

THE CANALS OF AIRDRIE

OUTLINE PLAN

**as approved by
MUNICIPAL PLANNING COMMISSION
July 12, 2001**

FOR

**Ptn N.E. ¼, SECTION 2, TWP. 27, RGE. 1, W5M
&
S.E. ¼, SECTION 2, TWP. 27, RGE. 1, W5M**



GENESIS
LAND DEVELOPMENT CORP.

Prepared for:
Genesis Land Development Corp.

NEWVIEW
LAND CONSULTING INC.

2nd FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL (403) 265-9645 FAX (403) 266-0746
TOLL FREE 1-800-541-7211

Prepared by
New View Land Consulting Inc.
September 2001

DISCLAIMER

Following is the Canals of Airdrie Outline Plan document as approved by Municipal Planning Commission, July 12, 2001. For detailed information on approved land-use please refer to the City of Airdrie by-law #20/2001.

TABLE OF CONTENTS

	<u>Page Nos.</u>
1. INTRODUCTION	2
FIGURE 1 Location Plan	3
2. PURPOSE	4
FIGURE 2 Land Use Plan	5
3. THE DESIGN	6
3.1 Ownership	6
3.2 The Canals	6
3.3 Commercial	6
3.4 Multi-Family Residential	7
3.5 Single Family Residential	7
3.6 Statistics/Densities	8
4. OPEN SPACE	9
4.1 Joint Use Site	10
4.2 Reserve Statistics	10
FIGURE 3 Outline Plan	11
5. MUNICIPAL SERVICES	12
5.1 Sanitary Sewer	12
5.2 Water Distribution	12
5.3 Storm Water Management	12
FIGURE 4 Servicing Plan	14
FIGURE 5 Canal Cross-section Lot One Side	15
FIGURE 6 Canal Cross-section Lots Both Sides	16
FIGURE 7 10m Canal Cross-section Lots Both Sides	17
5.4 Roadways	18
5.5 Shallow Utilities	18
FIGURE 8 15m Residential ROW	19
FIGURE 9 20m Connector ROW	20
FIGURE 10 21m High Street ROW	21
6. CONCLUSION	22

1. INTRODUCTION

The proposed Land Use Designation and Outline Plan are for a portion of the N.E. ¼ SECTION and all of the S.E. ¼, SECTION 2, TWP. 27, RGE. 1, W5M. The area of which is 85.89 ha (212.23 acres). The subject property falls within the boundaries of the West Airdrie Area Structure Plan. The Structure plan incorporates a total of 388 ha (960 acres). This Outline Plan submission follows the submission and approval of an amendment to the Area Structure Plan that accommodates the proposed Outline Plan and Land Use.

This Outline Plan refines the canal locations and configurations and establishes the layout for residential, commercial and multi family sites. The plan has been developed with the goal of offering prospective homebuyers a unique and attractive community setting.

This Outline Plan application represents a continuation of the Canal development concept, which is unique to and within the Airdrie market. The plan incorporates mixed residential development and a local commercial site built around an extensive environmentally sensitive linear lake open space system.

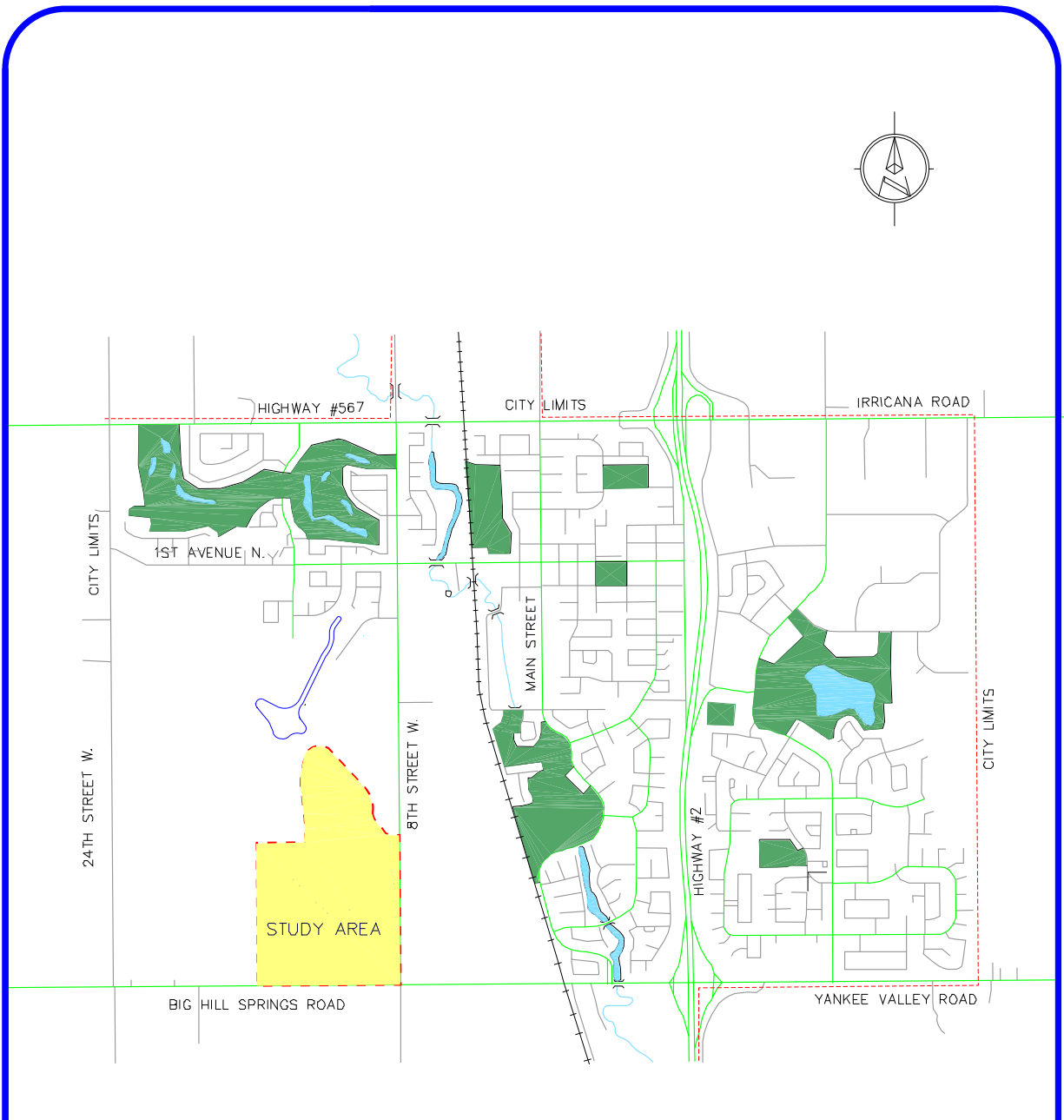


FIGURE 1

NEWVIEW
LAND CONSULTING INC.
2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL(403)265-9645 FAX(403)266-0746
TOLL-FREE 1-800-541-7211

CANALS SOUTH OUTLINE PLAN LOCATION PLAN

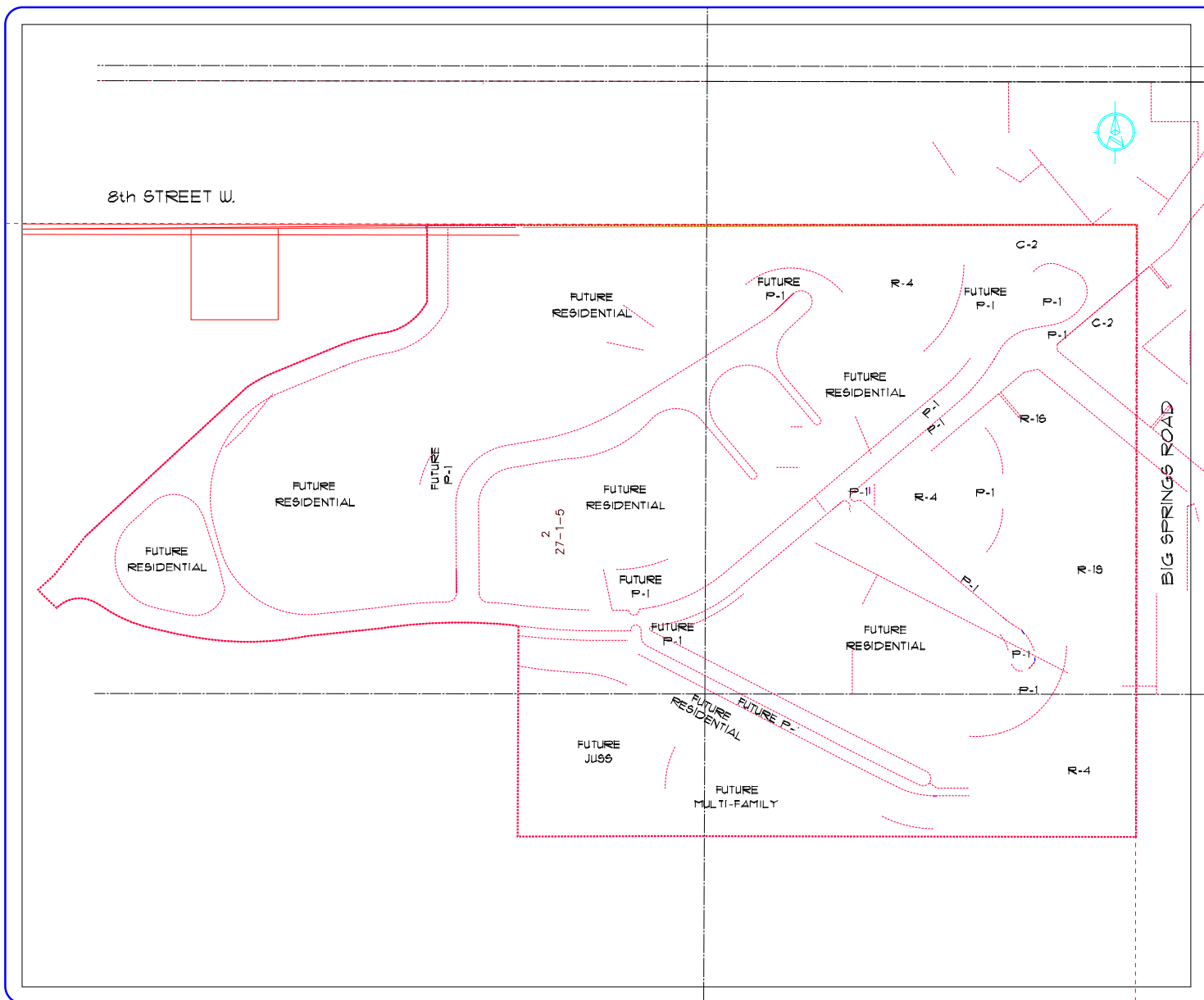
DATE:	APRIL 2001	ACAD FILE No:	1205-00-1-101a.dwg
SCALE:	N.T.S.	DRAWN:	JWRH



2. PURPOSE

This brief constitutes an application to Airdrie City Council and the Municipal Planning Commission for Land Use Designation and Outline Plan approval for the 212.23 acre, 85.89 hectare site described herein. The Land Use redesignation involves a conversion of land from Urban Reserve (UR), to R-1S, R-4, P-1 and C-2, as identified on the attached Land Use Plan. (Figure 2). This plan is consistent with the uses proposed for this area in the Airdrie Municipal Development Plan and in the amended West Airdrie Area Structure Plan.

Genesis wishes to complement their successful phases 1 and 2 Canals development to the north with a separate community offering a distinct product in the southern portion of their land holdings



LEGEND

- OUTLINE PLAN BOUNDARY
- ZONING BOUNDARIES



GENESIS
LAND DEVELOPMENT CORP.

Canals South Land-Use Plan

NEWVIEW
LAND CONSULTING INC.

2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL(403)265-8079 FAX(403)266-0746
TOLL-FREE 1-800-541-7211

DESIGN:	LH
DRAWN:	LH
CHECKED:	LH
DATE:	APRIL 2001
SCALE:	N.T.S.
ACAD FILE No:	1205-00-1-104c.dwg

DRAWING No:

FIGURE 2

3. THE DESIGN

Genesis Land Development Corp. is refining and building upon the existing canals concept, which has been implemented in this area. The concept and design represents an innovative development unique to western Canada. The design of this Outline Plan area creates a well-defined community area that provides a distinctive yet complementary product to the current Canals development to the North. This section describes the features of the plan area.

3.1 Ownership

Genesis Land Development Corp controls all of the land contained in this Outline Plan application. The plan area covers 85.89 ha (212.23 acres) of the 259 ha (640 acres) of land being developed by Genesis within the West Airdrie Area Structure Plan boundaries.

3.2 The Canals

This plan provides for the continuation and enhancement of the canal system partially completed with Phase 2 of The Canals subdivision development. This new community will necessitate the completion of the southernmost arm of the Canal system, which is partially complete at this time. The plan provides for a system of linear lakes that extend from a central arm. This design provides many homeowners with convenient access to the canal system. The central arm will terminate in the southeast corner of the plan area and will be the focal point of a local commercial development. The canal system is designed so that certain areas incorporate linear parks and pathways while other areas provide for lots that back directly onto the canal system. In two locations narrower canals extend from the main canal arm and provide additional water front lots.

3.3 Commercial

The commercial site in the southeast corner at 8th Street and Big Hill Springs Road will incorporate unique design elements. The 2.31 ha (5.70 acres) commercial site will feature retail stores, which will be oriented around the southern end of the canal, thus creating a “boardwalk” type setting. The boardwalk will tie into the linear park adjacent to the canal system and provide residents with a convenient pedestrian connection to this neighborhood commercial center. The commercial center will contain small shops, services and amenities, which cater to the needs of residents in the surrounding area. The commercial site has also been identified as a possible location for a future emergency services facility.

3.4 Multi-Family

Four multi-family sites are located in the plan area. These areas represent a total of 9.12ha (22.53 ac) of multi family development. These sites offer the opportunity to provide a variety of multi-family developments ranging from condominium development to housing for senior citizens. The following information provides a brief description of the four multi-family sites.

- One site is located immediately to the north of the commercial site, and comprises 1.97 ha (4.86 ac.) This area provides convenient access to the commercial site canal system and the primary transportation system.
- A second 1.53 ha (3.78 ac) site is located north and west of the commercial site. This triangular shaped site is bounded on two sides by the canal system. The site is intended to contain an area of fee simple row house development. This area offers a unique opportunity to create a multi family development with outstanding access and exposure to the canal system and its associated amenities. This site is within easy walking distance to the commercial site. All residents within this area will back directly onto the canal or centrally located park area.
- A third multi-family site is located in the southwest corner of the plan area. This site is 3.0 ha (7.40 ac) in size and is located in an area which provides excellent access and egress from the primary transportation network. The site is directly adjacent to a park area located at the end of a canal arm providing residents with access to active and passive recreation activities.
- A fourth 2.64 ha (6.54 ac) site is located immediately to the south of the school/joint use site. This area will provide convenient access to the school site and its associated facilities. The site is located on the primary north-south collector road providing excellent access and egress from the development.

The multi-family sites have been selected for convenient access to major transportation arteries and for their proximity to amenities such as park areas, school sites and commercial areas. These multi-family sites allow for the development of a mixture of housing types within this outline plan area.

3.5 Single Family Residential

The single-family residential development in this Outline Plan area is being proposed as (R-1S). It is anticipated that many of the lots within the plan area would meet or exceed the size and area requirements for (R-1) single-family homes. Rather than proceed with spot zoning to identify areas where (R-1) lot sizes exist, the decision has been made to zone the area as (R-1S) and utilize the

increased flexibility this zoning provides in the layout of lots. While the (R1-S) zoning allows for an average lot width of 11.6 metres (38 feet) it is anticipated that single-family lots within the Outline Plan area will average 12.2 metres (41 feet).

The single-family residential development within this Outline Plan incorporates a laneless subdivision design. The design of the area provides for a considerable number of lots that back directly onto the canal system. These lots will provide a housing product and amenity unique within the Airdrie market.

3.6 **Statistics/Densities**

Statistics for the Outline Plan area are based on a gross area of 85.89 ha (212.23 acres). Areas are approximate and are subject to refinement through the detailed engineering and design and with the preparation of the Tentative Plan of Subdivision.

<u>Land Utilization</u>	<u>Area</u>	<u>%</u>
Residential		
Single family	41.15 ha(101.68 ac.)	47.9%
Multi-family	9.12 ha (22.53 ac.)	10.6%
Commercial		
C-2	2.31 ha (5.70 ac.)	2.7%
Roads		
15m Residential	4.93 ha (12.18 ac.)	5.8%
20m Collector (Connector)	4.40 ha (10.87 ac)	5.1%
21m Collector (High Street)	1.49 ha (3.68 ac)	1.7%
23.5m Collector	0.72 ha (1.79 ac.)	0.8%
27m Primary Collector	0.72 ha (1.77 ac.)	0.8%
8 th Street Road Widening	0.82 ha (2.02 ac.)	1.0%
Big Hill Springs Road Widening	0.61 ha (1.50 ac.)	0.7%
Reserves P-1		
Joint Use Site	3.55 ha (8.76 ac.)	4.1%
Municipal Reserve	4.60 ha (11.37 ac.)	5.4%
Canal Surface Area	11.46 ha (28.32 ac.)	13.3%
	(PUL 7.76 ha, ER 3.70ha)	
<u>Walkways</u>	<u>0.02 ha (0.05 ac.)</u>	<u><0.1%</u>
Total Area (gross)	85.89 ha (212.23 ac.)	
100.0%		

Gross Developable Area

Gross developable area is the gross area of 85.89 ha (212.23 ac.) less road widening of 1.43 ha (3.53 ac) and ER area of 3.70 ha (9.15 ac). Giving a gross developable area of 80.76 ha (199.58 ac)

Proposed Land Use Areas

Area

R-1S	51.40 ha (127.01 ac)
R-4	11.24 ha (27.77 ac)
C-2	2.84 ha (7.02 ac)
P-1 (ER, PUL, MR & MRS)	20.41 ha (50.43 ac)

Allowable Densities

Lots

Units

Single Family Residential (10,000m frontage/11.6m lot width)	862	862
Multi Family 9.12 ha @ 69upha	4	<u>629</u>
Total Number of Units		1491

Maximum allowable density would be 18.46 units per gross developable hectare or 7.47 units per gross developable acre.

Anticipated Densities

Lots

Units

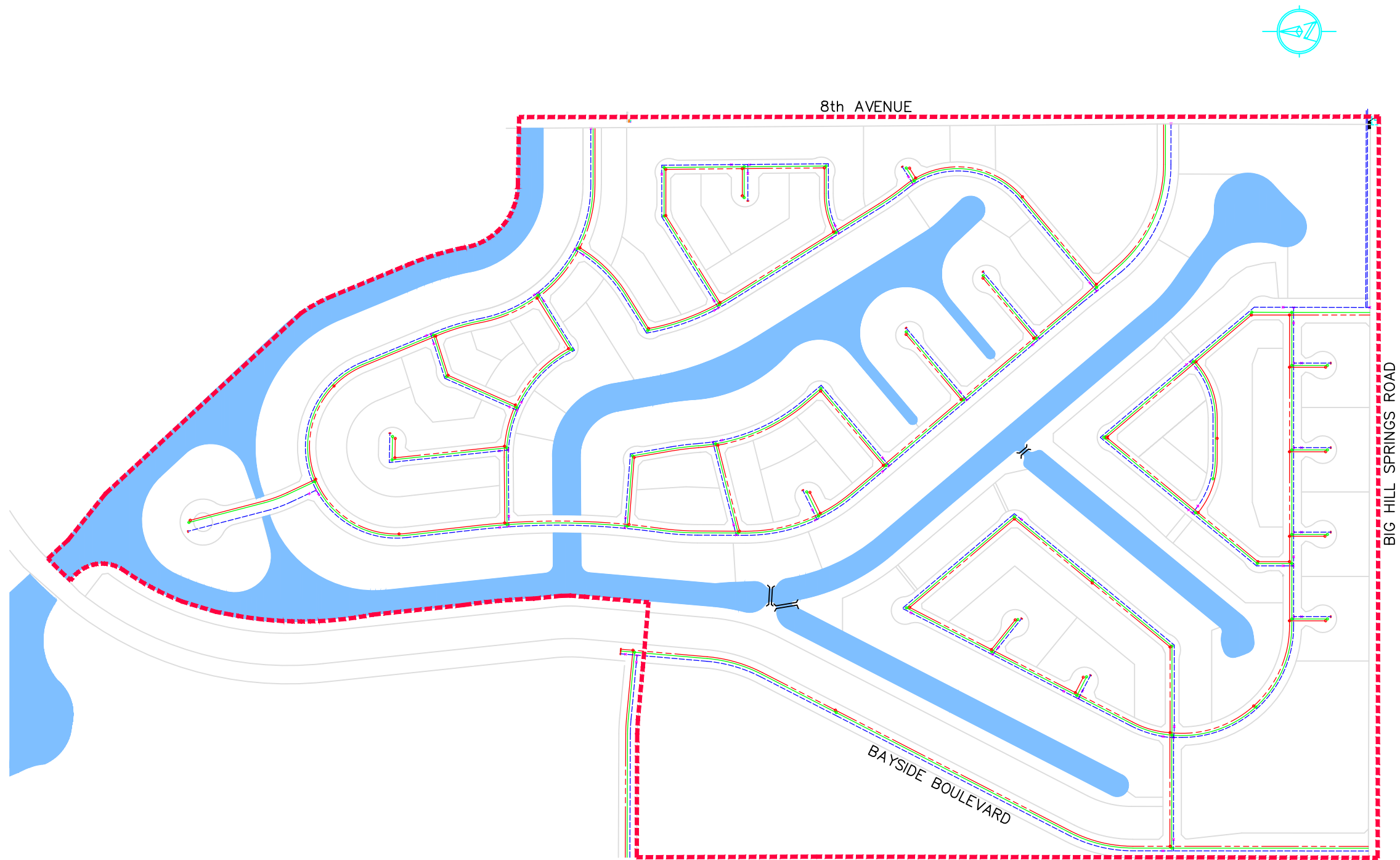
Single Family Residential (10,000m frontage/12.5m lot width)	800	800
Multi Family 9.12 ha @ 49upha	4	<u>446</u>
Total Number of Units		1246

Anticipated density is 15.4 units per gross developable hectare or 6.2 units per gross developable acre.

4. OPEN SPACE

The canals serve as both a recreational amenity and a storm water management system. These areas will be the focal point of the open space system. Much of the linear open space in the plan is adjacent to the canal system. There are several noteworthy open space and municipal park features:

- The entire canal system will maintain a normal water area that will permit year-round recreation uses such as canoeing in the summer and ice-skating in the winter. All canal crossings will have sufficient clearance for boaters and skaters.



LEGEND

- OUTLINE PLAN BOUNDARY
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER



GENESIS
LAND DEVELOPMENT CORP.

THE CANALS OF AIRDRIE
OUTLINE PLAN
SERVICING PLAN

NEWVIEW
LAND CONSULTING INC.
2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL: (403) 265-8079 FAX: (403) 266-0746
TOLL-FREE 1-800-541-7211

DESIGN:	
DRAWN:	JWRH
CHECKED:	JWRH
DATE:	APRIL 2001
SCALE:	N.T.S.
ACAD FILE No:	1205-00-1-103b.dwg
DRAWING No:	FIGURE 4

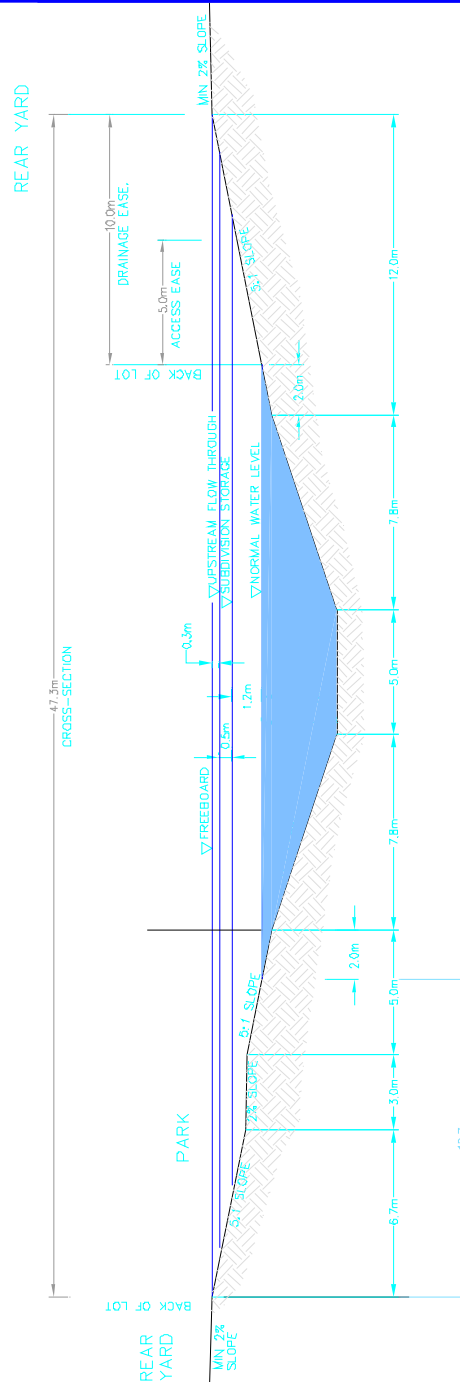


FIGURE 5

NEWVIEW
LAND CONSULTING INC.
2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL(403)265-9645 FAX(403)266-0746
TOLL-FREE 1-800-541-7211

CANALS SOUTH OUTLINE PLAN CANAL CROSS-SECTION LOT ONE SIDE

DATE:	FEB. 16, 2001	ACAD FILE No:	1201-00-1-105fig5.dwg
SCALE:	N.T.S.	DRAWN:	LH



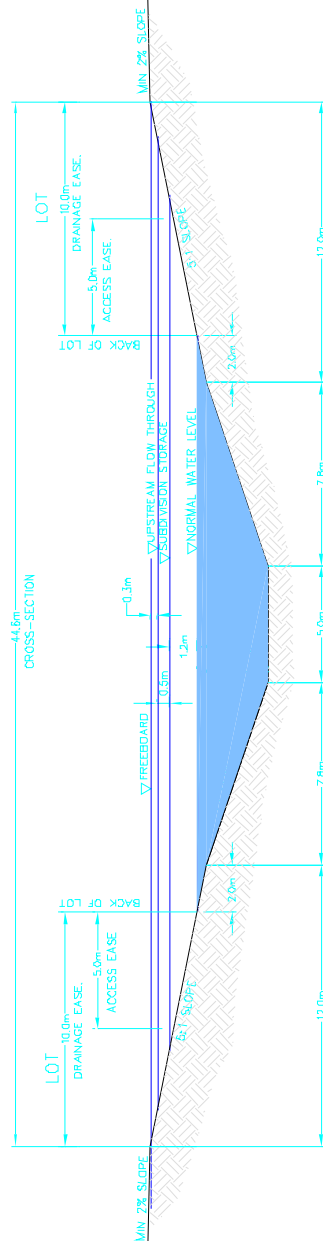


FIGURE 6

NewView
LAND CONSULTING INC.
2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL(403)265-9645 FAX(403)266-0746
TOLL-FREE 1-800-541-7211

CANALS SOUTH OUTLINE PLAN CANAL CROSS-SECTION LOTS BOTH SIDES

DATE:	APRIL, 2001	ACAD FILE No:	1201-00-1-105fig6.dwg
SCALE:	N.T.S.	DRAWN:	LH

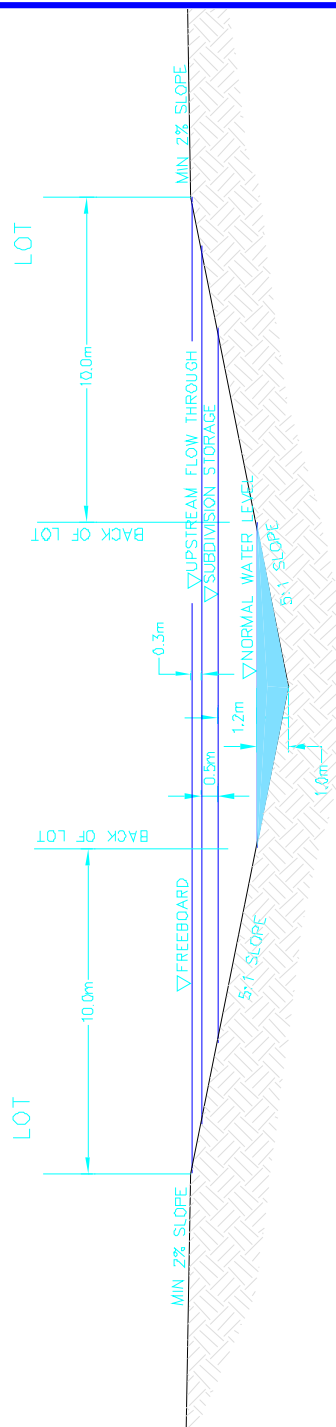


FIGURE 7

NewView
LAND CONSULTING INC.
2ND FLOOR, 2882-11th STREET N.E.
CALGARY, ALBERTA, CANADA T2E 7S7
TEL(403)265-9645 FAX(403)266-0746
TOLL-FREE 1-800-541-7211

CANALS SOUTH
OUTLINE PLAN
10m CANAL CROSS-SECTION
LOTS BOTH SIDES

DATE:	APRIL, 2001	ACAD FILE No:	1201-00-1-105fig7.dwg
SCALE:	N.T.S.	DRAWN:	LH

GENESIS
LAND DEVELOPMENT CORP.

- In many locations the canal system incorporates linear parks, which accommodate both passive and active recreation uses. These areas incorporate a pedestrian/bicycle pathway system, with landscaping and passive seating areas. These areas provide an interconnected open space system through out the plan area.
- In areas where lots back directly onto the canal, public parks have been strategically located to provide residents convenient access to the canal area.
- A network of pathways has been identified on the plan, which integrates with the regional network and facilitates non-motorized recreation and transportation.

4.1 **Joint Use Sites**

3.55 ha (8.76 ac) of a 4.75 ha (11.74 ac) joint use site is located in the North West corner of S.E. ¼, SECTION 2, TWP. 27, RGE. 1, W5M. This joint use site will provide residents with excellent access to educational facilities. There are currently three schools in close proximity to the plan area: St. Martin de Porres Catholic High School, Our Lady Queen of Peace Catholic Elementary/Junior High School and Ralph McCall Elementary School

4.2 **Reserve Statistics**

Statistics for the reserve dedication for this Outline Plan:

Reserves Required	<u>ha</u>	<u>ac</u>	<u>%</u>
• Gross developable area	80.76	199.58	100%
• Municipal reserve required	8.08	19.96	10%
Reserves Provided	<u>ha</u>	<u>ac</u>	<u>%</u>
• School site	3.55	8.77	4.40%
• Parks and walkways	<u>4.62</u>	<u>11.42</u>	<u>5.72%</u>
• Total	8.17	20.19	10.12%

5. MUNICIPAL SERVICES

The following is a brief overview of the approach that has been used in the servicing of the Outline Plan area. It is understood that detailed design, approvals and construction will follow, and will reflect revisions required and concerns addressed based on the circulation of this report, supporting information and subsequent detailed engineering designs.

5.1 Sanitary Sewer

The sanitary sewer collection system will consist of main pipes sized from 200mm up to 675mm. These mains will be located within the road rights-of-way as per City of Airdrie approved alignments. The southerly portion of the lands will gravity feed to a proposed offsite main that will be installed along the Big Hill Springs Road right-of-way which ties into the existing sanitary network at Coopers Crossing Gate. The remainder of the lands will gravity feed to a future main trunk that will be installed along the southerly boundary of NW ¼ -27 – 1 – 5 – W5M, near the C.P.R. tracks. The proposed alignment for the sanitary sewer system is shown on figure 4.

The design of all components of the sanitary sewer system will be in accordance with City of Airdrie standards. Utility rights-of-way will be provided where mains are not in the roadway.

5.2 Water Distribution

The water distribution system providing domestic water supply and fire flows will consist of 150, 200, 250 and 300mm mains. The looped layout will follow the water main grid network used by the City of Airdrie. The lands will be fed by a 250mm water main installed by the City of Airdrie along 8th Street and will enter the site at various locations to insure proper flows and fire protection are maintained. The proposed alignment for the water distribution system is shown on figure 4.

The design of all components of the water distribution system will be in accordance with City of Airdrie standards. Utility rights-of-way will be provided where mains are not in the roadway.

5.3 Storm Water Management

Storm water drainage will be handled by the use of a piped storm water collection system combined with weeping tile drain pipes, and a surface drainage network (figure 4). The surface drainage network will convey storm water to the canals by using street grades and grassed swales.

The goal of the storm water system is to pre-treat the surface runoff water before it is released into the canals. The canals themselves are also meant to enhance the water quality before it too is released to Nose Creek. All storm water facilities will be built to meet City of Airdrie standards.

Details regarding the design and function of the linear storm water system are included in the Master Drainage Plan (1998) prepared for the 1998 ASP amendment. The discharge rates and water quality enhancements outlined in the Master Drainage Plan (1998) will be applied to the canal arms within the Outline Plan Area.

As required by the Nose Creek Basin Master Drainage Plan (Stanley Associates, 1988), 1:100 year post-development storm water detention is provided by the system. The controlled development discharge is to be conveyed to Nose Creek via an existing drainage course going east from 8th Street.

The canal system incorporates water quality enhancement features and appropriate erosion control measures which will be followed during subdivision construction. Best Management Practices (BMP's) will be employed on storm water outfalls and in areas where lot drainage enters the canals. The nature and design of these BMP's will be subject to review and approval with the submission of detailed engineering designs. Water quality enhancement measures include the use of re-circulation systems. The location of these features is shown on Figure 3.

The canal system and associated storm water management facilities will be designed in accordance with the City of Airdrie's standards for the 1:100 year return period storm. All necessary easements and utility rights-of-way will be provided to accommodate the storm drainage routes that are not within public road rights-of-way. In situations where lots back directly onto the canal access easements will be provided to allow maintenance access to the canal area. With the exception of the two narrower canal arms contained within the Outline Plan Area the storm water lakes/canals are intended to have a minimum average depth of 3.0 metres with pockets to 5 metres where possible. Copies of the proposed canal cross sections are included as Figures 5-7.

5.4 Transportation

The Outline Plan area is bound on the south by Big Hill Springs Road and on the East by 8th Street west. These roads represent the primary road network serving the Outline Plan area. The internal roads include a system of collector and residential roads that are designed to effectively convey traffic to the boundary road system. The internal system utilizes the following City of Calgary design standards.

- 15 metre typical residential (figure 8)
- 20 metre collector standard “Connector Street” (figure9)
- 21 metre collector standard “High Street” (figure 10)

The transportation network conforms to the West Airdrie Area Structure Plan and provides convenient access to destinations within and outside the community while minimizing short cutting and through traffic.

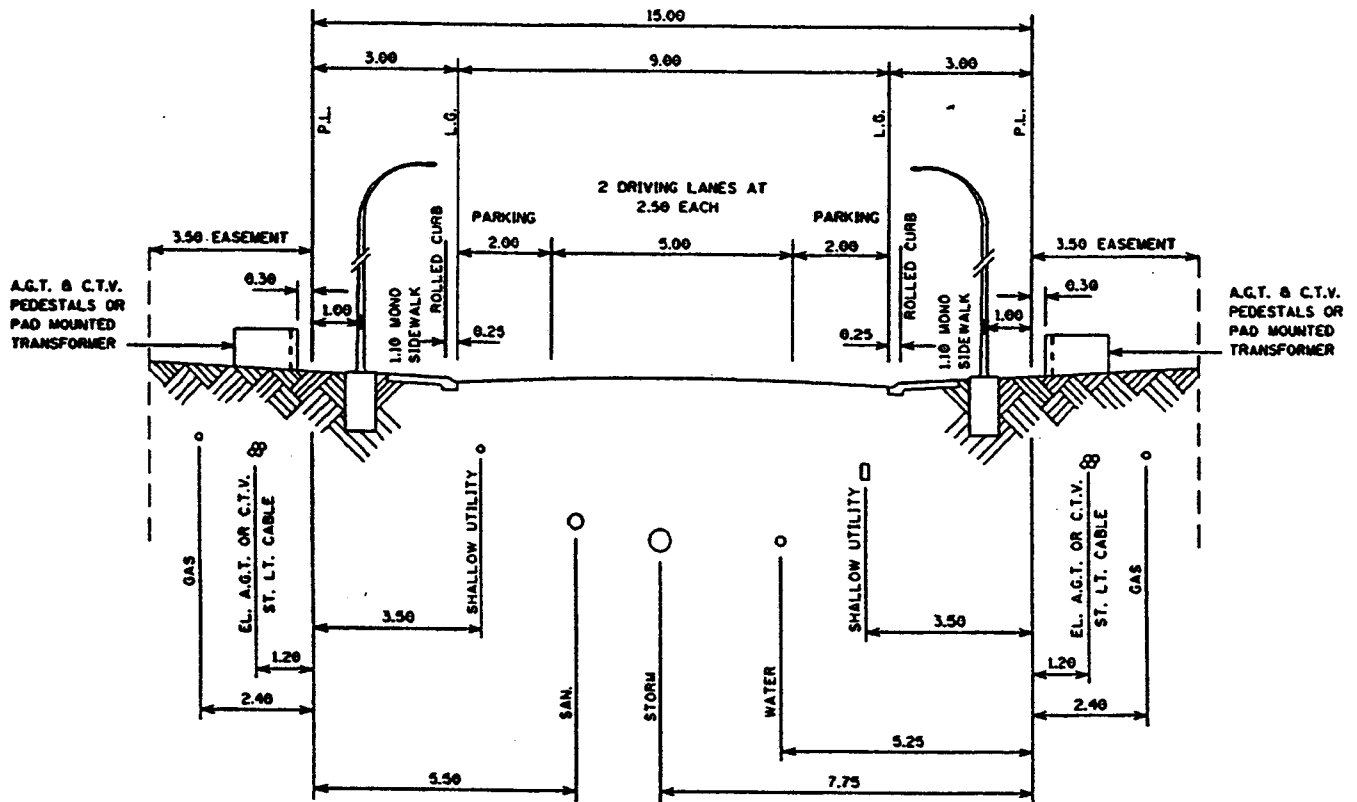
5.5 Shallow Utilities

The development will be provided with power, telephone, cable TV, and gas utilities. These utilities will be installed in a timely fashion to meet the requirements to fully service the procession of development.

5.6 Sound Attenuation

Noise Analysis will be carried out and submitted as part of the Engineering submission for the development adjacent to 8th Street and Big Hill Springs Road. Noise Analysis and sound attenuation will comply with the City of Airdrie Noise Policy.

**TYPICAL RESIDENTIAL
(REVISED STANDARD)
(ROAD WIDTH REDUCED 0.50m)**



CARRIAGEWAY ALTERNATES

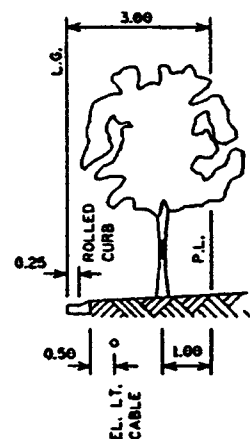
- A. CROWNED
- B. DISHED
- C. X-FALLED

NOTE: FOR CROWNED SECTION
CURB REQUIRED ON BOTH SIDES.

FOR DISHED SECTION
MINIMUM GRADE OF 1% REQUIRED
WITH MAXIMUM DRAINAGE LENGTH
OF 150.00.

FOR X-FALLED SECTION
CURB REQUIRED ON LOW SIDE.

- NOTE: - HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. OF 2.50 SEPARATION TO THE CENTRE LINE OF POWER POLES & STREET LIGHTING POLES.
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. OF 3.00 SEPARATION TO THE EDGE OF TRANSFORMER, PULL BOX / JUNCTION TERMINALS AND OTHER SURFACE STRUCTURES.
- NOTE: - HYDRANT ON 0.75 LINE.
- HYDRANT VALVES ON 4.25 LINE.
- SERVICE VALVES ON 0.50 LINE.
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50 INSIDE P.L. OR 5.00 INSIDE THE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY.
- ST. LT. CABLE CENTRED IN 1.50 EASEMENT WHERE THERE IS NO GAS EASEMENT.



**ALTERNATIVE WITH
NO SIDEWALK**

**- ENVIRONMENTAL GUIDELINE 1.000
VEHICLES PER DAY**

				Drawn J.T.R.		Date 95 - 01		THE CITY OF CALGARY PLANNING & DEVELOPMENT STREETS DEPARTMENT		Sheet 5	
4 98 - 10 CHANGE LABEL TO SHALLOW UTILITY				J.T.R.		Scale 1m 0 1m		RESIDENTIAL - PARKING BOTH SIDES 15.00m R/W 9.00m ROAD		File Number 454.1008.039	
3 95 - 05 ALTERNATIVE WITH NO SIDEWALK DETAIL ADDED											
2 95 - 05 NOTES REVISED											
1 95 - 03 NOTE ADDED				App'd for [Signature]							
No.		Date		Revision		App'd					

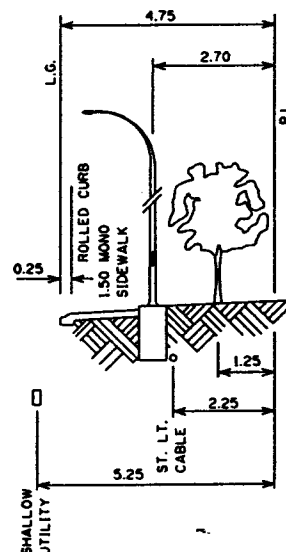
1:16 454.1008.039 - Residential - Parking - Both Sides - 15.00m R/W 9.00m ROAD

FIGURE 8

The diagram illustrates a typical street cross-section with the following dimensions and components:

- Overall Width:** 20.00m between the 3.50m easements.
- Left Side (from easement):**
 - 3.50m EASEMENT
 - 0.30m offset to JOINT SERVICE PEDESTAL OR PAD MOUNTED TRANSFORMER
 - 1.40m SEPARATE SIDEWALK
 - 3.00m offset to tree (L.G.)
 - 4.75m offset to ROLLED CURB
 - 1.90m PARKING
 - 6.70m offset to second ROLLED CURB
 - 1.90m PARKING
 - 4.75m offset to second tree (L.G.)
 - 3.00m offset to second sidewalk
 - 0.30m offset to second transformer
 - 3.50m EASEMENT
- Right Side (from easement):**
 - 3.50m EASEMENT
 - 0.30m offset to JOINT SERVICE PEDESTAL OR PAD MOUNTED TRANSFORMER
 - 1.40m SEPARATE SIDEWALK
 - 3.00m offset to tree (L.G.)
 - 4.75m offset to ROLLED CURB
 - 1.90m PARKING
 - 6.70m offset to second ROLLED CURB
 - 1.90m PARKING
 - 4.75m offset to second tree (L.G.)
 - 3.00m offset to second sidewalk
 - 0.30m offset to second transformer
 - 3.50m EASEMENT
- Utilities (from centerline):**
 - 4.00m to EL. L.T. CABLE
 - 5.25m to SHALLOW UTILITY
 - 7.00m to SAN.
 - 9.50m to STORM
 - 8.50m to WATER

- SERVICE VALVES ON 1.25m LINE.



NOTE: - HYDRANTS ON 2.45 LINE.
- HYDRANT VALVES ON 7.50 LINE.
- SERVICE VALVES ON 2.50 LINE.
- PRE-INSTALLED SERVICE CONNECTIONS
TO BE INSTALLED 3.50m INSIDE P.L.
OR 5.00m INSIDE THE P.L. WHEN
CROSSING GAS AND ONE OTHER
SHALLOW UTILITY.
- HYDRANT & SERVICE VALVES SHALL
MAINTAIN A MIN. 2.50 SEPARATION
TO THE CENTRE LINE OF POWER POLES
& STREET LIGHTING POLES.
- HYDRANT & SERVICE VALVES SHALL
MAINTAIN A MIN. 3.00 SEPARATION
TO THE EDGE OF TRANSFORMER,
PULL BOX / JUNCTION TERMINALS
& OTHER SURFACE STRUCTURES.
- ADDITIONAL SEPARATION MAY BE REQUIRED
BETWEEN STORM & SANITARY SEWERS IF
EXCESSIVE VERTICAL DIFFERENCE OCCURS.

- ENVIRONMENTAL CAPACITY 5.000
VEHICLES PER DAY

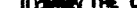
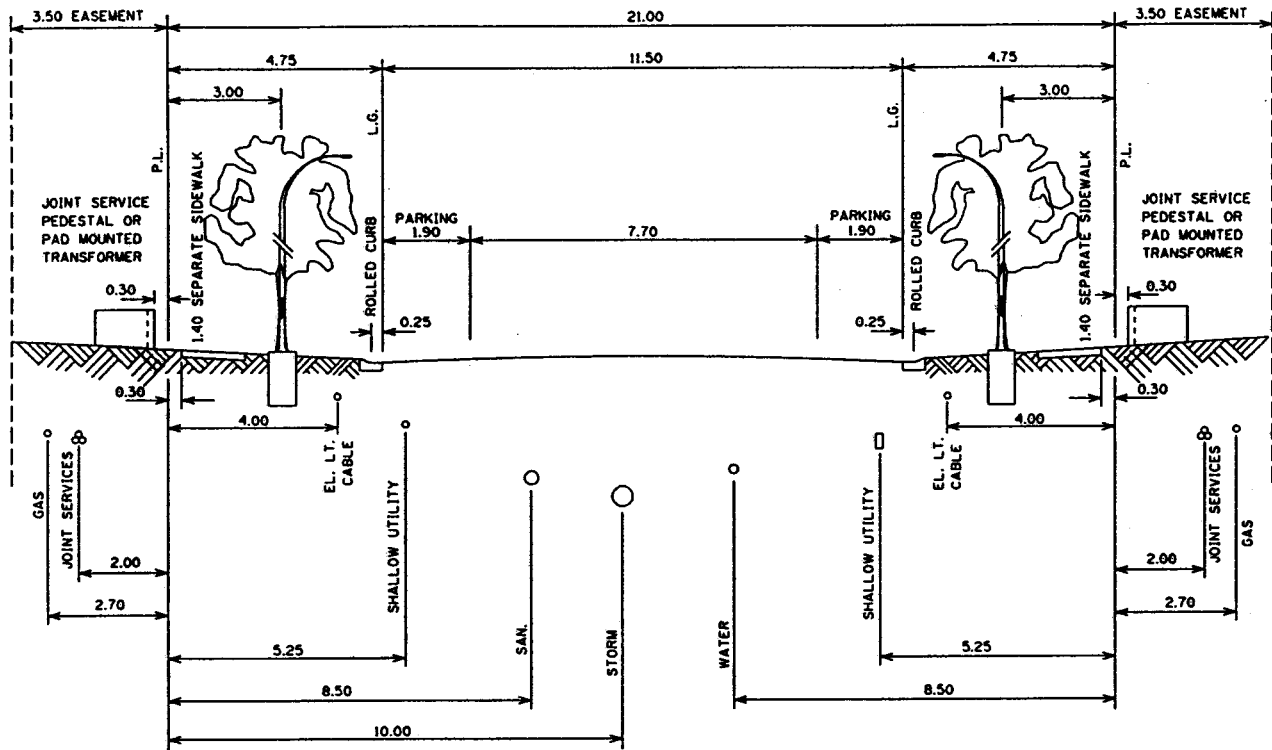
FILE # 858056370201 14 VERNAMONT 051030 45410001 1541000040 300 0676 15-APR-2000 10153			Drawn SPG		Date 99-07		 THE CITY OF CALGARY ENGINEERING & ENVIRONMENTAL SERVICES DEPARTMENT	Sheet
			Scale: NTS		CONNECTOR STREET 20.00m R/W. 10.50m ROAD			File Number
			Approved for 					454.1008.048
No.	Date	Revision	App'd City Engineer					

FIGURE 9

20

ALTERNATIVE STREET DESIGN STANDARD



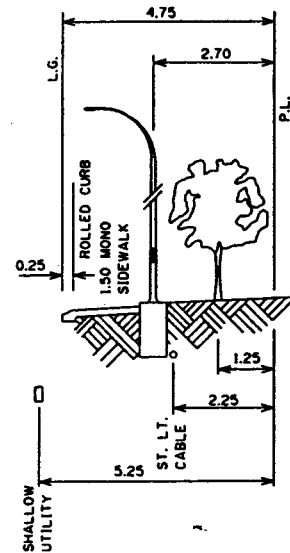
ALTERNATIVE WITH MONOLITHIC SIDEWALK

- SERVICE VALVES ON 1.25m LINE.

- ENVIRONMENTAL CAPACITY 7,000 VEHICLES PER DAY
- REAR LANE RECOMMENDED
- FRONT DRIVEWAYS ARE ACCEPTABLE

NOTE:

- HYDRANTS ON 2.45 LINE.
- HYDRANT VALVES ON 7.50 LINE.
- SERVICE VALVES ON 2.50 LINE.
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50m INSIDE P.L. OR 5.00m INSIDE THE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY.
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. 2.50 SEPARATION TO THE CENTRE LINE OF POWER POLES & STREET LIGHTING POLES.
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. 3.00 SEPARATION TO THE EDGE OF TRANSFORMER, PULL BOX / JUNCTION TERMINALS & OTHER SURFACE STRUCTURES.
- ADDITIONAL SEPARATION MAY BE REQUIRED BETWEEN STORM & SANITARY SEWERS IF EXCESSIVE VERTICAL DIFFERENCE OCCURS.



FILE: (2008031010) 01: VERNANT 001030 0451100045.001
DATE: 12-APR-2008 10:15

DIMENSIONS ARE METRIC
UNLESS OTHERWISE NOTED

No.		Date	Revision	App'd	City Engineer	 THE CITY OF CALGARY DEPARTMENT OF ENVIRONMENTAL SERVICES	Sheet
						HIGH STREET 21.00m R/W. 11.50m ROAD	File Number
							454.1008.049

FIGURE 10

5. CONCLUSION

Genesis Land Development Corp. respectfully submits and requests approval of The Canals South Outline Plan application by the City of Airdrie Municipal Planning Commissionl.

The subject lands are immediately serviceable, and represent the southern “anchor” of The Canals development. The proposed development is in keeping with City of Airdrie Municipal Development Plan and the amended West Airdrie Area Structure Plan.

The Outline Plan follows the theme established with The Canals Phase 2, while at the same time recognizing the need for a mix of housing types in the community. New amenities such as the retail boardwalk, extensive linear parks together with the canals themselves, promise to make this an unparalleled community.