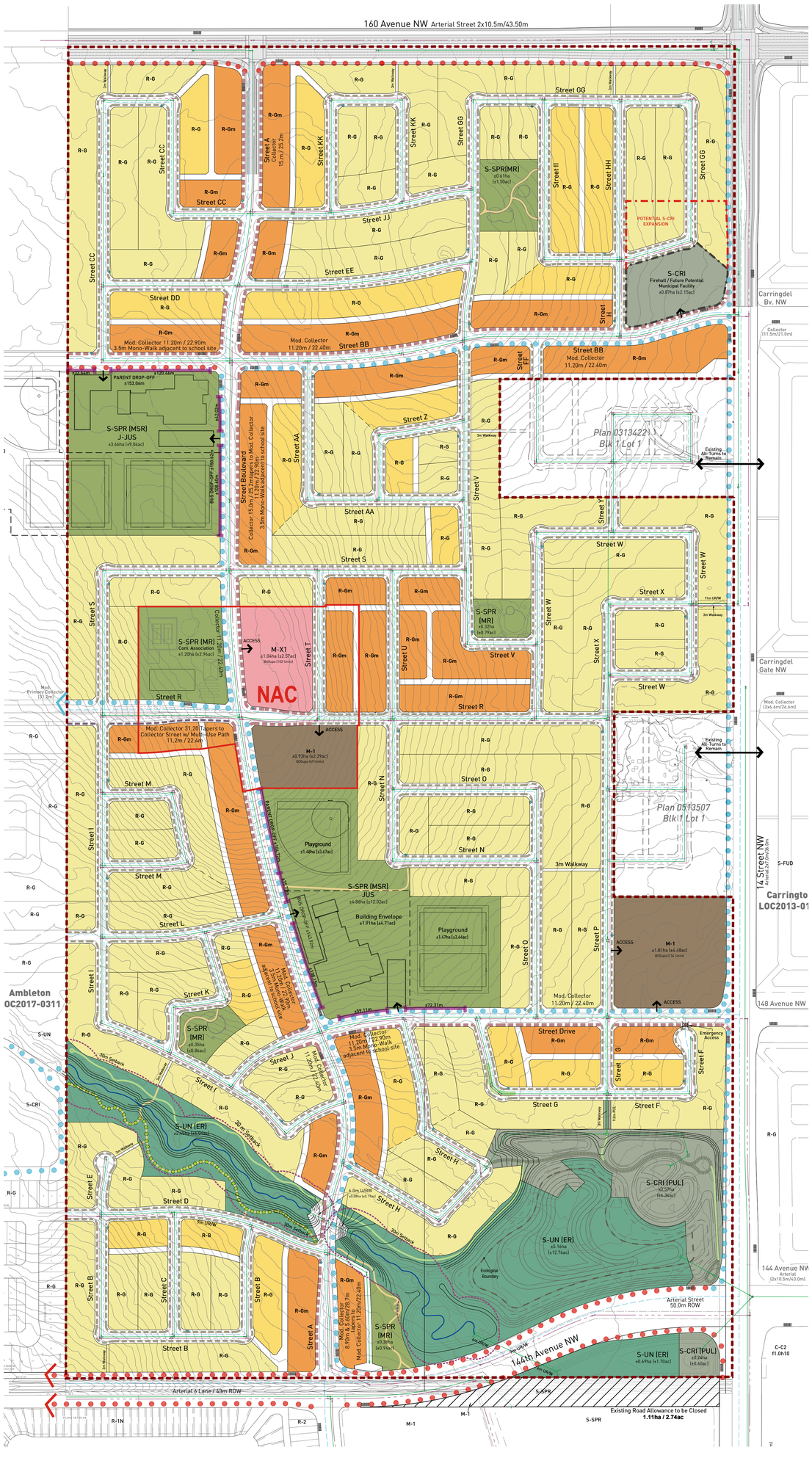
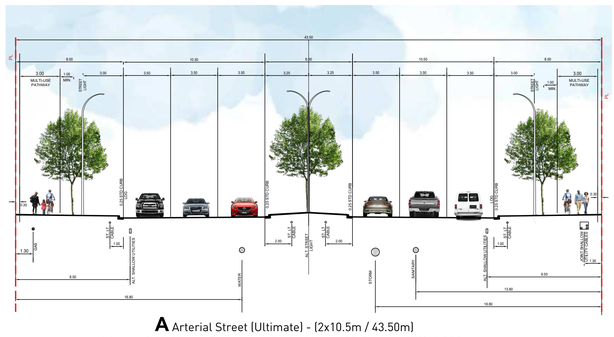
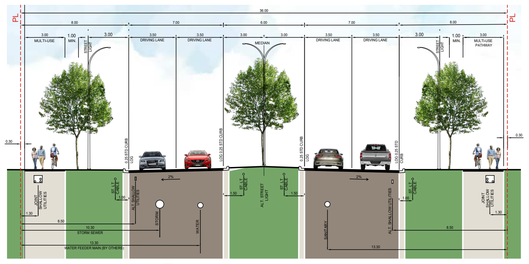
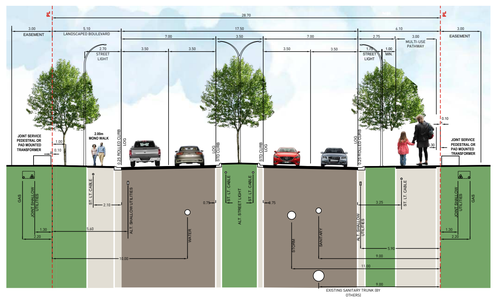




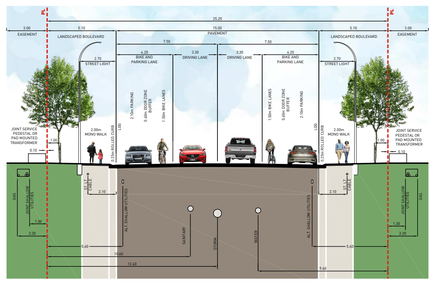
A Arterial Street (Ultimate) - (2x10.5m / 43.50m)
6 Lanes & Multi-use Pathway on both sides - **160 Avenue NW** 1:200



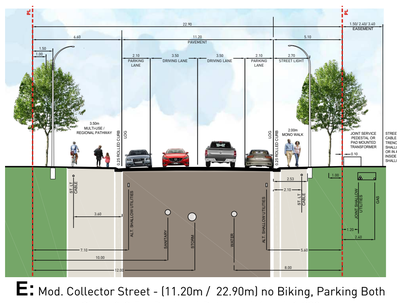
B: Arterial Street - (2x7.0m / 36.00m)
14 Street NW 1:200



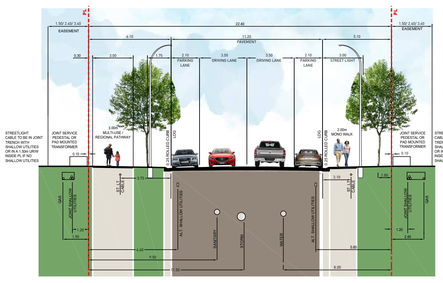
C: Mod. Primary Collector Street - (8.90m & 5.60m/ 28.7m)
2.0m Separate Sidewalk & 3.0m Multi-Use Path 1:200



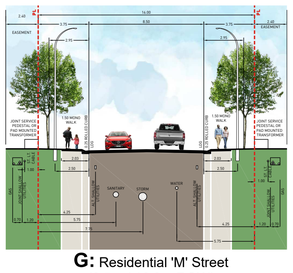
D: Collector Street - (15.00m / 25.20m) 2 Bike Lanes & 2 Parking Lane 1:200



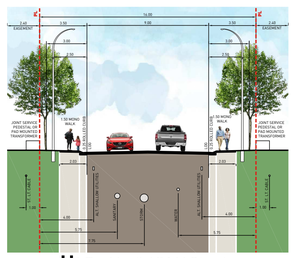
E: Mod. Collector Street - (11.20m / 22.90m) no Biking, Parking Both Sides & 3.5m Regional Pathway (Mono) 1:200
(to be used adjacent to JUS or J-JUS sites)



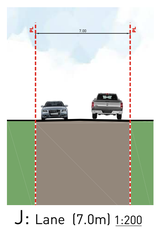
F: Collector Street with Transit - (11.20m / 22.40m) no Biking, Parking Both Sides & 3.0m Regional Pathway (Separate) 1:200



G: Residential 'M' Street
(8.5m / 16.0m ROW)
1:200

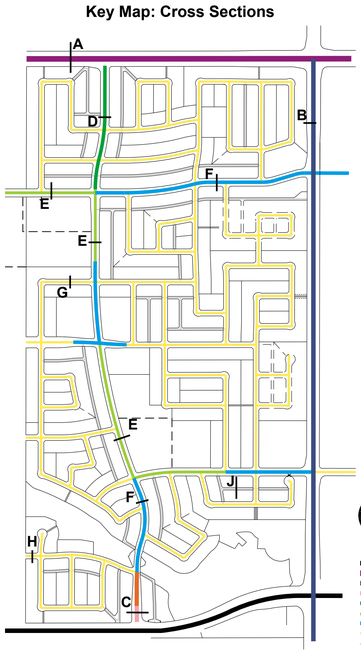


H: Residential 'M-L' Street
(9.0m / 16.0m ROW)
1:200



J: Lane (7.0m) 1:200

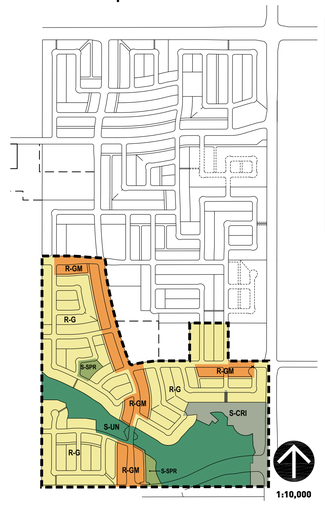
Key Map: Cross Sections



OUTLINE PLAN STATISTICS - STAGES 1 & 2

	Lot width/ units per acre		Frontage	Hectares	Acres	Number of lots/units	% of GDA
	ft	(m)/upa	(m)	(+/-)	(+/-)		
TOTAL AREA				**122.32**	**302.27**		
LESS FIRE HALL (S-CRI)				**0.87**	**2.15**		
LESS ENVIRONMENTAL RESERVE				**8.30**	**20.50**		
GROSS DEVELOPABLE AREA (GDA)				**113.16**	**279.62**		**100.0%**
RESIDENTIAL							
Low Density							
Low Density Residential - Laneless R-G							
Anticipated number of lots based on lot width	*35.00*	*10.70*	*3471.82*	21.06	52.05	*324 lots*	16%
Zero lot line @8.84m/29' (69.5% of laneless)	*29.33*	*8.94*	*7911.21*	21.07	52.06	*885 lots*	
Low Density Residential - Laned R-G							
Anticipated number of lots based on lot width	*26.00*	*7.92*	*2126.58*	7.64	18.87	*268 lots*	13%
Low Density Residential - Semi-Detached / StreetTowns R-Gm							
Anticipated number of lots based on lot width	*21.00*	6.40	3677.73	12.61	31.17	*575 lots*	28.0%
Total			17187	**62.38**	**154.14**	2052	**55.1%**
Multi-Residential							
Multi-Residential - Low Profile Support Commercial District M-X1				**1.04**	**2.57**		
Anticipated number of units		*40* upa				102 units	
Multi-Residential - Low Profile District M-1				**2.74**	**6.77**		
Anticipated number of units		*30* upa				203 units	
Total Units				**3.78**	**9.34**	305 units	**3%**
Total Number of Lots / Units							
Total Anticipated Number of Lots / Units						**2357 lots / units**	
DENSITY							
Anticipated Density						**20.8 upha**	**8.43 upa**
MUNICIPAL RESERVE S-SPR				**11.38**	**28.11**		**10.1%**
Special Purpose - School, Park and Community Reserve District							
JUS (MSR)				**8.52**	**21.06**		
Community Centre (MR)				**1.20**	**2.96**		
Parks (MR)				**1.66**	**4.09**		
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI (PUL))				**2.84**	**7.02**		**2.5%**
Stormwater Pond (PUL)				**2.84**	**7.02**		
ROADWAYS AND LANES				**32.78**	**81.01**		**29.0%**
160 Ave NW Road Widening				1.79	4.43		
14 Street NW Road Widening				1.17	2.90		
Arterial 6 Lane 43.0m 144 Ave NW				2.04	5.04		
Collector 25.2m				0.90	2.22		
Mod. Collector 28.7m tapers to 22.4m				0.36	0.88		
Mod. Collector 22.9m				2.42	5.97		
Mod. Collector 22.4m				2.71	6.70		
Mod. Collector 31.20m tapers to 22.4m				0.70	1.74		
Residential Road 16.0m				17.61	43.51		
Lanes 7.0m				3.08	7.62		

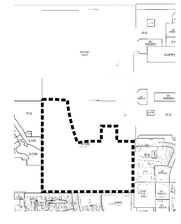
Proposed Land Use



LAND USE REDESIGNATION STATISTICS

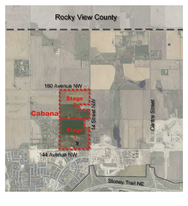
Land Use		Land Use	Hectares	Acres
S-FUD	to	R-G	25.43	62.85
S-FUD	to	R-Gm	7.28	17.99
S-FUD	to	S-SPR	0.96	2.36
S-FUD	to	S-UN	10.06	24.87
S-FUD	to	S-CRI	3.54	8.74
		Total	**47.27**	**116.81**

Existing Land Use



OUTLINE PLAN
refer to the minutes of the CALGARY PLANNING COMMISSION
dated 2023-06-08 item no. 7.2.3
APPROVED 2023-06-08
Chris Wolfe
AUTHORIZED OFFICER APPROVING AUTHORITY

Subject Site



Outline Plan Boundary
Land Use Redesignation Boundary
Future Potential Municipal Facility
Potential S-CRI Expansion Area
0.5m Contours
1.5m Conc. Monowalk
2.0m Conc. Monowalk
2.0m Separate Conc. Sidewalk
2.5m Local Pathway
3.0m Regional Pathway
3.0m Multi-Use Pathway
3.0m Green Corridor
Trail
Bus Pad Location

Deep Services - Proposed
Stormwater Servicing
Sanitary Servicing
Water Servicing/Hydrant

Note:
Residential roads are:
laneless (8.5m/16.0m), laned (9.0m/16.0m) unless otherwise noted.
All lanes are 7.0m wide unless otherwise noted.

Brookfield Residential

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REVISION	DATE	REVISION	REVISION DATE
--		Submission	20/07/2021
--		DTR Comments	22/03/2022
--		DTR3 Comments	08/02/2023
--		Outline Plan Approval	08/06/2023
--		Land Use Plan Approval	25/07/2023

TEAM
B&A Planning Group
600, 215 - 9th Ave SW
Calgary, Alberta, T2P 1K3
bapg.ca | t: 403 269 4733
LA West
Magna Engineering Services
LBC Engineering

FILE INFO

PRE-APP NUMBER:	--
LOC:	202-0212
PROJECT NUMBER:	1906-17
DRAWN BY:	eskrzypek
START DATE:	May 23, 2023
CURRENT DATE:	May 23, 2023

LEGAL DESCRIPTION
1600 144 Ave NW, 15353 &15655 14 Street NW

MUNICIPAL ADDRESS
Portions of: NE & SE Sec5 Twp26-Rge1-W5M

PROJECT NAME
CABANAH

SHEET TITLE
OUTLINE PLAN AND LAND USE REDESIGNATION