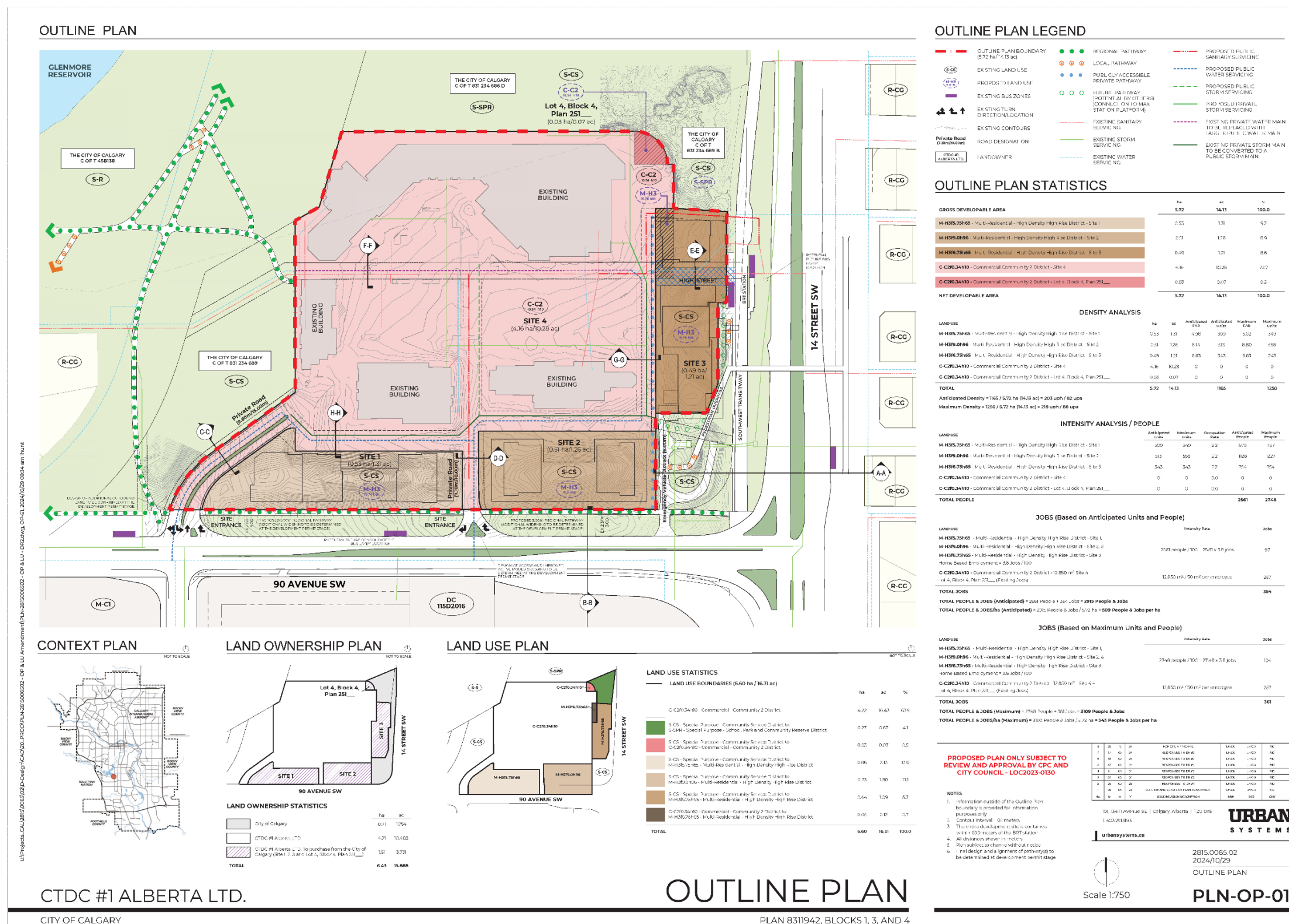


# Proposed Outline Plan

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



### OUTLINE PLAN LEGEND

	OUTLINE PLAN BOUNDARY (572 ha / 1413 ac)		REGIONAL PATHWAY		PROPOSED PUBLIC SANITARY SERVICING
	EXISTING LAND USE		LOCAL PATHWAY		PROPOSED PUBLIC WATER SERVICING
	PROPOSED LAND USE		PUBLICLY ACCESSIBLE PRIVATE PATHWAY		PROPOSED PUBLIC STORM SERVICING
	EXISTING BUS ZONES		PRIVATE PATHWAY (NOT FOR PUBLIC USE) (CONNECTS TO LOCAL MAXI-STAT ON PLAT-03-16)		EXISTING PRIVATE STORM SERVICING
	EXISTING TRAIL DIRECTIONAL LOCATION		EXISTING SANITARY SERVICING		EXISTING PRIVATE STORM MAIN TO BE CONVERTED TO PUBLIC STORM MAIN
	EXISTING CONTOURS		EXISTING STORM SERVICING		EXISTING WATER SERVICING
	ROAD DESIGNATION		EXISTING WATER SERVICING		
	LANDOWNER				

### OUTLINE PLAN STATISTICS

GROSS DEVELOPABLE AREA	ha	ac	%
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 1	0.53	1.30	9.3
M-H35.6R96 - Multi-residential - High Density High Rise District - Site 2	0.51	1.26	8.9
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 3	0.69	1.71	8.6
C-C20.34H0 - Commercial Community 2 District - Site 4	4.36	10.78	72.7
C-C20.34H0 - Commercial Community 2 District - Lot 4, Block 4, Plan Z51	0.02	0.07	0.5
<b>NET DEVELOPABLE AREA</b>	<b>5.72</b>	<b>14.13</b>	<b>100.0</b>

### DENSITY ANALYSIS

LAND USE	ha	ac	Anticipated Units	Anticipated People	Maximum Units	Maximum People
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 1	0.53	1.31	438	859	532	849
M-H35.6R96 - Multi-residential - High Density High Rise District - Site 2	0.51	1.26	814	535	680	556
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 3	0.69	1.71	865	543	865	543
C-C20.34H0 - Commercial Community 2 District - Site 4	4.36	10.78	0	0	0	0
C-C20.34H0 - Commercial Community 2 District - Lot 4, Block 4, Plan Z51	0.02	0.07	0	0	0	0
<b>TOTAL</b>	<b>5.72</b>	<b>14.13</b>	<b>1317</b>	<b>1937</b>	<b>1217</b>	<b>1948</b>

Anticipated Density = 1165 / 5.72 ha (84.3 ac) = 203 units / 82 units  
Maximum Density = 1250 / 5.72 ha (84.3 ac) = 218 units / 88 units

### INTENSITY ANALYSIS / PEOPLE

LAND USE	Anticipated Units	Maximum Units	Occupancy Rate	Anticipated People	Maximum People
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 1	438	532	2.2	859	1047
M-H35.6R96 - Multi-residential - High Density High Rise District - Site 2	814	680	2.2	1028	1227
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 3	865	865	1.0	865	865
C-C20.34H0 - Commercial Community 2 District - Site 4	0	0	0.0	0	0
C-C20.34H0 - Commercial Community 2 District - Lot 4, Block 4, Plan Z51	0	0	0.0	0	0
<b>TOTAL PEOPLE</b>				<b>2561</b>	<b>2748</b>

### JOBS (Based on Anticipated Units and People)

LAND USE	Intensity Rate	Jobs
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 1		
M-H35.6R96 - Multi-residential - High Density High Rise District - Site 2	25.83 people / 1000	25.83 x 859 jobs = 22,186
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 3	Home Based Employment = 2.5 Jobs / 1000	2.5 x 865 jobs = 2,163
C-C20.34H0 - Commercial Community 2 District - Site 4	12,850 m <sup>2</sup> / 50 m <sup>2</sup> per employment	12,850 m <sup>2</sup> / 50 m <sup>2</sup> per employment = 257
<b>TOTAL JOBS</b>		<b>22,446</b>

**TOTAL PEOPLE & JOBS (Anticipated)** = 2561 People & 22,446 Jobs = 2915 People & 306 Jobs  
**TOTAL PEOPLE & JOBS (Maximum)** = 2748 People & 22,446 Jobs = 2915 People & 306 Jobs

### JOBS (Based on Maximum Units and People)

LAND USE	Intensity Rate	Jobs
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 1		
M-H35.6R96 - Multi-residential - High Density High Rise District - Site 2	27.48 people / 1000	27.48 x 680 jobs = 18,682
M-H35.75H6 - Multi-residential - High Density High Rise District - Site 3	Home Based Employment = 2.5 Jobs / 1000	2.5 x 865 jobs = 2,163
C-C20.34H0 - Commercial Community 2 District - Site 4	12,850 m <sup>2</sup> / 50 m <sup>2</sup> per employment	12,850 m <sup>2</sup> / 50 m <sup>2</sup> per employment = 257
<b>TOTAL JOBS</b>		<b>19,099</b>

**TOTAL PEOPLE & JOBS (Maximum)** = 2748 People & 19,099 Jobs = 2915 People & 306 Jobs  
**TOTAL PEOPLE & JOBS (Maximum)** = 2748 People & 19,099 Jobs = 2915 People & 306 Jobs

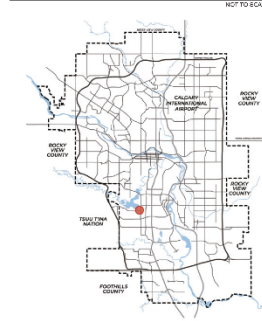
**PROPOSED PLAN ONLY SUBJECT TO REVIEW AND APPROVAL BY CPC AND CITY COUNCIL - LOC2023-0130**

NO.	DATE	DESCRIPTION	BY	FOR
1	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY
2	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY
3	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY
4	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY
5	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY
6	2024/10/29	PROPOSED PLAN	URBANSYSTEMS	CITY OF CALGARY

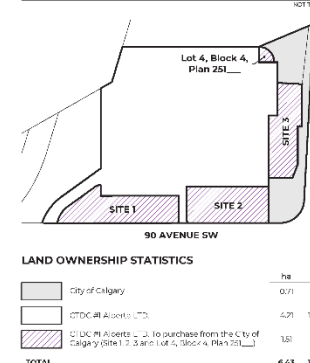
104, 104-11 Avenue SW | Calgary, Alberta | T2C 0Y5  
T: 403.231.8959  
urbansystems.ca

Scale 1:750  
**PLN-OP-01**

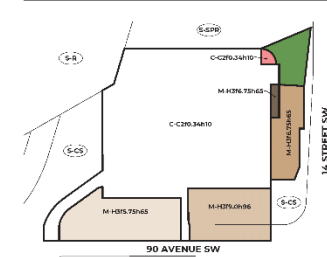
### CONTEXT PLAN



### LAND OWNERSHIP PLAN



### LAND USE PLAN



### LAND USE STATISTICS

LAND USE BOUNDARIES (6.60 ha / 16.31 ac)	ha	ac	%
C-C20.34H0 - Commercial Community 2 District	4.22	10.42	62.6
S-CS - Special Purpose - Community Service (All lot to 100m <sup>2</sup> Special Purpose Jobs - High Density Community Reserve District)	0.27	0.67	4.1
S-CS - Special Purpose - Community Service (All lot to 100m <sup>2</sup> Special Purpose Jobs - High Density Community Reserve District)	0.02	0.07	0.5
S-CS - Special Purpose - Community Service (All lot to 100m <sup>2</sup> Special Purpose Jobs - High Density Community Reserve District)	0.06	0.15	1.0
S-CS - Special Purpose - Community Service (All lot to 100m <sup>2</sup> Special Purpose Jobs - High Density Community Reserve District)	0.13	0.30	1.9
S-CS - Special Purpose - Community Service (All lot to 100m <sup>2</sup> Special Purpose Jobs - High Density Community Reserve District)	0.44	1.06	6.7
M-H35.75H6 - Multi-residential - High Density High Rise District	0.05	0.12	0.7
<b>TOTAL</b>	<b>6.60</b>	<b>16.31</b>	<b>100.0</b>

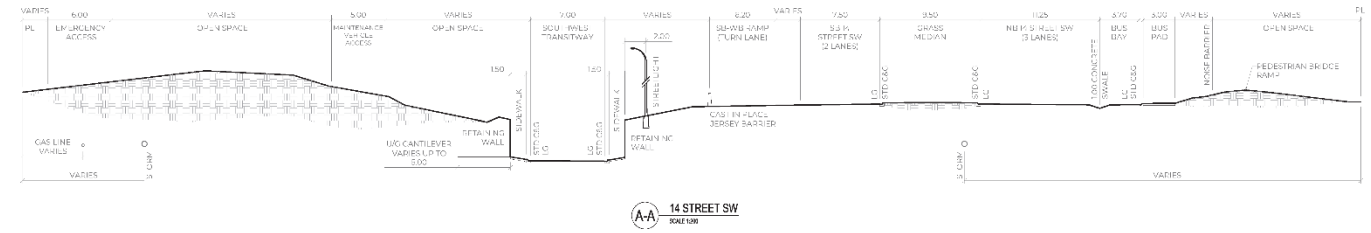
CTDC #1 ALBERTA LTD.

CITY OF CALGARY

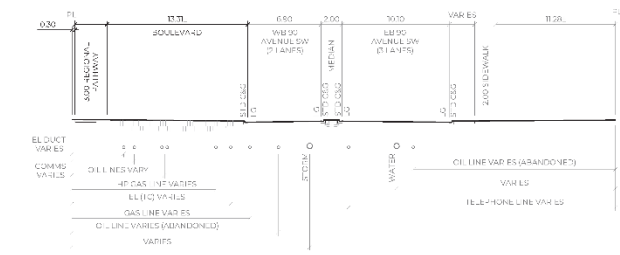
# OUTLINE PLAN

PLAN 8311942, BLOCKS 1, 3, AND 4

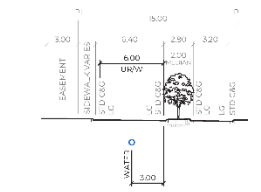
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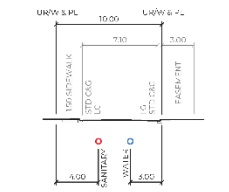
**A-A** 14 STREET SW  
SCALE 1:50



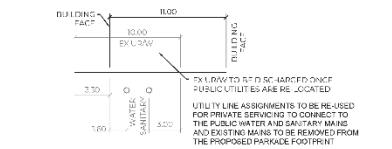
**B-B** 90 AVENUE SW  
SCALE 1:50



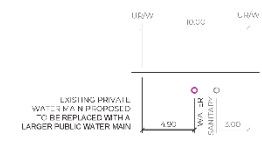
**C-C** PRIVATE ROAD - WEST ACCESS  
6.0m PUBLIC UTILITY ROW  
SCALE 1:50



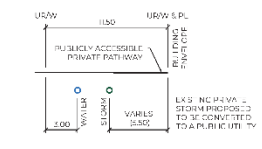
**D-D** PRIVATE ROAD - CENTER ACCESS  
10.0m PUBLIC UTILITY ROW  
SCALE 1:50



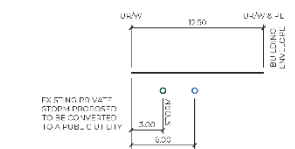
**E-E** EXISTING 10.0m URW - PROPOSED 11.0m  
PUBLIC ACCESS & UTILITY MAINTENANCE ROW  
SCALE 1:50



**F-F** PRIVATE LAND WITH  
18.0m EXISTING PUBLIC UTILITY ROW  
SCALE 1:50



**G-G** PRIVATE LAND WITH  
11.5m PUBLIC UTILITY ROW  
SCALE 1:50



**H-H** PRIVATE LAND WITH  
12.5m PUBLIC UTILITY ROW  
SCALE 1:50

**NOTES**

- Information outside of the Outline Plan footprint is provided for information purposes only.
- Information shown in this plan is for informational purposes only and is not intended to be used for construction.

**PROPOSED PLAN ONLY SUBJECT TO REVIEW AND APPROVAL BY CPC AND CITY COUNCIL - LOC2023-0130**

NO.	REV.	DATE	DESCRIPTION	BY	CHKD.	APP.
1	01	2024/10/29	ISSUED FOR REVIEW	URBAN	URBAN	URBAN
2	02	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
3	03	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
4	04	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
5	05	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
6	06	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
7	07	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
8	08	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
9	09	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN
10	10	2024/10/29	REVISED PLAN	URBAN	URBAN	URBAN

104, 106, 108 Avenue SW | Calgary, Alberta | T2C 0P9  
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**URBAN SYSTEMS**

2815.0065.02  
2024/10/29  
OUTLINE PLAN

SCALE 1:200 **PLN-OP-02**

CTDC #1 ALBERTA LTD.  
CITY OF CALGARY

# OUTLINE PLAN - CROSS SECTIONS

PLAN 8311942, BLOCKS 1, 3, AND 4