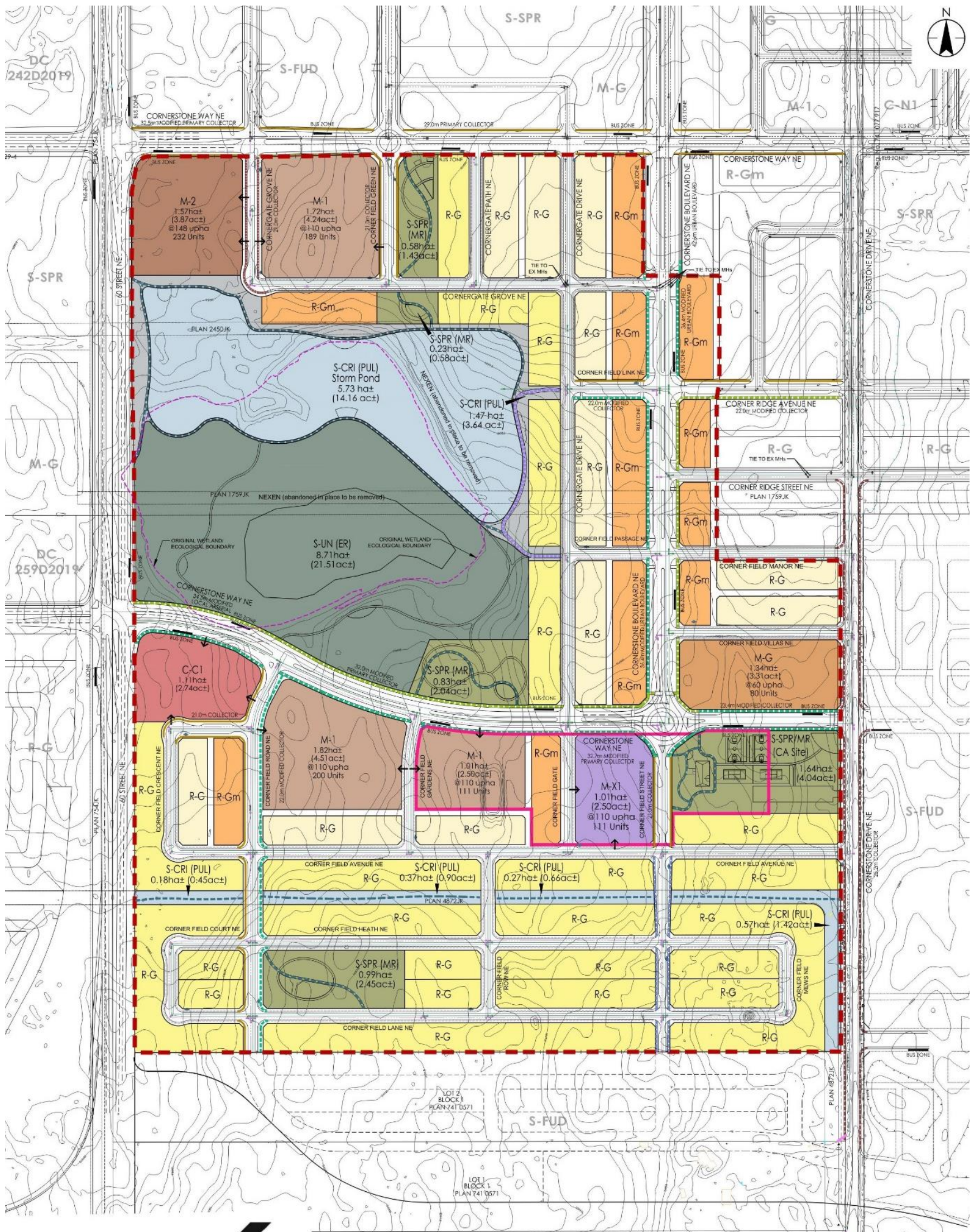


Proposed Outline Plan

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



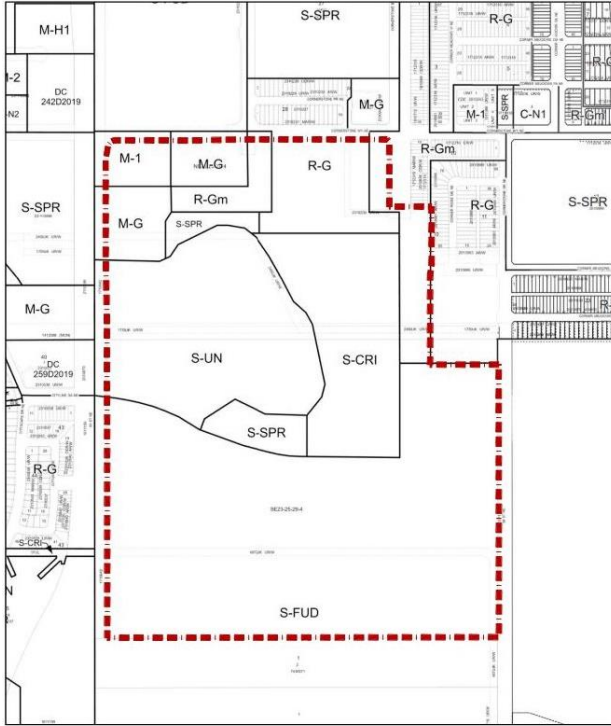
OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	69.28 ha	171.19 ac	
less ENVIRONMENTAL RESERVE (S-UN)	8.71 ha	21.51 ac	
GROSS DEVELOPABLE AREA (GDA)	60.58 ha	149.68 ac	100.0%
			Frontage Units
RESIDENTIAL	31.78 ha	78.54 ac	52.5%
Low Density	23.31 ha	57.61 ac	38.5%
R-G Loned	5.00 ha	12.36 ac	1479m 164 units
Anticipated Number of Units (9.0m lot width)			246 units
Maximum Number of Units (6.0m lot width)			
R-G Laneless	13.98 ha	34.55 ac	4119m 457 units
Anticipated Number of Units (9.0m lot width)			686 units
Maximum Number of Units (6.0m lot width)			
R-Gm	4.33 ha	10.70 ac	1244m 203 units
Anticipated Number of Units (6.1m lot width)			248 units
Maximum Number of Units (5.0m lot width)			
Total frontage			6,842m
Multi-Residential/Mixed-Use	8.47 ha	20.93 ac	14.0%
M-G	1.34 ha	3.31 ac	80 units
Anticipated number of units (60upha)			107 units
Maximum number of units (80upha)			
M-1	4.55 ha	11.25 ac	500 units
Anticipated number of units (110upha)			674 units
Maximum number of units (148upha)			
M-2	1.57 ha	3.87 ac	232 units
Anticipated number of units (148upha)			232 units
Maximum number of units (148upha)			
M-X1	1.01 ha	2.50 ac	111 units
Anticipated number of units (110upha)			150 units
Maximum number of units (148upha)			
TOTAL UNITS			Anticipated 1747 units
			Maximum 2343 units
DENSITY	Anticipated: 1747 units	Maximum: 2343 units	
	60.54 ha (149.58 ac)	60.54 ha (149.58 ac)	
	= 28.8 upha	= 38.7 upha	
	= 11.7 upac	= 15.7 upac	
COMMERCIAL	1.11 ha	2.74 ac	1.8%
C-C1	1.11 ha	2.74 ac	
Anticipated FAR 0.3 = 35,800 ft ²			
OPEN SPACE	4.27 ha	10.54 ac	7.0%
S-SPR - Credit Open Space	4.27 ha	10.54 ac	7.0%
PUBLIC DEDICATION	23.42 ha	57.86 ac	38.7%
S-CRI	8.59 ha	21.23 ac	
Roads and Lanes	14.83 ha	36.63 ac	

LAND USE REDESIGNATION STATISTICS		
S-CRI to R-G	3.71 ha	9.16 ac
S-FUD to R-G	18.62 ha	46.00 ac
R-G to R-Gm	0.24 ha	0.59 ac
S-SPR to R-Gm	0.45 ha	1.10 ac
S-CRI to R-Gm	2.53 ha	6.25 ac
S-UN to R-Gm	0.10 ha	0.24 ac
S-FUD to R-Gm	1.65 ha	4.08 ac
S-FUD to M-G	1.87 ha	4.62 ac
R-Gm to M-1	0.75 ha	1.85 ac
M-G to M-1	1.38 ha	3.40 ac
S-SPR to M-1	0.15 ha	0.36 ac
S-CRI to M-1	0.02 ha	0.06 ac
S-UN to M-1	0.02 ha	0.06 ac
S-FUD to M-1	3.60 ha	8.89 ac
M-G to M-2	0.52 ha	1.28 ac
M-1 to M-2	1.19 ha	2.93 ac
S-CRI to M-X1	0.08 ha	0.21 ac
S-FUD to M-X1	1.43 ha	3.54 ac
S-UN to C-C1	0.13 ha	0.32 ac
S-FUD to C-C1	1.49 ha	3.67 ac
R-G to S-SPR	0.24 ha	0.59 ac
R-Gm to S-SPR	0.67 ha	1.65 ac
S-CRI to S-SPR	0.33 ha	0.82 ac
S-UN to S-SPR	0.09 ha	0.23 ac
S-FUD to S-SPR	3.33 ha	8.23 ac
M-G to S-CRI	1.31 ha	3.23 ac
S-SPR to S-CRI	0.23 ha	0.57 ac
S-UN to S-CRI	3.87 ha	9.57 ac
S-FUD to S-CRI	1.47 ha	3.64 ac
S-SPR to S-UN	0.70 ha	1.73 ac
S-CRI to S-UN	0.08 ha	0.19 ac
Total Redesignation	52.23 ha	129.06 ac
R-G to Remain R-G	3.49 ha	8.62 ac
R-Gm to Remain R-Gm	2.39 ha	5.90 ac
S-SPR to Remain S-SPR	0.77 ha	1.90 ac
S-CRI to Remain S-CRI	1.80 ha	4.46 ac
S-UN to Remain S-UN	8.48 ha	20.95 ac

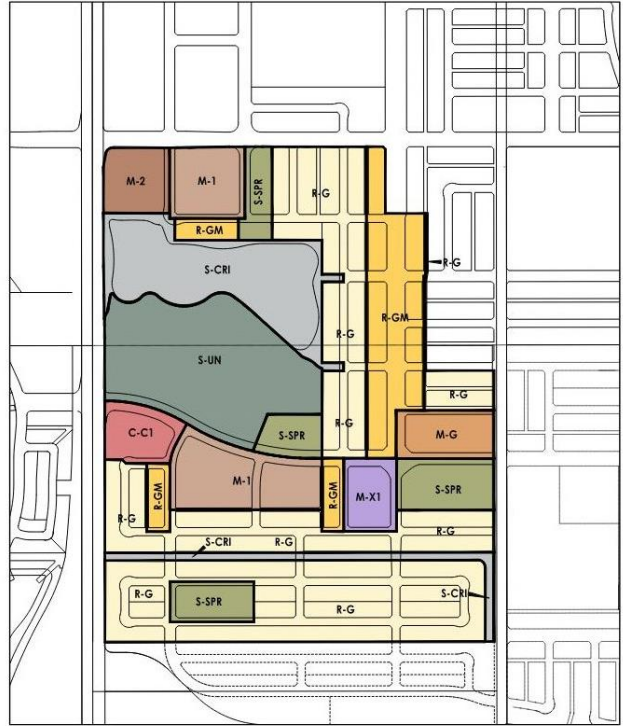
Cornerstone Overall Outline Plan MR Breakdown	
Total Cornerstone Outline Plan Area	477.10 ha
minus Environmental Reserve*	70.58 ha
Revised Gross Developable Area	406.52 ha
Revised 10% Overall MR Requirement	40.65 ha
MR Provided in Current Application Area	
Originally Approved OP (LOC2014-0173)	3.63 ha
Current Application Concept	4.27 ha
(Increase to 59 of 0.64ha)	
Updated Overall MR	
Previous Total MR Provided	46.40 ha
Additional MR Provided	0.64 ha
Total MR in Overall Cornerstone OP	47.04 ha
minus Agreed HS Purchase Area	6.39 ha
Total MR Provided in Cornerstone	40.65 ha
(10% of Gross Developable Area)	
* MR has been reduced from 12.25ha to 8.7ha in the current application area. The result is a 3.55ha reduction to the previous total MR (74.22ha) in the originally approved OP (LOC2014-0173).	

OP Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-G (3.3 ppu)	621		2049	
R-Gm (2.3 ppu)	203		466	
M-G (60 upha @ 1.8 ppu)	80		144	
M-1 (110 upha @ 1.8 ppu)	500		900	
M-2 (480 upha @ 1.8 ppu)	232		417	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m ²		20
Residential (110 uph @ 1.8 ppu)	111		199	
C-C1 (0.3 FAR @ 1 job/30 m ²)		3300 m ²		111
S-SPR CA Site				25
Total			4,175	156
Gross Developable Area (60.58 ha)				71 ppl + jobs/ha

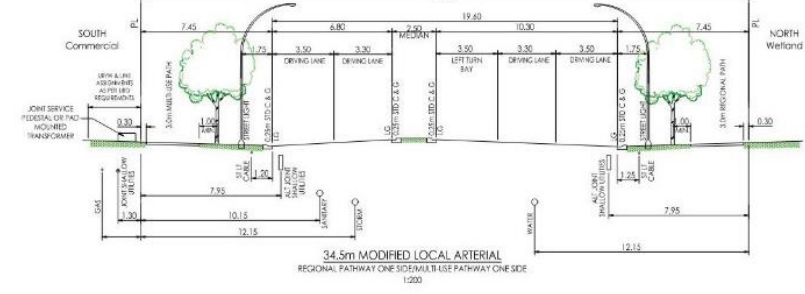
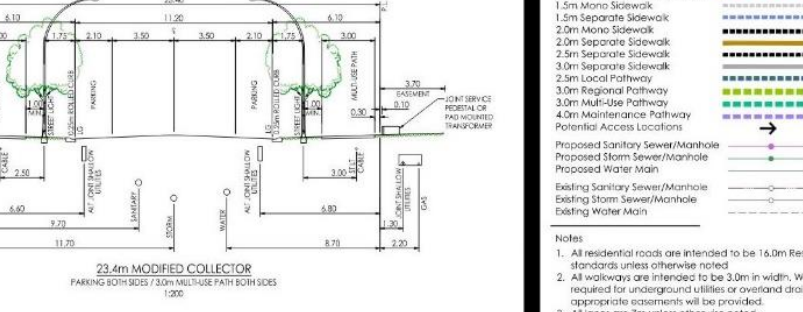
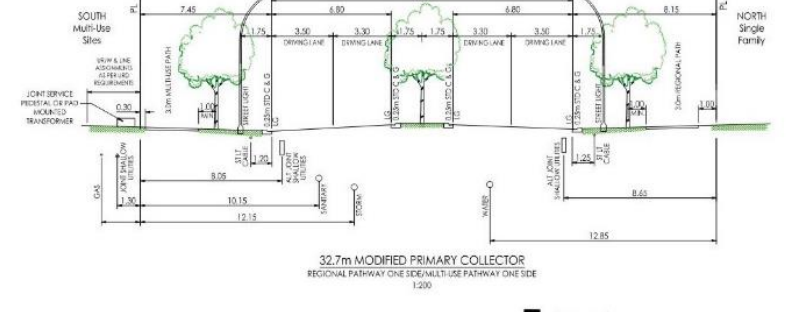
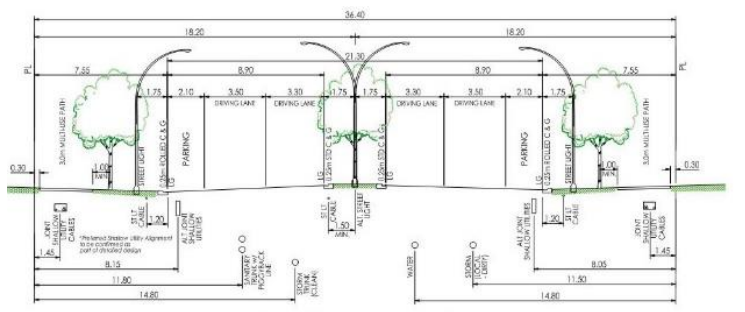
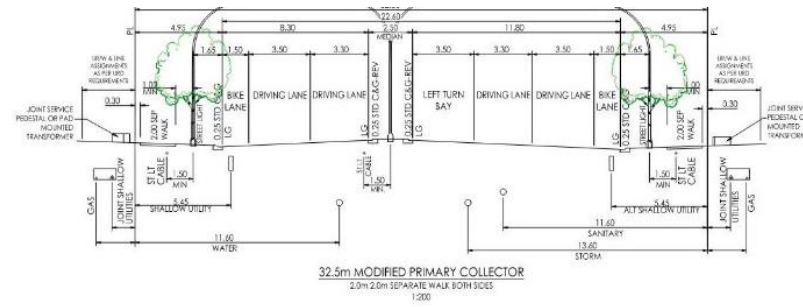
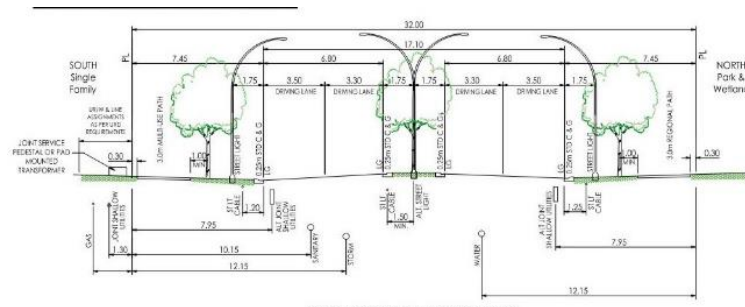
NAC Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-Gm (2.3 ppu)	19		43	
M-1 (110 upha @ 1.8 ppu)	111	1.01 ha	199	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m ²		20
Residential (110 uph @ 1.8 ppu)	111		199	
S-SPR CA Site				25
Total			441	45
Anticipated NAC Intensity (3.90 ha)				124 ppl + jobs/ha



Existing Land Use NTS



Proposed Land Use NTS



Legend

- Outline Plan Boundary
- Neighbourhood Activity Centre
- 1.5m Mono Sidewalk
- 1.5m Separate Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.5m Separate Sidewalk
- 3.0m Separate Sidewalk
- 2.5m Local Pathway
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 4.0m Maintenance Pathway
- Potential Access Locations
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main
- Existing Sanitary Sewer/Manhole
- Existing Storm Sewer/Manhole
- Existing Water Main

- Notes**
- All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
 - All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overhead drainage, the appropriate easements will be provided.
 - All lanes are 7m unless otherwise noted.
 - All lane curbs are to be 3m x 3m.
 - All road curbs are to be 4.5m x 4.5m.
 - Street light cabinets to be located in joint shallow utilities trench where appropriate, to be confirmed at subdivision.

Project Information

LOC2023-0219

Revision

NO	DATE	DESCRIPTION
1	26-07-2023	Submission
2	29-02-2024	DIR1 Resubmission
3	29-04-2024	DIR2 Resubmission
4	12-07-2024	DIR3 Resubmission
5	12-09-2024	DIR38 Resubmission



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Client/Project

ANTHEM UNITED
CORNERSTONE STAGE 6 & 7

Title
Outline Plan and
Land Use Redesignation

Project No. 116500540 Date October 2024

