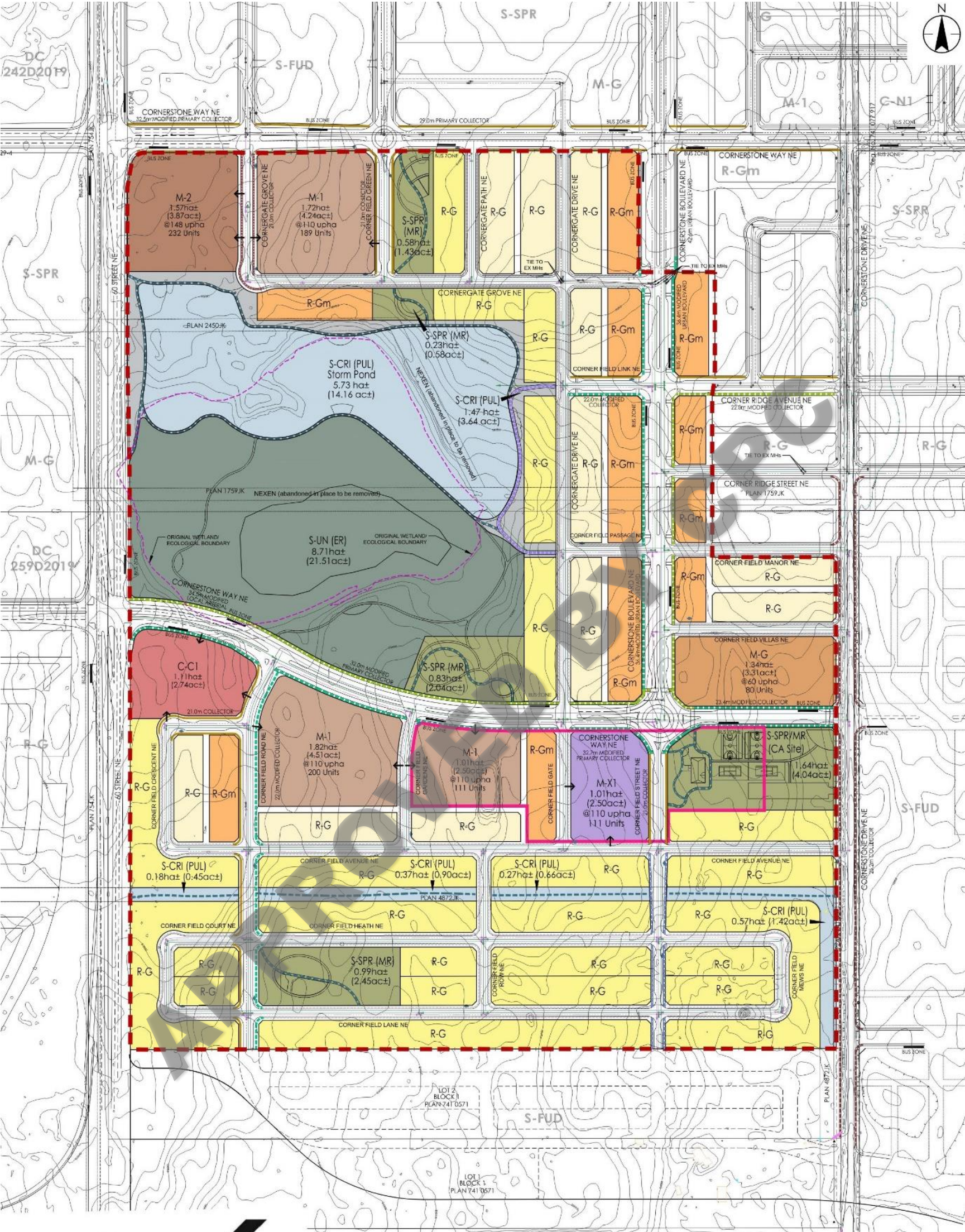


Approved Outline Plan
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference



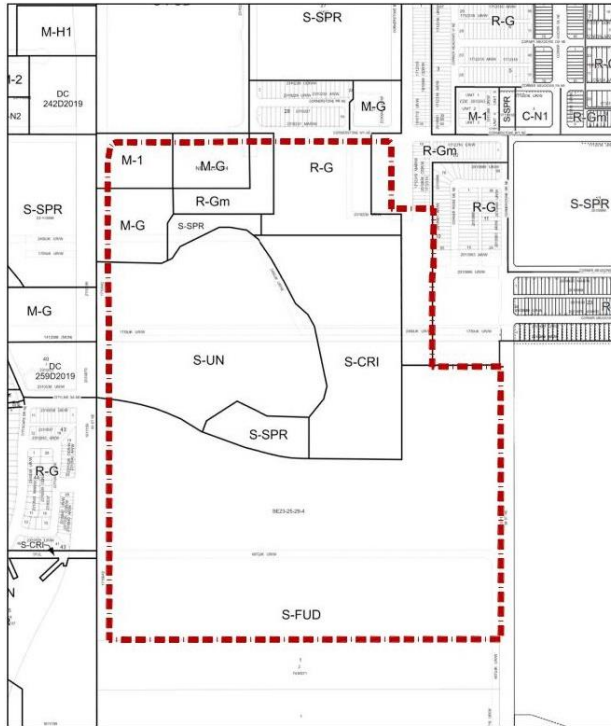
OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED		69.28 ha	171.19 ac	
less ENVIRONMENTAL RESERVE (S-UN)		8.71 ha	21.51 ac	
GROSS DEVELOPABLE AREA (GDA)		60.58 ha	149.68 ac	100.0%
		Frontage Units		
RESIDENTIAL		31.78 ha	78.54 ac	52.5%
Low Density		23.31 ha	57.41 ac	38.5%
R-G Loned		5.00 ha	12.36 ac	
Anticipated Number of Units (9.0m lot width)			1479m	164 units
Maximum Number of Units (6.0m lot width)				246 units
R-G Laneless		13.98 ha	34.55 ac	
Anticipated Number of Units (9.0m lot width)			4119m	457 units
Maximum Number of Units (6.0m lot width)				686 units
R-Gm		4.33 ha	10.70 ac	
Anticipated Number of Units (6.1m lot width)			1244m	203 units
Maximum Number of Units (5.0m lot width)				248 units
Total frontage			6,842m	
Multi-Residential/Mixed-Use		8.47 ha	20.93 ac	14.0%
M-G		1.34 ha	3.31 ac	
Anticipated number of units (60upha)				80 units
Maximum number of units (80upha)				107 units
M-1		4.55 ha	11.25 ac	
Anticipated number of units (110upha)				500 units
Maximum number of units (148upha)				674 units
M-2		1.57 ha	3.87 ac	
Anticipated number of units (148upha)				232 units
Maximum number of units (148upha)				232 units
M-X1		1.01 ha	2.50 ac	
Anticipated number of units (110upha)				111 units
Maximum number of units (148upha)				150 units
TOTAL UNITS			Anticipated	1747 units
			Maximum	2343 units
DENSITY		Anticipated:	Maximum:	
		1747 units	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	

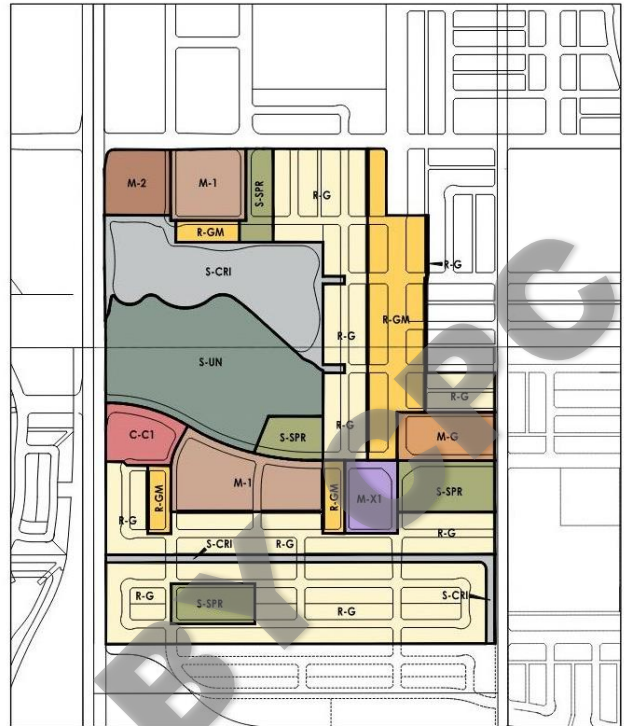
Cornerstone Overall Outline Plan MR Breakdown	
Total Cornerstone Outline Plan Area	477.10 ha
minus Environmental Reserve*	70.58 ha
Revised Gross Developable Area	406.52 ha
Revised 10% Overall MR Requirement	40.65 ha
MR Provided in Current Application Area	
Originally Approved OP (LOC2014-0173)	3.63 ha
Current Application Concept	4.27 ha
(Increase to 5.88 of 0.44ha)	
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
(* MR of Gross Developable Area)	
* MR has been reduced from 12.35ha to 8.7ha in the current application area. The result is a 3.64ha reduction to the previous total MR (79.22ha) 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

