




Land Use 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)	32.93	13.33	18.2%	67	80	893
2		Medium Density Residential	M-2 & DC (M-2)	24.99	10.11	13.8%	197	251	1,997
3		High Density Residential	DC (MH1)	4.31	1.74	2.4%	494	499	861
4		Residential Towers	DC (MH2)	3.01	1.22	1.7%	799	931	872
Non Residential Space							FAR (avg)	FAR (avg)	
5		Retail/Residential Mixed Use	DC (C-COR1)	14.32	5.79	7.9%	2.6	3.0	1,345
6		Commercial/Office Mixed Use	DC (C-C)	10.70	4.33	5.9%	3.2	3.8	n/a
TOTAL				90.26	38.53	90%	n/a	n/a	6,088
Open Space									
7		Municipal Reserve	S-SPR	19.27	7.80	10.6%			
8		Central Park	DC-Central Park	3.12	1.26	1.7%			
9		PUL	S-CR	13.38	5.42	7.4%			
10		Environmental Reserve	S-LUN	3.26	1.32	1.8%			
TOTAL				39.02	15.79				

Population Statistics					
	Occupancy Rate (Pop. 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	5,085	3,282	5,251
Total		6,068	11,222	7,183	13,380
	Employee Multiplier Rate (jobs/employees)	Anticipated		Maximum	
		Number of Units	People	Gross Floor Area	Jobs
Office	30	149,707	4,990	179,570	5,988
Retail*	40	20,368	509	23,864	597
Hotel	136	11,008	82	11,008	82
Total		181,133	5,581	214,442	6,667
Grand Total People + Jobs:				16,864	20,023

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

CLIENT



West Campus  
DEVELOPMENT TRUST

TEAM

DIALOG, D.A. WATT, IBI 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

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LEGEND

M-G & DC (M-G)

RESIDENTIAL - LOWER DENSITY (2-3 st)

M-2 & DC (M-2)

RESIDENTIAL - MEDIUM DENSITY (4 st)

M-H1

RESIDENTIAL - HIGH DENSITY (up to 6 st)

DC (MH2)

RESIDENTIAL - HIGH DENSITY (up to 16 st)

DC (C-COR1)

MIXED RETAIL/RESIDENTIAL (up to 16 st)

DC (C-C)

MIXED COMMERCIAL/OFFICE (4-8 st)

S-SPR (MR) & DC-Central Park

PARKLAND

S-LUN (ER)

ENVIRONMENTAL RESERVE

S-CR (PUL)

STORMWATER FACILITY/ PUBLIC-UTILITY LAND

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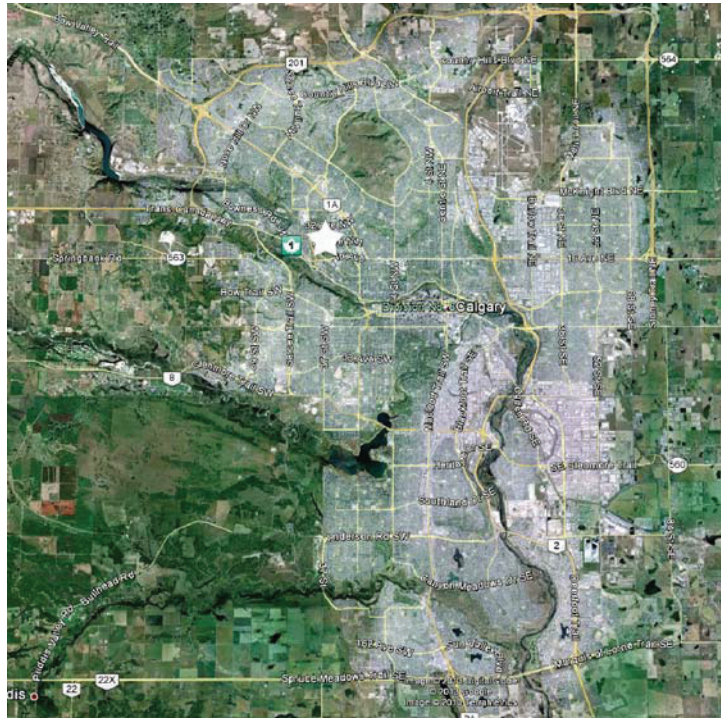
OUTLINE PLAN BOUNDARY

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PROPOSED PROPERTY LINE

KEY MAPS

SITE CONTEXT



SURROUNDING USES



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. 25, TWP. 24, RGE. 2, W.26, N.

MUNICIPAL ADDRESS

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

WEST CAMPUS  
DETAILED MASTER  
PLAN

CALGARY, AB

LAND USE PLAN

DRAWN: DIALOG  
PLOT DATE: 2014-07-17

P1.02

DRAWING #  
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