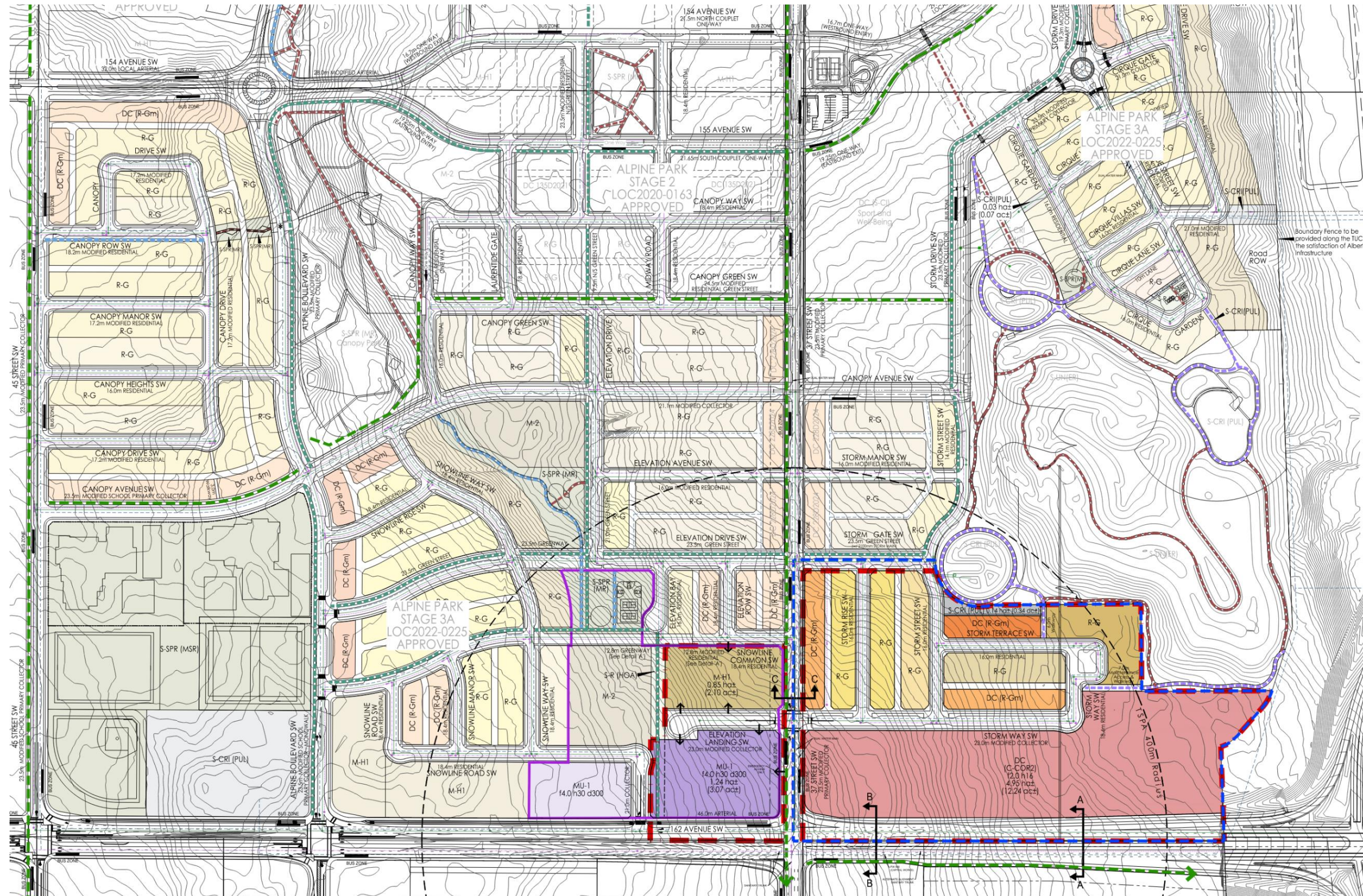


# Proposed Outline Plan

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



| OUTLINE PLAN STATISTICS       |   |                     |                     |
|-------------------------------|---|---------------------|---------------------|
| ACROSS DEVELOPABLE AREA (GDA) |   | 14.21 ha            | 35.11 ac            |
|                               |   | Percentage          | Units               |
| <b>RESIDENTIAL</b>            |   | 3.86 ha             | 9.56 ac             |
|                               |   | 27.2%               |                     |
| <b>Low Density</b>            |   | 3.01 ha             | 7.46 ac             |
|                               |   | 21.2%               |                     |
|                               | R-G - 25m Village Wide Loned                  | 0.77 ha             | 1.90 ac             |
|                               | Anticipated Number of Units (15.0m lot width) |                     | 297m                |
|                               | Maximum Number of Units (15.0m lot width)     |                     | 49 units            |
|                               | R-G - 20m Loned                               | 0.43 ha             | 1.06 ac             |
|                               | Anticipated Number of Units (11.0m lot width) |                     | 148m                |
|                               | Maximum Number of Units (11.0m lot width)     |                     | 9 units             |
|                               | R-G - 20m 20m Loned                           | 0.42 ha             | 1.03 ac             |
|                               | Anticipated Number of Units (7.0m lot width)  |                     | 130m                |
|                               | Maximum Number of Units (7.0m lot width)      |                     | 21 units            |
|                               | R-G - 20m Loned                               | 0.56 ha             | 1.39 ac             |
|                               | Anticipated Number of Units (11.0m lot width) |                     | 123m                |
|                               | Maximum Number of Units (11.0m lot width)     |                     | 20 units            |
|                               | DC (R-Gm) - 21.5m                             | 0.89 ha             | 1.47 ac             |
|                               | Anticipated Number of Units (15.5m lot width) |                     | 276m                |
|                               | Maximum Number of Units (15.5m lot width)     |                     | 55 units            |
|                               | DC (R-Gm) - 24.0m                             | 0.25 ha             | 0.61 ac             |
|                               | Anticipated Number of Units (15.5m lot width) |                     | 103m                |
|                               | Maximum Number of Units (15.5m lot width)     |                     | 20 units            |
| Total Residential             |   | 1.07 ha             | 2.65 ac             |
| <b>MULTI-RESIDENTIAL</b>      |   | 0.85 ha             | 2.10 ac             |
|                               |   | 6.0%                |                     |
|                               | M-H1  | 0.85 ha             | 2.10 ac             |
|                               | Anticipated number of units (210 upha)        |                     | 178 units           |
|                               | Maximum number of units (200 upha)            |                     | 340 units           |
| <b>MIXED-USE</b>              |   | 1.24 ha             | 3.07 ac             |
|                               |   | 8.7%                |                     |
|                               | MU-1 14.0 h30 d300                            | 1.24 ha             | 3.07 ac             |
|                               | Anticipated number of units (225 upha)        |                     | 280 units           |
|                               | Maximum number of units (200 upha)            |                     | 373 units           |
| <b>TOTAL UNITS</b>            |   |                     | Anticipated         |
|                               |   |                     | 879 units           |
| <b>DENSITY</b>                |   | Anticipated:        | Maximum:            |
|                               |   | 14.21 ha (35.11 ac) | 14.21 ha (35.11 ac) |
|                               |   | 49.8 upha           | 49.8 upha           |
|                               |   | +14.2 upha          | +25.7 upha          |
| <b>COMMERCIAL</b>             |   | 4.95 ha             | 12.24 ac            |
|                               |   | 34.9%               |                     |
|                               | DC (C-COR2) 12.0 h14                          | 4.95 ha             | 12.24 ac            |
| <b>PUBLIC DEDICATION</b>      |   | 4.14 ha             | 10.24 ac            |
|                               |   | 29.2%               |                     |
|                               | S-CRI   | 0.14 ha             | 0.34 ac             |
|                               | Roads and lanes                               | 4.01 ha             | 9.90 ac             |
|                               |   | 28.2%               |                     |

| LAND USE STATISTICS        |                   |
|----------------------------|-------------------|
| S-FUD to R-G               | 3.42 ha 8.46 ac   |
| S-FUD to DC (R-Gm)         | 1.53 ha 3.79 ac   |
| S-FUD to DC (C-COR2)       | 4.79 ha 11.85 ac  |
| S-FUD to S-CRI             | 0.19 ha 0.46 ac   |
| <b>Total Redevelopment</b> | 11.93 ha 29.56 ac |

| TSPA INTENSITY                         |                           |        |      |
|--|---------------------------|--------|------|
| Land Use                               | Units                     | People | Jobs |
| R-G (13.3 upu)                         | 53                        | 174    |      |
| DC (R-Gm) (23.3 upu)                   | 46                        | 156    |      |
| M-H1 (11.7 upu)                        | 178                       | 302    |      |
| MU-1 14.0 h30 d300                     | 280                       | 476    | 209  |
| Commercial (14.9 upu/ha)               | 280                       | 476    | 209  |
| Residential (1.7 upu)                  | 280                       | 476    | 209  |
| DC (C-COR2) (2.0 h14) (58 jobs/ha)     |                           |        | 221  |
| <b>Anticipated Intensity (12.5%ha)</b> | <b>1222 ppl + jobs/ha</b> |        |      |

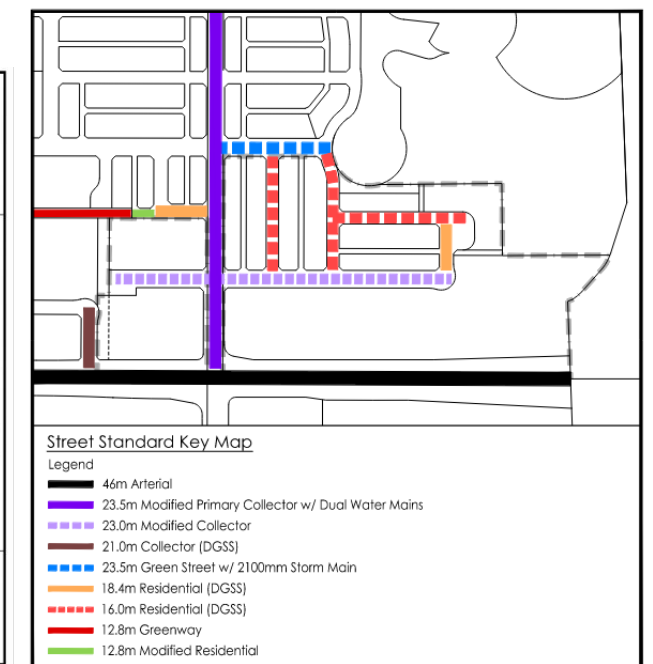
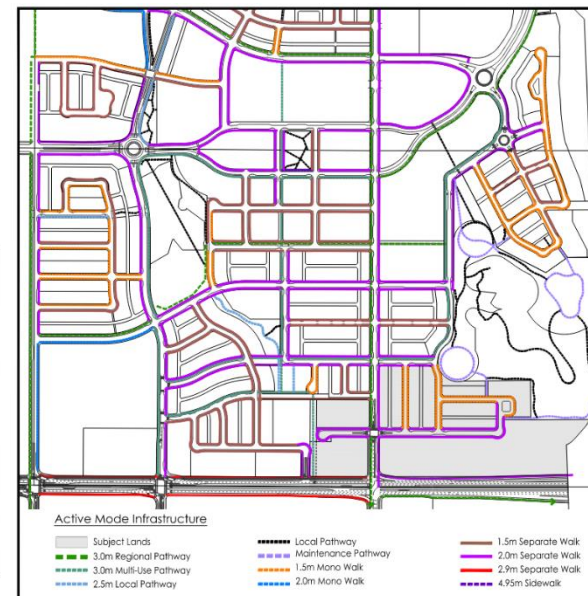
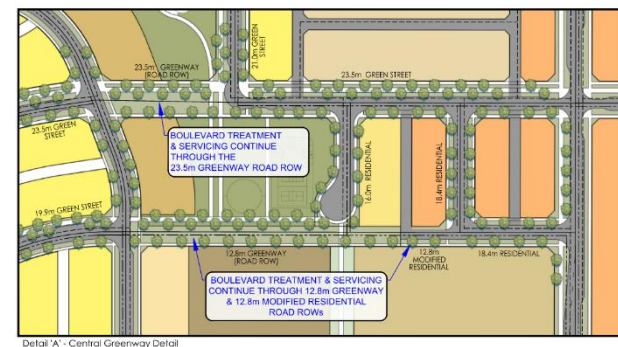
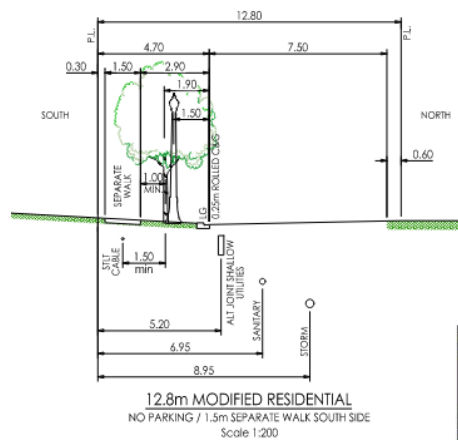
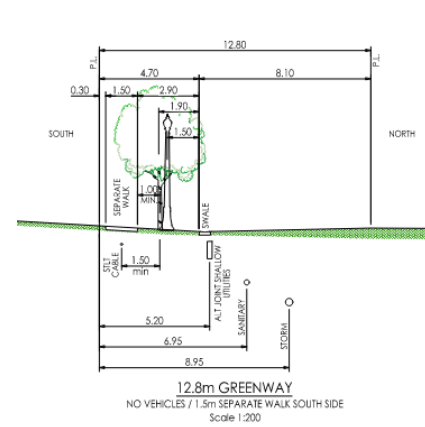
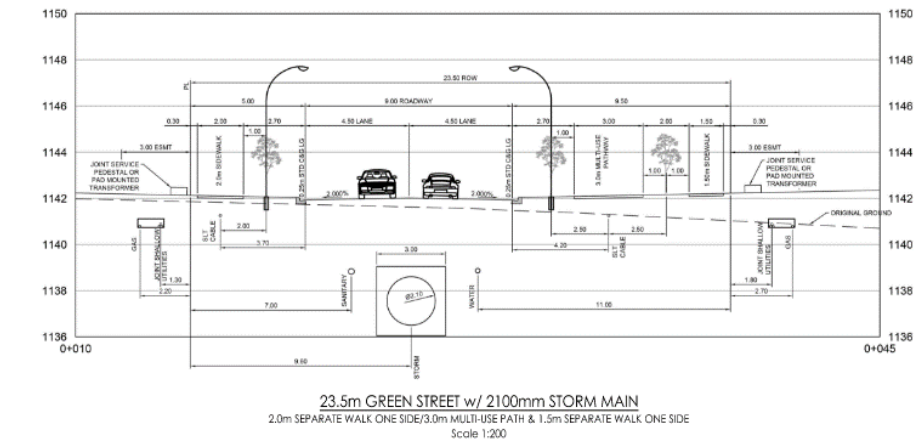
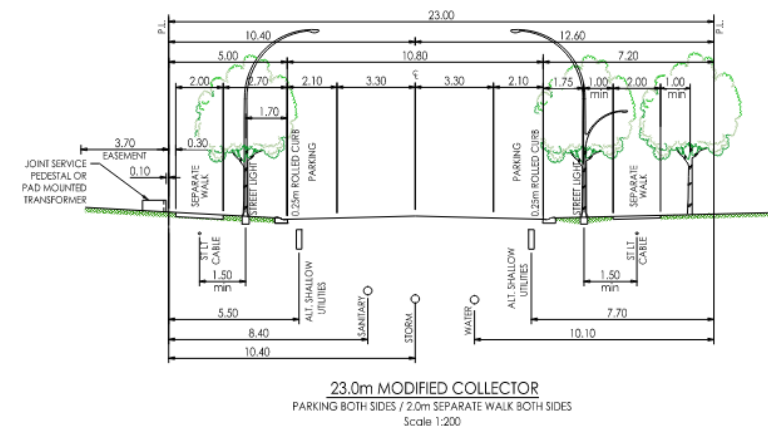
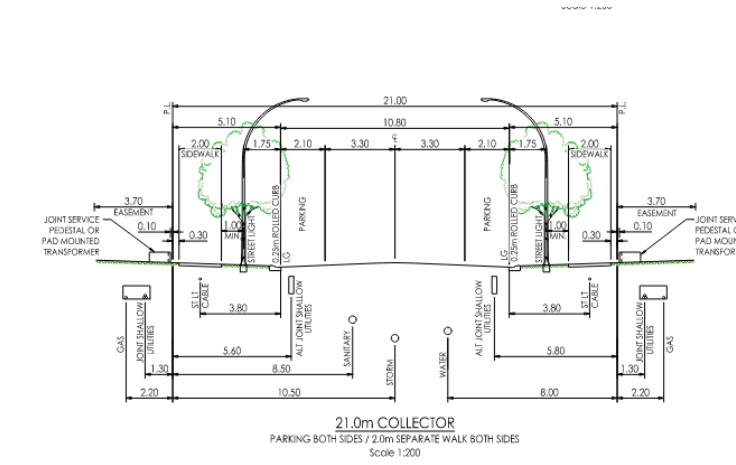
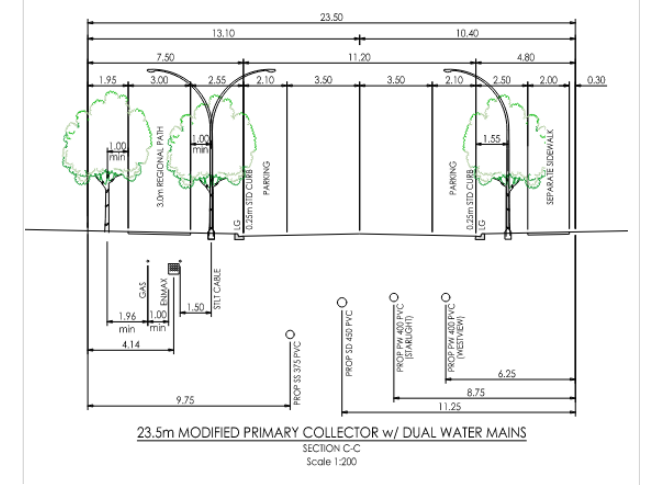
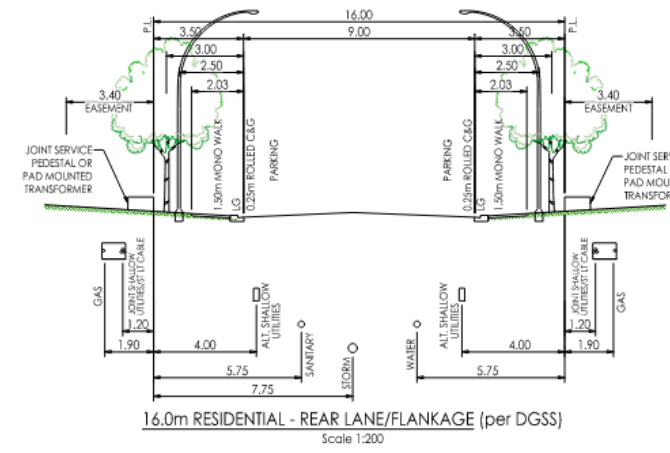
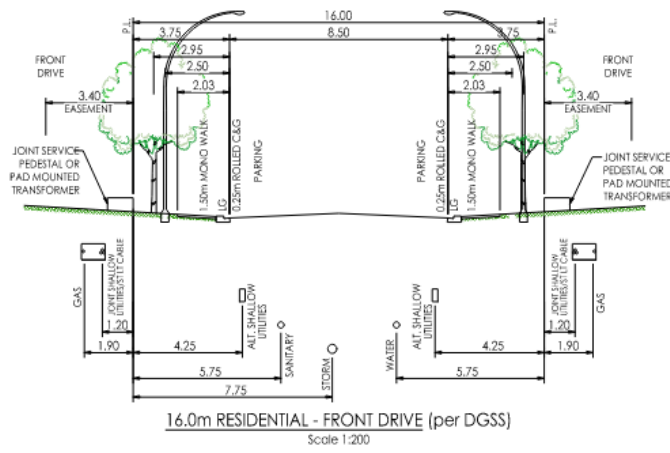
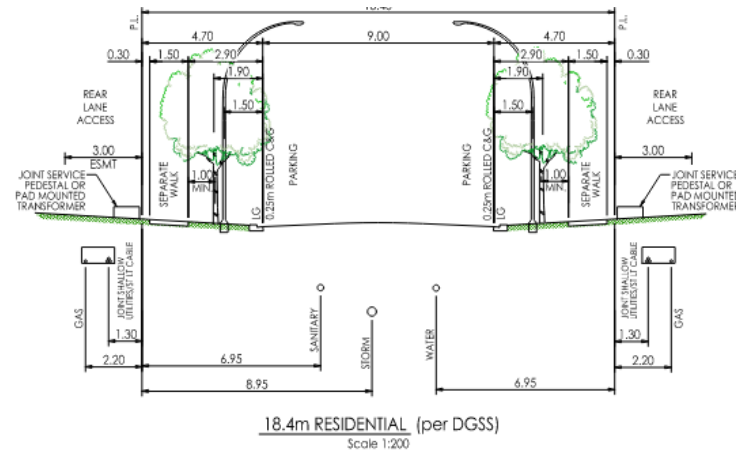
| CAC INTENSITY                          |                          |        |      |
|--|--------------------------|--------|------|
| Land Use                               | Units                    | People | Jobs |
| M-H1 (11.7 upu)                        | 178                      | 302    |      |
| MU-1 14.0 h30 d300                     | 280                      | 476    | 209  |
| Commercial (14.9 upu/ha)               | 280                      | 476    | 209  |
| Residential (1.7 upu)                  | 280                      | 476    | 209  |
| <b>Anticipated Intensity (2.41%ha)</b> | <b>410 ppl + jobs/ha</b> |        |      |

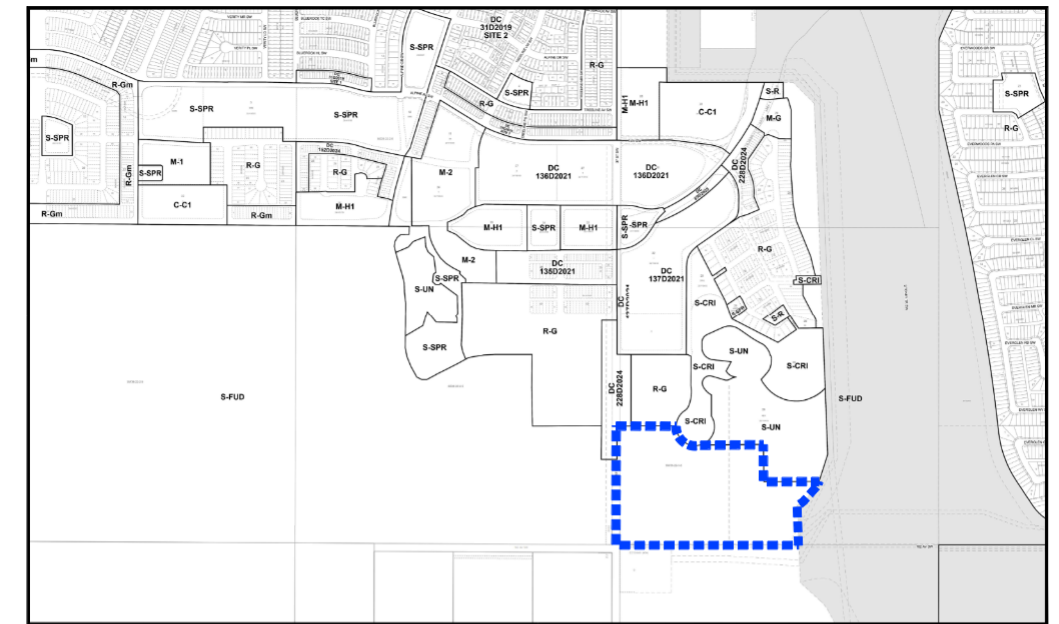
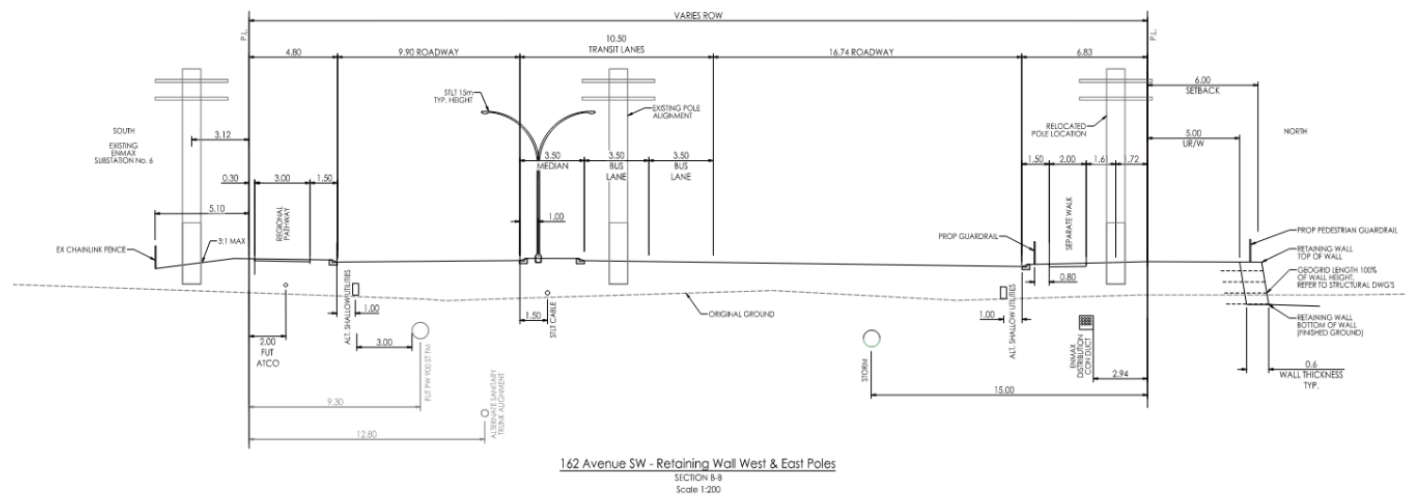
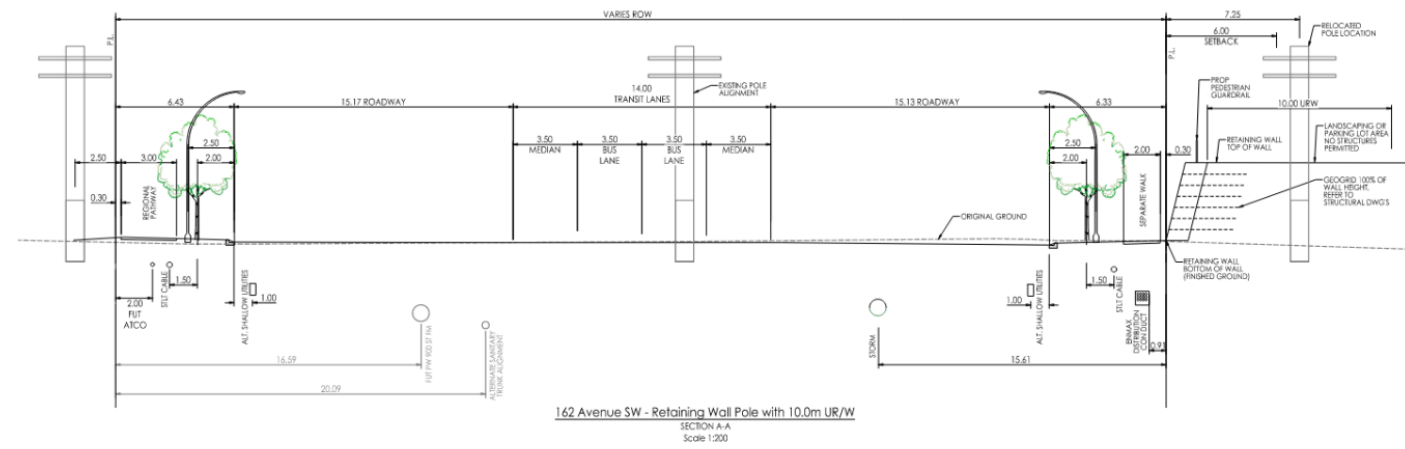
### Legend

- Outline Plan Boundary
- Land Use Redesignation Boundary
- CAC Boundary
- TSPA 400m Radius
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 2.5m Local Pathway
- Local Pathway
- Maintenance Pathway
- Potential Access Locations
- Proposed Mid-Block Crossing
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main
- Existing Sanitary Sewer/Manhole
- Existing Storm Sewer/Manhole
- Existing Water Main

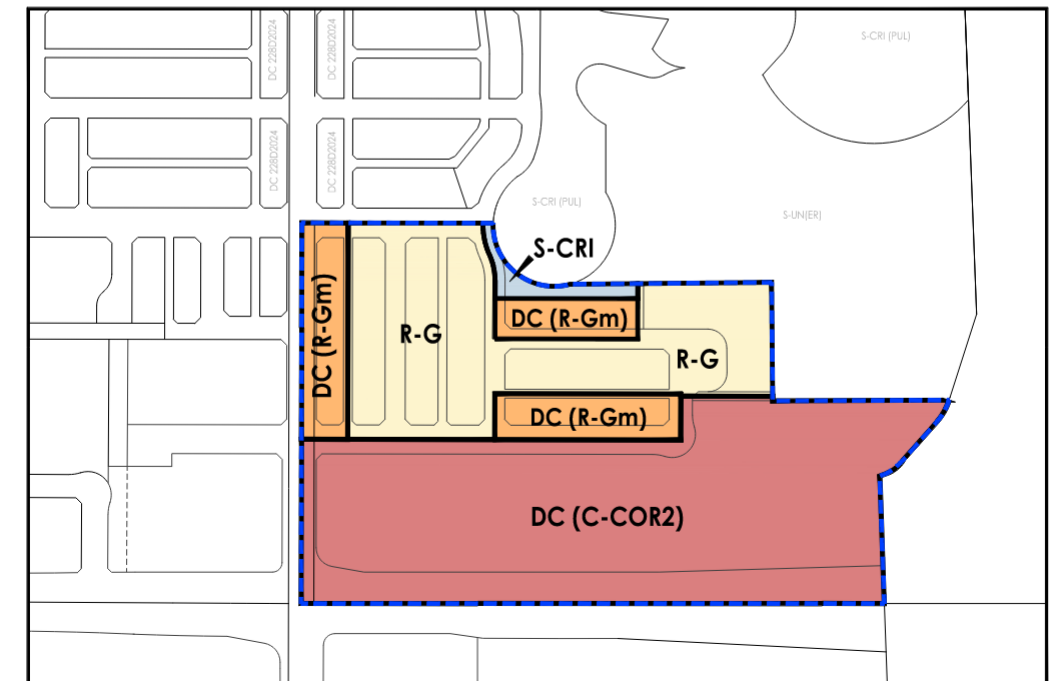
### Notes

1. All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overhead drainage, the appropriate clearances will be provided.
2. All lanes are 7m unless otherwise noted.
3. All lane curbs are to be 3m x3m.
4. All road corners are to be 4.5m x4.5m.





Existing Land Use Redesignation



Proposed Land Use Redesignation