



Highland Village Green

OUTLINE PLAN AND LAND USE REDESIGNATION

Legal Description:
Plans: 8338HR Blocks 1-6,
609GU RW 24, 5872GT RW 24, 5925GT RW 24, 8153GV RW 24 &
Portion of NW 1/4 Sec34-TWP24-Rge1-W5M

Municipal Address:
4627 & 4785 (1/3) Centre Street NW, 4628 & 4785 (2/3) Centre Street NE,
340 & 352 40 Avenue NW, 271 43 Avenue NW, 420 44 Avenue NW,
4444R & 4824R 4 Street NW, 11 Laycock Drive NW
& 421 McKnight Bv. NW

Prepared for:
MAPLE PROJECTS INC.

Prepared by:
TETRA TECH ISL Engineering b&a
and Land Services PLANNING GROUP

Location Plan

OUTLINE PLAN STATISTICS

OWNERSHIP AREA	ha	ac	% of area
MAPLE PROJECTS INC.	18.74	46.36	(50.4%)
CITY OF CALGARY	18.10	44.52	(49.6%)
PROPOSED DEVELOPMENT AREA (SDA)	36.83	90.88	(100%)
Parcel 1	1.08	2.66	7.3%
Parcel 2	0.87	2.14	5.8%
Parcel 3	1.03	2.55	7.2%
Parcel 4	0.67	1.65	4.5%
Parcel 5	0.72	1.77	5.0%
Parcel 6	0.72	1.77	5.0%
Parcel 7	0.72	1.77	5.0%
Parcel 8	0.72	1.77	5.0%
Parcel 9	0.72	1.77	5.0%
Parcel 10	0.72	1.77	5.0%
Parcel 11	0.72	1.77	5.0%
Parcel 12	0.72	1.77	5.0%
Parcel 13	0.72	1.77	5.0%
Parcel 14	0.72	1.77	5.0%
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Parcel 95	0.72	1.77	5.0%
Parcel 96	0.72	1.77	5.0%
Parcel 97	0.72	1.77	5.0%
Parcel 98	0.72	1.77	5.0%
Parcel 99	0.72	1.77	5.0%
Parcel 100	0.72	1.77	5.0%

LAND USE STATISTICS

LAND USE	ha	ac	% of area
DC Site 1 Commercial Corridor 1 District	1.08	2.66	7.3%
DC Site 2 Multi-Residential - High Density Medium Rise District	0.87	2.14	5.8%
DC Site 3 Multi-Residential - High Density Low Rise District	1.03	2.55	7.2%
DC Site 4 Multi-Residential - Medium Profile District	0.67	1.65	4.5%
DC Site 5 Multi-Residential - High Density Medium Rise District	0.72	1.77	5.0%
DC Site 6 Multi-Residential - High Density Medium Rise District	0.72	1.77	5.0%
S-SPR (MR) Special Purpose District - School, Park and Community Reserve District	0.72	1.77	5.0%
S-CRI (PUL) Special Purpose - City and Regional Infrastructure District	0.72	1.77	5.0%
TOTAL	36.83	90.88	(100%)

SECTION 1: 44 AVENUE NW - MODIFIED COLLECTOR STREET (10.8m/21.0m)

COMPLETE STREETS - NO BIKE LANE,
PARKING SPACE USED FOR TURN LANE

SECTION 2: HIGHLAND GREEN - MODIFIED COLLECTOR STREET (8.7m/16.5m)

COMPLETE STREETS - NO BIKE LANE, NORTH PARKING,
REDUCED BOULEVARD AT PARK

SECTION 3: HIGHLAND GREEN - MODIFIED COLLECTOR STREET (7.0m/16.5m)

COMPLETE STREETS - NO BIKE LANE, NORTH PARKING,
REDUCED BOULEVARD AT PARK

SECTION 4: HIGHLAND DRIVE WITH PARKING - ACTIVITY CENTRE STREET (15.4m/26.0m)

SECTION 5: HIGHLAND DRIVE WITH CURB EXTENSION - ACTIVITY CENTRE STREET (9.6m/26.0m)

SECTION 6: HIGHLAND DRIVE WITH PROMENADE - ACTIVITY CENTRE STREET (15.4m/26.0m)

SECTION 7: CENTRE STREET SW

CUSTOM CROSS SECTION PROVIDED PER DTR #1
NOTE: LRT DETAILS REMAIN UNDER DEVELOPMENT BY GREEN-LINE TEAM. 37.5m ROW SUPPORTS ALL LRT OPTIONS.

SECTION 8: 1 STREET NW - RESIDENTIAL STREET (8.5m/16.0m)

COMPLETE STREET - "M" MONO-WALK,
NO REAR LANE

Legend

- Deep Services Existing
 - Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant
- Deep Services Proposed
 - Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant
- Other:
 - Outline Plan Boundary (20.83ha/51.47ac)
 - Contour Interval 0.5m
 - City of Calgary - Owner
 - Sidewalk Separate
 - Existing Bus Stop
 - 3.0m Regional Pathway
 - 2.5m Local Pathway
 - Access Points - Subject to Change at Development Permit Stage
 - Road Widening
 - Transit - Oriented Development (TOD) - 600m

Highland Village Green

City File: LOC2014-0190

Revision:	Date:
Pre-app	15 April 2014
OP Submission	25 August 2014
OP Submission	25 August 2014
DTR #1 Response	13 July 2015
DTR #2 Response	01 March 2016
CPC	21 April 2016
PDA	5 May 2016