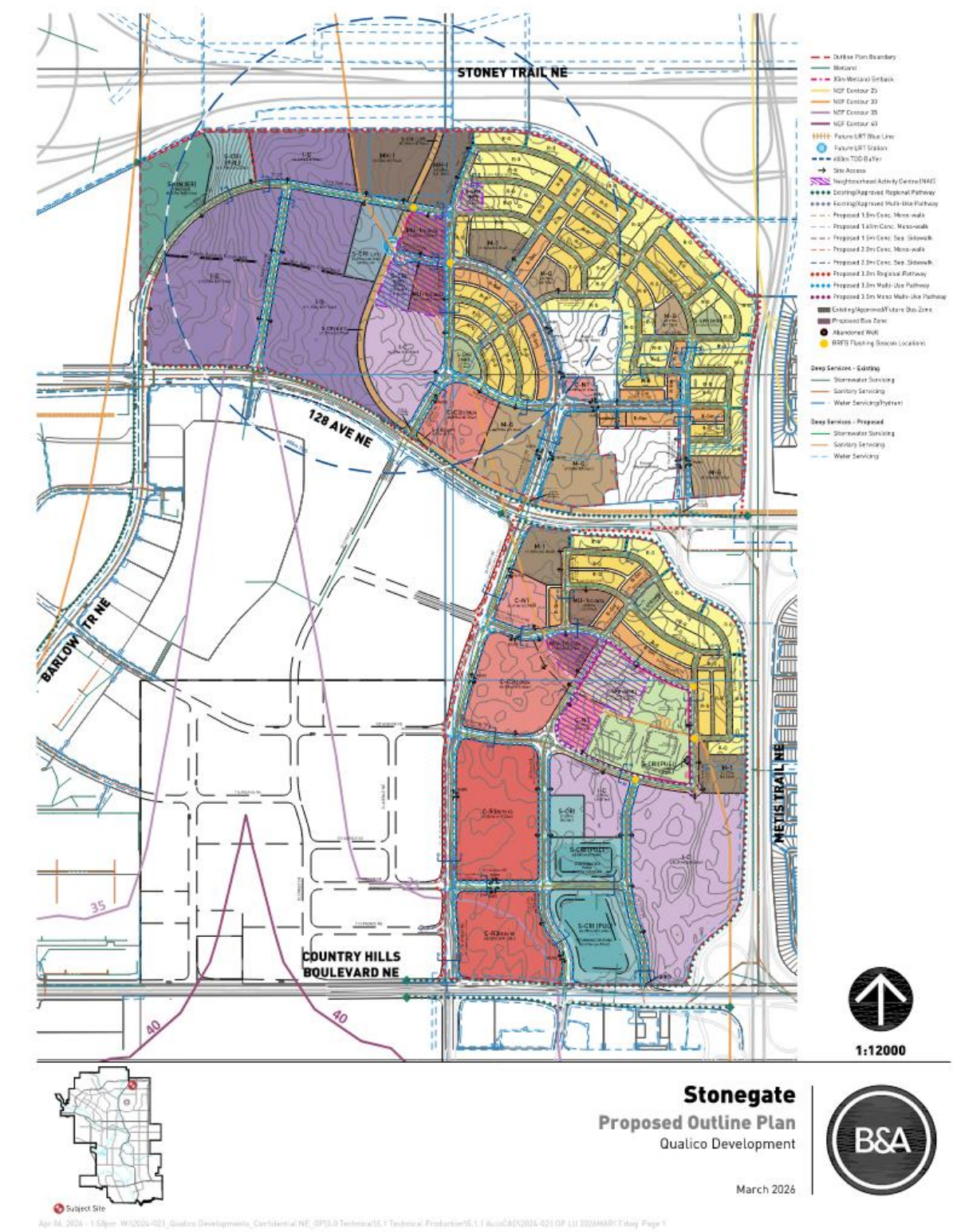
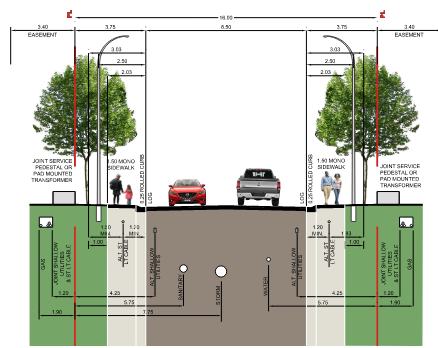


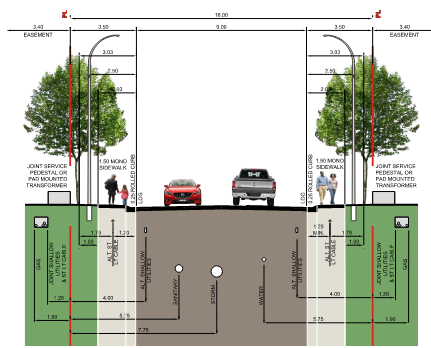
Proposed Outline Plan

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

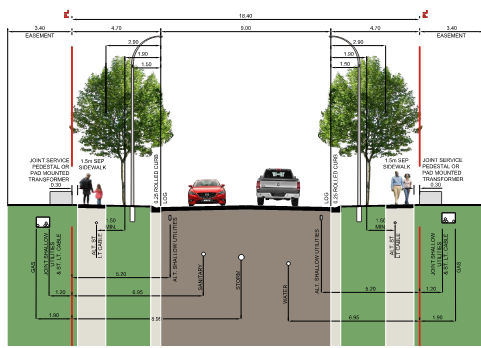




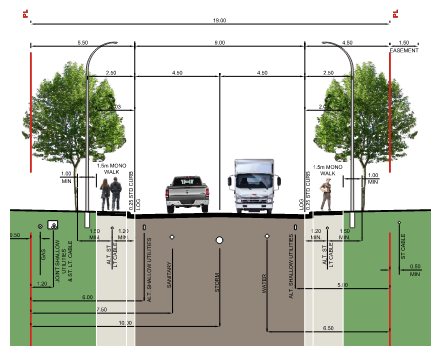
A - MODIFIED RESIDENTIAL STREET "M" (8.5m / 16.0m)
SCALE - 1:200



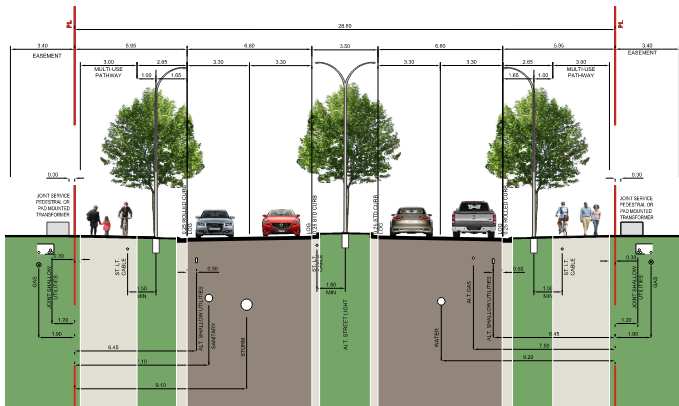
B - MODIFIED RESIDENTIAL STREET - "M-L" (9.0m / 16.0m)
SCALE - 1:200



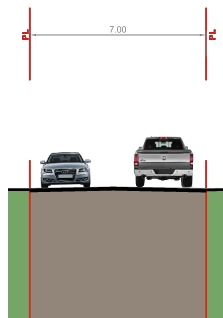
C - MODIFIED RESIDENTIAL STREET - "SW-L"
(9.0m / 18.4m)
SCALE - 1:200



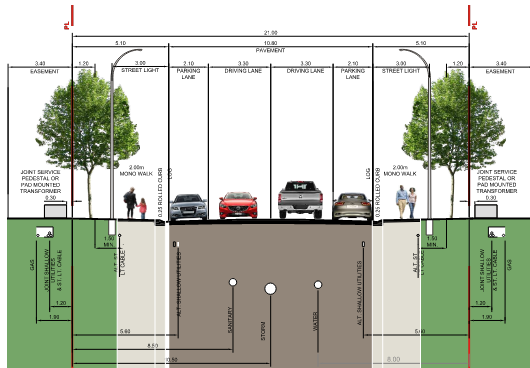
D - MODIFIED INDUSTRIAL STREET (9.0m / 19.0m)
SCALE - 1:200



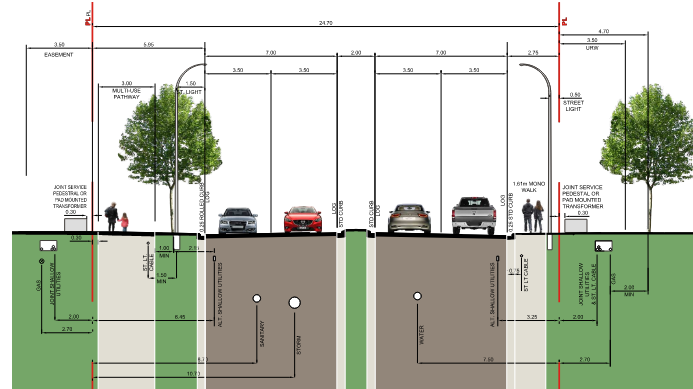
E - MODIFIED PRIMARY COLLECTOR STREET (286.6m / 28.6m)
SCALE - 1:200



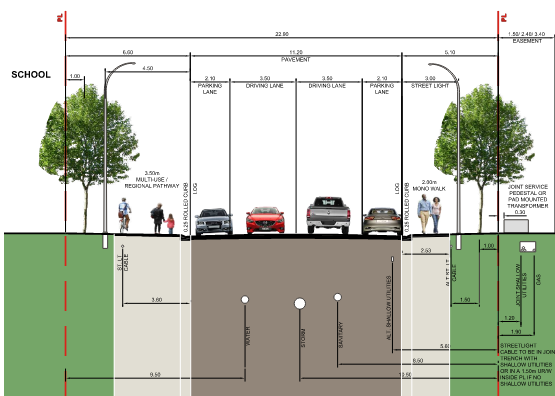
F - LANE (7.0m)
SCALE - 1:150



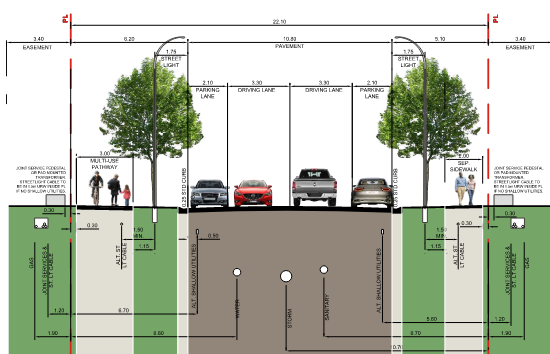
G - MODIFIED COLLECTOR STREET (10.8m / 21.0m)
SCALE - 1:200



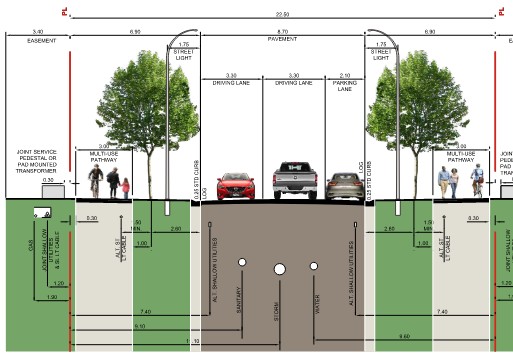
H - MODIFIED PRIMARY COLLECTOR (287.0m / 24.7m)
SCALE - 1:200



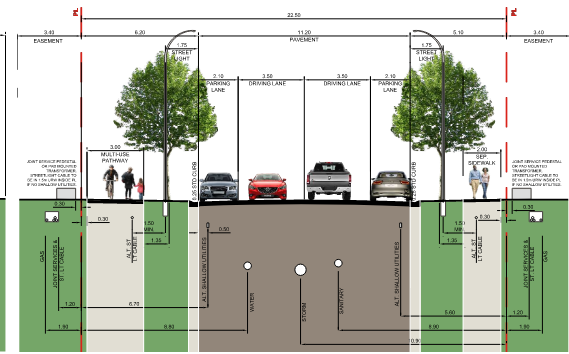
I - MODIFIED COLLECTOR STREET (11.2m / 22.9m)
SCALE - 1:200



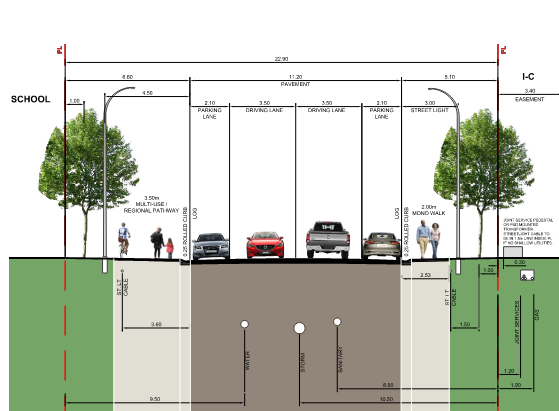
J - MODIFIED COLLECTOR STREET (10.8m / 22.1m)
SCALE - 1:200



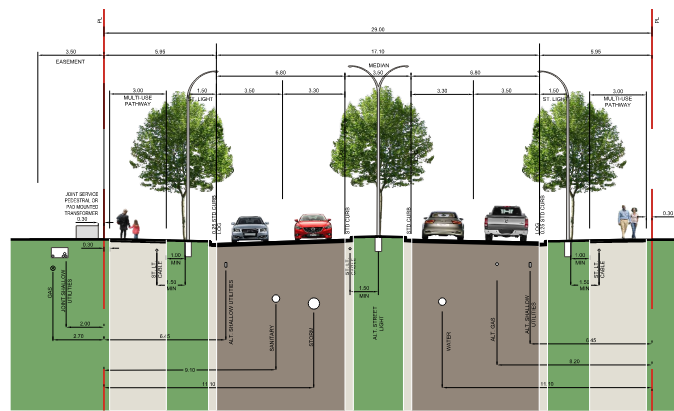
K - MODIFIED COLLECTOR STREET (8.7m / 22.5m)
SCALE - 1:200



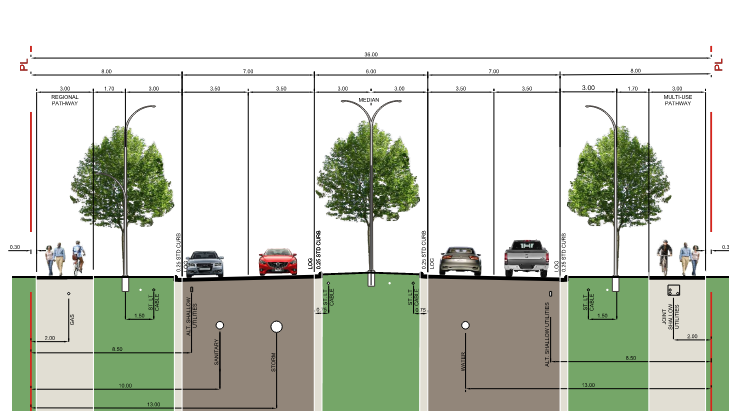
L - MODIFIED COLLECTOR STREET (11.2m / 22.5m)
SCALE - 1:200



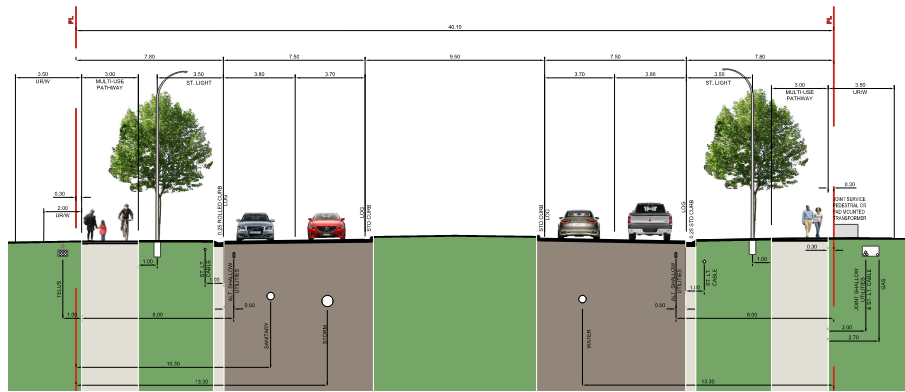
M - MODIFIED COLLECTOR STREET (11.20m / 22.9m)
SCALE - 1:200



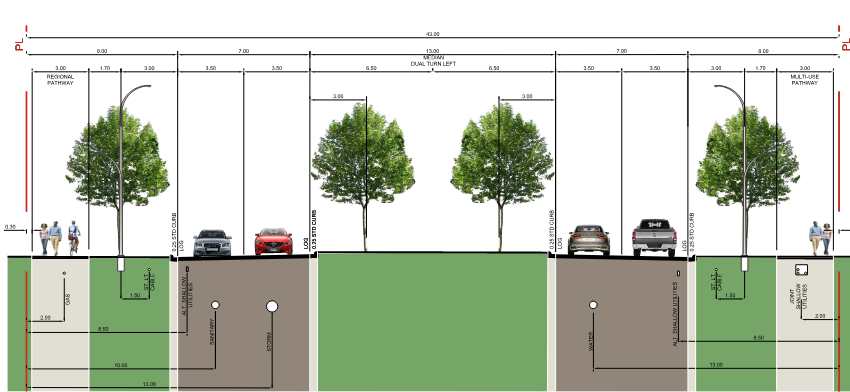
N - MODIFIED LOCAL ARTERIAL STREET (2@6.8m / 29.0m)
SCALE - 1:200



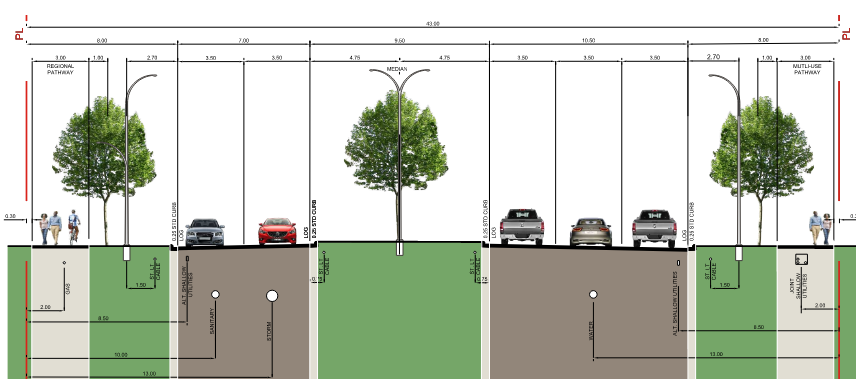
O - MODIFIED ARTERIAL STREET - 4 LANE (2@7.0m / 36.0m) (APPROVED LOC2018-0145)
(36 STREET NE)
SCALE - 1:200



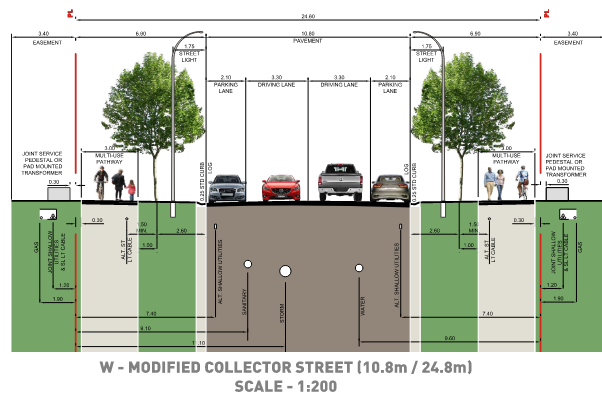
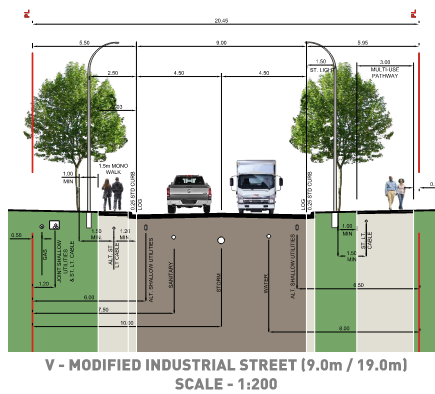
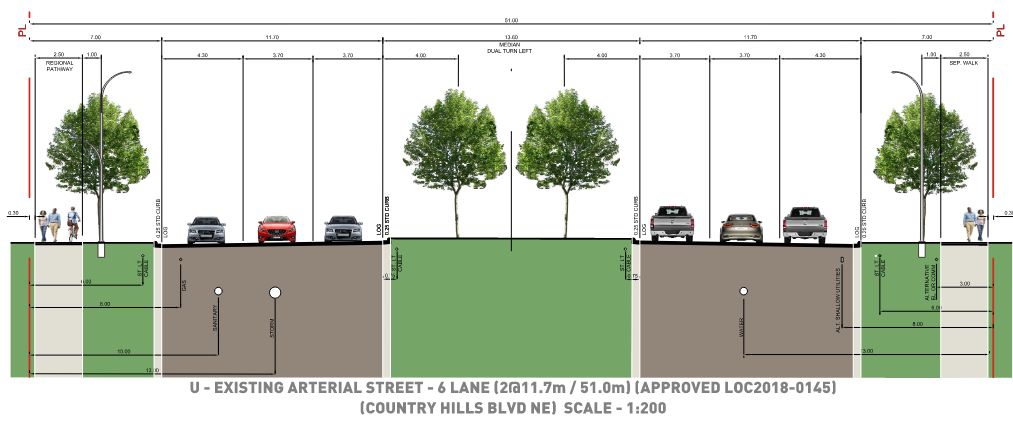
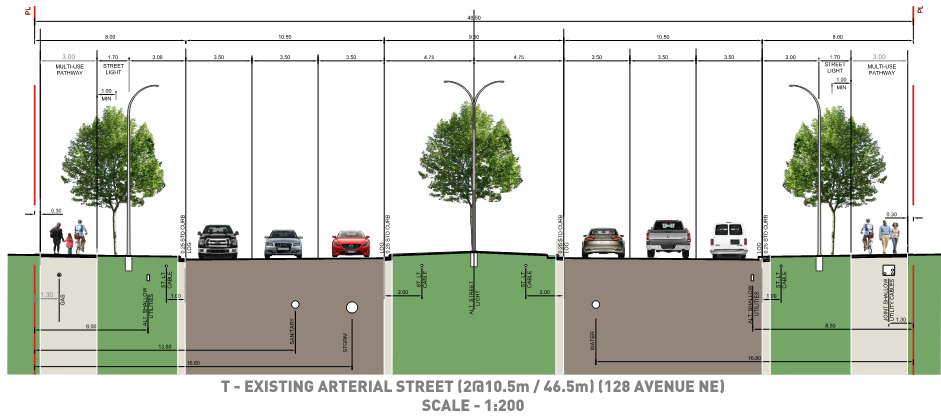
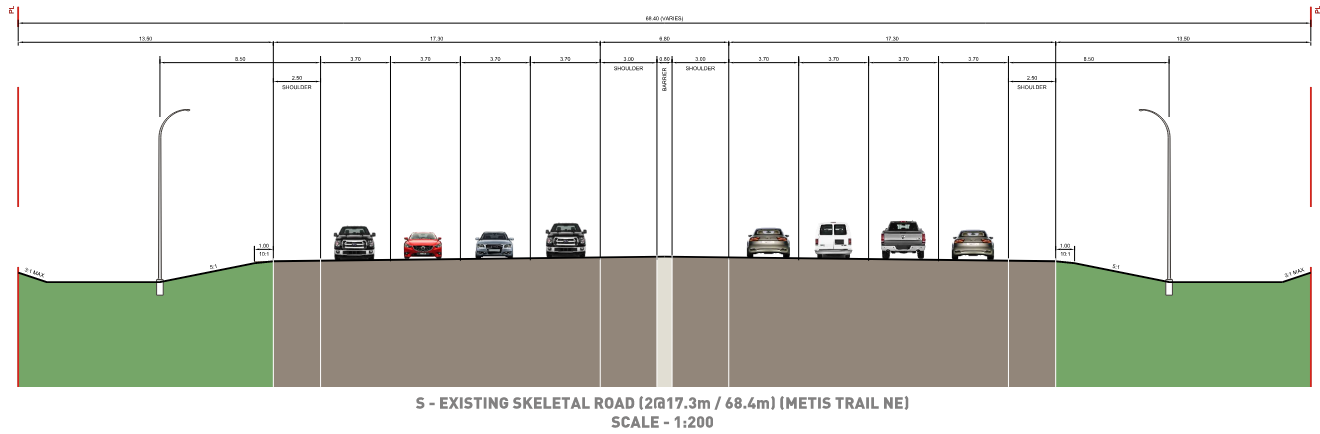
P - MODIFIED ARTERIAL STREET (2@7.5m / 40.1m)
SCALE - 1:200



Q - MODIFIED ARTERIAL STREET - 4 LANE w/ SLOTTED DUAL LEFT TURN (2@7.0m / 43.0m)
(APPROVED LOC2018-0145) (36 STREET NE)
SCALE - 1:200



R - MODIFIED ARTERIAL STREET - 5 LANE (2@7.0m & 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		
less								
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					56.41	139.39	29.60%	
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	
		Maximum number of lots based on 6.0m lot width	6.00 m				1400 units	
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	
		Maximum number of lots based on 6.0m lot width	6.00 m				274 units	
M-G		Multi-Residential - At Grade Housing			9.41	23.24		
		Anticipated number of units based on 20upa	20 upa				465 units	
		Maximum number of units based on 32upa	32 upa				744 units	
M-1		Multi-Residential - Low Profile			4.17	10.31		
		Anticipated number of units based on 25upa	25 upa				258 units	
		Maximum number of units based on 60upa	60 upa				619 units	
M-H1		Multi-Residential - High Density Low Rise			4.91	12.14		
		Anticipated number of units based on 65upa	65 upa				789 units	
		Maximum number of units based on 150upa	150 upa				1821 units	
MU-1f3.5h24		Mixed Use - General District (50% Residential)			2.07	5.13		
		Anticipated number of units based on 50upa	50 upa				256 units	
		Maximum number of units based on 148upa	148 upa				759 units	
Total Frontage				10,044 m				
Total Units		Anticipated					2977 units	
		Maximum					5616 units	
Density (Residential Area)		Anticipated			32.6 upha	13.2 upa		
		Maximum			61.5 upha	24.9 upa		
Density (Overall)		Anticipated			32.6 upha	6.3 upa		
		Maximum			61.5 upha	11.9 upa		
Retail/Mixed Use					27.30	67.47	14.32%	
MU-1f3.5h24		Mixed Use - General District (50% Commercial)			2.07	5.13		
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					46.69	115.36	24.49%	
	I-G	Industrial - Business District			26.90	66.48		
	I-C	Commercial District			19.78	48.88		
Public Service					14.30	35.33	7.50%	
	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					19.059	47.096	10.00%	
	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	M-1	1.32	3.26
I-B f0.5h27		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	M-H1	2.01	4.97
S-CRI		0.08	0.20
I-G		3.29	8.13
C-R3 f0.23h18	MU-1 f3.5h24	0.64	1.57
I-B f0.5h27		2.36	5.82
S-CRI		0.08	0.19
I-G		2.99	7.40
C-R3 f0.23h18	R-G	30.07	74.31
I-B f0.5h27		1.85	4.56
I-G		9.62	23.76
C-R3 f0.23h18	R-GM	4.30	10.63
C-R3 f0.30h18		1.02	2.52
I-G		2.97	7.35
I-B f0.5h27		0.86	2.12
C-R3 f0.23h18	S-CRI	0.10	0.24
I-B f0.5h27		3.08	7.62
I-G		4.72	11.67
C-R3 f0.23h18	S-SPR(MR)	1.40	3.45
I-B f0.5h27		0.69	1.70
I-G		0.58	1.44
I-G	S-SPR(MSR)	8.36	20.66
I-B f0.5h27	I-C	5.16	12.75
S-CRI		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	C-C2 f2.0h24	2.37	5.86
I-G		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

