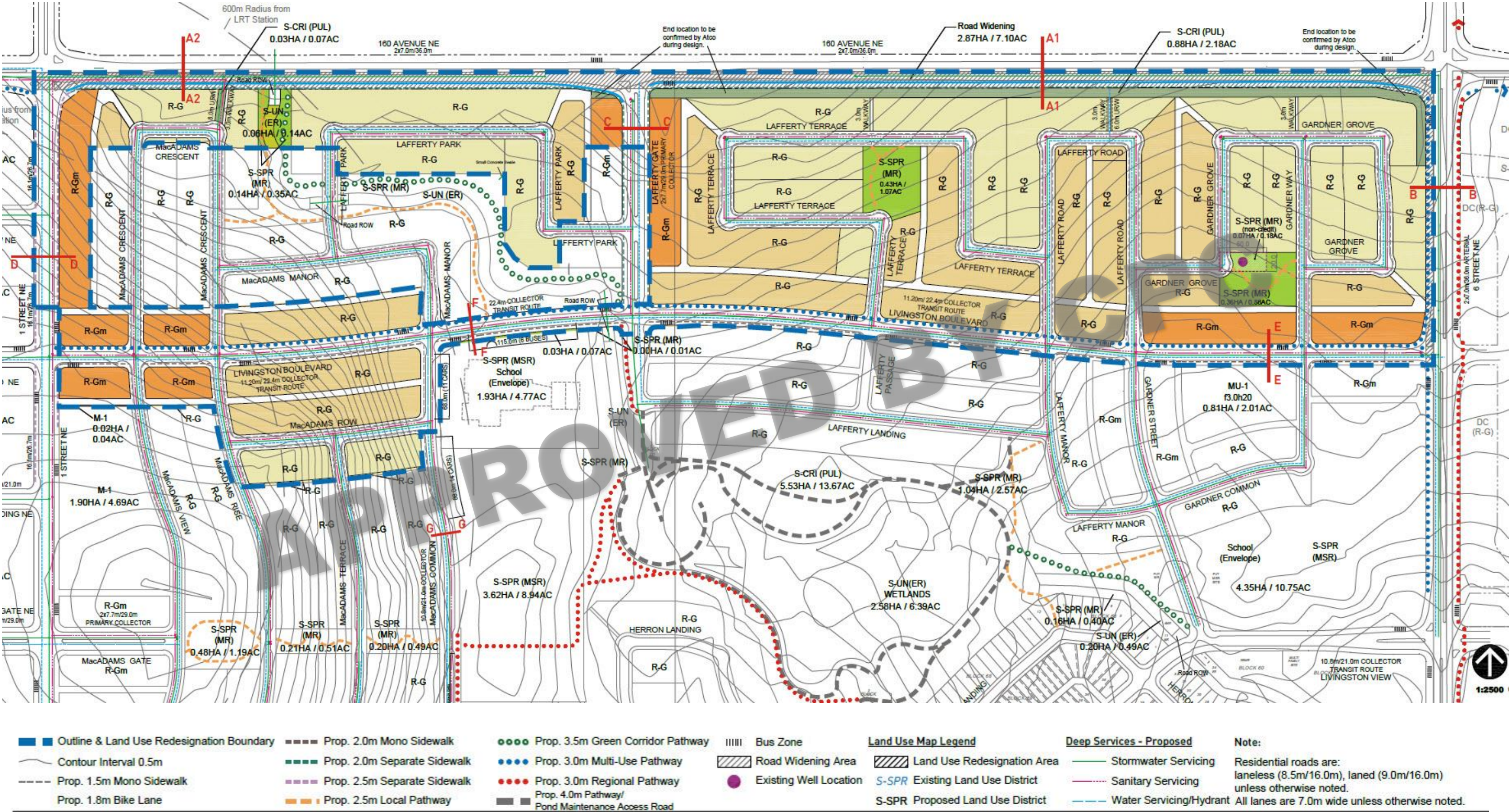


Approved Outline Plan (LOC2024-0234)
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



TEAM
B&A Studios
2700, 605 - 5th Ave SW
Calgary, Alberta, T2P 3H5
bastudios.ca | t: 403 269 4733
SUB-CONSULTANT
LBC
ENGINEERING

PRE-APP NUMBER: --
LOC: --
PROJECT NUMBER: 2024-192
DRAWN BY: tzhang
START DATE: February 7, 2025
CURRENT DATE: February 7, 2025

FILE INFO

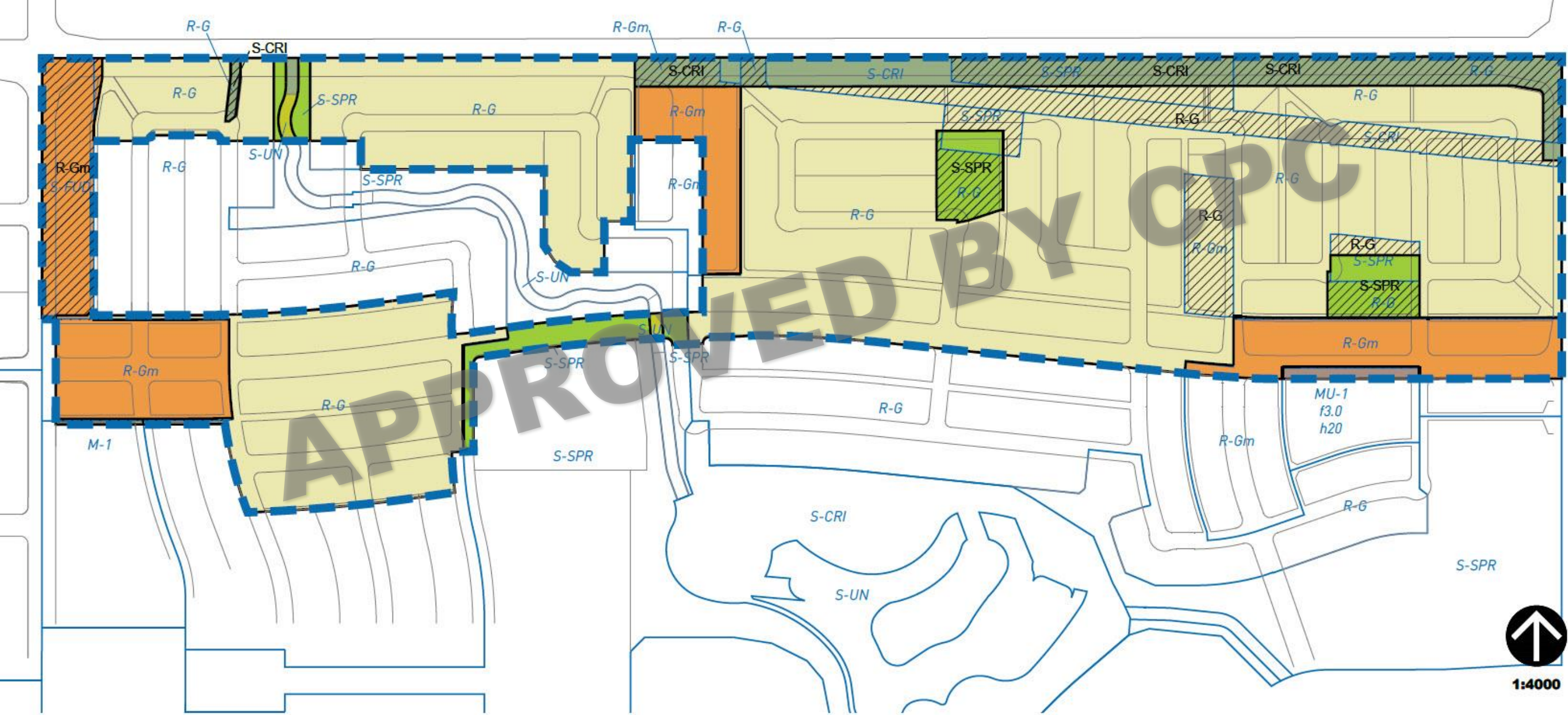
LEGAL DESCRIPTION
Portion of Sec 3-26-1-W5M
MUNICIPAL ADDRESS
500 144 AV NW

PROJECT NAME



SHEET TITLE

OUTLINE PLAN AND
LAND USE REDESIGNATION

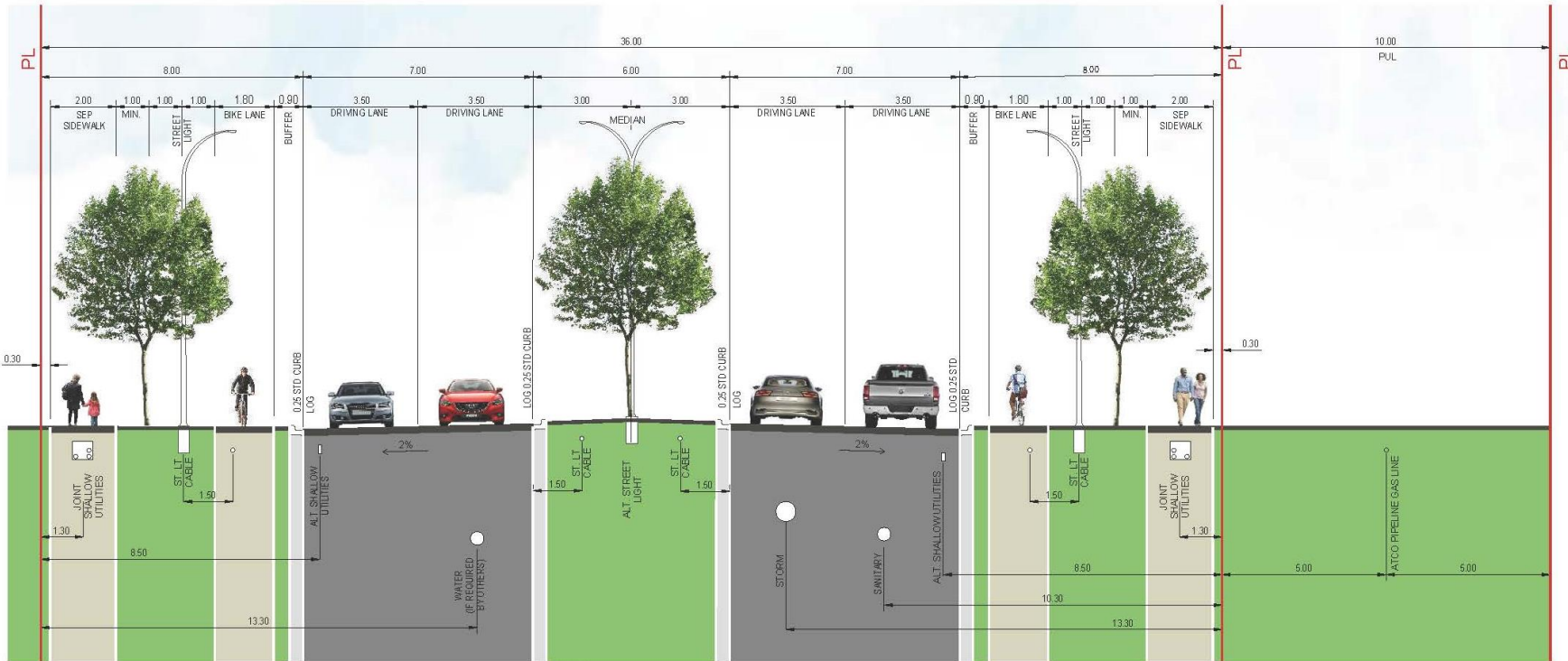


PROPOSED LAND USE PLAN

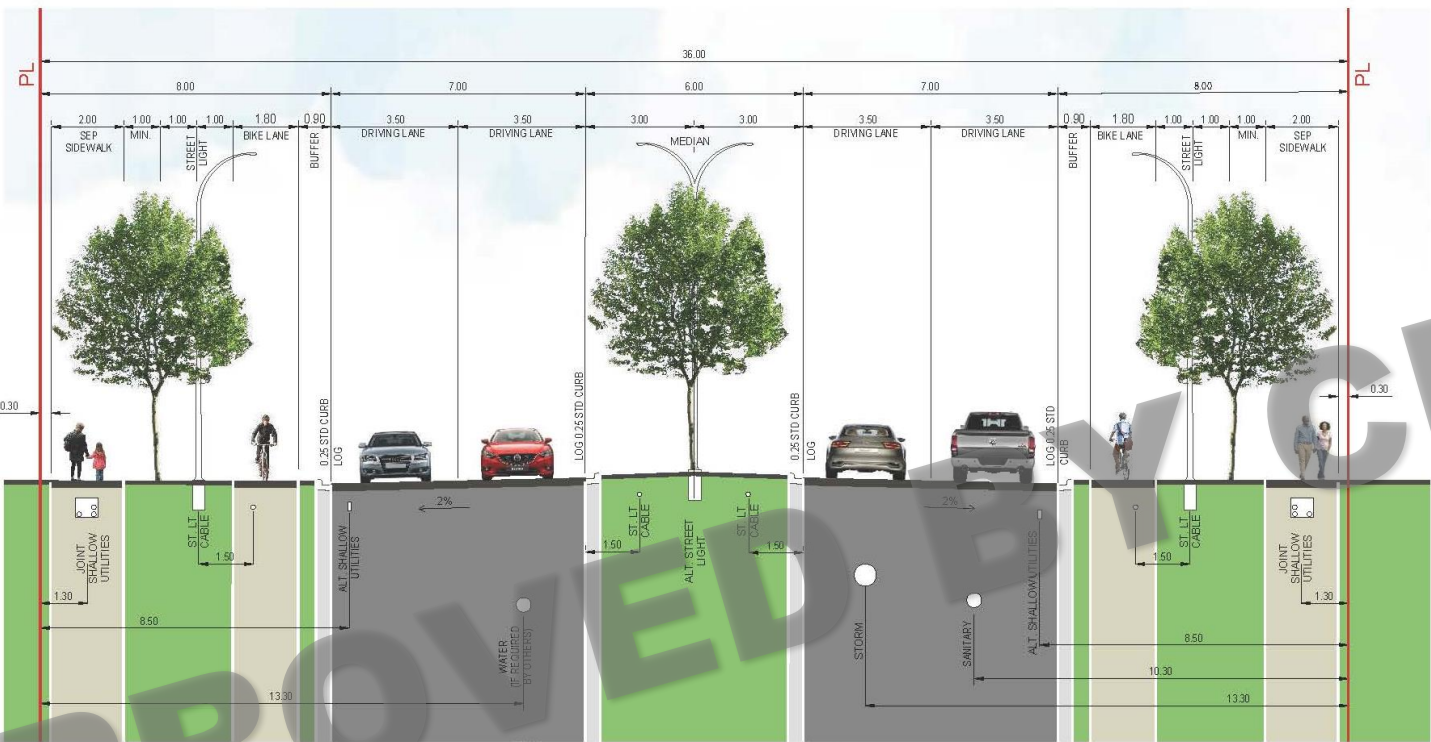
Outline Plan Statistics								
	Lot Width		Frontage (middles of block)		Hectares	Acres	Number of Lots/Units	% of GDA
	(m)	(ft)	(m)	(ft)	(+/-)	(+/-)		
Total Area					38.59	95.35		
ER					0.06	0.14		
Gross Developable Area					38.53	95.21		100.0%
Residential					22.42	55.40		58.2%
Residential - Low Density Mixed Housing District (R-G)					19.03	47.03		
Anticipated number of laned lots based on 7.9m/26ft lot width	7.9	26	2,593	8,506		22.09	327 units	
Anticipated number of laneless lots based on 9.6m/31.5ft (average of 10.4m/34ft lot width & 8.8m/29ft)	9.6	31.5	2,802	9,193		24.94	292 units	
							619 units	
Maximum number of lots based on 5.0m/16ft lot width	5.0	16	5,395	17,699			1079 units	
Residential - Low Density Mixed Housing District (R-Gm)					3.37	8.33		
Anticipated number of laned lots based on 5.0m/16.0ft lot width	5.0	16.0	1,026	3,366			205 units	
Maximum number of lots based on 5.0m/16ft lot width	5.0	16	1,027	3,369			205 units	
M-1 Low Profile Multifamily					0.02	0.04		
Anticipated # of units @ 30upa	30 upa						1 units	
Maximum # of units @ 60upa	60 upa						2 units	
Total Frontage			6,422	21,068				
Total Number of Units								
Anticipated							825 units	
Maximum							1287 units	
Density								
Anticipated					21.4 upha	8.7 upa		
Maximum					33.4 upha	13.5 upa		
Open Space (Credit)					0.96	2.38	2.5%	
S-SPR (MR) Neighborhood Parks					0.93	2.31		
S-SPR (MR) Joint Use Sites					0.03	0.07		
Open Space (Non-credit)					0.07	0.18	0.2%	
S-SPR (MR) Neighborhood Parks (non-credit)					0.07	0.18		
Public Utility Lots					0.92	2.28	2.4%	
S-CRI (PUL) Atco Gas Line & Utility ROW					0.92	2.28		
Roadways and Lanes					14.15	34.97	36.7%	

*The reduction of MR dedication as compared to the previously approved outline plans LOC2021-0090 and LOC2016-0181 will be deferred and provided in Stage 3.

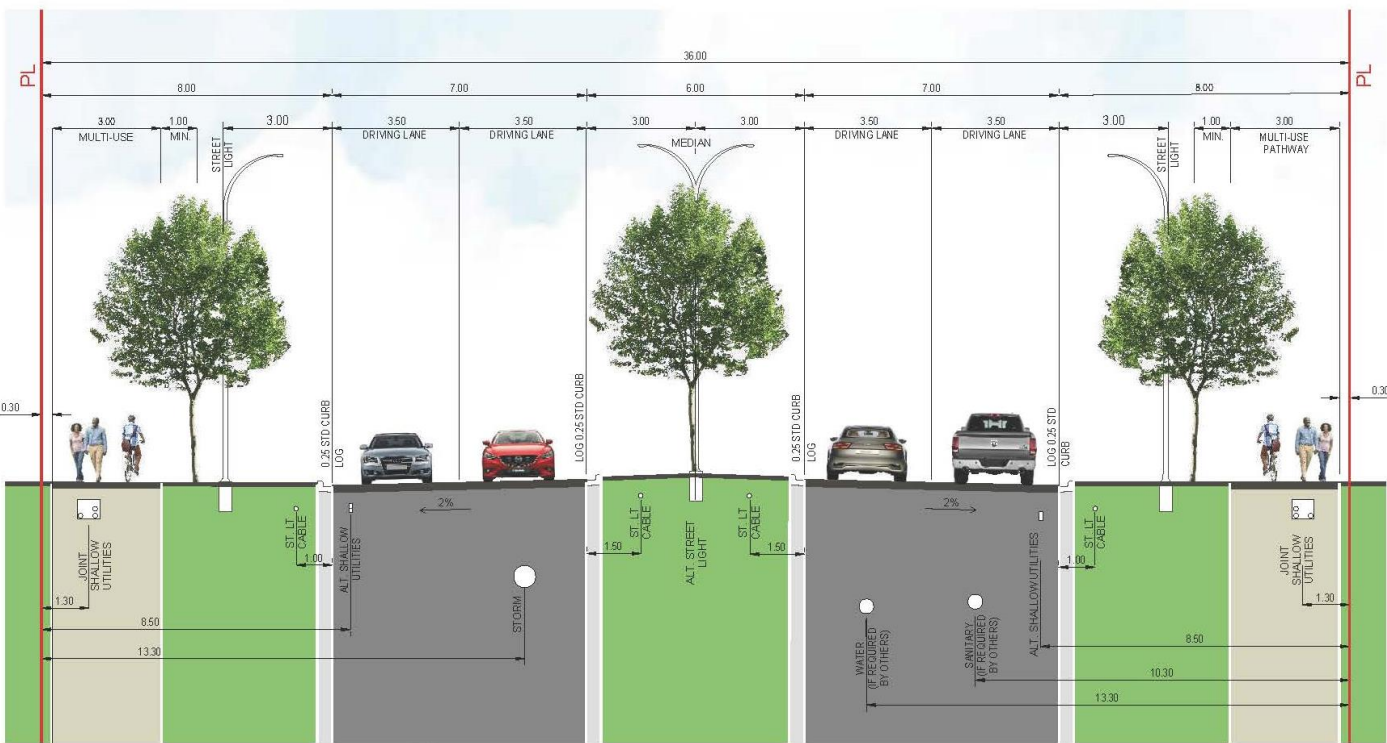
LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
R-Gm		0.66	1.64
S-SPR	R-G	0.61	1.51
S-CRI		1.46	3.62
R-G		0.12	0.29
S-FUD	R-Gm	1.24	3.06
R-Gm	M-1	0.02	0.04
R-Gm	MU-1	0.02	0.04
R-G	S-SPR	0.73	1.81
R-G		1.13	2.78
R-Gm	S-CRI	0.24	0.59
S-SPR		0.75	1.85
Land Use Redesignation Area		6.97	17.23
R-G	R-G	25.10	62.03
R-Gm	R-Gm	4.29	10.60
M-1	M-1	0.03	0.07
MU-1	MU-1	0.14	0.34
S-SPR	S-SPR	1.07	2.64
S-CRI	S-CRI	0.59	1.46
S-UN	S-UN	0.13	0.32
No Redesignation Area		31.35	77.46
Total Area		38.32	94.69



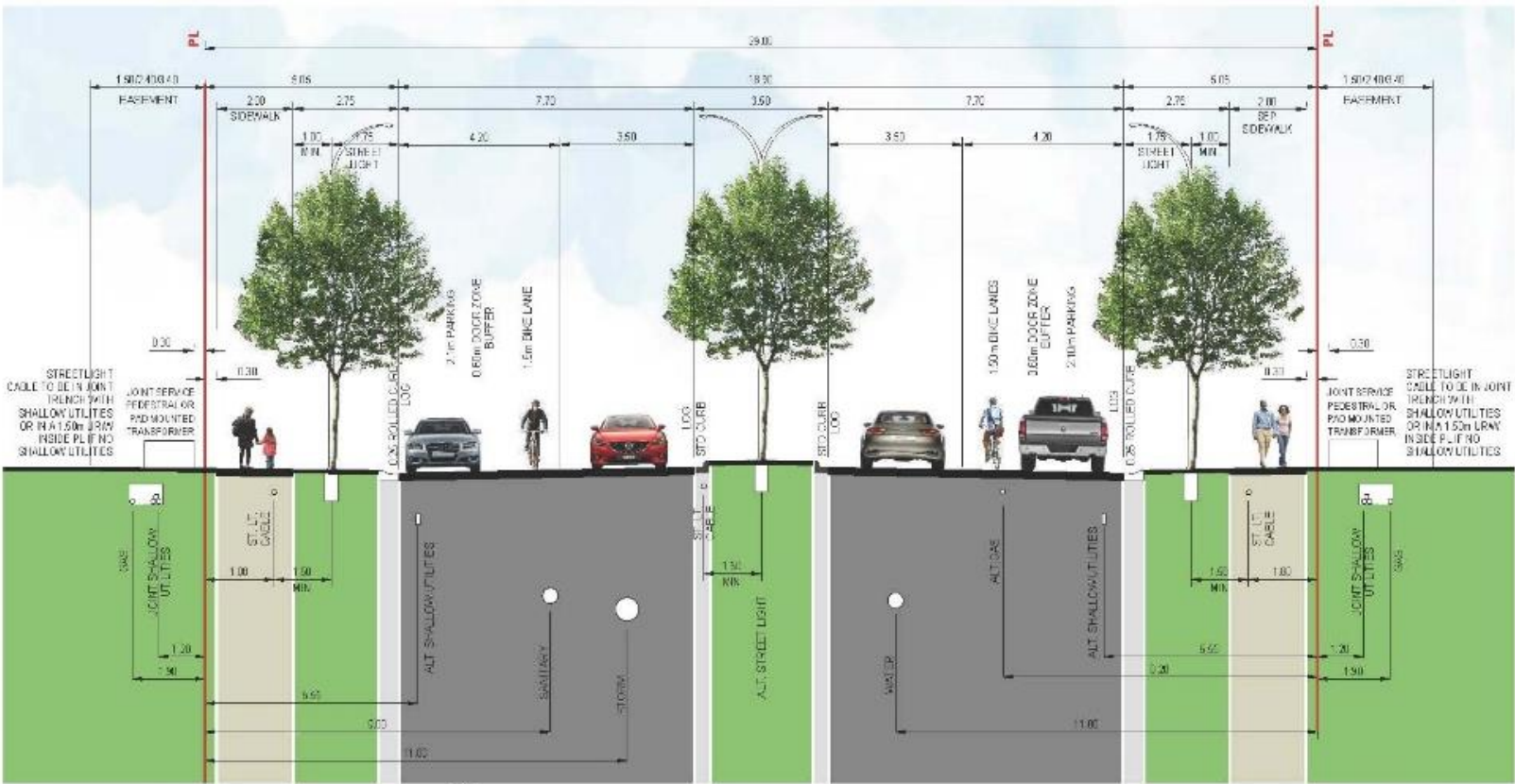
A1 ARTERIAL 2x7.0m/36.0m
160 AVENUE



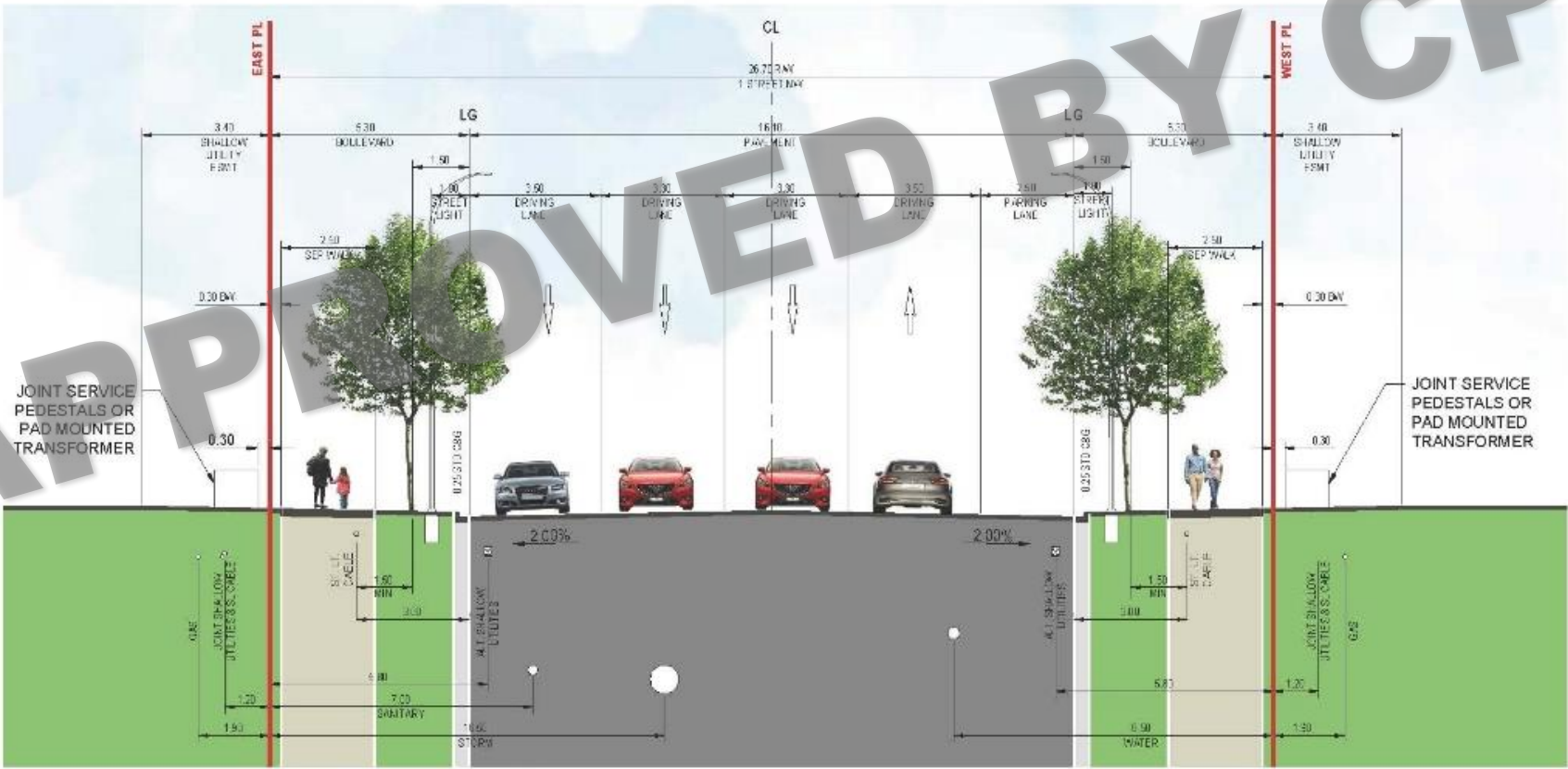
(A2) ARTERIAL 2x7.0m/36.0m
160 AVENUE



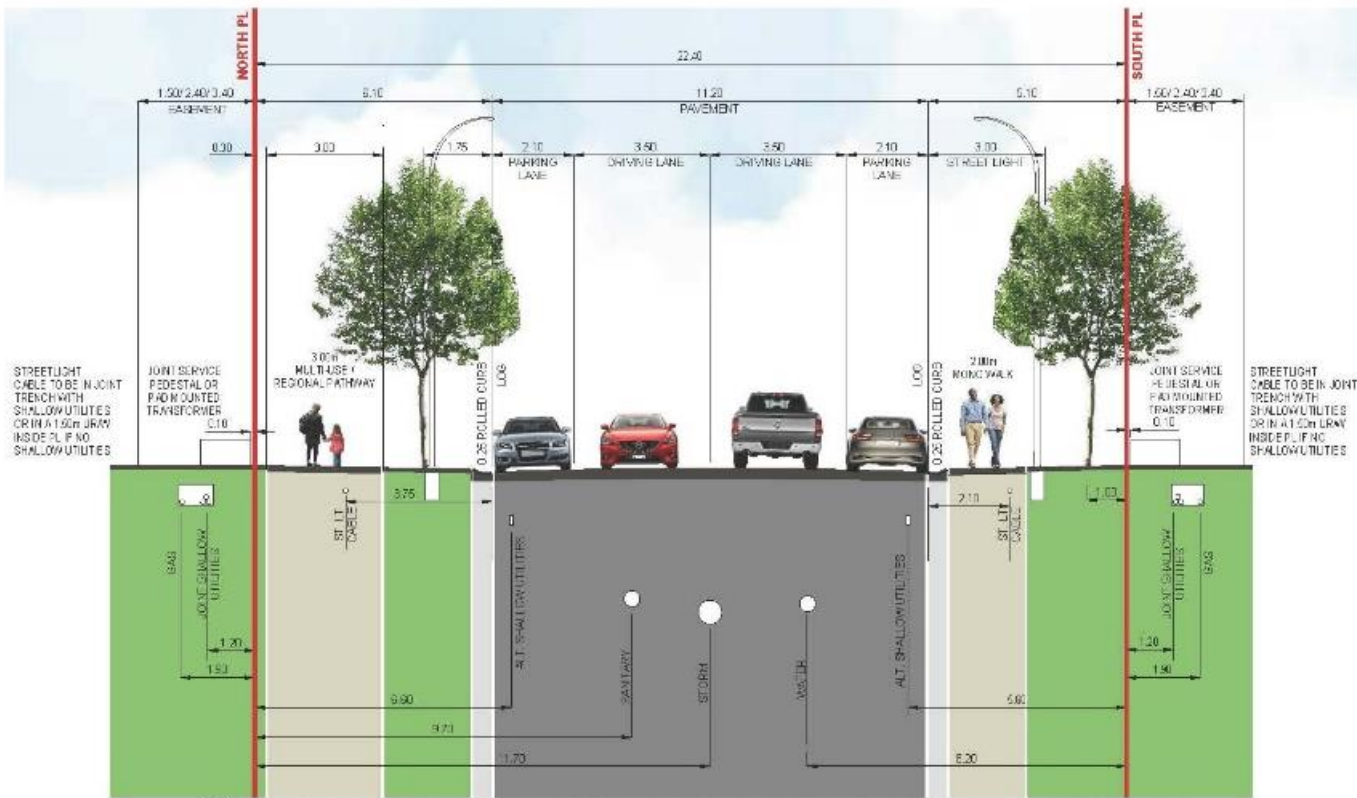
(B) ARTERIAL 2x7.0m/36.0m
6 STREET NE



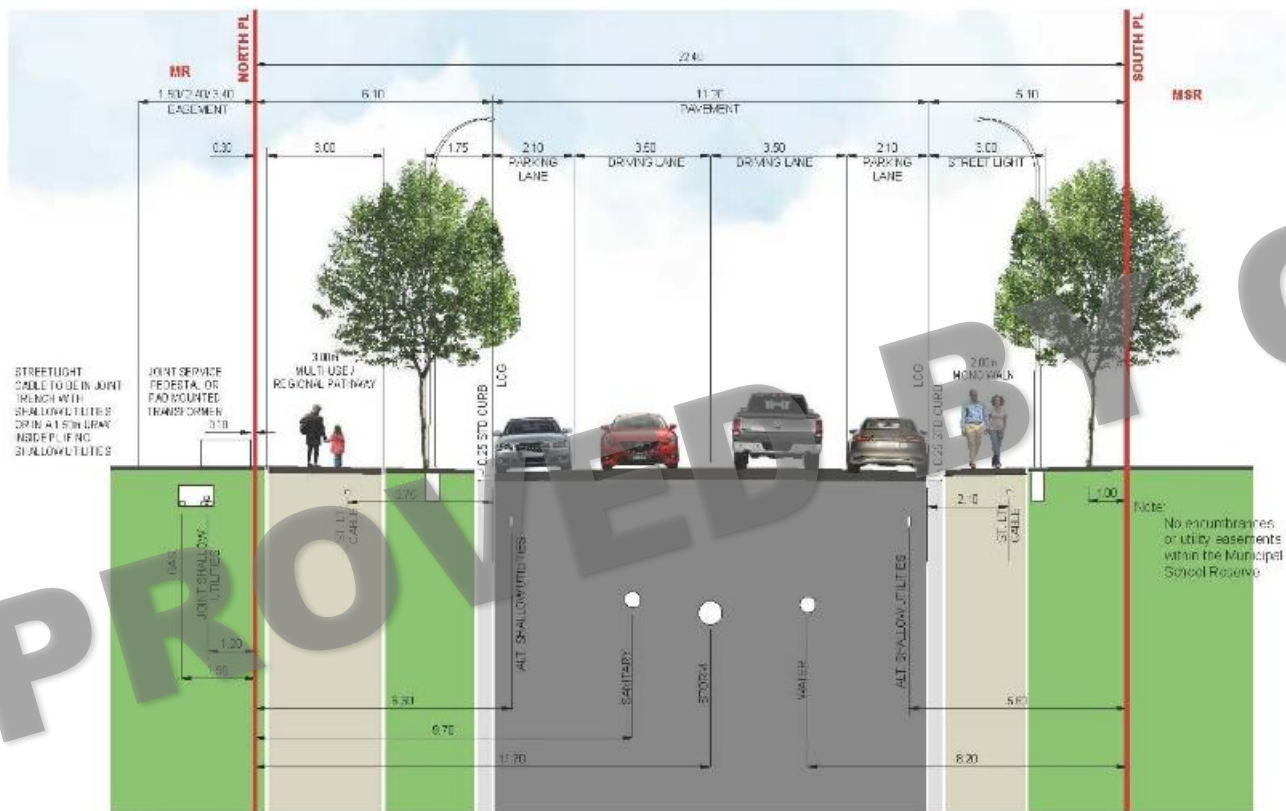
(C) PRIMARY COLLECTOR 2x7.7m/29.0m
LAFFERTY GATE NE



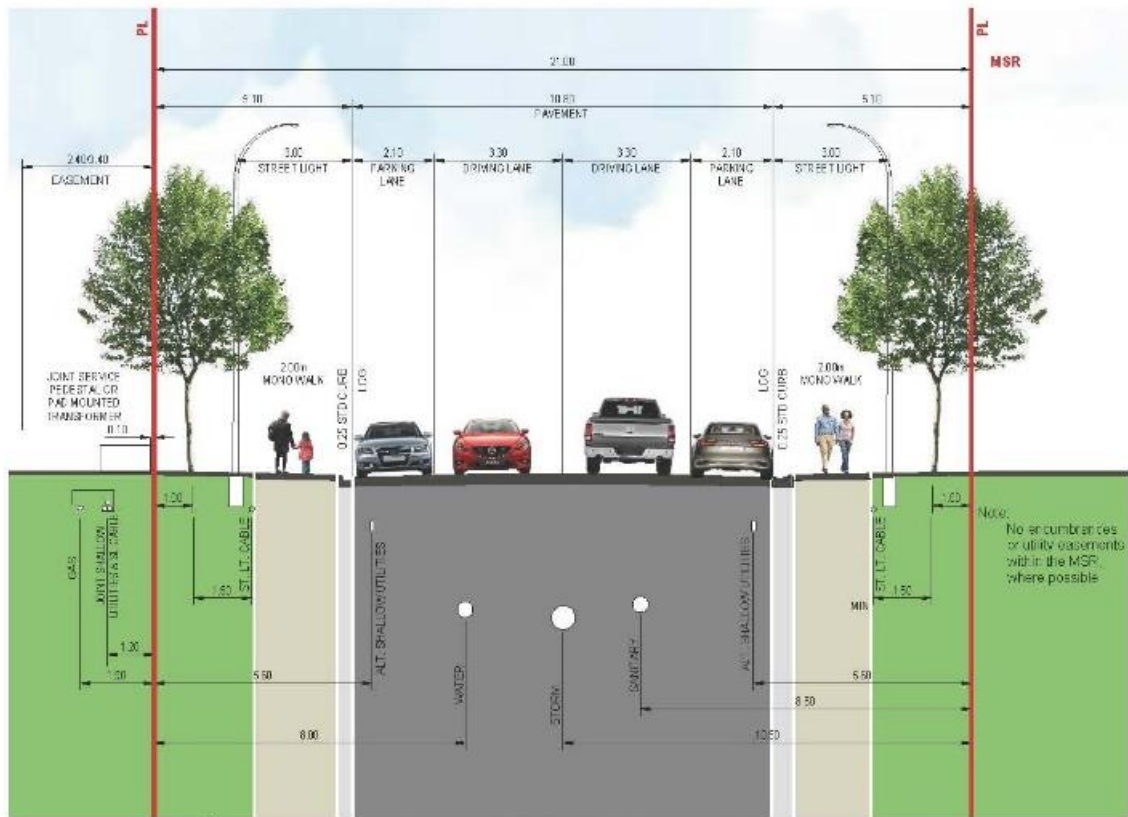
(D) MODIFIED COLLECTOR 16.1m/26.7m
1 STREET NE



E MODIFIED COLLECTOR STREET WITH TRANSIT (11.20m/ 22.40m)
LIVINGSTON BOULEVARD NE



F MODIFIED COLLECTOR STREET WITH TRANSIT (11.20m/ 22.40m)
LIVINGSTON BOULEVARD NE



G MODIFIED COLLECTOR STREET (10.80m/ 21.00m)
MacADAMS COMMON NE