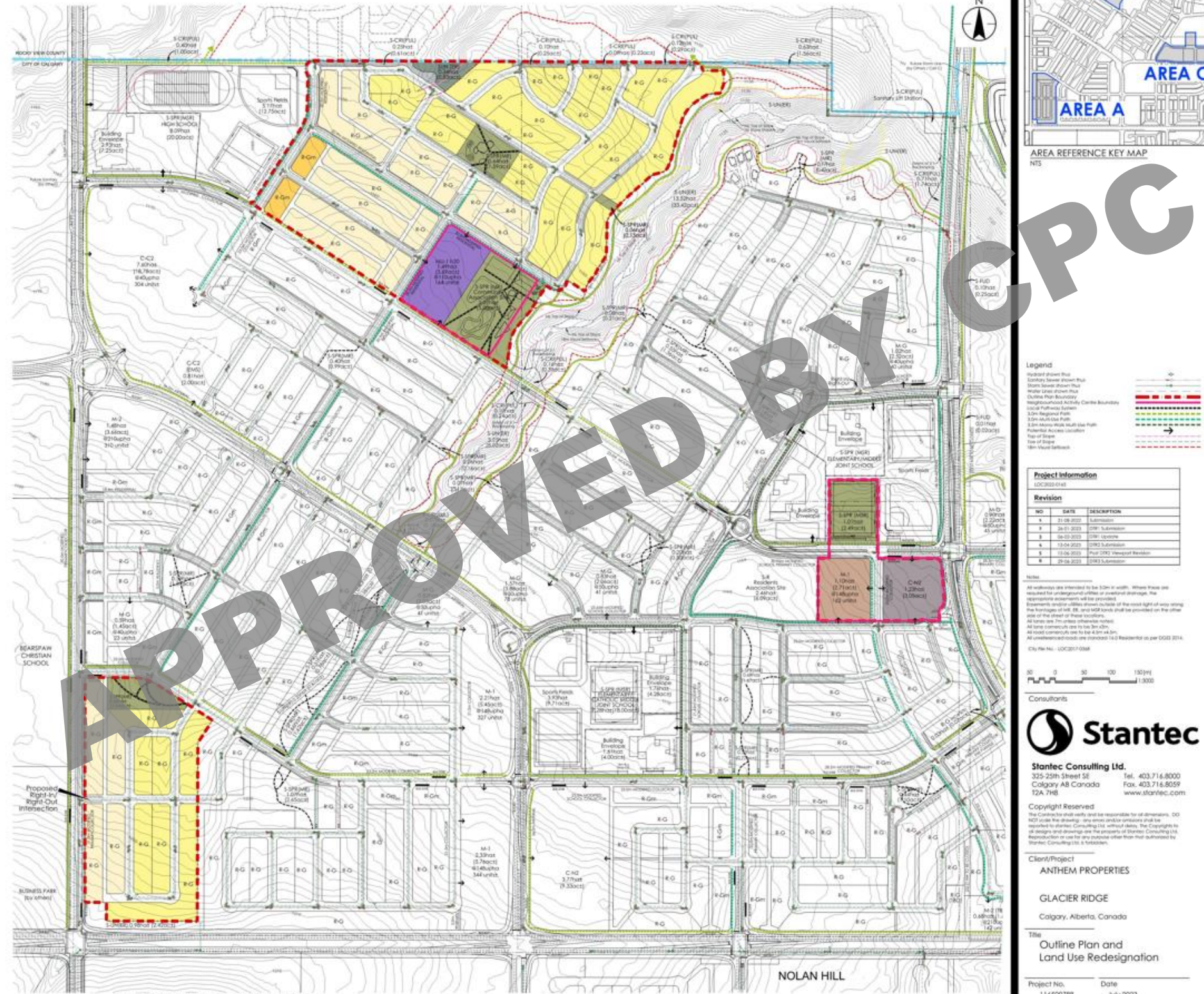


# Approved Outline Plan

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



**AREA REFERENCE KEY MAP**  
NTS

**Legend**

- Hydro Line
- Sanitary Sewer
- Storm Sewer
- Water Line
- Outline Plan Boundary
- Neighbourhood Activity Centre Boundary
- Local Pathways System
- 1.0m Regional Path
- 1.0m Active Use Path
- 1.0m Accessible Path
- Potential Access Location
- Top of Slope
- 10m Buffer

**Project Information**  
LOC2023-0348

NO	DATE	DESCRIPTION
1	21-09-2022	Submission
2	26-01-2023	CR1 Submission
3	06-02-2023	CR1 Update
4	13-04-2023	CR2 Submission
5	13-04-2023	Post CR2 Withdrawal
6	29-08-2023	CR3 Submission

**Notes:**

- All setbacks are intended to be 1.0m in width. Where these are required for underground utilities or overhead structures, the appropriate dimensions will be provided.
- Setbacks and/or utility offsets shown outside of the road right-of-way along the boundaries of all EG and MGR lots shall be provided on the other side of the street if these locations.
- All lanes are 7.5m wide unless otherwise noted.
- All lots are shown to be 4.0m wide.
- All road construction will be in accordance with the City of Calgary.
- All underground utilities are provided in accordance with the City of Calgary.

City File No.: LOC2023-0348

**Scale:** 1:1000

**Consultants:**

**Stantec Consulting Ltd.**  
325-25th Street SE  
Calgary AB Canada T2A 7H8  
Tel: 403.716.8000  
Fax: 403.716.8059  
www.stantec.com

**Client/Project:**  
ANTHEM PROPERTIES  
GLACIER RIDGE  
Calgary, Alberta, Canada

**Title:**  
Outline Plan and  
Land Use Redesignation

**Project No.:** 116500788  
**Date:** July 2023





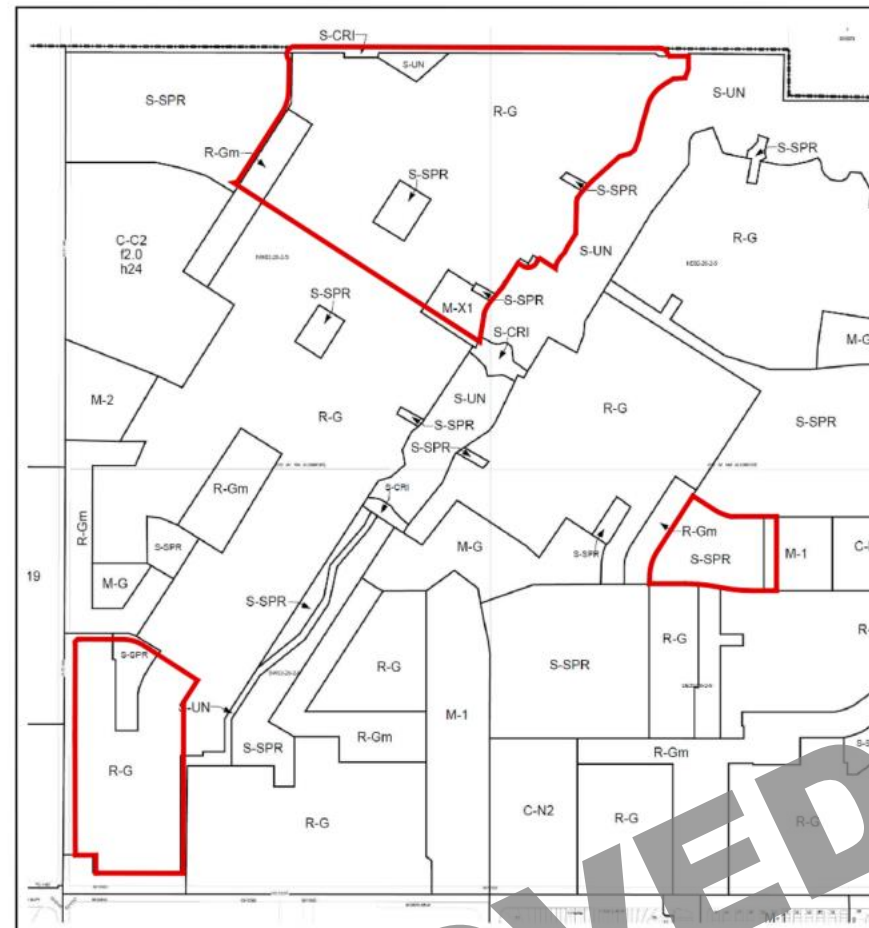
OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	41.35 ha	102.18 ac	
less ENVIRONMENTAL RESERVE (S-UN)	0.34 ha	0.83 ac	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>41.02 ha</b>	<b>101.35 ac</b>	<b>100.0%</b>
Footage Units			
<b>RESIDENTIAL</b>	<b>24.44 ha</b>	<b>60.93 ac</b>	<b>60.1%</b>
<b>Low Density</b>	<b>22.07 ha</b>	<b>54.53 ac</b>	<b>53.8%</b>
RG - Laned	8.51 ha	21.02 ac	2,489m 295 units
RG - Laneless	13.06 ha	32.26 ac	3,601m 350 units
RGm - Townhomes	0.51 ha	1.25 ac	149m 24 units
Total Footage			6,239m
<b>High Density</b>	<b>2.57 ac</b>	<b>6.40 ac</b>	<b>6.3%</b>
M-1	1.10 ha	2.71 ac	162 units
MU-1	1.49 ha	3.69 ac	164 units
<b>TOTAL UNITS</b>			<b>Anticipated 995 units</b>
<b>DENSITY</b>			
Anticipated:	24.3 upha		
	7.8 upac		
<b>COMMERCIAL</b>	<b>1.23 ha</b>	<b>3.05 ac</b>	<b>3.0%</b>
C-N2	1.23 ha	3.05 ac	
<b>CREDIT OPEN SPACE (S-SPR)</b>	<b>4.40 ha</b>	<b>10.87 ac</b>	<b>10.7%</b>
Open Space & Parks	2.38 ha	5.87 ac	
Community Association	2.02 ha	5.00 ac	
<b>PUBLIC DEDICATION</b>	<b>10.72 ha</b>	<b>26.50 ac</b>	<b>26.1%</b>
S-CR (PUL)	0.56 ha	1.38 ac	
Roads and Lanes	10.17 ha	25.12 ac	

LAND USE STATISTICS			
S-SPR to R-G	1.02 ha	2.52 ac	
S-CR to R-G	0.56 ha	1.38 ac	
R-G to MU-1	1.64 ha	4.05 ac	
S-SPR to MU-1	0.14 ha	0.34 ac	
R-G to S-CR	0.01 ha	0.03 ac	
S-UN to S-CR	0.16 ha	0.39 ac	
R-G to S-SPR	2.33 ha	5.75 ac	
MX-1 to S-SPR	0.89 ha	2.17 ac	
S-SPR to S-R	2.65 ha	6.56 ac	
M-1 to S-R	0.30 ha	0.74 ac	
S-CR to S-UN	0.13 ha	0.31 ac	
<b>Total Redesignation</b>	<b>9.52 ha</b>	<b>23.52 ac</b>	
R-G to remain R-G	38.44 ha	95.28 ac	
R-G to remain R-Gm	0.87 ha	2.14 ac	
S-SPR to remain S-SPR	0.87 ha	2.15 ac	
S-CR to remain S-CR	0.68 ha	1.67 ac	
S-UN to remain S-UN	0.25 ha	0.63 ac	

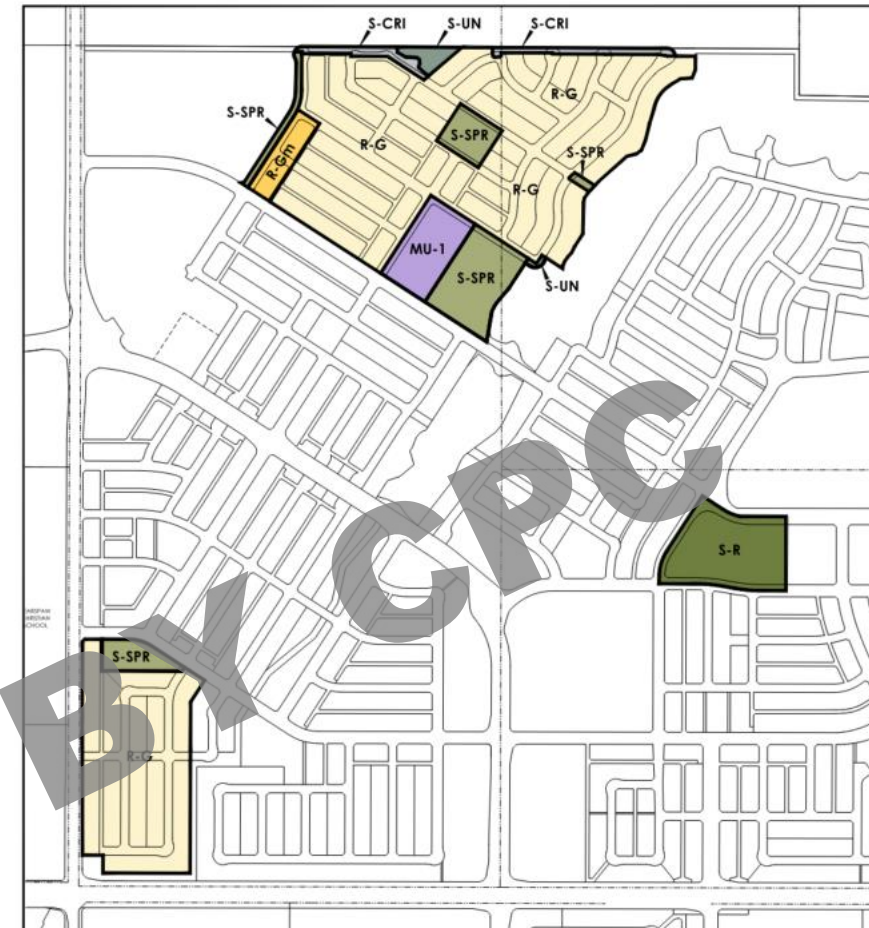
OP Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-G (3.3 ppu)	645		2128	
R-Gm (2.3 ppu)	24		55	
M-1 (1.8 ppu)	162		291	
MU-1		300 m <sup>2</sup>		20
Commercial (1 job/15 m <sup>2</sup> )				20
Residential (1 job/30m <sup>2</sup> )	164	4920 m <sup>2</sup>	295	164
C-N2 (1 job/30m <sup>2</sup> )				50
S-SPR (CA Site & School Site)				50
<b>Total</b>	<b>995</b>		<b>2,769</b>	<b>234</b>

AREA B - NAC Intensity Analysis				
Land Use	Area (ha)	Area	People	Jobs
MU-1	1.49 ha			
Commercial (300 m <sup>2</sup> ) @ 1 job/15 m <sup>2</sup>		300 m <sup>2</sup>	295	20
Residential (1 job/30m <sup>2</sup> ) @ 1.8 ppu	1.69 ha		295	25
S-SPR CA Site				25
<b>Total</b>	<b>3.18 ha</b>		<b>295</b>	<b>45</b>
<b>Anticipated NAC Intensity</b>			<b>107 ppl + jobs/ha</b>	

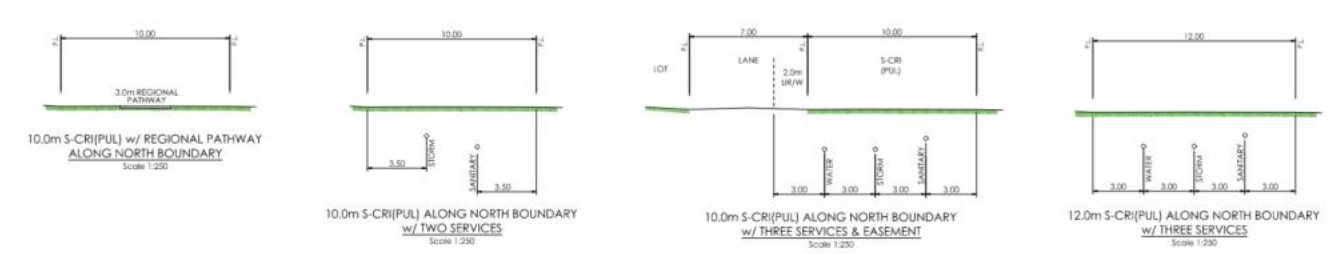
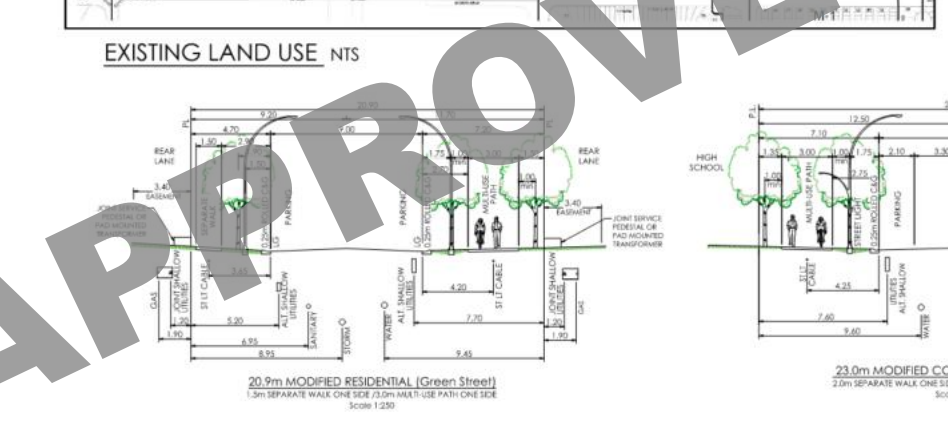
AREA C - NAC Intensity Analysis				
Land Use	Area (ha)	Area	People	Jobs
M-1 (110 uph) @ 1.8 ppu	1.10 ha		293	
C-N2 (1 job/30 m <sup>2</sup> )	1.23 ha	4920 m <sup>2</sup>		164
S-SPR School Site	1.01 ha			25
Roads	0.55 ha			
<b>Total</b>	<b>3.89 ha</b>		<b>293</b>	<b>189</b>
<b>Anticipated NAC Intensity</b>			<b>124 ppl + jobs/ha</b>	



EXISTING LAND USE NTS



PROPOSED LAND USE NTS



**Legend**

- Subject Lands
- 23.0m Modified Collector
- 20.9m Modified Residential
- 10.0m S-CR(PUL) w/ Regional Pathway
- 10.0m S-CR(PUL) w/ Two Services
- 10.0m S-CR(PUL) w/ Three Services & Easement
- 12.0m S-CR(PUL) w/ Three Services

\* All unreferenced roads are DGS 2014 Road Standards.  
All unreferenced lanes are 7.0m standard.

**MODIFIED STREET KEY MAP**  
NTS