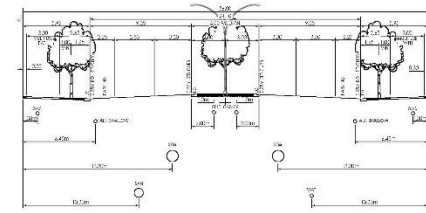
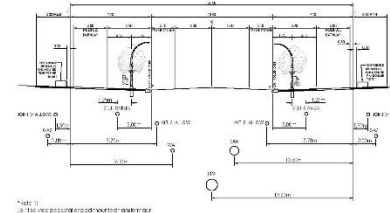


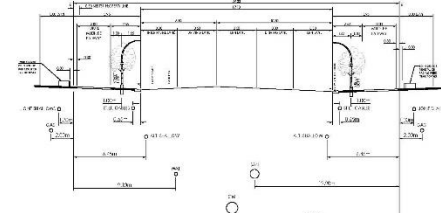
### Proposed Outline Plan



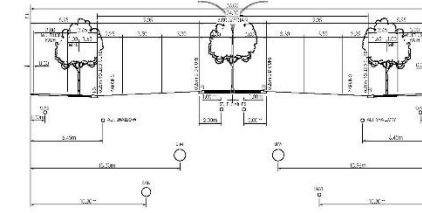
**Cross Section A-A: Sheriff King Street S**  
36m Modified Arterial -  
Future Median Widening Reserve (NTS)



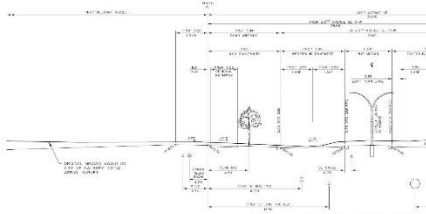
**Cross Section B-B: Creekstone Drive SE**  
25.2m Modified Collector  
Parking Both Sides - Multi-use Pathway on Both Sides (NTS)



**Cross Section C-C: Creekstone Drive SE**  
29m Collector Transition (NTS)



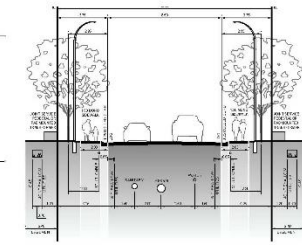
**Cross Section D-D: Sheriff King Street S**  
36m Arterial (NTS)



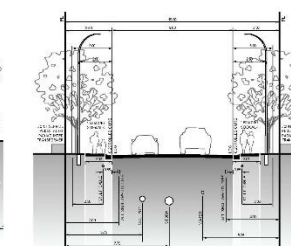
**Cross Section E-E: 210 Avenue SE**  
36m Arterial (NTS)



**Cross Section F-F: Creekstone Walk SE**  
5.0m ROW (NTS)



**Mod. Residential Street 'M' 8.5m/16.0m**  
(NTS)



**Mod. Residential Street 'M-L' 9.0m/16.0m**  
(NTS)



**prime consultant:**  
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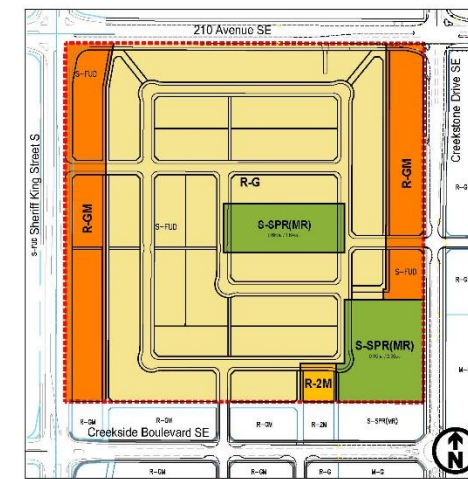
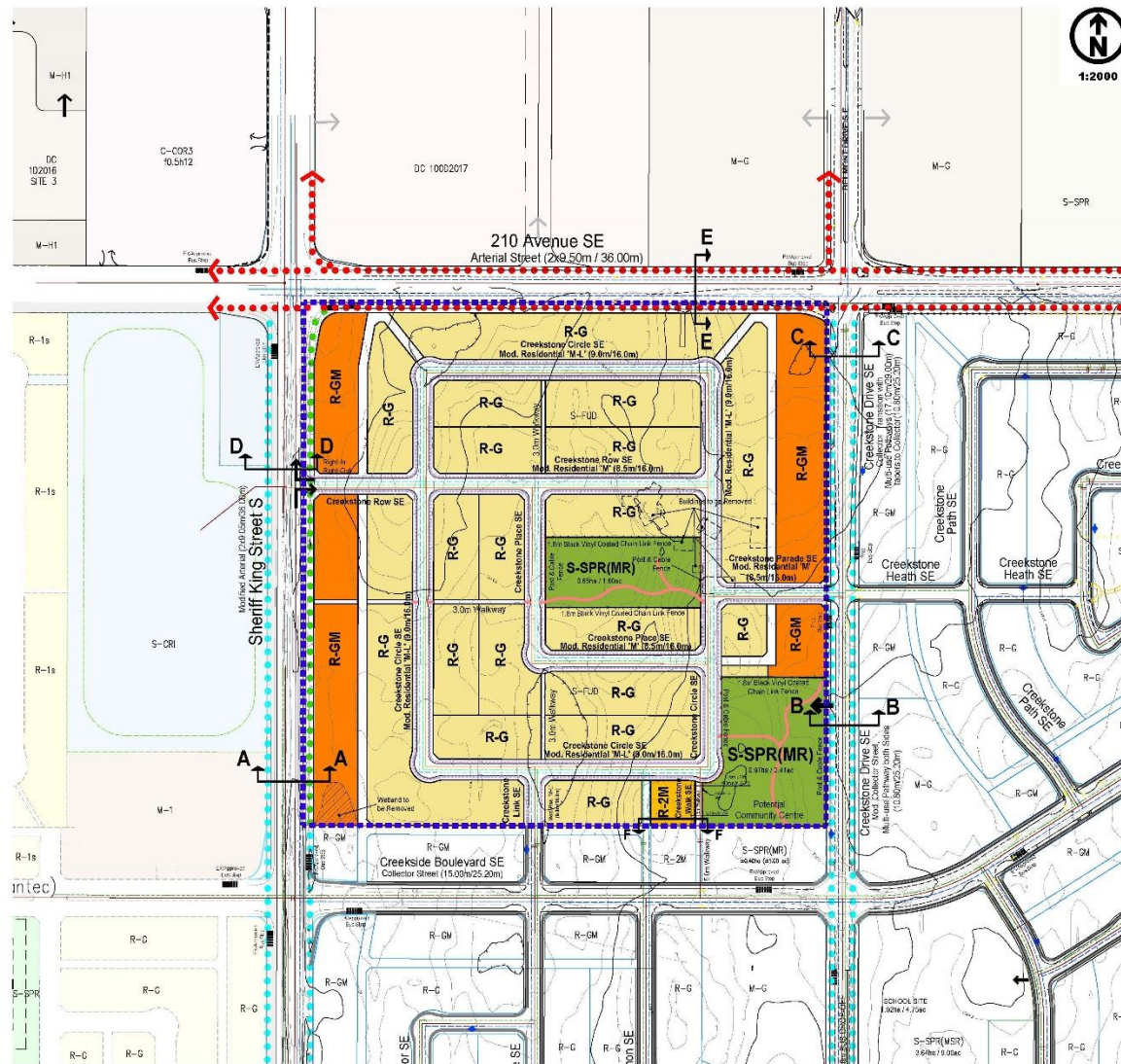
**client:**

**APEX**  
Building Collaborates with Pride  
Quadra Developments Limited Partnership  
**sub-consultant:**



**revisions:**

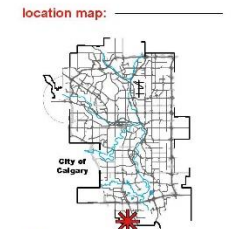
no.	date	description
1	JAN 2018	Set up File
2	March 2018	Concept Revisions
3	April 2018	Concept Revisions
4	April 2018	Final App.
5	Oct 2018	Revisions
6	Nov 2018	Revisions
7	Jan 2019	Revisions
8	Feb 2019	Revisions
9	March 2019	Revisions / Resubmission



**Land Use Redesignation**  
1:3000

**Land Use Redesignation Statistics**

From	To	ha	ac
S-FUD	R-G	11.17	27.58
S-FUD	R-GM	3.07	7.59
S-FUD	R-2M	0.17	0.43
S-FUD	S-SPR	1.79	4.43
<b>TOTAL</b>		<b>16.20</b>	<b>40.03</b>



**location map:**

**Subject Site**

**scale:**

**(As Noted)**

**municipal address:**

**135 - 210 Avenue SE**

**legal description:**

**Lot 1, Plan 5012587**

**file description:**

**pre-app: PE 2018-00648**

**LOC: LOC 2018-0176**

**file info:**

**project no.: C2131**

**drawn by: BD**

**start date: January 2018**

**current date: Mar 26, 2019**

**project:**

**Quadra Developments**

**sheet title:**

**Outline Plan & Land Use Redesignation**

**exhibit no.:**

**1.0**

**OUTLINE PLAN STATISTICS**

	lot width units per acre (ft/acre)	lot depth (ft)	Hectares Acres	Number of Lots	% of ODA
<b>TOTAL OUTLINE PLAN AREA (ODA)</b>			16.20 40.03		100.0%
<b>RESIDENTIAL</b>			10.45 25.83		64.5%
Single Family			10.45 25.83		
Low Density Multiple Dwelling (Semi-detached) R-2M	7.31	35	0.12	0.30	4
Anticipated number of lots based on 7.31m lot width					
Maximum number of lots based on min lot width 5.00m	3.00				7
Low Density Mixed Housing (Single-detached Front Drive) R-G (lanesless)	8.84	1525.15	5.41	13.37	172
Anticipated number of lots based on 7.42m lot width					
Maximum number of lots based on min lot width 6.00m	6.00				254
Low Density Mixed Housing (Single-detached Lanes) R-G	7.62	719.59	2.63	6.50	93
Anticipated number of lots based on 7.62m lot width					
Maximum number of lots based on min lot width 6.00m	6.00				118
Low Density Mixed Housing (Rowhouses) R-GM	6.09	635.95	2.29	5.66	104
Anticipated number of lots based on 6.09m lot width					
Maximum number of lots based on min lot width 5.00m	5.00				127
<b>Total Frontage</b>					<b>2308.69</b>
<b>Total Number of Units</b>					<b>373</b>
Indicative					506
Maximum					
Density					23.0 uph
Indicative					31.2 uph
Maximum					
<b>CREDIT OPEN SPACE S-SPR</b>			1.82	4.01	10.0%
2.86m / 9.38m					
<b>ROADWAYS AND LANES</b>			4.13	10.29	25.9%

**Legend:**

- Outline Plan Boundary
- Contour Interval 0.0m
- Prop 1.50m Corridor: Metro Sidewalk
- Prop 3.0m Multi-Use Pathway
- Prop 2.5m Local Pathway
- Prop 2.5m Local Pathway
- Ex/Approved 3.0m Regional Pathway (By Others)
- Ex/Approved 3.0m Multi-Use Pathway (By Others)
- Approved Sidewalks (By Others)
- Ex/Approved Bus Pad Location (By Others)
- Proposed Bus Pad Location
- Buildings to be Removed
- Wetland to be Removed
- Potential Access
- Wayfinding Sign

**Notes:**  
Residential roads are lanes (8.5m/15.0m), lanes (9.0m/16.0m) unless otherwise noted.  
All lanes are 7.0m wide unless otherwise noted.  
All Corners are Designed to a 12.0m Centreline of the Roadway Turning Radius.  
A Development Permit will be required for the proposed sign which complies with the City of Calgary Land Use Bylaw 1P2007 requirements and will be subject to Calgary Parks review and approval during the Landscape Construction Drawing process.