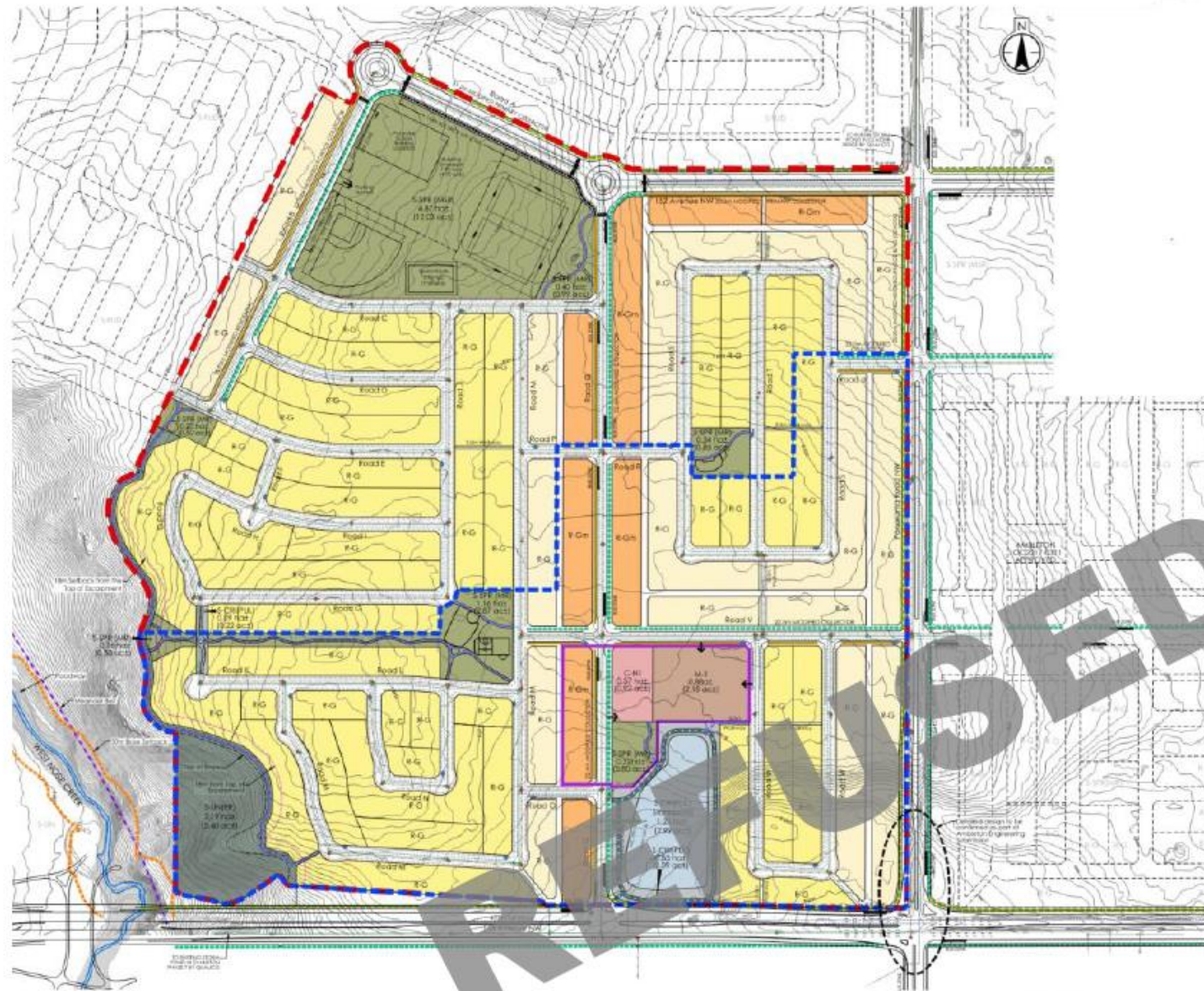
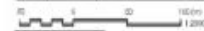


Refused Outline Plan (LOC2020-0148)



Project Information
LOC 2020-0148

Revision	NO.	DATE	DESCRIPTION
1	01	11/2020	Issue for Review
2	02	02/2021	Issue for Review
3	03	11/2021	Issue for Review
4	04	02/2022	Issue for Review
5	05	12/2022	Issue for Review
6	06	04/2023	Issue for Review
7	07	04/2023	Issue for Review
8	08	04/2023	Issue for Review



Stantec
Stantec Consulting Ltd.
310-29th Street SE, Tel: 403.714.8000
Calgary AB Canada T2A 7N8, Fax: 403.714.8029
T2A 7N8 www.stantec.com

Copyright Reserved
No part of this work or any reproduction or translation or adaptation or derivative work may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stantec Consulting Ltd.

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

The
Outline Plan and Land Use Redesignation

Project No. 116202738 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 Local Pathway
- 3.5m 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

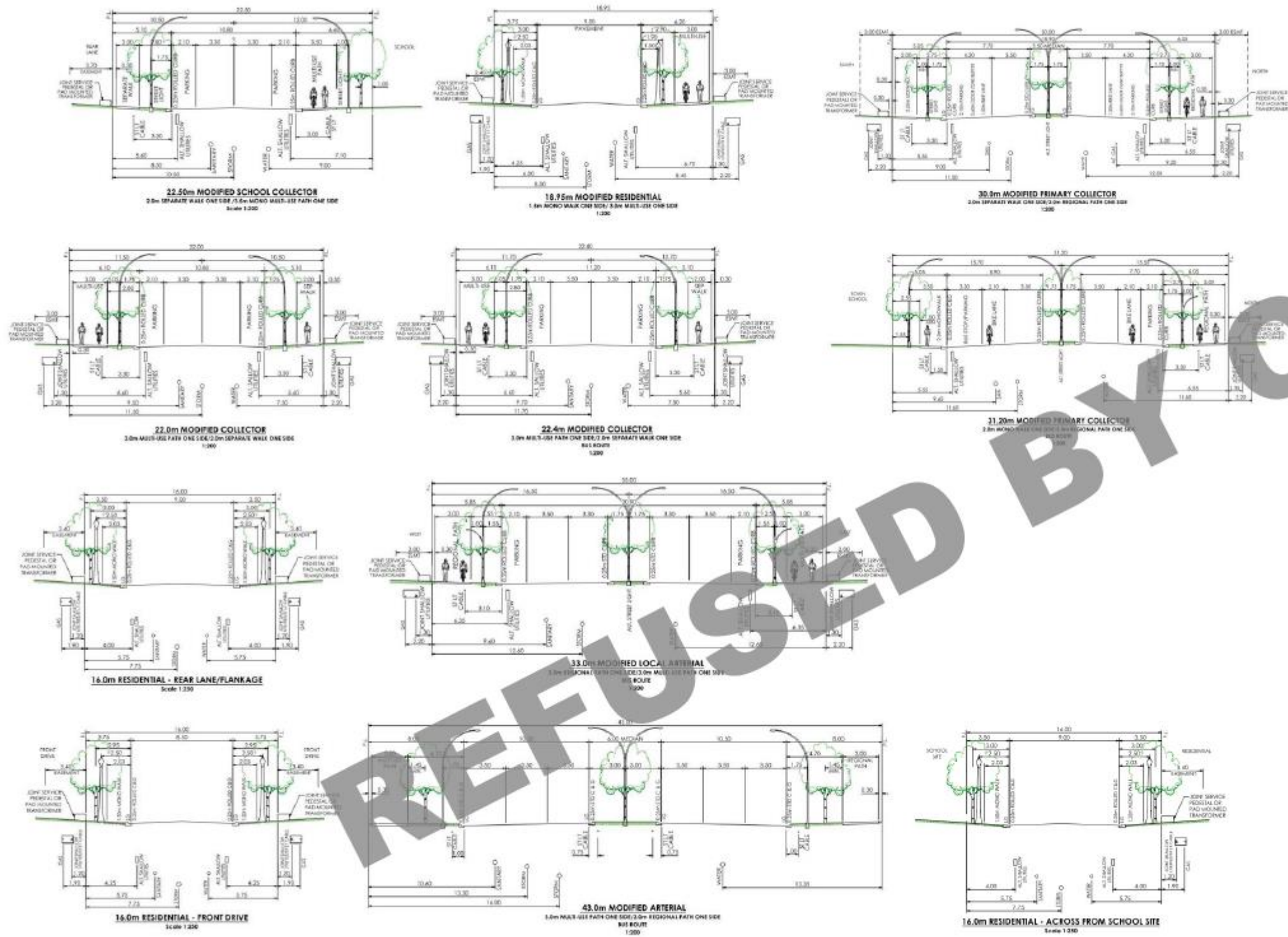
Notes











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 comercuts are to be 3m x 3m.
5. All road comercuts 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





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:	1342 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% *
<i>*0.95% of S-SPR deferred to development of parcel to the north. 10% overall dedication will be adhered to for overall development</i>				
 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	17.60 ha	43.46 ac		
<i>Includes road widening and backlotting</i>				
<i>**Portion of 152 Avenue NW and Ambleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)</i>	1.10 ha	2.72 ac		1.7%

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	1'00 m ² (GFA)	1 job per 28m ²	32
Total People/Job			242
Total NAC Area	2.40 ha		
Total Intensity			103
<i>(people/jobs per ha)</i>			
<i>based on the City of Calgary 2019 City Census Results, Ward 2</i>			