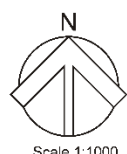
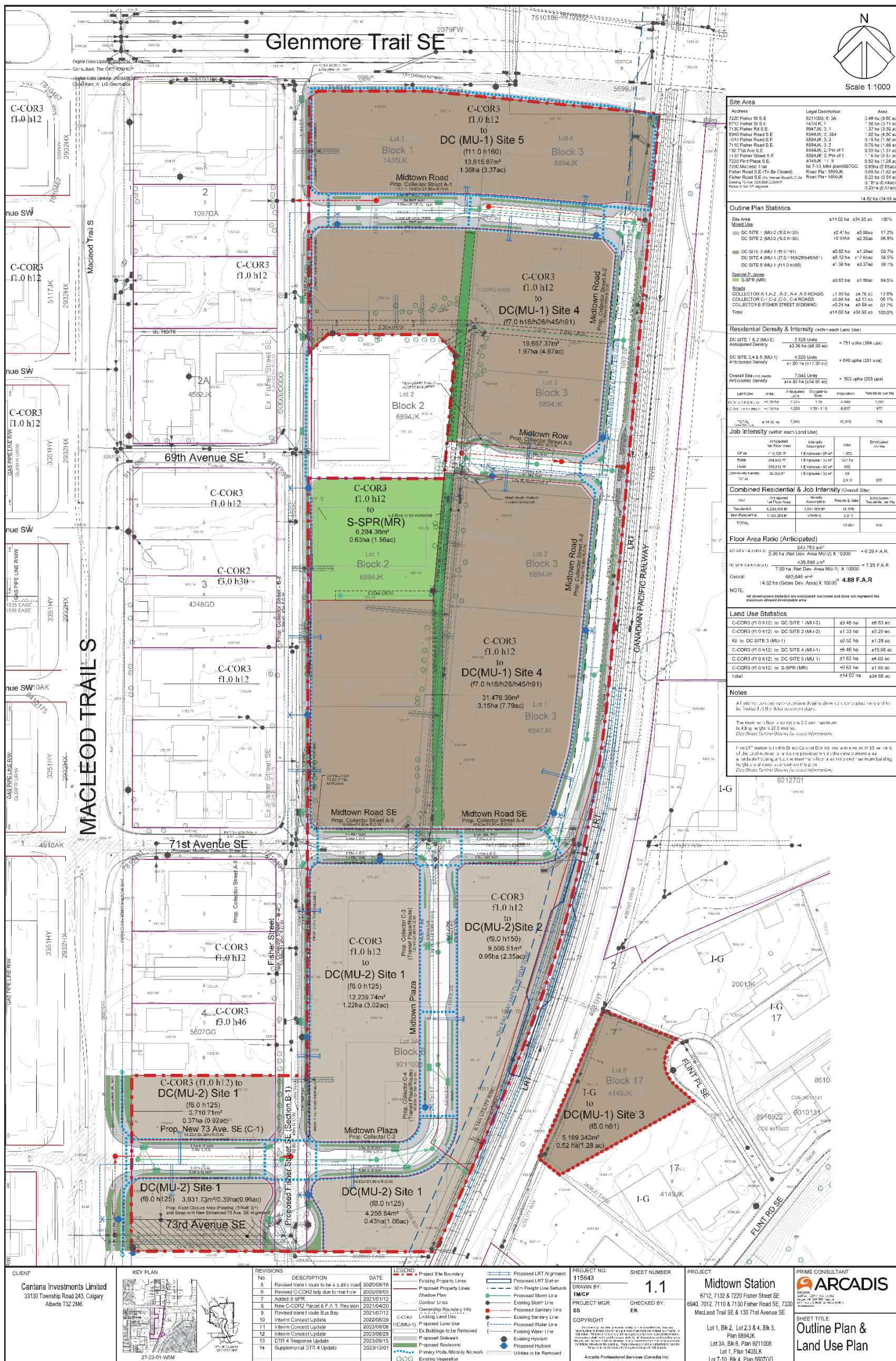


# Proposed Outline Plan

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



Site Area		
Address	Legal Description	Area
7220 Fisher St SE	6211008, 6, 3A	3.48 ha (8.60 ac)
7172 Fisher St SE	14323K, 1	1.30 ha (3.21 ac)
7130 Fisher St SE	6847JK, 3, 1	1.37 ha (3.35 ac)
6940 Fisher Road SE	6894JK, 3, 364	1.82 ha (4.50 ac)
6912 Fisher Road SE	6894JK, 3, 3	0.23 ha (0.58 ac)
7110 Fisher Road SE	6894JK, 3, 2	0.76 ha (1.88 ac)
130 71st Ave SE	6894JK, 2, Pin of 1	0.33 ha (0.82 ac)
7130 Fisher Street SE	6894JK, 2, Pin of 1	1.18 ha (2.92 ac)
7220 Flint Phase SE	4149JK, 1, 8	0.82 ha (2.02 ac)
7336 Macleod Trail	lot 7-13, 844, plan 66070G	0.89 ha (2.20 ac)
Fisher Road SE (To Be Closed)	Road Plan 5559JK	0.65 ha (1.62 ac)
Fisher Road SE (To Be Closed)	Road Plan 5559JK	0.22 ha (0.54 ac)
Leamy 73 Ave (Closed)	Road Plan 5895JK	0.19 ha (0.48 ac)
Flint Phase SE	Plan 66070G	0.22 ha (0.54 ac)
<b>Total</b>		<b>14.02 ha (34.65 ac)</b>

Outline Plan Statistics		
Site Area	Area	Percentage
Site Area	14.02 ha	100%
DC SITE 1 (MU-2) (8.0 h125)	12.4 ha	88.4%
DC SITE 2 (MU-2) (8.0 h125)	1.62 ha	11.6%
DC SITE 3 (MU-1) (8.0 h91)	0.82 ha	5.8%
DC SITE 4 (MU-1) (7.0 h16/h28/h45/h91)	0.52 ha	3.7%
DC SITE 5 (MU-1) (11.0 h100)	0.24 ha	1.7%
<b>Total</b>	<b>14.02 ha</b>	<b>100%</b>

Residential Density & Intensity (with each Land Use)		
DC SITE 1 & 2 (MU-2)	DC SITE 3, 4 & 5 (MU-1)	Overall Site (no. units)
2,525 Units	4,520 Units	7,045 Units
Anticipated Density: 203 units/ha (523 units/ac)	Anticipated Density: 170 units/ha (431 units/ac)	Anticipated Density: 503 units/ha (1283 units/ac)

Job Intensity (with each Land Use)		
DC SITE 1 & 2 (MU-2)	DC SITE 3, 4 & 5 (MU-1)	Overall Site (no. jobs)
1,100 Jobs	1,900 Jobs	3,000 Jobs
Anticipated Intensity: 88 jobs/ha (223 jobs/ac)	Anticipated Intensity: 150 jobs/ha (381 jobs/ac)	Anticipated Intensity: 214 jobs/ha (543 jobs/ac)

Combined Residential & Job Intensity (Overall Site)		
Land Use	Area	Intensity
DC SITE 1 & 2 (MU-2)	12.4 ha	203 units/ha
DC SITE 2 (MU-2)	1.62 ha	170 units/ha
DC SITE 3 (MU-1)	0.82 ha	58 units/ha
DC SITE 4 (MU-1)	0.52 ha	37 units/ha
DC SITE 5 (MU-1)	0.24 ha	17 units/ha
<b>Total</b>	<b>14.02 ha</b>	<b>503 units/ha</b>

Floor Area Ratio (Anticipated)		
DC SITE 1 & 2 (MU-2)	DC SITE 3, 4 & 5 (MU-1)	Overall
243,780 sqm	439,898 sqm	683,678 sqm
F.A.R. = 19.5	F.A.R. = 15.6	F.A.R. = 14.5

Land Use Statistics		
Land Use	Area	Percentage
C-COR3 (fl.0 h12) to DC SITE 1 (MU-2)	12.4 ha	88.4%
C-COR3 (fl.0 h12) to DC SITE 2 (MU-2)	1.62 ha	11.6%
IG to DC SITE 3 (MU-1)	0.82 ha	5.8%
C-COR3 (fl.0 h12) to DC SITE 4 (MU-1)	0.52 ha	3.7%
C-COR3 (fl.0 h12) to DC SITE 5 (MU-1)	0.24 ha	1.7%
C-COR3 (fl.0 h12) to S-SPR (MR)	0.63 ha	4.5%
<b>Total</b>	<b>14.02 ha</b>	<b>100%</b>

**Notes**  
 All lot lines and other boundaries shown are conceptual and to be finalized at the final subdivision plan.  
 The maximum floor area ratio is 2.0 and maximum building height is 20.0 metres.  
 (See Street Closure Orders for more information).  
 The LRT station is in the District of Calgary and is a maximum of 300 metres from the site. The station is located on the LRT line and is a maximum of 300 metres from the site.  
 (See Street Closure Orders for more information).

<b>CLIENT</b> Carlana Investments Limited 33130 Township Road 243, Calgary Alberta T3Z 2M6	<b>KEY PLAN</b> 27-23-01-V5M
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REVISIONS	DESCRIPTION	DATE
5	Revised site 1 route to be a public road	2020/09/18
6	Revised C-COR2 body due to re-align	2020/09/03
7	Added S-SPR	2021/01/12
8	New C-COR2 Parcel & F.A.R. Revision	2021/04/20
9	Revised transit route Bus Bay	2021/07/12
10	Interim Concept Update	2022/09/29
11	Interim Concept Update	2023/08/28
12	Interim Concept Update	2023/09/15
13	DTR 4 Response Update	2023/12/01
14	Supplemental DTR 4 Update	2023/12/01

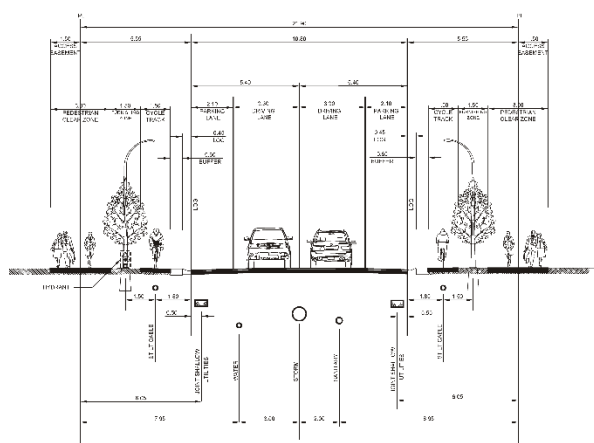
LEGEND	DESCRIPTION
[Red Line]	Project Site Boundary
[Blue Line]	Existing Property Lines
[Green Line]	Proposed Property Lines
[Blue Dashed Line]	Shadow Plan
[Blue Dotted Line]	Colour Lines
[Red Dotted Line]	Ownership Boundary into Existing Land Use
[Green Dotted Line]	Existing Land Use
[Blue Dotted Line]	DC(MU-1)
[Red Dotted Line]	Ex. Buildings to be Removed
[Green Dotted Line]	Proposed Sidewalk
[Blue Dotted Line]	Proposed Roadway
[Red Dotted Line]	Primary Pods/Mobility Network
[Green Dotted Line]	Existing Vegetation
[Blue Dotted Line]	Proposed LRT Alignment
[Red Dotted Line]	Proposed LRT Station
[Blue Dotted Line]	30m Freight Line Setback
[Green Dotted Line]	Proposed Storm Line
[Blue Dotted Line]	Existing Storm Line
[Red Dotted Line]	Proposed Sanitary Line
[Blue Dotted Line]	Existing Sanitary Line
[Green Dotted Line]	Proposed Water Line
[Blue Dotted Line]	Existing Water Line
[Red Dotted Line]	Existing Hydrant
[Green Dotted Line]	Proposed Hydrant
[Blue Dotted Line]	Utilities to be Removed

<b>PROJECT NO:</b> 115843	<b>SHEET NUMBER:</b> 1.1
<b>DRAWN BY:</b> TACB	<b>CHECKED BY:</b> EK
<b>PROJECT MGR:</b> SS	<b>COPYRIGHT:</b> Arcadis Professional Services (Canada) Inc.

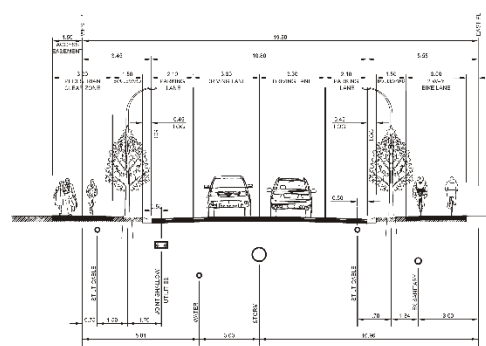
<b>PROJECT:</b> Midtown Station 6940, 7012, 7110 & 7130 Fisher Road SE, 7330 Macleod Trail SE & 130 71st Avenue SE	<b>PRIME CONSULTANT:</b> ARCADIS
<b>SHEET TITLE:</b> Outline Plan & Land Use Plan	

<b>Lot 1, Bk 2, Lot 2, 3 &amp; 4, Bk 3, Plan 6894JK</b>	<b>Lot 3A, Bk 6, Plan 9211008</b>
<b>Lot 1, Plan 1435LK</b>	<b>Lot 7-10, Bk 4, Plan 5807CG</b>

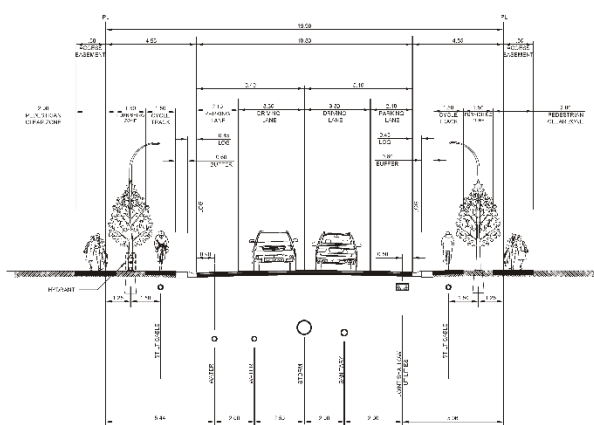
**Cross Section A-1: New Midtown Rd. East-West Segment**  
(Without Transit)  
Scale 1:150m



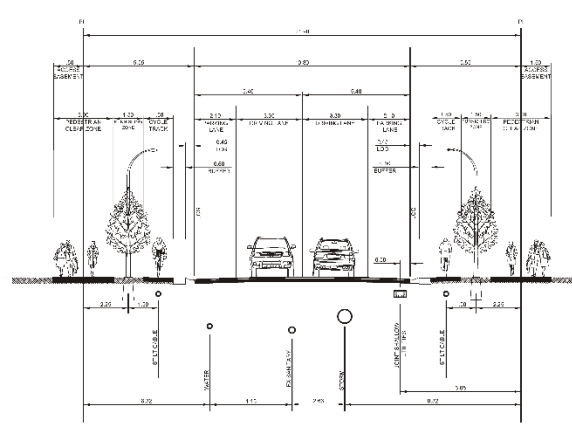
**Cross Section A-2: New Midtown Rd. North-South Segment**  
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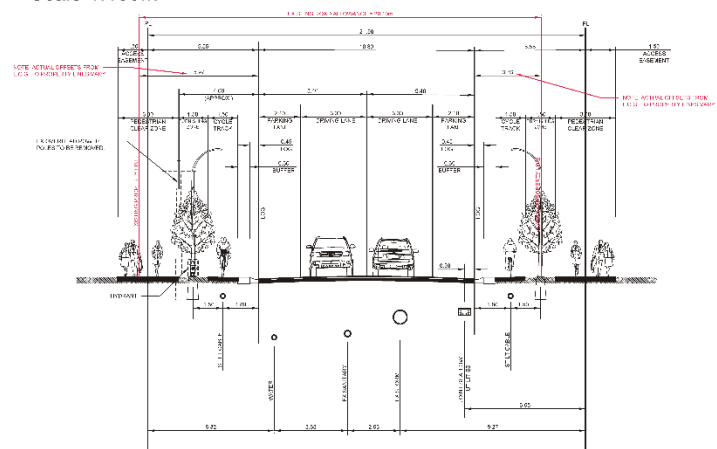
**Cross Section A-3: New Midtown Row Segment**  
Scale 1:150m



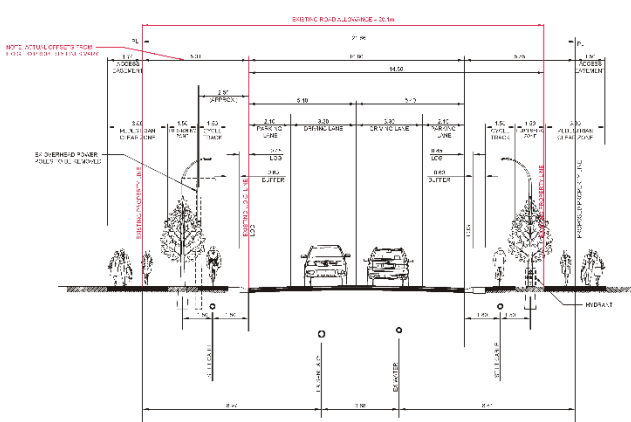
**Cross Section A-4: New Midtown Rd. East-West Segment**  
Scale 1:150m



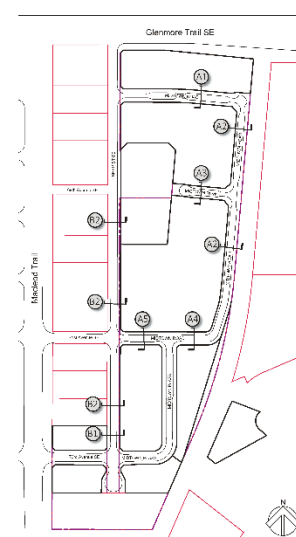
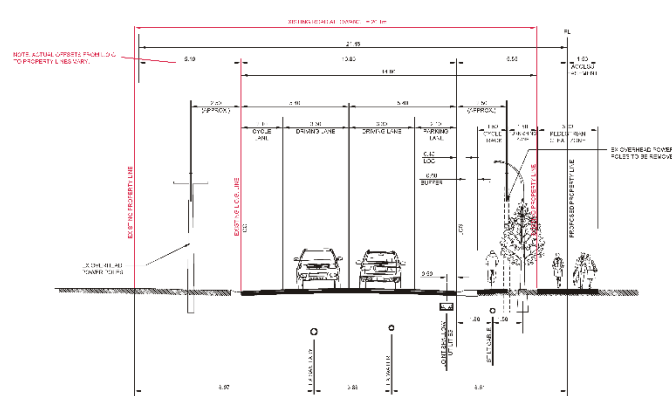
**Cross Section A-5: New Midtown Rd. (formerly Fisher Rd.) Transitional Segment (With Transit)**  
Scale 1:150m



**Section B-1: Fisher Street SE (Ultimate Entire Length)**  
Scale 1:150m



**Section B-2: Fisher Street SE (Interim - North of Lot 7, Blk 4, Plan 5607GG)**  
Scale 1:150m

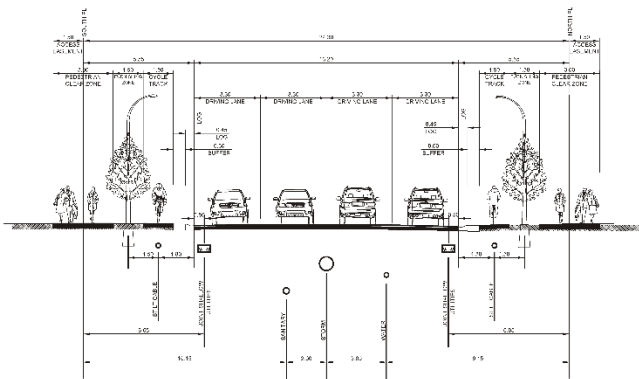


**Notes:**  
The location of the existing utility alignments have been measured from the City of Calgary's utility section plans. The exact location will need to be confirmed in the field.  
  
The 1.5m access easement is intended to accommodate wider public sidewalks/pathways at grade. The access easement would allow the development to encroach above grade higher than 4.5m (or a height to be determined in concert with the City) as well as accommodate development below grade development to the property line, provided the integrity of the public sidewalk at grade is maintained or protected.

<b>CLIENT</b> Cantana Investments Ltd. 33130 Township Road 243, Calgary Alberta T3Z 2M6	<b>KEY PLAN</b> 	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td>Outline &amp; Land Use Submission</td><td>2018/05/29</td></tr> <tr><td>2</td><td>Freight Line Setback Added</td><td>2020/01/03</td></tr> <tr><td>3</td><td>Increased carriageway transit route</td><td>2020/04/23</td></tr> <tr><td>4</td><td>Moved shoulders on Activity Center Street cross section</td><td>2020/05/05</td></tr> <tr><td>5</td><td>Revised transit route to be a public road</td><td>2020/06/18</td></tr> <tr><td>6</td><td>Revised C-COR2 bdy due to marking</td><td>2020/09/03</td></tr> <tr><td>7</td><td>Added S-SIP</td><td>2021/01/12</td></tr> <tr><td>8</td><td>New C-COR2 Parcel &amp; F.A.R. Revision</td><td>2021/04/20</td></tr> <tr><td>9</td><td>Revised transit route Bus Bay</td><td>2021/07/12</td></tr> <tr><td>10</td><td>Updated DTR 4 Comments</td><td>2023/06/14</td></tr> <tr><td>11</td><td>Supplemental DTR 4 Update</td><td>2023/12/01</td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	Outline & Land Use Submission	2018/05/29	2	Freight Line Setback Added	2020/01/03	3	Increased carriageway transit route	2020/04/23	4	Moved shoulders on Activity Center Street cross section	2020/05/05	5	Revised transit route to be a public road	2020/06/18	6	Revised C-COR2 bdy due to marking	2020/09/03	7	Added S-SIP	2021/01/12	8	New C-COR2 Parcel & F.A.R. Revision	2021/04/20	9	Revised transit route Bus Bay	2021/07/12	10	Updated DTR 4 Comments	2023/06/14	11	Supplemental DTR 4 Update	2023/12/01	<b>LEGEND:</b> 	<b>PROJECT NO:</b> 115843 <b>DRAWN BY:</b> TM/CP <b>PROJECT MGR:</b> SS <b>CHECKED BY:</b> EK	<b>SHEET NUMBER:</b> 1.2A	<b>PROJECT:</b> Midtown Station 6712, 7132 & 7220 Fisher Street SE 6940, 7012, 7110 & 7130 Fisher Road SE, 7330 MacLeod Trail SE & 130 71st Avenue SE	<b>PRIME CONSULTANT:</b> ARCADIS <b>SHEET TITLE:</b> Road Sections
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<b>NOTES:</b> For review of the drawings, the user is advised that they are not to be used for any other purpose than that for which they were prepared. The user is advised that the drawings are not to be used for any other purpose than that for which they were prepared. The user is advised that the drawings are not to be used for any other purpose than that for which they were prepared.		<b>COPYRIGHT:</b> Arcadis Professional Services (Canada) Inc.	<b>PROJECT:</b> Midtown Station Lot 1, Blk 2, Lot 2, 3 & 4, Blk 3, Plan 6894JK Lot 3A, Blk 6, Plan 6211008 Lot 1, Plan 1435LK Lot 7-10, Blk 4, Plan 5607GG																																								

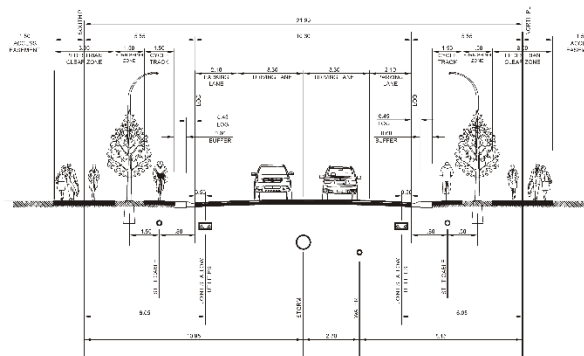
**Cross Section C-1: 73 Ave. SE Cross Section-West of Fisher Street SE**

Scale 1:150m



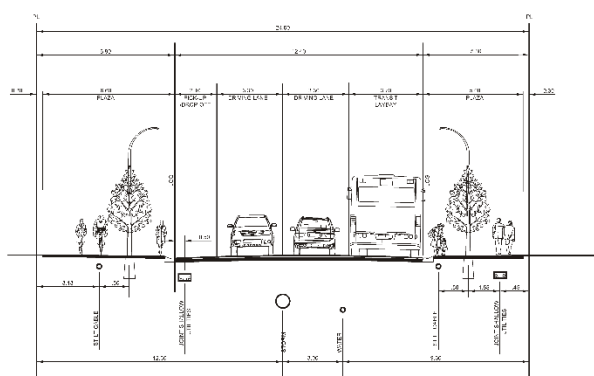
**Cross Section C-2: 73 Ave. SE Cross Section-East of Fisher Street SE**

Scale 1:150m



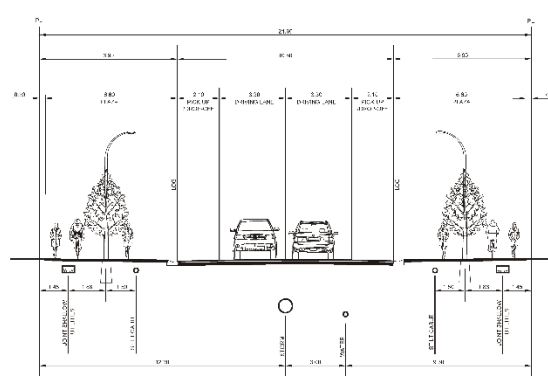
**Cross Section C-3: Midtown Plaza (Bus Layby)**

Scale 1:150m



**Cross Section C-4: Midtown Plaza (Passenger Layby)**

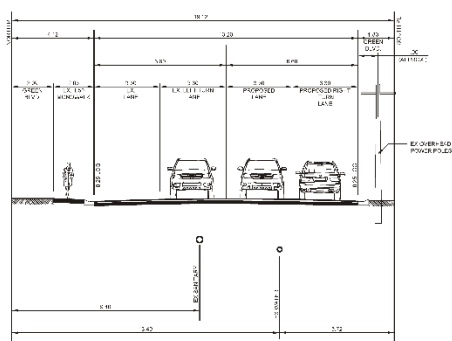
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**Cross Section D-1: Proposed 71 Ave. SE**

(Interim - Proposed Modified Collector Street D)

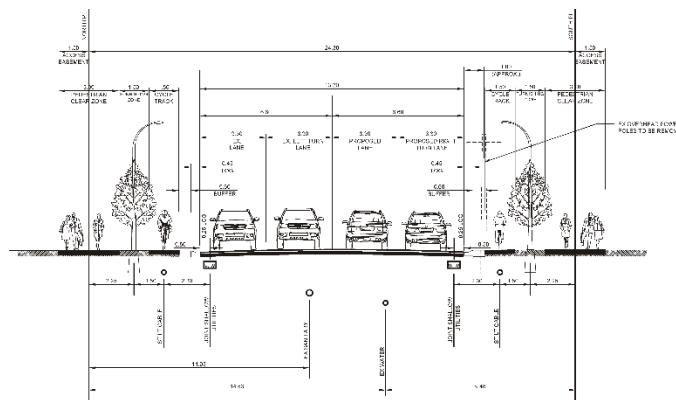
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**Cross Section D-2: Proposed 71 Ave. SE**

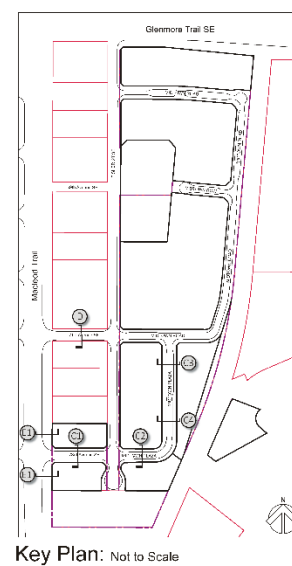
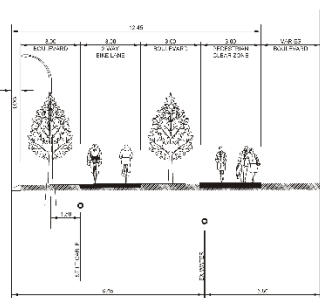
(Ultimate - Proposed Modified Collector Street D)

Scale 1:150m



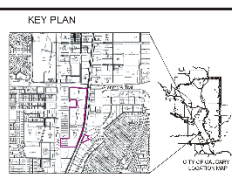
**Cross Section E-1: Macleod Trail East Boulevard Segment**

Scale 1:150m



**Notes:**  
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CLIENT  
**Cantana Investments Ltd.**  
33130 Township Road 243, Calgary  
Alberta T3Z 2M6



REVISIONS No.	DESCRIPTION	DATE
1	Outline & Land Use Submission	2018/05/29
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3	Increased carriageway; transit route	2020/04/23
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8	New C-COR2 Parcel & F.A.R. Review	2021/04/20
9	Revised transit route Bus Bay	2021/07/12
10	Updated DTR 4 Comments	2023/08/14
11	Supplemental DTR 4 Update	2023/12/01

LEGEND:  
— Existing Property Line  
— Proposed Property Line

PROJECT NO:  
115843

DRAWN BY:  
TM/CP

PROJECT MGR:  
SS

CHECKED BY:  
EK

SHEET NUMBER  
**1.2B**

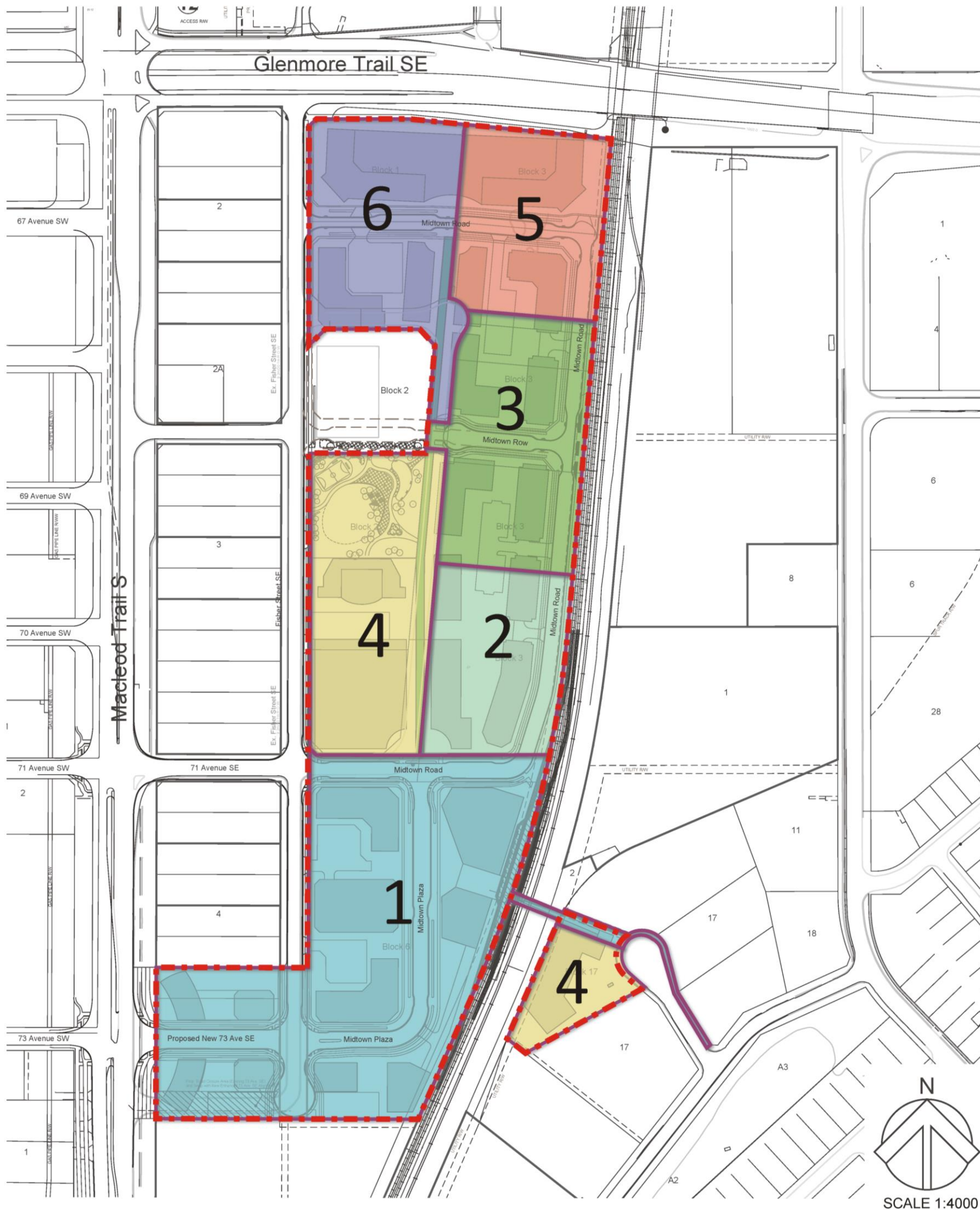
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PROJECT  
**Midtown Station**  
6712, 7132 & 7220 Fisher Street SE  
6940, 7012, 7110 & 7130 Fisher Road SE, 7330  
Macleod Trail SE & 130 71st Avenue SE

Lot 1, Blk 2, Lot 2, 3 & 4, Blk 3  
Plan 6894JK  
Lot 3A, Blk 6, Plan 9211008  
Lot 1, Plan 1435LK  
Lot 7-10, Blk 4, Plan 5607GG

PRIME CONSULTANT  
**ARCADIS**

SHEET TITLE  
**Road Sections**



J:\115843\_FshrPrkLndUs\5.9 Drawings\59plan\Outline Plan (Base)\115843-OP-22.dwg

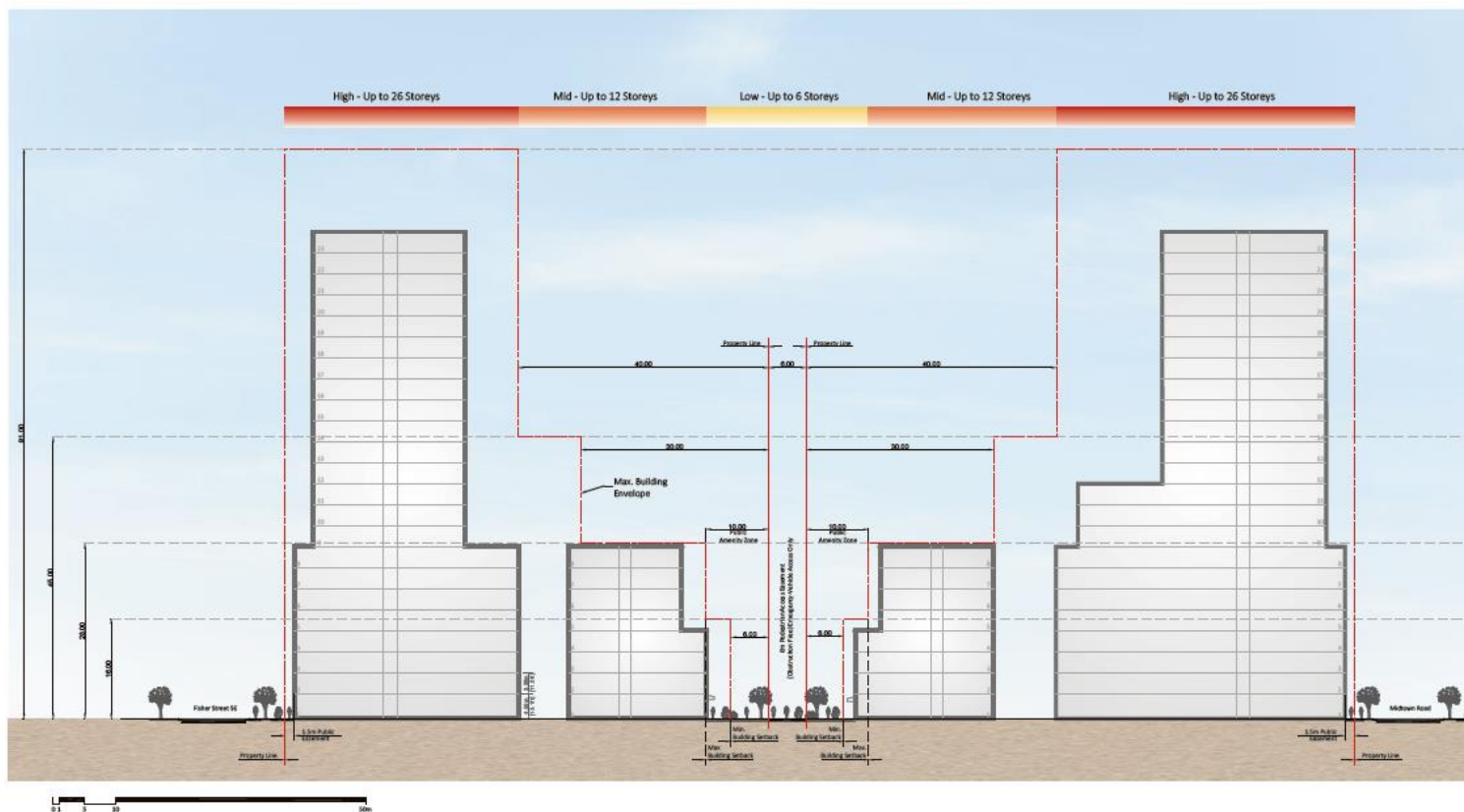


**Midtown Station**  
Cantana Investments Ltd.

**Phasing Plan**  
Exhibit 6.1

January 2024

# Active Mobility Connection Section



MIDTOWN STATION

S1.0



**IBI GROUP**  
3rd Floor - 227 11 Avenue SW  
Calgary AB T2R 1R9 Canada  
tel 403 270 5600 fax 403 270 5610  
ibigroup.com

**FISHER MIDTOWN STATION**  
CANTANA INVESTMENTS INC.

**FISHER MIDTOWN MR**  
CONCEPTUAL OPEN SPACE PLAN  
AREA 0.622ha (1.54ac)  
JULY 26, 2023

Last Saved: July 26, 2023, by maria.digiacomo Plotted: July 26, 2023, by Maria Digiacomo

J:\18843\_fisher\18843-9 Drawings\08\sp1\18843\_Landscape Plan MR.dwg