



Overall Site Area			
Overall Stats		Area (acres)	Area (hectares)
Total Land Area (Gross Area of the Plan)		184.22	74.55
Less S-LIN (ER)		3.26	1.32
Gross Developable Area (GDA)		180.96	73.23

Parks / Open Space			
		Area (acres)	% of GDA
S-SPR (MR)		19.27	10.6%
DC-Central Park		3.12	1.7%
S-CRI (PUL)		13.38	7.4%

Roads			
		Area (acres)	% of GDA
Lanes		2.30	1.3%
Residential Streets		16.34	9.0%
Activity Street		5.04	2.8%
Collectors		17.72	9.8%
Primary Collectors		11.19	6.2%
Arterial		2.38	1.3%
Total		54.34	30.4%

Outline Plan Statistics									
List	Colour Code	Land Use	Zoning Designation (assumed)	Area (acres)	Area (hectares)	% of Total GDA	Anticipated Density (units/ha)	Maximum Density (units/ha)	Anticipated Units
Residential Space									
1	Low Density Residential	M-G & DC (M-G)	M-G & DC (M-G)	32.93	13.33	18.2%	67	80	893
2	Medium Density Residential	M-2 & DC (M-2)	M-2 & DC (M-2)	24.99	10.11	13.8%	197	251	1,997
3	High Density Residential	DC (M-H1)	DC (M-H1)	4.31	1.74	2.4%	494	499	861
4	Residential Towers	DC (M-H2)	DC (M-H2)	3.01	1.22	1.7%	759	931	972
Non Residential Space									
5	Retail/Residential Mixed Use	DC (C-COR1)	DC (C-COR1)	14.32	5.79	7.9%	2.6	3.0	1,345
6	Commercial/Office Mixed Use	DC (C-C)	DC (C-C)	10.70	4.33	5.9%	3.2	3.8	n/a
TOTAL				99.26	39.53	50%	n/a	n/a	6,088

Density Summary			Anticipated	Maximum
Total Units			6,088	7,184
Total Gross Floor Area (GFA) (sq.m.)			806,979	965,218
Gross Land Area (GLA) (sq.m.)			745,562	745,562
Gross Developable Area (GDA) (sq.m.)			732,325	732,325
FAR on GLA			1.09	1.29
FAR on GDA			1.10	1.32
Residential Density (units/ha) based on GLA			81	96
Residential Density (units/ha) based on GDA			83	98
Total People + Jobs / Hectare based on GLA			225	269
Total People + Jobs / Hectare based on GDA			229	273

Population Statistics					
	Occupancy Rate (Person per Unit)	Anticipated		Maximum	
		Number of Units	People	Number of Units	People
Townhouses	2.4	893	2,143	1,067	2,560
Apartments Mid-density	2.0	1,997	3,995	2,534	5,069
Apartments High-density	1.6	3,178	5,094	3,565	5,731
		6,068	11,222	7,126	13,360
	Employee Multiplier Rate (per employee)	Anticipated		Maximum	
		Number of Units	People	Gross Floor Area	Jobs
Office	30	149,707	4,990	179,570	5,986
Retail	40	20,368	509	23,864	897
Hotel	135	11,058	82	11,058	82
		181,133	5,881	214,492	6,865
			16,804		20,025
* Grand employee multiplier rate is lower than that identified in the MDP as it is anticipated that the West Campus community will create a					

* Retail employee multiplier rate is lower than that identified in the MOP as it is anticipated that the West Campus community will draw a greater number of employment than the average neighbourhood in Calgary.

West Campus DEVELOPMENT TRUST

CLIENT

TEAM

DIALOG: D.A. WATT, BBI GROUP, EXP.

ISSUED FOR

- 1 PRE-APPLICATION SUBMISSION 2013.05.21
- 2 DRAFT APPLICATION SUBMISSION 2013.07.25
- 3 APPLICATION SUBMISSION 2013.07.30
- 4 PLAN RE-SUBMISSION 2013.12.12
- 5 PLAN RE-SUBMISSION 2014.05.02
- 6 FINAL SUBMISSION 2014.07.08

SCALE

0 10 25 50 100

1:2000

LEGEND

- OUTLINE PLAN BOUNDARY
- EXISTING LEGAL PROPERTY LINE
- EXISTING UTILITY RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIP OF GUTTER
- ORIGINAL GROUND CONTOURS (2.5m INTERVALS)
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN / HYDRANT
- EXISTING WATER MAIN
- EXISTING FLIGHT PATH FOR HOSPITAL HELICOPTERS
- EXISTING FENCES
- EXISTING REGIONAL PATHWAY
- PROPOSED EXTENSION TO REGIONAL PATHWAY (3.0 to 3.35m WIDE ASPHALT OR CONCRETE MULTIPLE-USE PATH)
- EXISTING LOCAL PATHWAY
- PROPOSED LOCAL PATHWAY
- PROPOSED NEW OR ALTERED MULTIPLE-USE PATHWAY IN ROW (3.0 to 3.35m WIDE ASPHALT OR CONCRETE)
- EXISTING MULTIPLE-USE PATHWAY IN ROW
- PROPOSED ON-STREET DEDICATED BIKE LANE
- PROPOSED ON-STREET SHARED VEHICLE BIKE LANE - SIGNED AND WITH SHARROWS
- PROPOSED SEPARATED BIKE LANE OFF-STREET
- EXISTING SIDEWALK
- PROPOSED SEPARATED SIDEWALK

LEGEND

- M-G & DC (M-G) RESIDENTIAL - LOWER DENSITY (2-3 u)
- M-2 & DC (M-2) RESIDENTIAL - MEDIUM DENSITY (4 u)
- M-H1 RESIDENTIAL - HIGH DENSITY (up to 6 u)
- DC (M-H2) RESIDENTIAL - HIGH DENSITY (up to 16 u)
- DC (C-COR1) MIXED RETAIL/RESIDENTIAL (up to 16 u)
- DC (C-C) MIXED COMMERCIAL/OFFICE (4-8 u)
- S-SPR (MR) & DC-Central Park PARKLAND
- S-LIN (ER) ENVIRONMENTAL RESERVE
- S-CRI (PUL) STORMWATER FACILITY / PUBLIC UTILITY LAND

KEY MAPS

SITE CONTEXT

SURROUNDING USES

SECTIONS KEY PLAN AND LEGEND

LEGEND

- WEST CAMPUS GATE
- WEST CAMPUS WAY (EAST OF WEST CAMPUS DRIVE)
- WEST CAMPUS WAY (WEST OF WEST CAMPUS DRIVE)
- WEST CAMPUS DRIVE (EAST OF THE HOSPITAL)
- WEST CAMPUS DRIVE (WEST OF THE HOSPITAL)
- 24TH AVENUE - SOUTH OF WEST CAMPUS DRIVE
- WEST CAMPUS BOULEVARD - NORTH OF WEST CAMPUS DRIVE
- WEST CAMPUS BOULEVARD - SOUTH OF WEST CAMPUS DRIVE
- WEST CAMPUS DRIVE - SOUTH OF 24TH AVENUE
- COLLEGIATE ROAD NW
- TYPICAL RESIDENTIAL STREET SECTION (15.24m NORTH END, 18.4m SOUTH END)
- 24TH AVENUE
- SHAGANAPPI TRAIL

LEGAL DESCRIPTION

LOTS 1 AND 2, PLAN 951 0659, PORTION OF BLOCK B, PLAN 1935 JK, NW 1/4 SEC. 30, TWP. 24, RGE. 1, W. 26, M. E. 12 SEC. 30, TWP. 24, RGE. 1, W. 26, M.

MUNICIPAL ADDRESS

WEST CAMPUS, UNIVERSITY OF CALGARY, 2500 UNIVERSITY DRIVE NW, CALGARY, AB T2N 1N4

WEST CAMPUS DETAILED MASTER PLAN

CALGARY, AB

OUTLINE PLAN

DRAWN/DIALOG
PLOT DATE: 2014-07-17

P1.01

DRAWING # pg 1 of 2