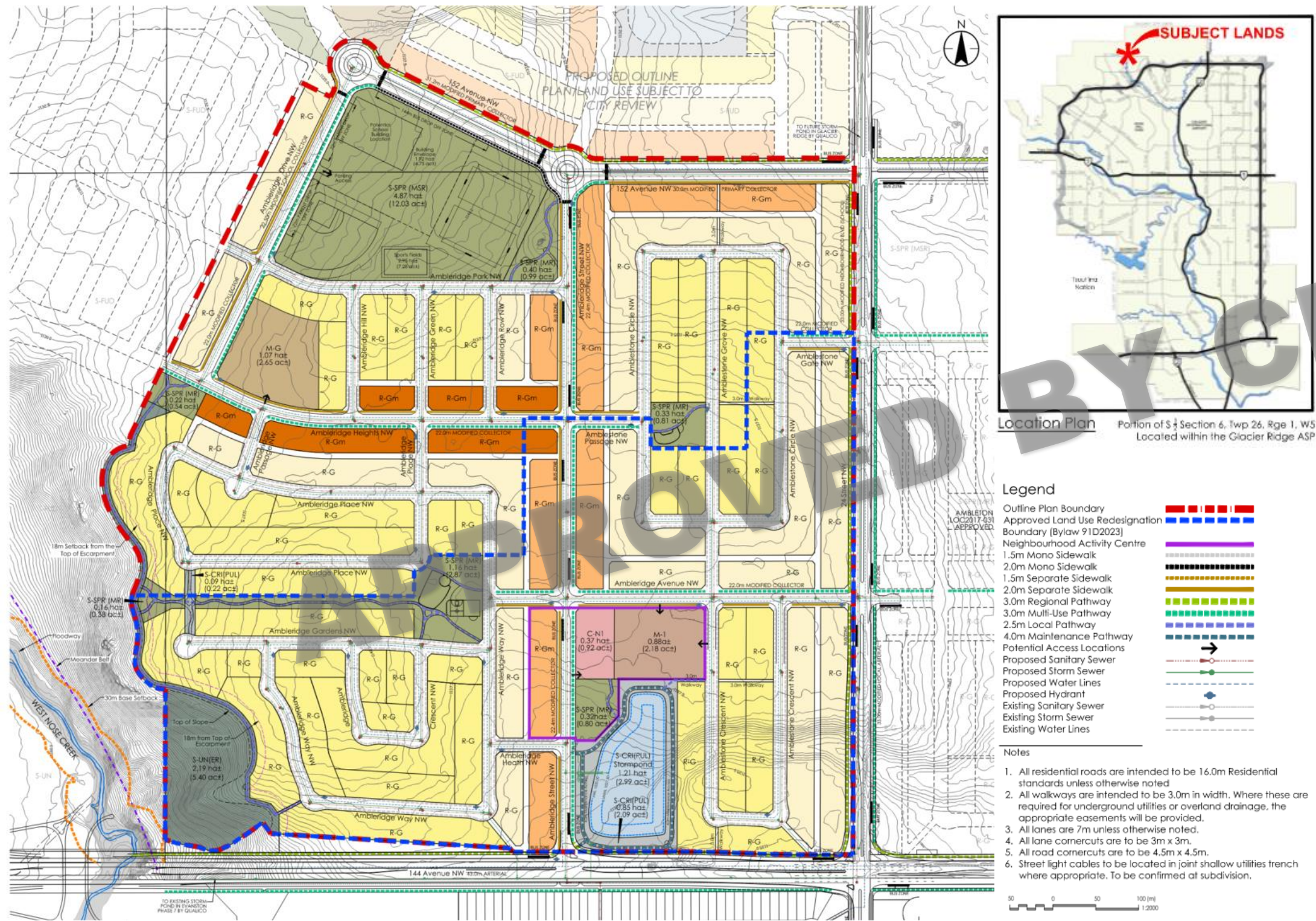


LOC2023-0316 Approved Outline Plan

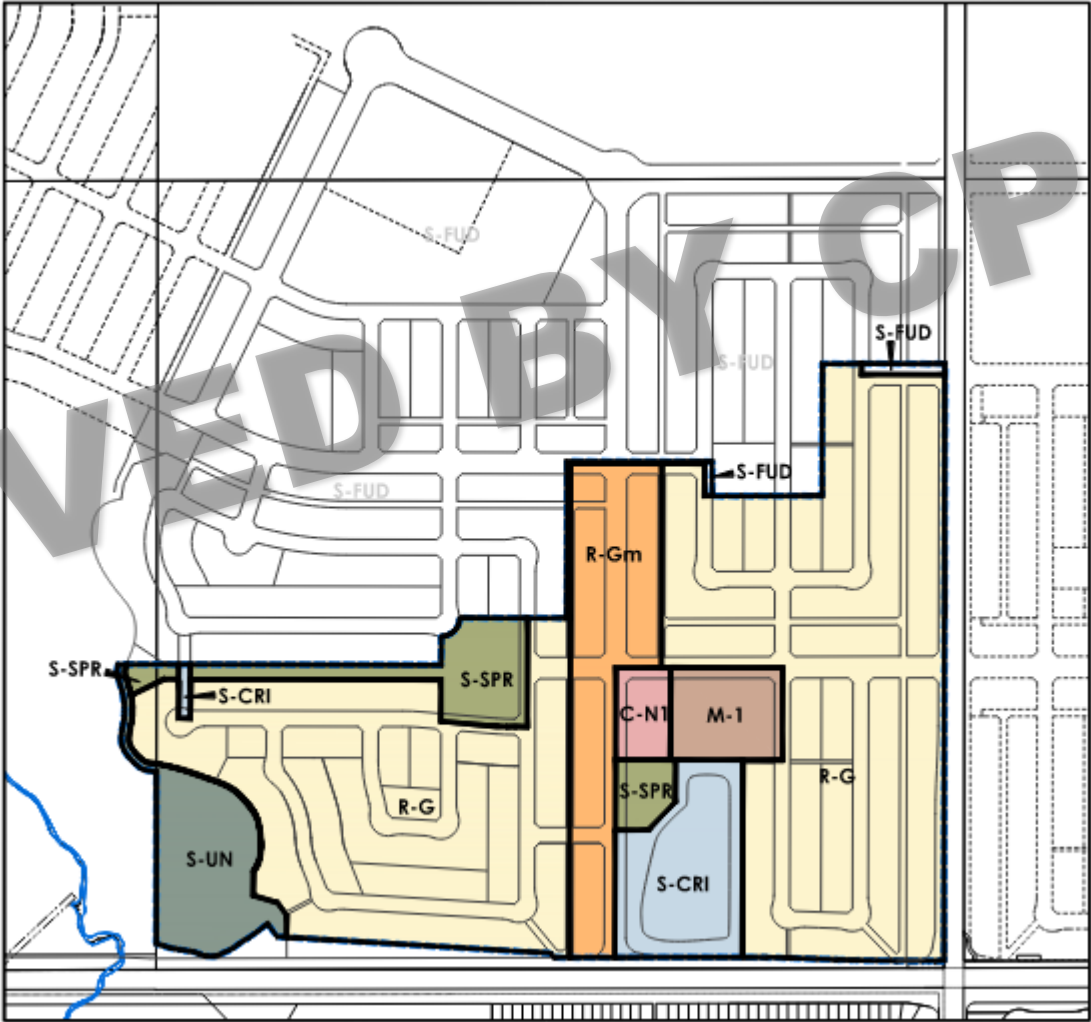
Calgary Planning Commission is the Approving Authority for the Outline Plan.



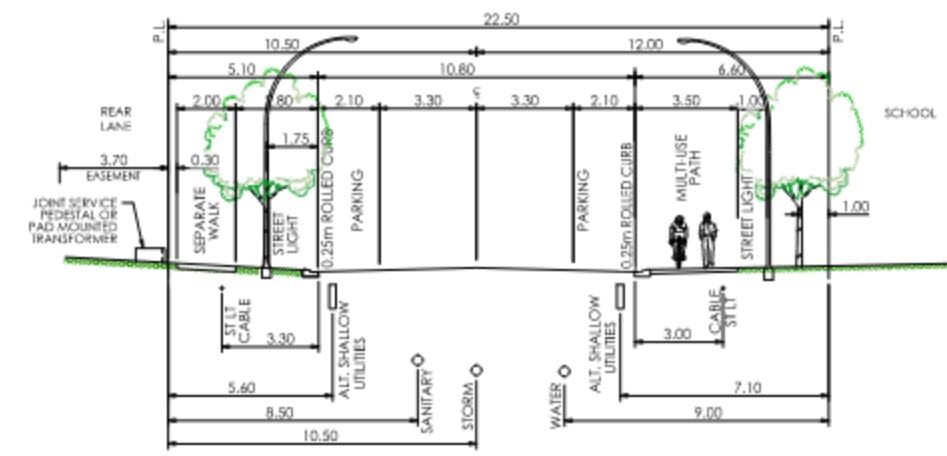
OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED		67.31 ha	166.32 ac	
 less ENVIRONMENTAL RESERVE (S-UN)		2.19 ha	5.40 ac	
GROSS DEVELOPABLE AREA (GDA)		65.12 ha	160.92 ac	100.0%
			Frontage	Units
RESIDENTIAL		36.84 ha	91.04 ac	56.6%
Low Density		34.89 ha	86.21 ac	53.6%
 RG - Laned		11.01 ha	27.21 ac	
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% *
* 0.95ha of S-SPR deferred to development of parcel to the north. 10% overall dedication will be adhered to for overall development				
 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 152 Avenue NW and Ambleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)		1.10 ha	2.72 ac	1.7%

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

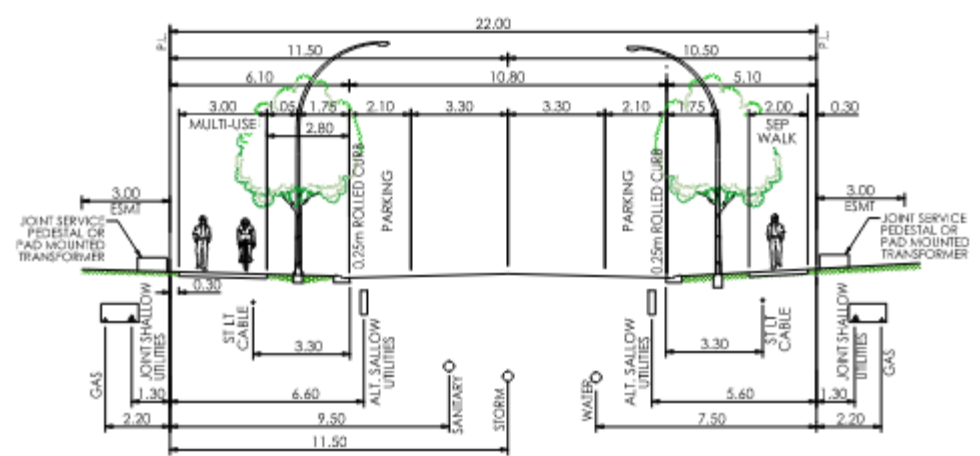
NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
M-1 (110 upha)	97	1.6 people/unit*	155
R-Gm	24	2.3 people/unit*	55
C-N1	1 550 m²	1 job per 28m²	55
Total People/Job			265
Total NAC Area	2.40 ha		
Total Intensity (people/jobs per ha)			110
Based on the City of Calgary 2016 Civic Census Results, Ward 2			



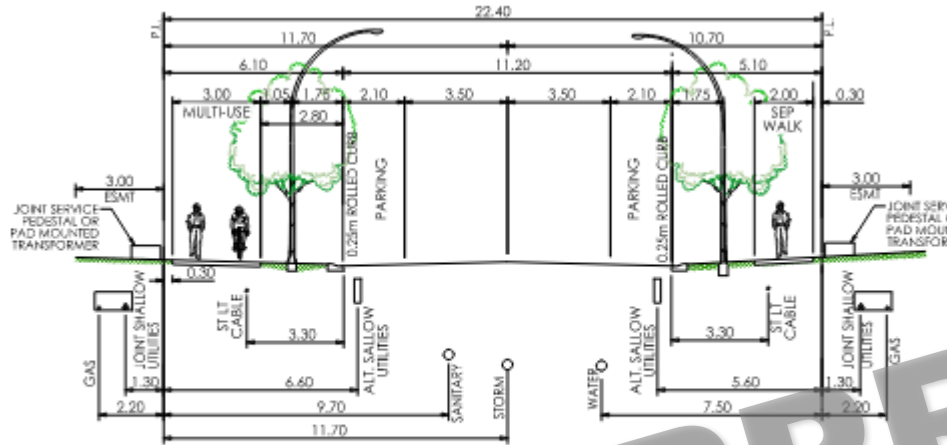
Approved Land Use (Bylaw 91D2023) NTS



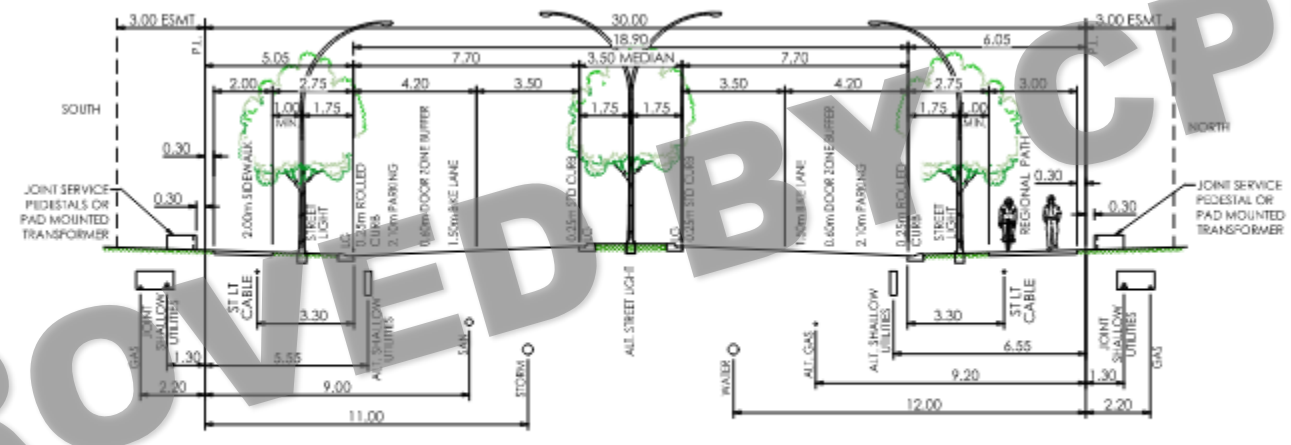
22.50m MODIFIED SCHOOL COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE
Scale 1:200



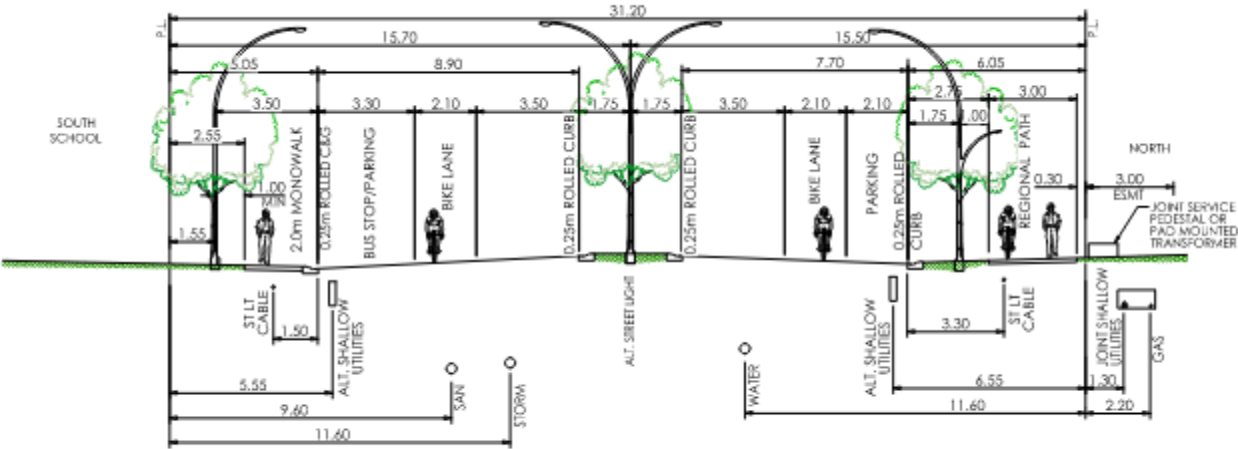
22.00m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
Scale 1:200



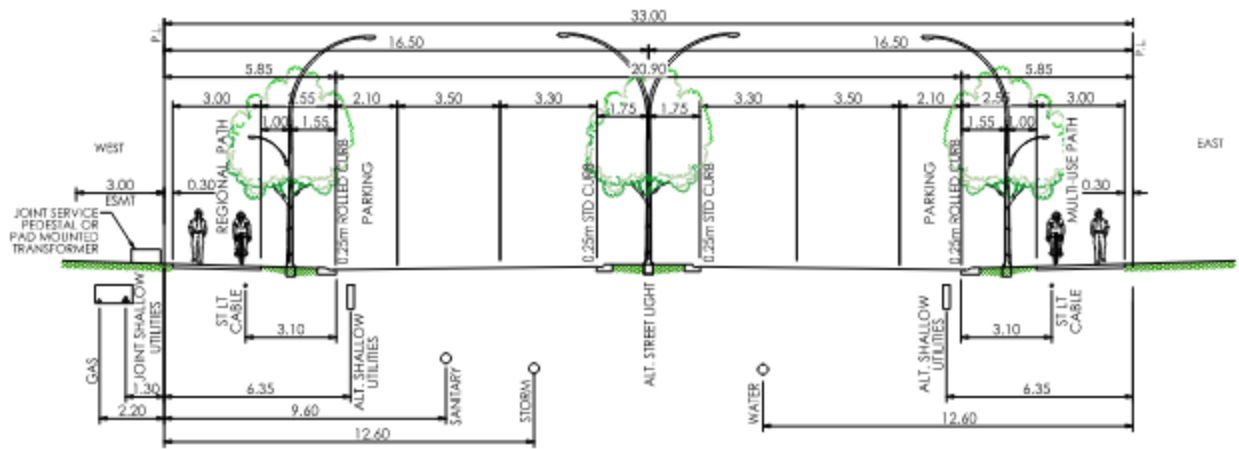
22.40m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
Scale 1:200



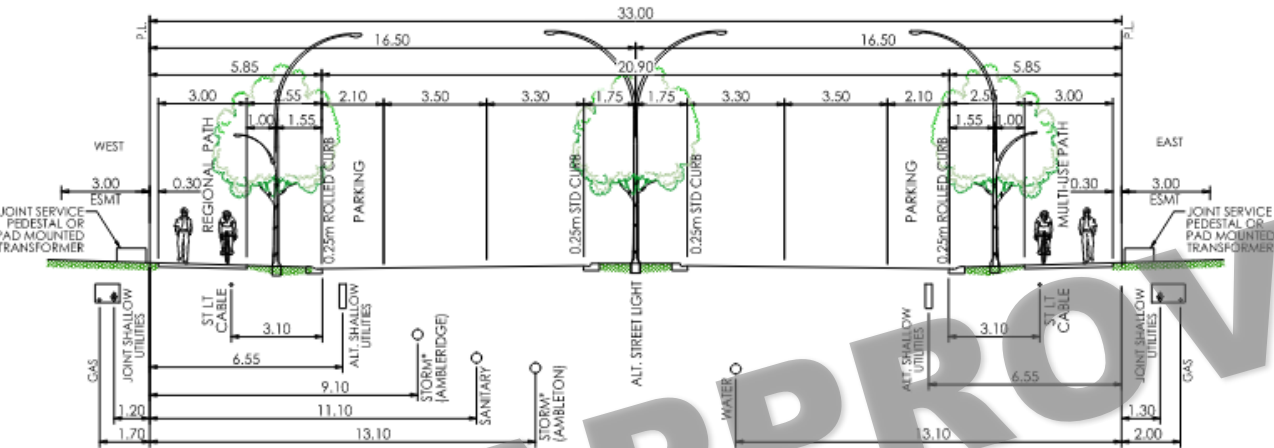
30.00m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
Scale 1:200



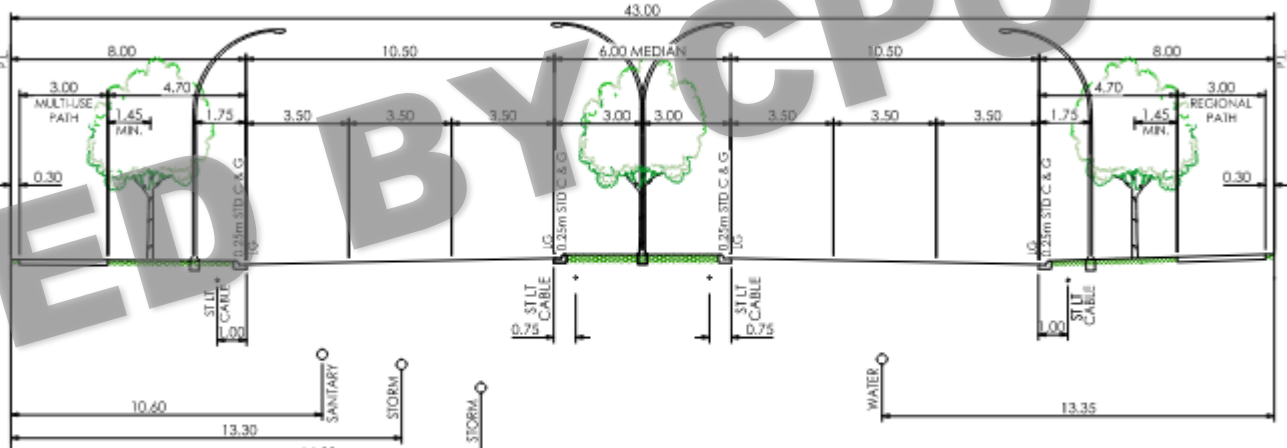
31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



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

