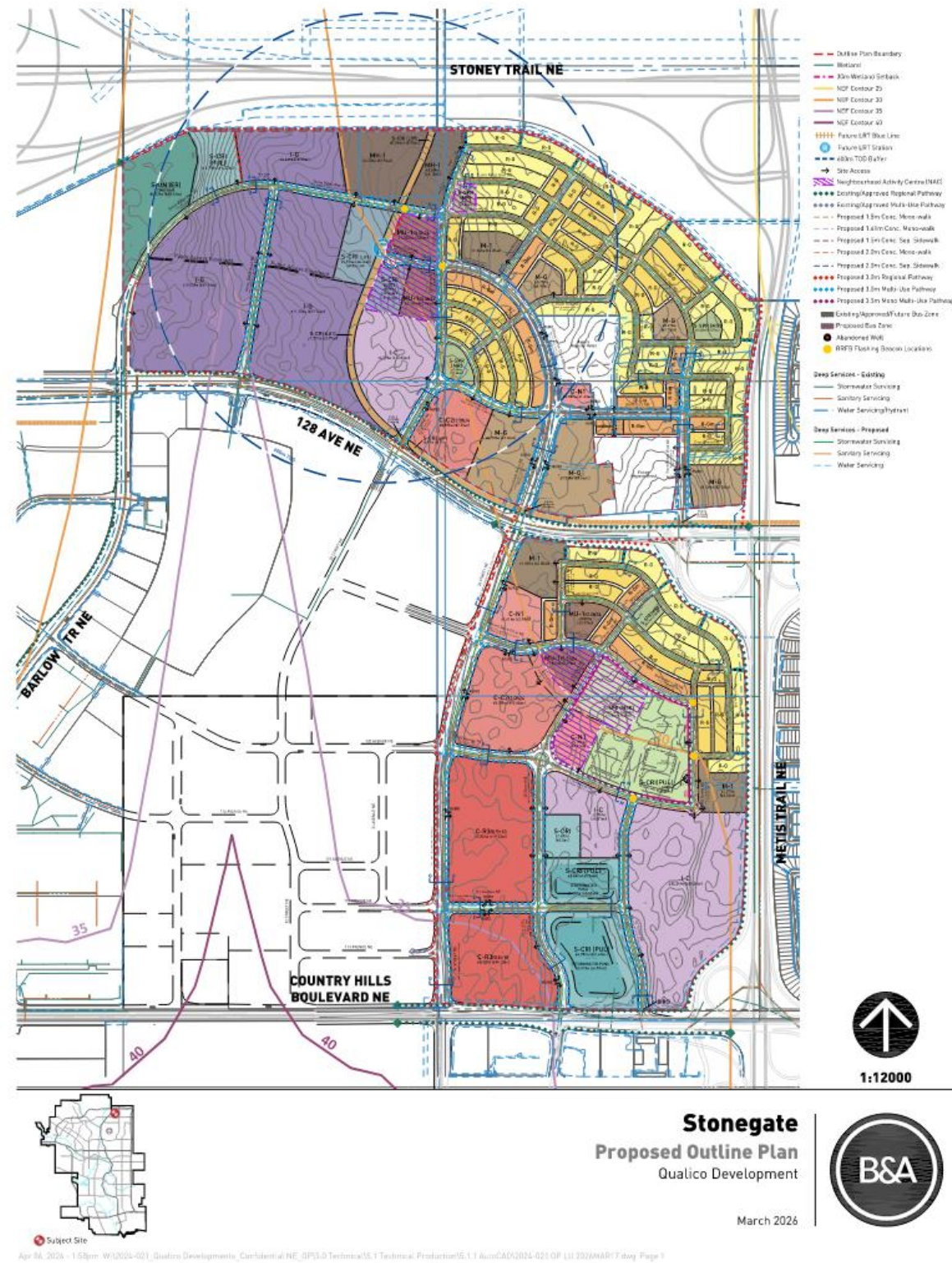
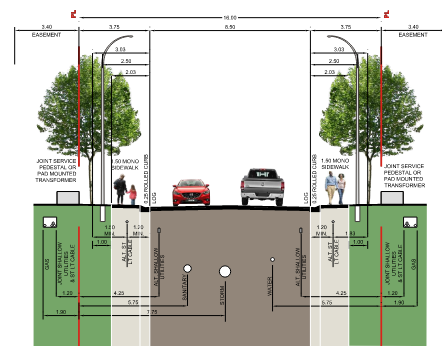


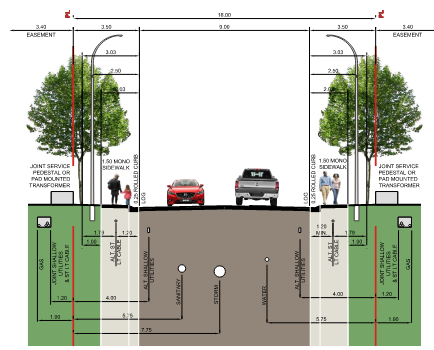
Proposed Outline Plan

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

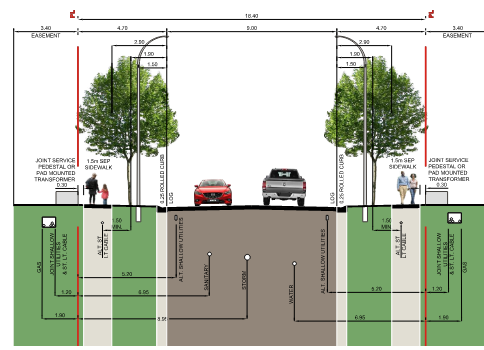




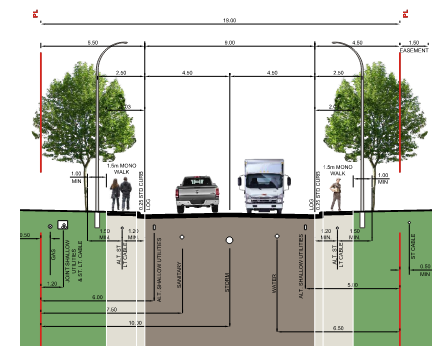
A - MODIFIED RESIDENTIAL STREET "M" (8.5m / 16.0m)
SCALE - 1:200



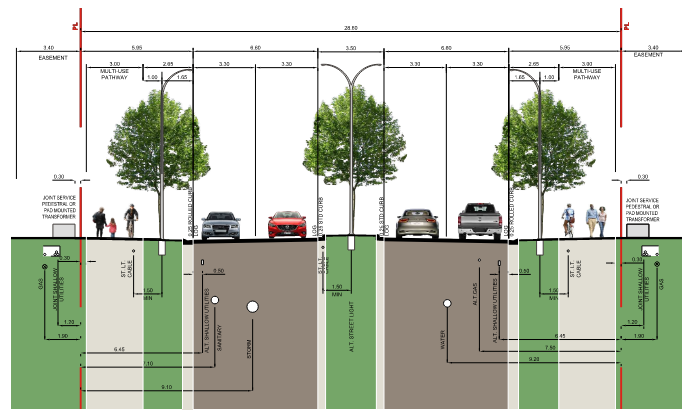
B - MODIFIED RESIDENTIAL STREET - "M-L" (9.0m / 16.0m)
SCALE - 1:200



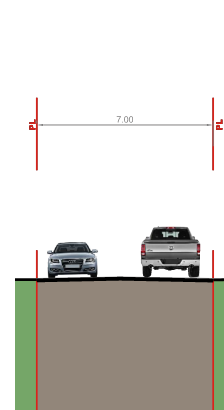
C - MODIFIED RESIDENTIAL STREET - "SW-L"
(9.0m / 18.4m)
SCALE - 1:200



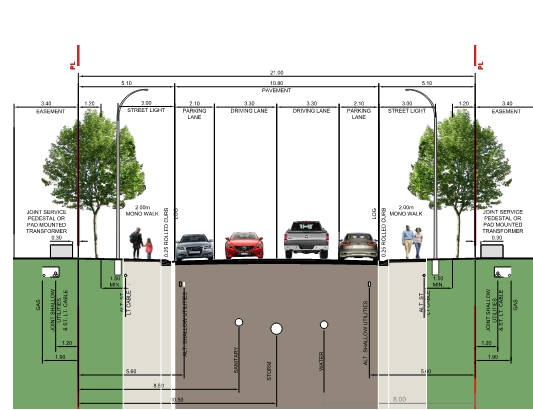
D - MODIFIED INDUSTRIAL STREET (9.0m / 19.0m)
SCALE - 1:200



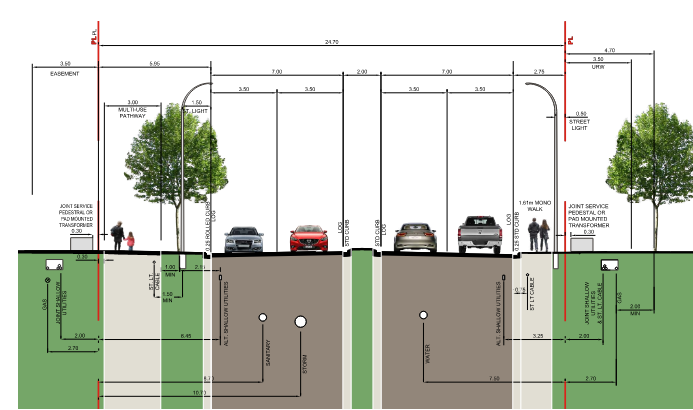
E - MODIFIED PRIMARY COLLECTOR STREET (206.6m / 28.6m)
SCALE - 1:200



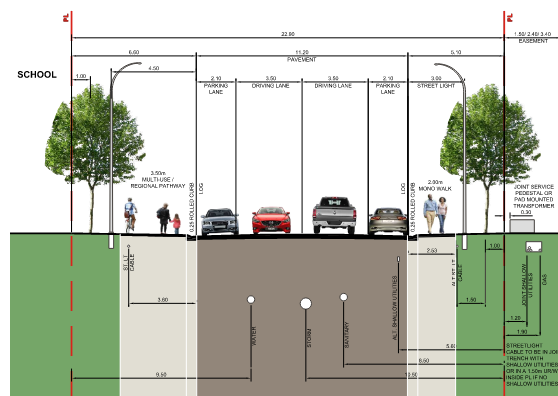
F - LANE (7.0m)
SCALE - 1:150



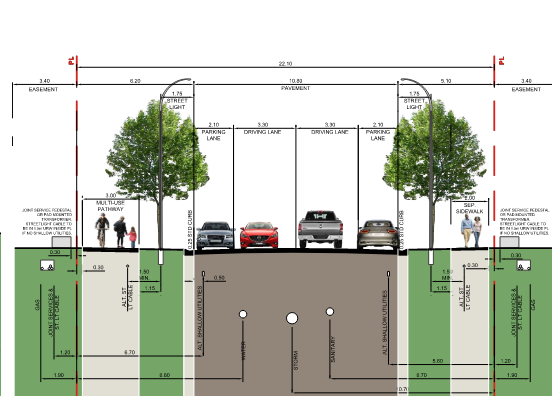
G - MODIFIED COLLECTOR STREET (10.8m / 21.0m)
SCALE - 1:200



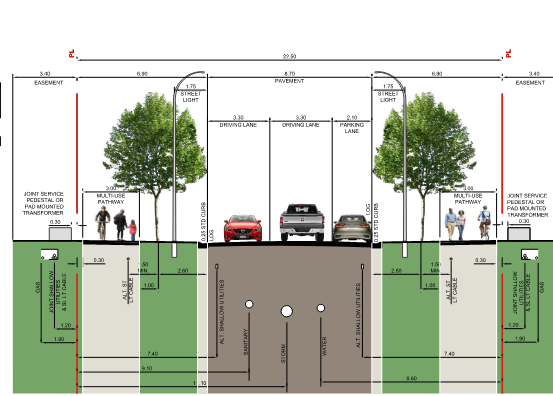
H - MODIFIED PRIMARY COLLECTOR (207.0m / 24.7m)
SCALE - 1:200



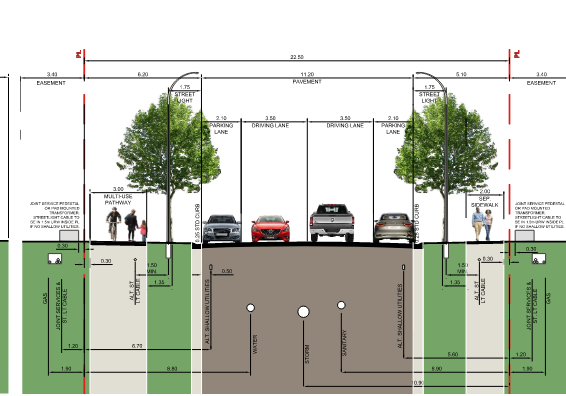
I - MODIFIED COLLECTOR STREET (11.2m / 22.9m)
SCALE - 1:200



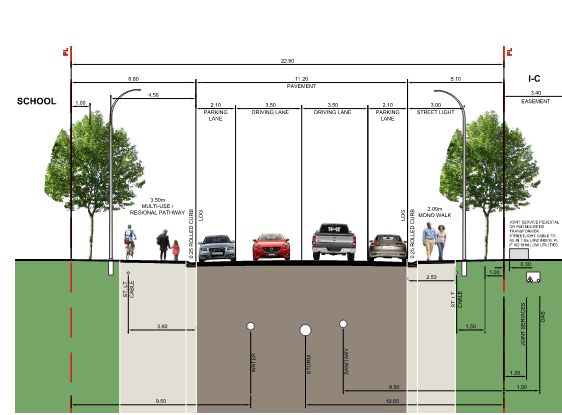
J - MODIFIED COLLECTOR STREET (10.8m / 22.1m)
SCALE - 1:200



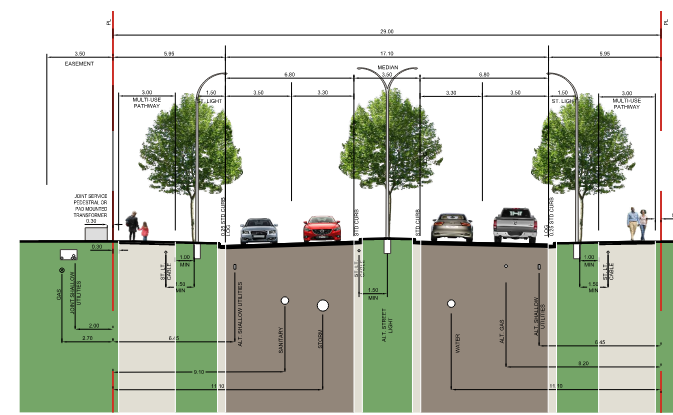
K - MODIFIED COLLECTOR STREET (8.7m / 22.5m)
SCALE - 1:200



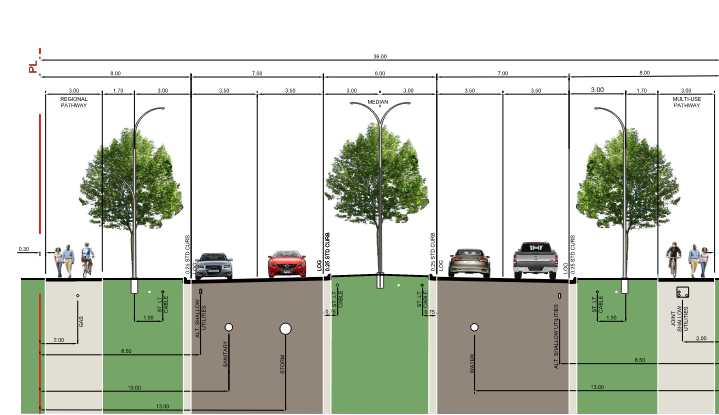
L - MODIFIED COLLECTOR STREET (11.2m / 22.5m)
SCALE - 1:200



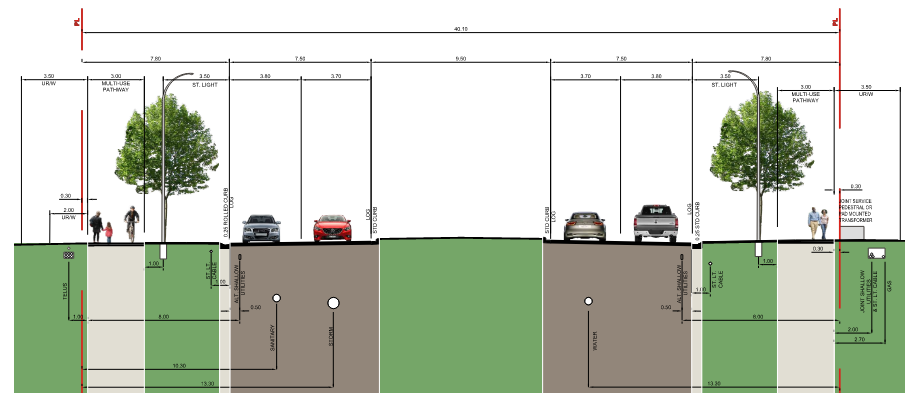
M - MODIFIED COLLECTOR STREET (11.20m / 22.9m)
SCALE - 1:200



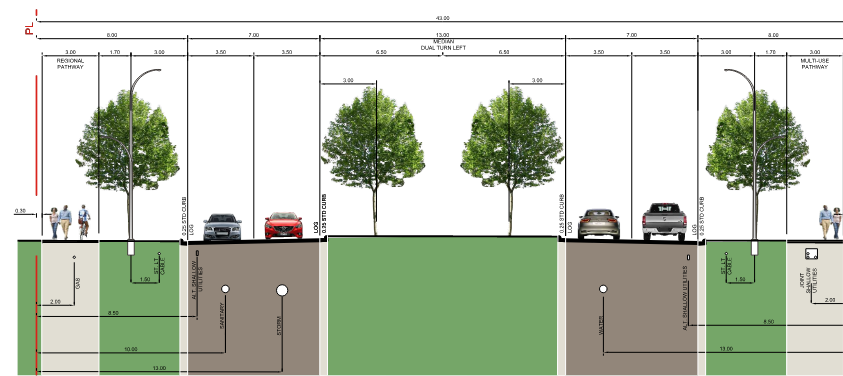
N - MODIFIED LOCAL ARTERIAL STREET (206.8m / 29.0m)
SCALE - 1:200



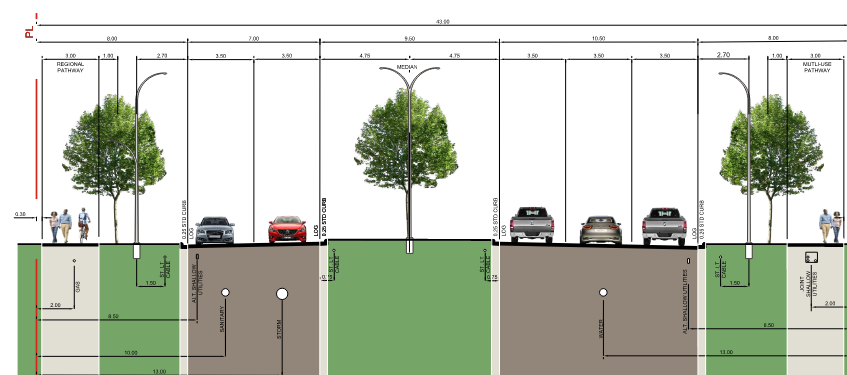
O - MODIFIED ARTERIAL STREET - 4 LANE (207.0m / 36.0m) (APPROVED LOC2018-0145)
(36 STREET NE)
SCALE - 1:200



P - MODIFIED ARTERIAL STREET (207.5m / 40.1m)
SCALE - 1:200



Q - MODIFIED ARTERIAL STREET - 4 LANE w/ SLOTTED DUAL LEFT TURN (207.0m / 43.0m)
(APPROVED LOC2018-0145) (36 STREET NE)
SCALE - 1:200



R - MODIFIED ARTERIAL STREET - 5 LANE (207.0m & 10.5m / 43.0m)
(36 STREET NE) SCALE - 1:200

OUTLINE PLAN STATISTICS							
			Hectares (±)	Acres (±)	% of GDA		
Residential Area			91.36	225.75			
Industrial Area			103.45	255.63			
<i>less</i>							
S-UN(ER)	Wetland		4.22	10.42			
Gross Developable Area (GDA)			190.59	470.96	100%		
Land Use		Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
Residential							
R-G	Residential - Low Density Mixed Housing District			30.21	74.64		
	Anticipated number of laned lots based on 7.8m lot width	7.80 m	3,547.78 m	12.10	29.91	455 units	
	Anticipated number of laneless lots based on 10.0m lot width	10.00 m	4,853.16 m	18.10	44.73	485 units	
						940 units	
	<i>Maximum number of lots based on 6.0m lot width</i>	<i>6.00 m</i>				<i>1400 units</i>	
R-Gm	Residential - Low Density Mixed Housing District			5.64	13.93		
	Anticipated number of lots based on 6.1m lot width	6.10 m	1,642.91 m			269 units	
	<i>Maximum number of lots based on 6.0m lot width</i>	<i>6.00 m</i>				<i>274 units</i>	
M-G	Multi-Residential - At Grade Housing			9.41	23.24		
	Anticipated number of units based on 20upa	20 upa				465 units	
	<i>Maximum number of units based on 32upa</i>	<i>32 upa</i>				<i>744 units</i>	
M-1	Multi-Residential - Low Profile			4.17	10.31		
	Anticipated number of units based on 25upa	25 upa				258 units	
	<i>Maximum number of units based on 60upa</i>	<i>60 upa</i>				<i>619 units</i>	
M-H1	Multi-Residential - High Density Low Rise			4.91	12.14		
	Anticipated number of units based on 65upa	65 upa				789 units	
	<i>Maximum number of units based on 150upa</i>	<i>150 upa</i>				<i>1821 units</i>	
MU-1f3.5h24	Mixed Use - General District (50% Residential)			2.07	5.13		
	Anticipated number of units based on 50upa	50 upa				256 units	
	<i>Maximum number of units based on 148upa</i>	<i>148 upa</i>				<i>759 units</i>	
Total Frontage			10,044 m				
Total Units			Anticipated		2977 units		
			Maximum		5616 units		
Density (Residential Area)			Anticipated		32.6 upha		
			Maximum		61.5 upha		
Density (Overall)			Anticipated		32.6 upha		
			Maximum		61.5 upha		
Retail/Mixed Use							
MU-1f3.5h24	Mixed Use - General District (50% Commercial)			2.07	5.13		14.32%
C-N1	Commercial - Neighbourhood 1 District			3.28	8.11		
C-C2f2.0h24	Commercial - Community 2 District			8.41	20.79		
C-R3f0.5h18	Commercial - Regional 3 District			13.53	33.44		
Industrial							
I-G	Industrial - Business District			46.69	115.36		24.49%
I-C	Commercial District			26.90	66.48		
Public Service							
S-CRI	Fire Station			1.01	2.50		
S-CRI(LRT)	Future LRT Area			4.56	11.26		
S-CRI(PUL)	5.0m Setback from Well			0.02	0.06		
S-CRI(PUL)	Ponds & Around Area/PUL			8.70	21.51		
Open Space							
S-SPR(MR)	Special Purpose - School, Park and Community			1.825	4.510		
S-SPR(MR)	Cash in Lieu (To be Provided)			4.065	10.045		
S-SPR(MR)	Cash in Lieu (Previously Provided)			5.917	14.621		
S-SPR(MSR)	Special Purpose - School, Park and Community			7.252	17.920		
Roadways & Lanes			26.84		66.32		14.08%

LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
C-R3 f0.23h18		1.32	3.26
I-B f0.5h27	M-1	0.20	0.49
I-G		3.48	8.61
C-R3 f0.23h18	M-G	9.91	24.48
C-R3 f0.50h18		1.48	3.66
C-R3 f0.23h18		2.01	4.97
S-CRI	M-H1	0.08	0.20
I-G		3.29	8.13
C-R3 f0.23h18		0.64	1.57
I-B f0.5h27	MU-1	2.36	5.82
S-CRI	f3.5h24	0.08	0.19
I-G		2.99	7.40
C-R3 f0.23h18		30.07	74.31
I-B f0.5h27	R-G	1.85	4.56
I-G		9.62	23.76
C-R3 f0.23h18		4.30	10.63
C-R3 f0.30h18	R-GM	1.02	2.52
I-G		2.97	7.35
I-B f0.5h27		0.86	2.12
C-R3 f0.23h18		0.10	0.24
I-B f0.5h27	S-CRI	3.08	7.62
I-G		4.72	11.67
C-R3 f0.23h18		1.40	3.45
I-B f0.5h27	S-SPR(MR)	0.69	1.70
I-G		0.58	1.44
I-G	S-SPR(MSR)	8.36	20.66
I-B f0.5h27		5.16	12.75
S-CRI	I-C	0.05	0.12
I-G		16.50	40.77
I-B f0.5h27	I-G	25.20	62.27
S-CRI		0.18	0.44
I-G	C-N1	3.74	9.23
C-R3 f0.23h18		0.75	1.85
C-R3 f0.23h18		2.37	5.86
I-G	C-C2 f2.0h24	6.97	17.22
S-CRI		0.02	0.04
I-B f0.5h27		0.95	2.34
S-CRI	C-R3 f0.5h18	0.73	1.80
I-G		16.03	39.61
Total		176.08	435.11

