Approved Outline Plan

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

Calgary

O2

City of Calgary
RE&DS 33rd ave and Sarcee Road parcel
Outline Plan Statistics & Land Use
City of Calgary

Date: March 05, 2021 - Revised April 22, 2021,May 14, 2021,May 21, 2021, May 27, 2021, June 7, 2021
Project: PE2020-02273

North Parcel:
3435 Crowchild Trail
Portion of SE 7-24-1W5; South half of legal subdivisions 1 and 2 in the SE quarter

South Parcel:
2539 33 Avenue SW
Portion of NE 5-24-1W5

Outline Plan Statistics

Total Area	Area (ha)	Area (ac)	% of GDA	% of Total Area	Units	Jobs	People
	2.21	5.48		100.00%			
Gross Developable Area (GDA)	2.21	5.48	100.00%	100.00%			
Mixed Use (MU-1)	1.95	4.82	88.49%	88.49%			
Mixed Use - General District (MU-1 h22 f2.0)	1.58	3.92	71.94%				
Mixed Use - General District (MU-1 h14)	0.37	0.90	16.55%				
Roadways	0.26	0.66	11.91%	11.91%			
33 Avenue Widening (for MUP)	0.01	0.02	0.30%				
Sarcee Road / 29 Street SW Road Widening	0.04	0.11	1.95%				
34 Avenue SW	0.21	0.53	9.66%				
Municipal Reserve	-	-	N/A	N/A			
A deferred reserve caveat will be registered on the parent parcels							
Density & Intensity					283	11	524
Mixed Use - General (MU-1 h22 f2.0)							
Anticipated # of units (148 UPH)					230		
Anticipated # of people (1.85 ppl/unit (1.7/multi-fam. & 2.4/i.home))							426
Anticipated # of home based jobs (3.8jobs / 100 Units)					9		
Anticipated number of retail jobs (1job / 50m2 of floor area)					0		
Proposed concept does not include non-res. GFA							
Mixed Use - General (MU-1 h14)							
Anticipated # of units (148 UPH)					53		
Anticipated # of people (1.85 ppl/unit (1.7/multi-fam. & 2.4/i.home))							98
Anticipated # of home based jobs (3.8jobs / 100 Units)					2		
Anticipated number of retail jobs (1job / 50m2 of floor area)					0		
Proposed concept does not include non-res. GFA							

Legend

- Outline Plan Boundary
- Propose Property Line
- Existing Proprty Line
- Topographic Contours (0.25m)
- Proposed / Existing Curb, Walk, or Pathway
- Curb, Walk, or Pathway to be Removed
- Potential Access Points
- Existing Storm Pipe
- Existing Sanitary Pipe
- Existing Water Pipe

Land Use Statistics

Land Use Statistics	Area (ha)	Area (ac)	Units	Jobs	People
S-R to MU-1 - h22 f2.0	1.78	4.41	230	9	426
S-R to MU-1 - h14	0.43	1.07	53	2	98

Notes

1. ALL SALVAGEABLE BASEBALL DIAMOND ASSETS TO BE REMOVED BY PARKS PRIOR TO DEVELOPMENT.

2. SITE ACCESS FROM 29 STREET SW TO BE ALL TURNS, PROVIDING MODIFICATIONS CAN BE MADE TO HAMPTON CRESCENT SW TO THE SATISFACTION OF TRANSPORTATION. OTHERWISE THIS ACCESS WILL BE A RIGHT-IN-RIGHT-OUT.

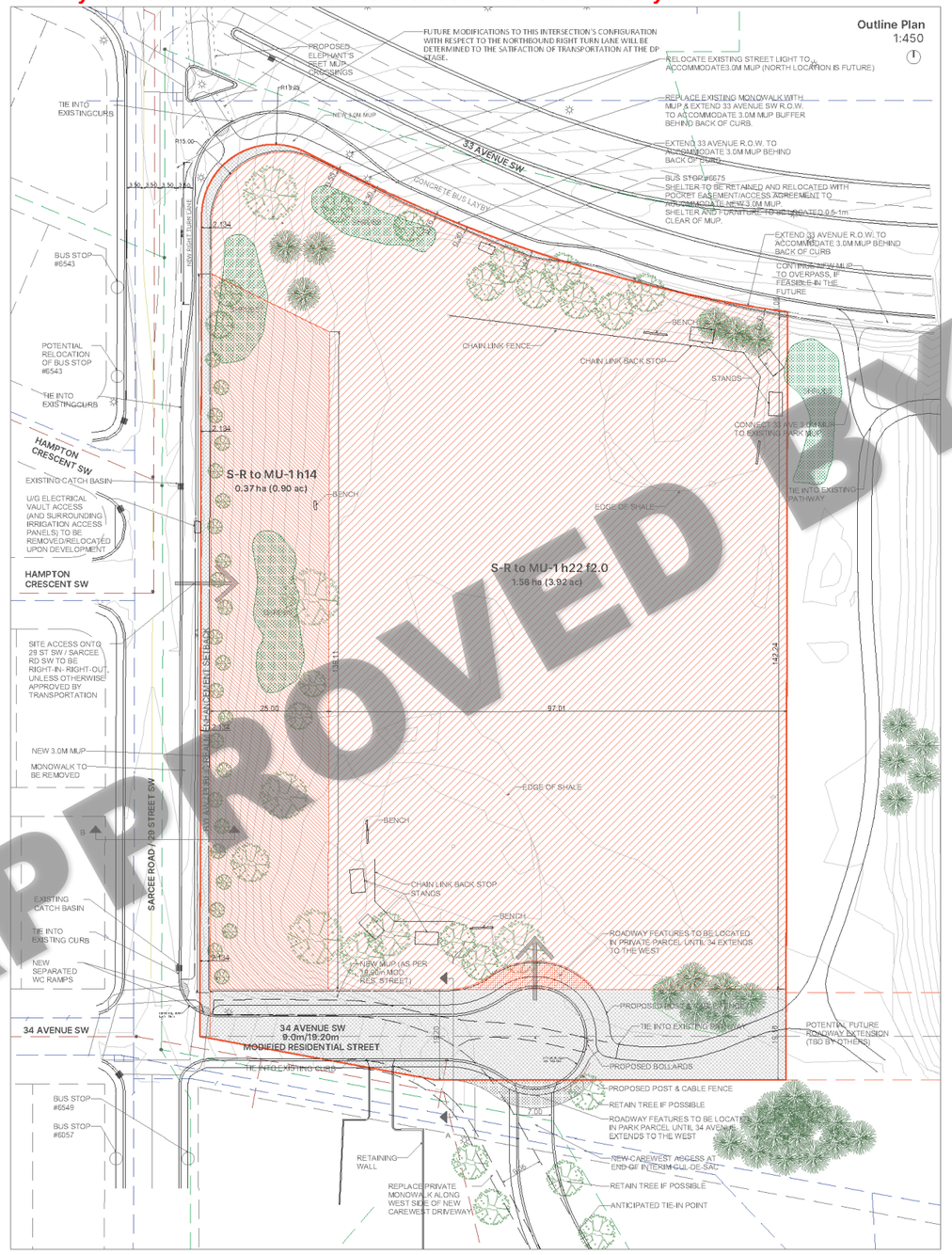
3. DETAILED UTILITY DECISIONS INCLUDING ROUTING ALONG THE PROPOSED 19.20 RESIDENTIAL STREET WILL OCCUR AT A LATER TIME. LINE ASSIGNMENTS ARE PROVIDED AT A CONCEPTUAL LEVEL ONLY.

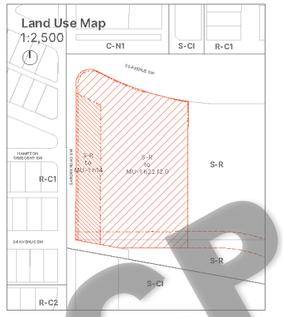
4. THE PROPOSED PUBLIC REALM MODIFICATIONS TO SARCEE ROAD AN 33 AVENUE SW ASSOCIATED WITH ROAD WIDENING AND THE PROPOSED 19.50 RESIDENTIAL STREET WILL OCCUR CONCURRENT WITH EVENTUAL ADJACENT DEVELOPMENT AND REGRADING TO THE PARCEL.

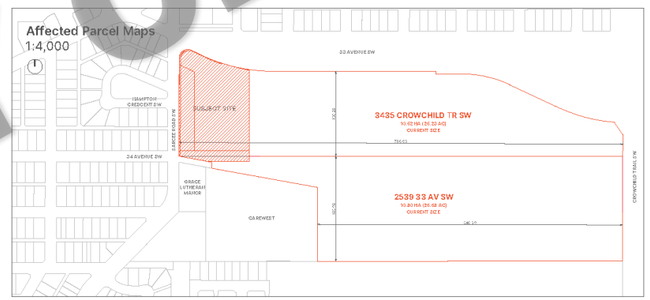
5. IT IS ANTICIPATED THAT MANY OF THE SITE'S EXISTING TREES WILL EVENTUALLY BE REMOVED TO ALLOW FOR COMPREHENSIVE SITE DEVELOPMENT. IT IS ANTICIPATED THAT THE SITE'S EXISTING PUBLIC TREES WILL BECOME PRIVATELY OWNED PRIOR TO THIS, UPON THE SALE OF THE MU-1 PARCEL DURING THE SALE PROCESS. WHEN THE TREES ARE TRANSFERRED FROM PUBLIC PROPERTY TO PRIVATE PROPERTY, AN INDEPENDENT TREE INVENTORY AND HEALTH ASSESSMENT SHOULD BE PREPARED TO DETERMINE THE STATUS AND VALUE OF THE SITE'S TREES.

6. THE EXISTING BUS STOP ON 33 AVENUE SW SHALL REMAIN IN-PLACE, OR, UPON REDEVELOPMENT, BE REPLACED AS PART OF A FUTURE DEVELOPMENT CONCEPT. A PUBLIC ACCESS AGREEMENT WILL BE REQUIRED TO ENSURE THE ACCESS TO THE BUS STOP.

PRODUCED BY: N. DYKSTRA 2021 05.27

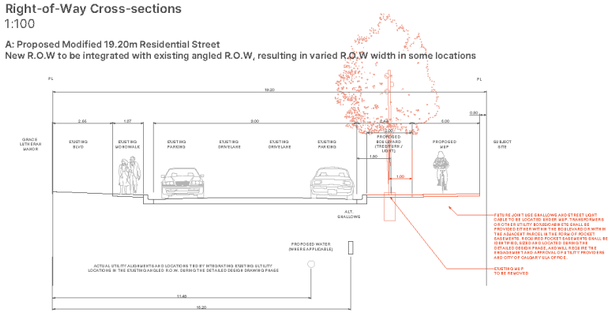




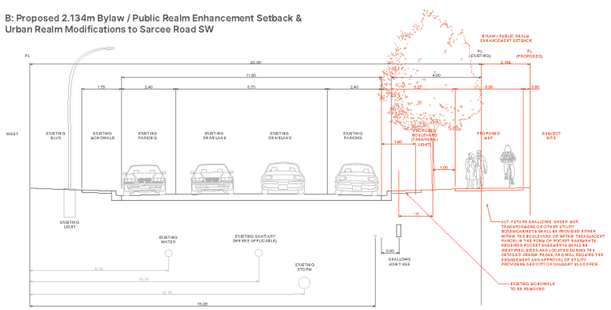


Right-of-Way Cross-sections
1:100

A: Proposed Modified 19.20m Residential Street
New R.O.W to be integrated with existing angled R.O.W, resulting in varied R.O.W width in some locations



B: Proposed 2.134m Bylaw / Public Realm Enhancement Setback & Urban Realm Modifications to Sarcee Road SW



APPROVED BY CPC