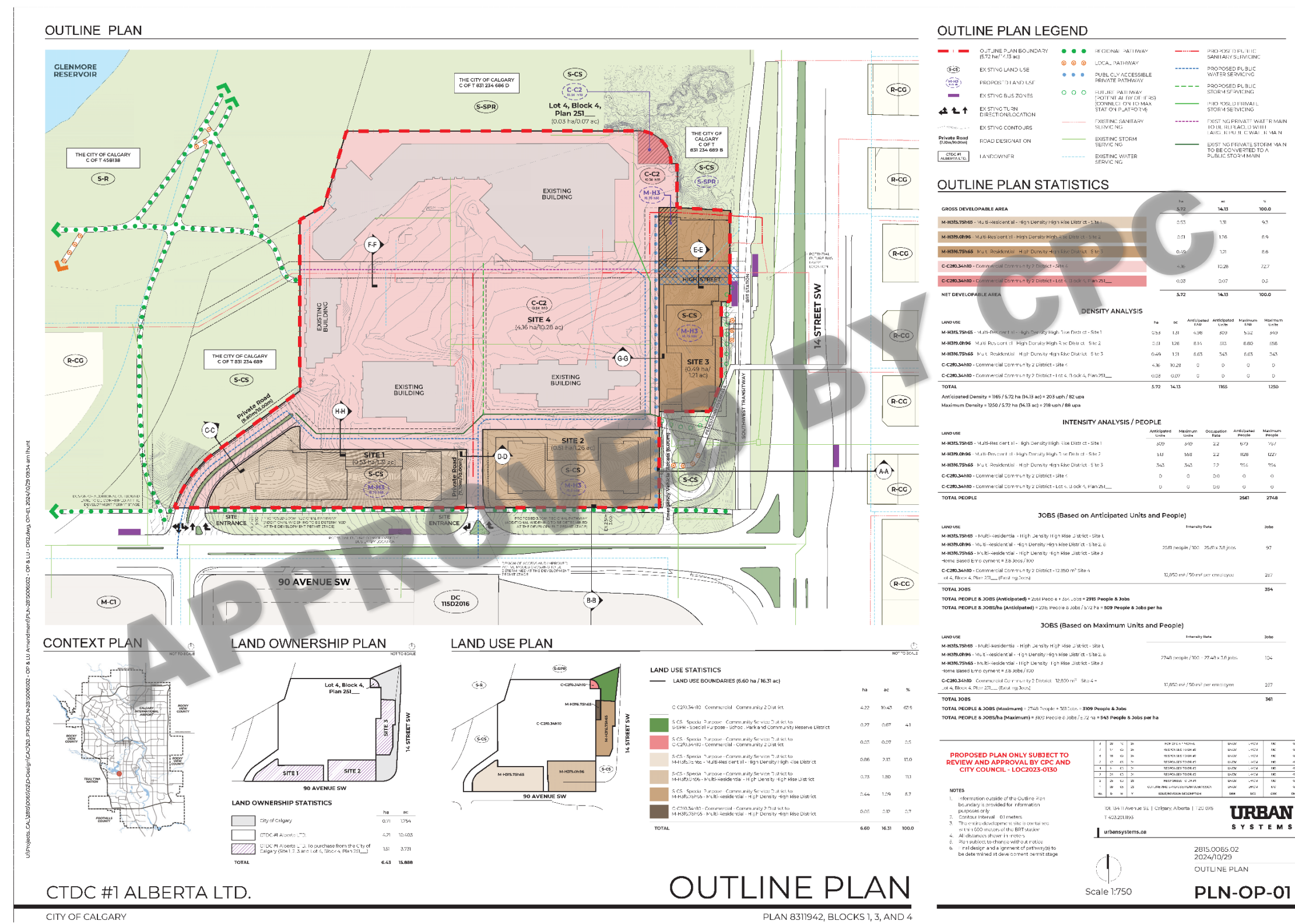
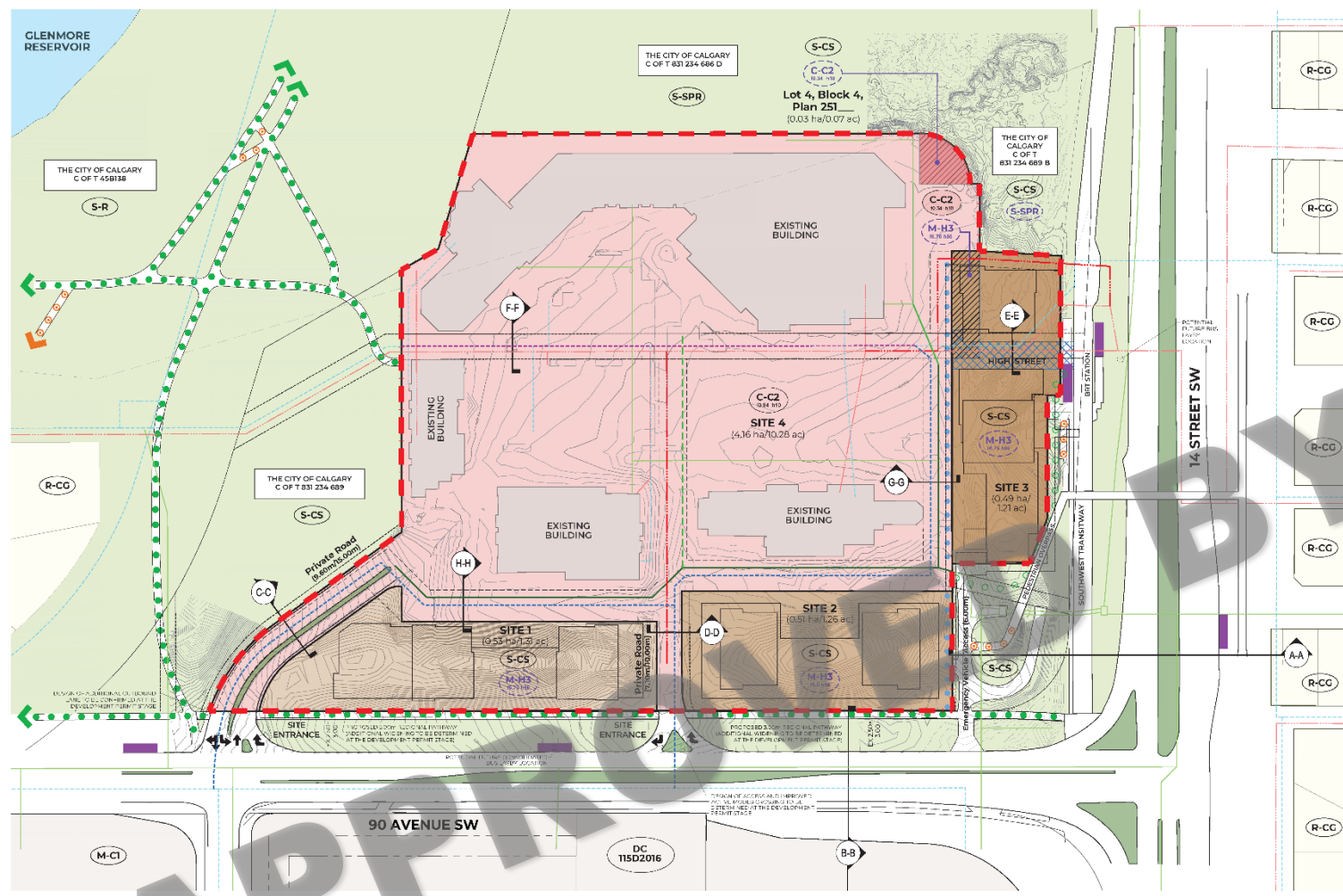


Approved Outline Plan

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

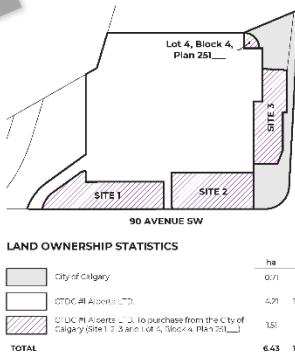


OUTLINE PLAN

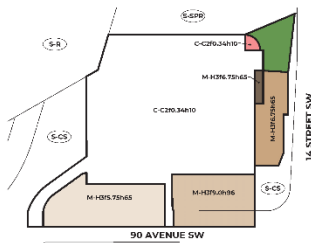


CONTEXT PLAN

LAND OWNERSHIP PLAN



LAND USE PLAN



LAND USE STATISTICS

LAND USE BOUNDARIES (6.60 ha / 16.31 ac)	ha	ac	%
C-C20.34(10) Commercial - Community 2 District	4.22	10.42	62.6
S-CS Special Purpose - Community Service District to High Density High Rise District	0.77	1.91	11.5
S-CS Special Purpose - Community Service District to C-C20.34(10) Commercial - Community 2 District	0.02	0.02	0.3
S-CS Special Purpose - Community Service District to M-H35.75(65) Multi-Residential - High Density High Rise District	0.06	0.15	1.0
S-CS Special Purpose - Community Service District to M-H35.75(65) Multi-Residential - High Density High Rise District	0.13	0.30	2.0
S-CS Special Purpose - Community Service District to M-H35.75(65) Multi-Residential - High Density High Rise District	0.44	1.06	6.7
M-H35.75(65) Multi-Residential - High Density High Rise District	0.05	0.12	0.7
TOTAL	6.60	16.31	100.0

OUTLINE PLAN LEGEND

OUTLINE PLAN BOUNDARY (572 ha / 14.13 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	REGIONAL PATHWAY (SHOULDER BY THE SIDE) (ORNAMENT) ONE TO MAX STATION ON PLATFORM	EXISTING PRIVATE WATER MAIN TO BE CONVERTED TO PUBLIC STORM MAIN
EXISTING TRANSDIRECTIONAL	EXISTING SANITARY SERVICING	EXISTING PRIVATE WATER 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-H35.75(65) Multi-Residential - High Density High Rise District - Site 1	0.53	1.30	8.0
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 2	0.01	0.02	0.1
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 3	0.09	0.22	1.4
C-C20.34(10) Commercial - Community 2 District - Site 4	4.96	12.28	72.7
C-C20.34(10) Commercial - Community 2 District - Lot 4, Block 4, Plan 251	0.02	0.07	0.3
NET DEVELOPABLE AREA	5.72	14.13	100.0

DENSITY ANALYSIS

LAND USE	ha	ac	Anticipated Units	Anticipated People	Maximum Units	Maximum People
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 1	0.53	1.31	438	859	512	449
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 2	0.01	0.02	814	535	680	558
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 3	0.09	0.22	865	543	865	543
C-C20.34(10) Commercial - Community 2 District - Site 4	4.96	12.28	0	0	0	0
C-C20.34(10) Commercial - Community 2 District - Lot 4, Block 4, Plan 251	0.02	0.07	0	0	0	0
TOTAL	5.72	14.13	1357	1965	1252	1252

Anticipated Density = 1165 / 5.72 ha (64.3 ac) = 203 units / 82 units
Maximum Density = 1252 / 5.72 ha (64.3 ac) = 218 units / 88 units

INTENSITY ANALYSIS / PEOPLE

LAND USE	Anticipated Units	Maximum Units	Occupancy Rate	Anticipated People	Maximum People
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 1	438	512	2.2	859	1017
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 2	814	680	2.2	1028	1227
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 3	865	865	1.0	1038	1038
C-C20.34(10) Commercial - Community 2 District - Site 4	0	0	0.0	0	0
C-C20.34(10) Commercial - Community 2 District - Lot 4, Block 4, Plan 251	0	0	0.0	0	0
TOTAL PEOPLE				2561	2748

JOBS (Based on Anticipated Units and People)

LAND USE	Intensity Rate	Jobs
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 1		
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 2	2561 people / 1001	2561 x 0.8 jobs = 2049
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 3	Home Based Employment = 2.5 Jobs / 100	
C-C20.34(10) Commercial - Community 2 District - Site 4	12,850 m ² / 50 m ² per employment	267
TOTAL JOBS		2316

TOTAL PEOPLE & JOBS (Anticipated) = 2561 People & 2316 Jobs
TOTAL PEOPLE & JOBS (Anticipated) = 2316 People & 2316 Jobs per ha

JOBS (Based on Maximum Units and People)

LAND USE	Intensity Rate	Jobs
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 1		
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 2	2748 people / 1001	2748 x 0.8 jobs = 2198
M-H35.75(65) Multi-Residential - High Density High Rise District - Site 3	Home Based Employment = 2.5 Jobs / 100	
C-C20.34(10) Commercial - Community 2 District - Site 4	12,850 m ² / 50 m ² per employment	267
TOTAL JOBS		2465

TOTAL PEOPLE & JOBS (Maximum) = 2748 People & 2465 Jobs
TOTAL PEOPLE & JOBS (Maximum) = 2465 People & 2465 Jobs per ha

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

NOTES

- Information outside of the Outline Plan Boundary is provided for information purposes only.
- Contact individual lot holders.
- The entire development site is overlaid with a 500m radius of the BRT station.
- All distances shown in notes.
- Plan is subject to change without notice.
- Final design and agreement of pathways to be determined at development permit stage.

NO.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			
2	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			
3	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			
4	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			
5	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			
6	2024/10/29	URBANSYSTEMS	PRELIMINARY PLAN			

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T: 403.231.8959
urbansystems.ca

2815.0065.02
2024/10/29
OUTLINE PLAN

Scale 1:750
PLN-OP-01

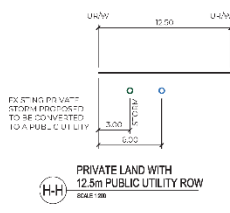
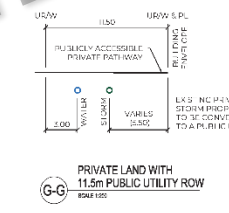
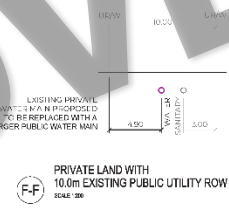
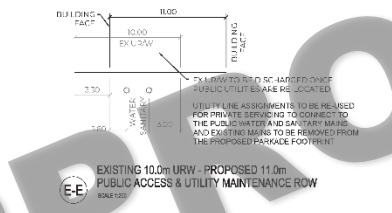
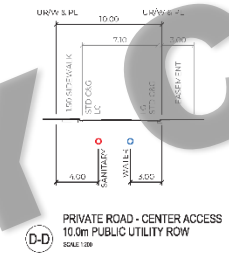
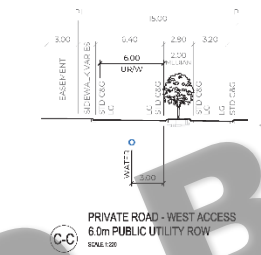
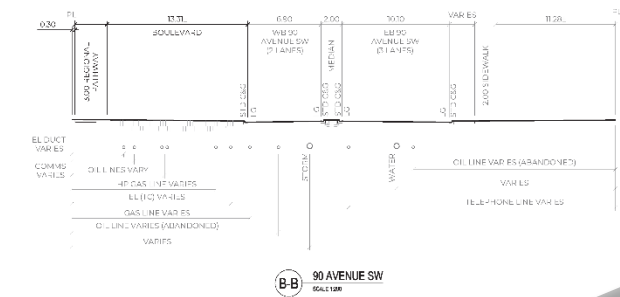
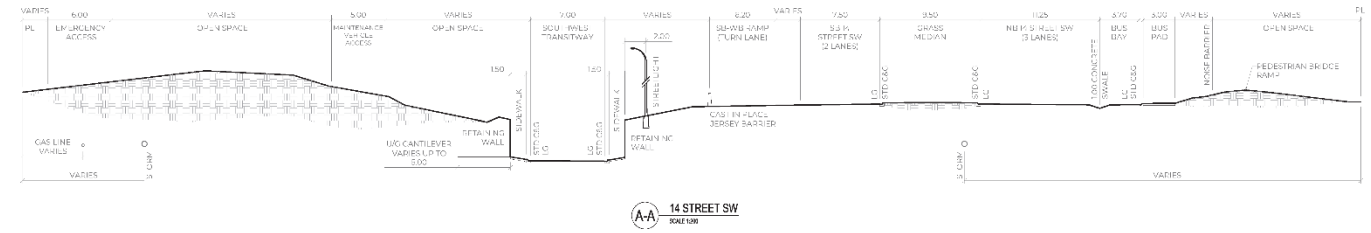
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CITY OF CALGARY

OUTLINE PLAN

PLAN 8311942, BLOCKS 1, 3, AND 4

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APPROVED BY CPC

NOTES

- Information outside of the Outline Plan boundary is provided for information purposes only.
- Information shown in this plan is for informational purposes only and is not 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.
1	01	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
2	02	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
3	03	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
4	04	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
5	05	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
6	06	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
7	07	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
8	08	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
9	09	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
10	10	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
11	11	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
12	12	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
13	13	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
14	14	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
15	15	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
16	16	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
17	17	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
18	18	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
19	19	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT
20	20	2024/10/29	ISSUED FOR REVIEW	TKAT	TKAT

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OUTLINE PLAN - CROSS SECTIONS

PLAN 8311942, BLOCKS 1, 3, AND 4

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URBAN SYSTEMS
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2024/10/29
OUTLINE PLAN
PLN-OP-02

SCALE 1:200