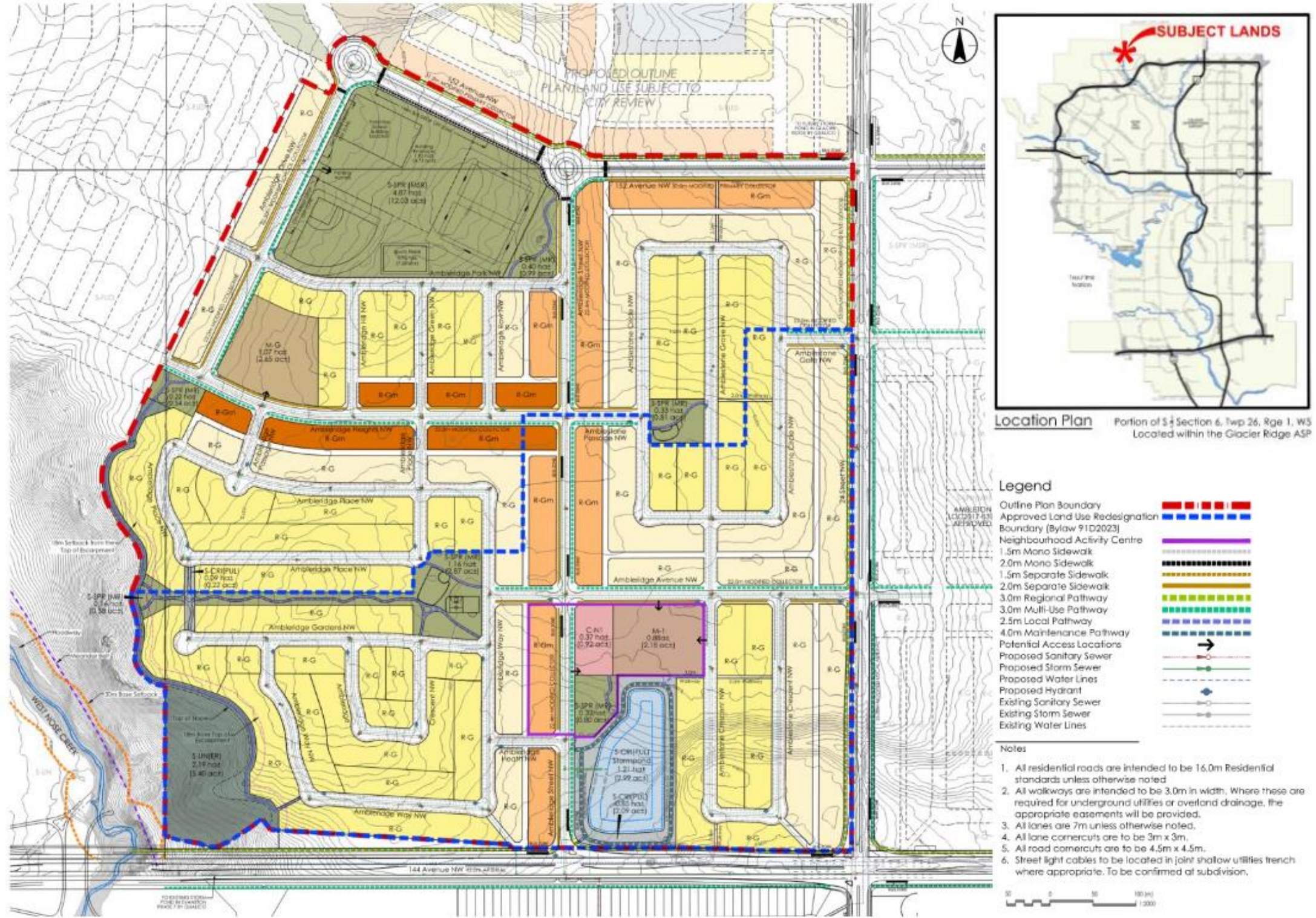


LOC2023-0316 Approved Outline Plan

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



OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	47.31 ha	146.32 ac	
less ENVIRONMENTAL RESERVE (S-UN)	2.19 ha	5.40 ac	
GROSS DEVELOPABLE AREA (GDA)	45.12 ha	140.92 ac	100.0%
RESIDENTIAL	36.84 ha	91.04 ac	56.6%
Low Density	34.89 ha	86.21 ac	53.6%
RG - Laned	11.01 ha	27.21 ac	
Anticipated Number of Units (8.23m lot width)		3,344m	406 units
RG - Laneless	18.40 ha	45.47 ac	
Anticipated Number of Units (9.75m lot width)		5,378m	551 units
RGm - Townhomes	3.83 ha	9.47 ac	
Anticipated Number of Units (6.7m lot width)		1,198m	178 units
RGm - Townhomes (28m Depth)	1.64 ha	4.06 ac	
Anticipated Number of Units (6.7m lot width)		588m	87 units
Total frontage		10,508m	
High Density	1.95 ha	4.83 ac	3.0%
M-G	1.07 ha	2.65 ac	
Number of units (60upha)			64 units
M-1	0.88 ha	2.18 ac	
Number of units (110upha)			97 units
TOTAL UNITS			Anticipated 1383 units
DENSITY	Anticipated: 21.2 upha		
	8.6 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%*
Open Space & Parks	2.59 ha	6.39 ac	
School	4.87 ha	12.03 ac	
PUBLIC DEDICATION	20.45 ha	50.54 ac	31.4%**
Stormwater Pond	1.21 ha	2.99 ac	
PUL	0.93 ha	2.31 ac	
Roads and Lanes	18.31 ha	45.24 ac	
Includes road widening and backslapping			
**Portion of 132 Avenue NW and Ardleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)	1.10 ha	2.72 ac	1.3%

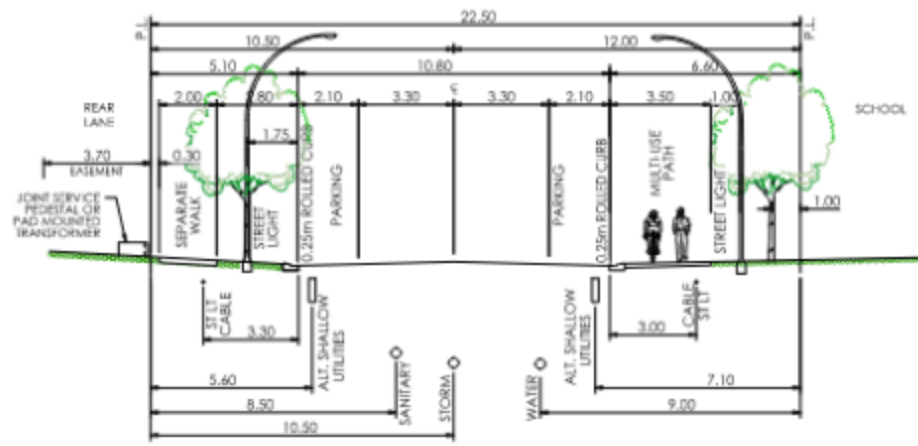
LAND USE STATISTICS		
S-FUD to R-G	22.13 ha	54.69 ac
S-FUD to R-Gm	3.31 ha	8.19 ac
S-FUD to M-1	1.07 ha	2.65 ac
S-FUD to C-N1	0.53 ha	1.30 ac
S-FUD to S-SPR	1.83 ha	4.52 ac
S-FUD to S-CRI	2.28 ha	5.64 ac
S-FUD to S-UN	1.95 ha	4.81 ac
Total Redesignation	33.10 ha	81.80 ac
S-FUD to remain S-FUD	0.20 ha	0.50 ac

NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
M-1 (110 upha)	97	1.8 people/unit*	155
R-Gm	24	2.3 people/unit*	55
C-N1	1,550 m ²	1 job per 28m ²	55
Total People/Job			265
Total NAC Area	2.40 ha		
Total Intensity (people/jobs per ha)			110

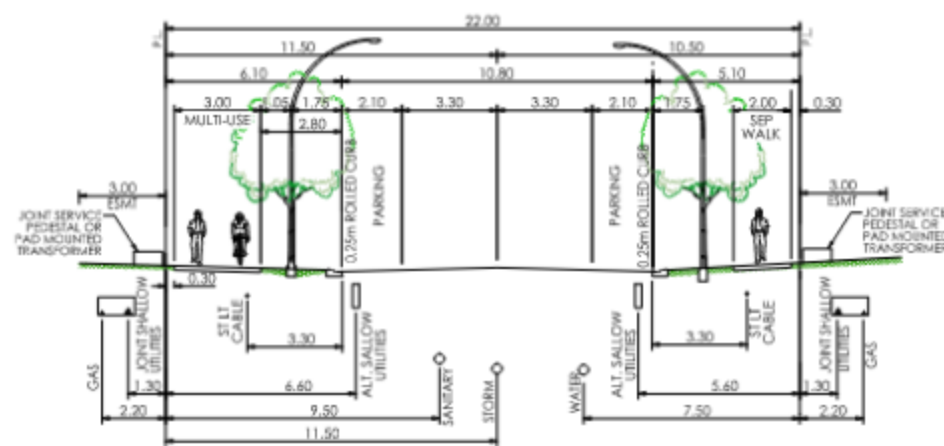
*Based on the City of Calgary 2018 Open Census Results, Ward 2



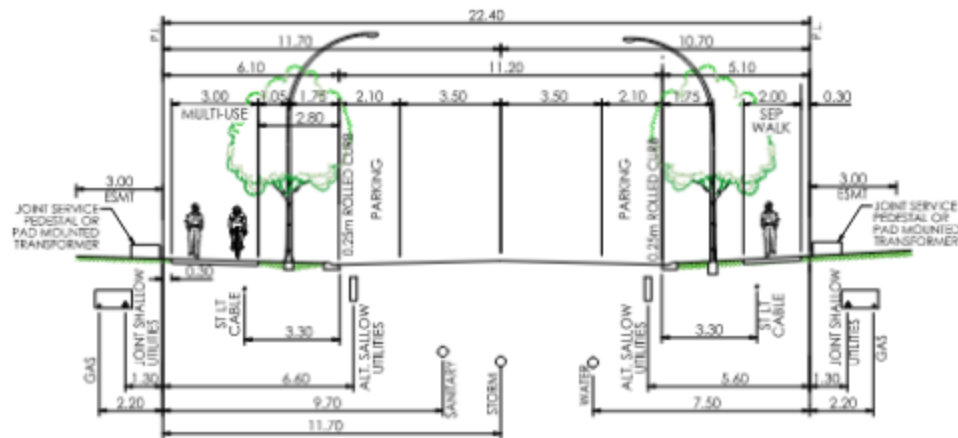
Approved Land Use [Bylaw 91D2023] NTS



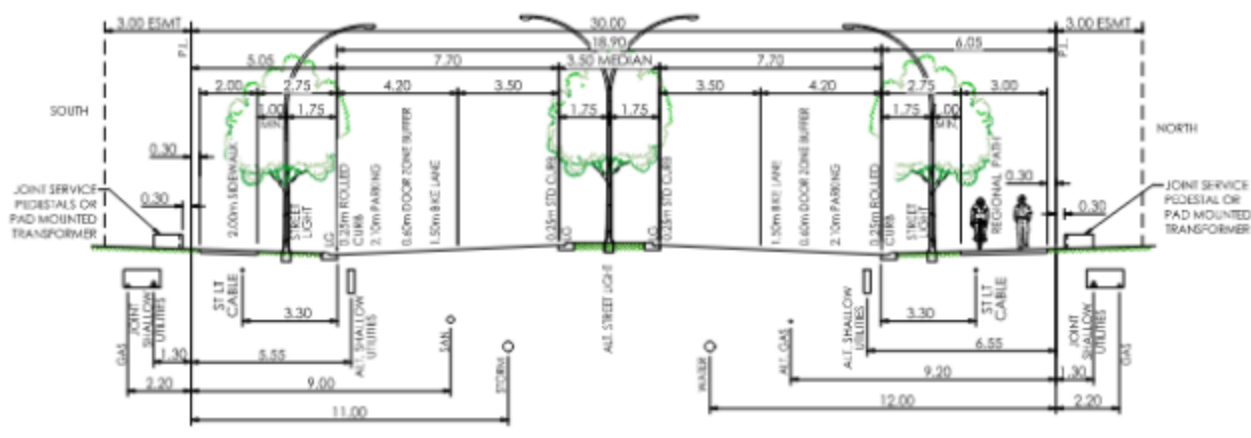
22.50m MODIFIED SCHOOL COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE
Scale 1:200



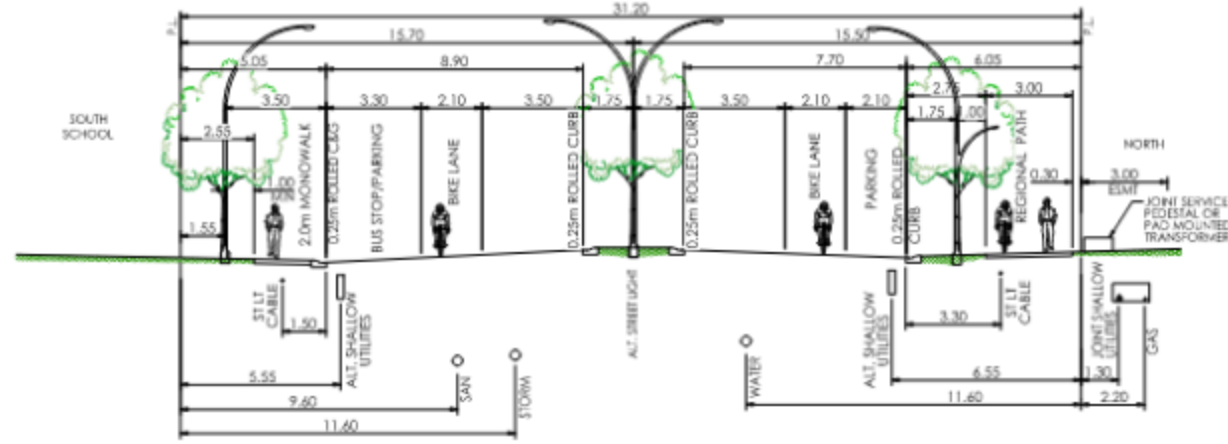
22.00m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
1:200



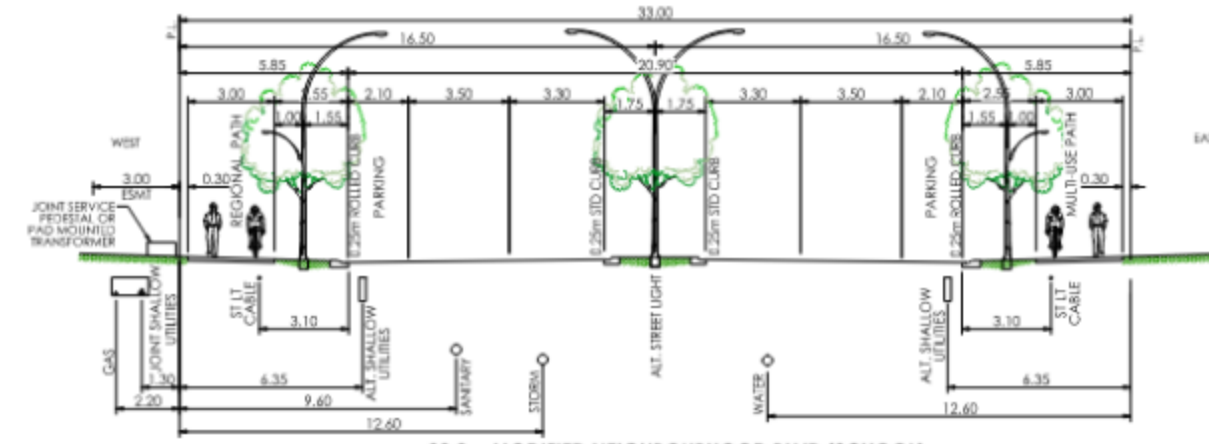
22.4m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
BUS ROUTE
1:200



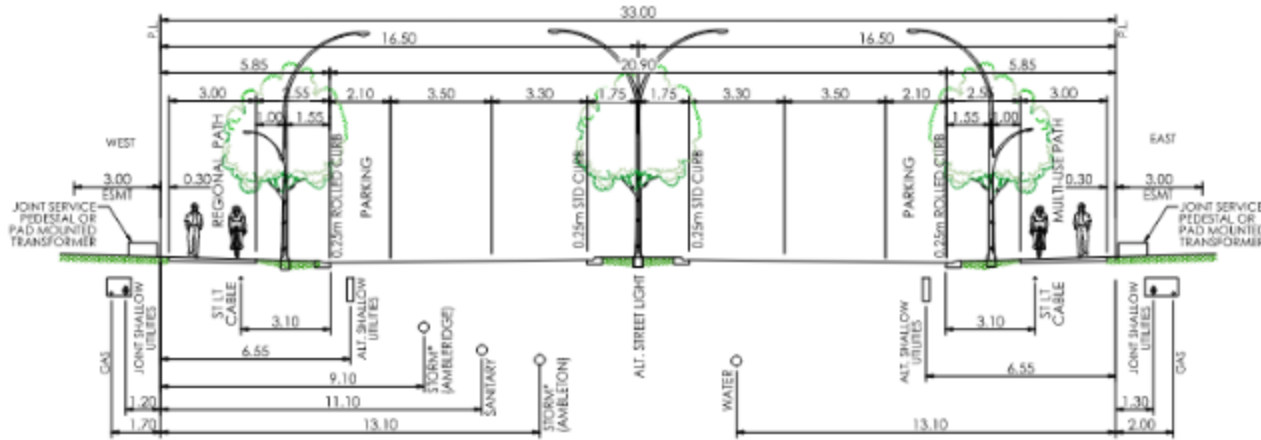
30.0m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
1:200



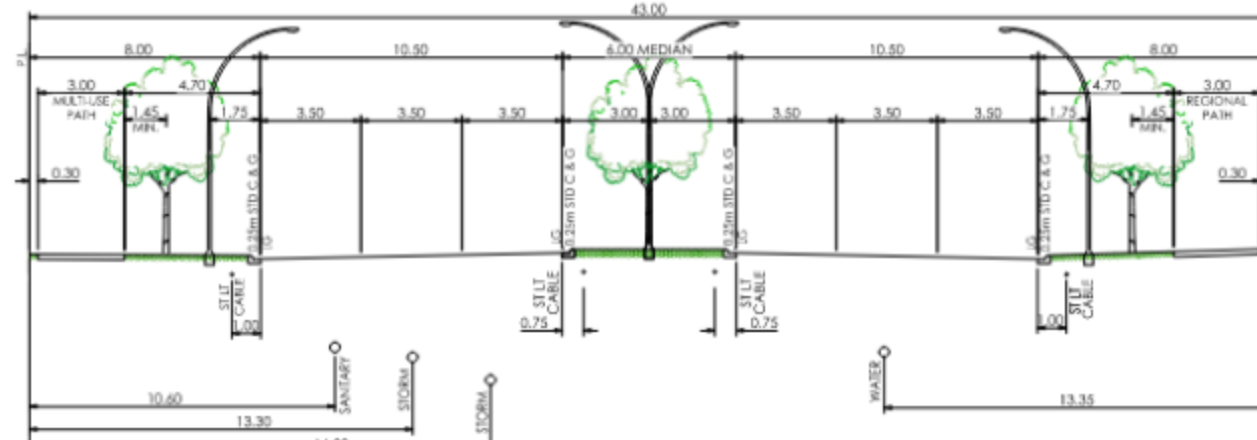
31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED NEIGHBOURHOOD BLVD (SCHOOL)
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED LOCAL ARTERIAL
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



43.0m MODIFIED ARTERIAL
3.0m MULTI-USE PATH ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200

