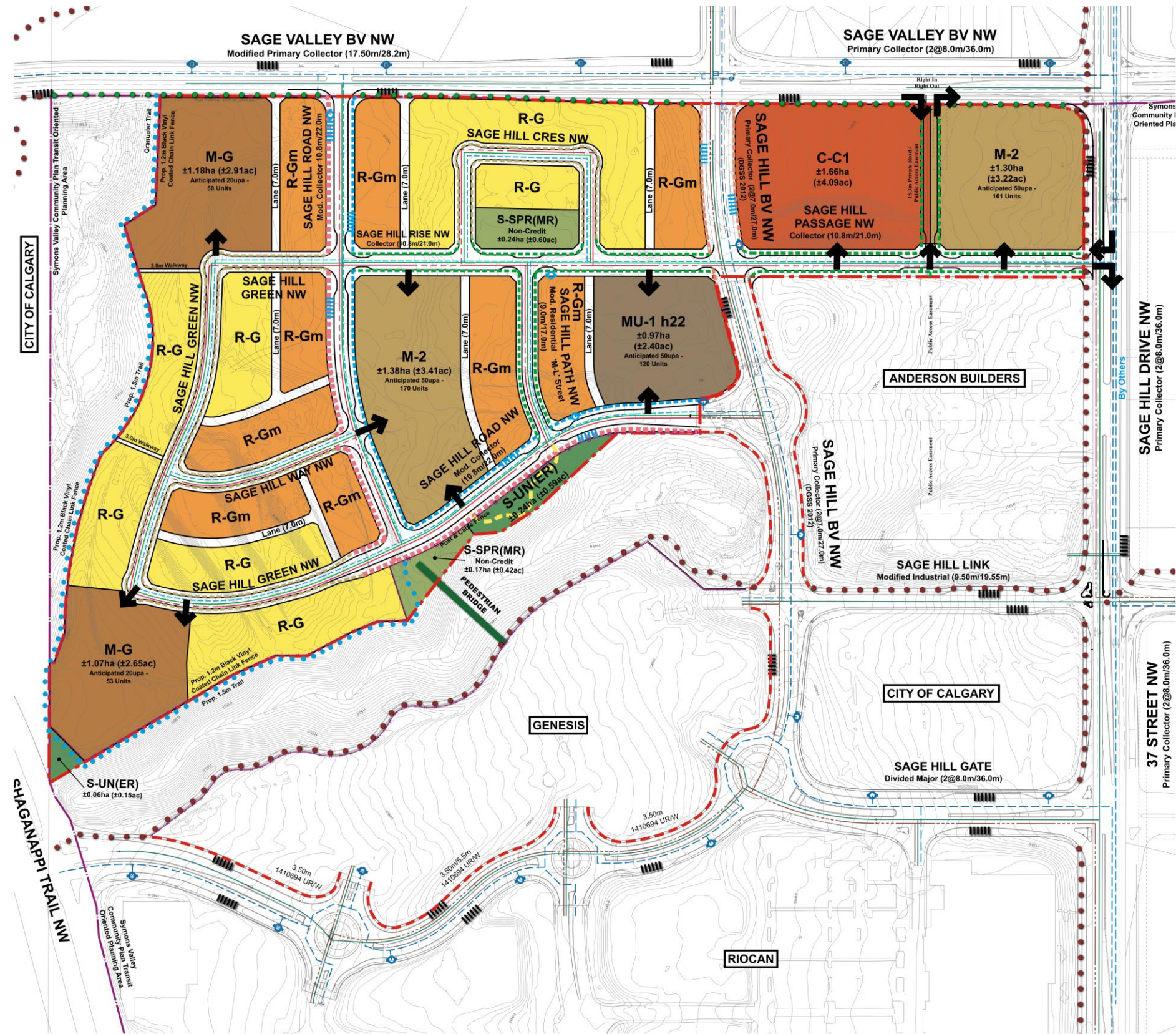


Proposed Outline Plan



1:3000

Legend:

- Outline Plan Boundary
- Symons Valley Community Plan Transit Oriented Planning Area
- Contour Interval 1.0m
- Ex. 3.0m Regional Pathway
- Ex. 2.5m Regional Pathway
- Proposed 1.5m Trail
- Ex 1.4m Conc. Sep. Sidewalk
- Prop Pedestrian Bridge
- Prop 1.4m Conc. Monowalk
- Prop 1.5m Conc. Monowalk
- Prop 2.0m Conc. Sep Walk
- Prop 2.0m Conc. Monowalk
- Prop 2.5m Local Pathway
- Prop 3.0m Multi-Use Pathway
- Ex Bus Zone
- Prop Bus Zone
- Potential Access
- Prop 1.2m Black Vinyl Coated Chain Link Fence
- Post & Cable Fence

- Deep Services - Proposed
- Water Main
- Storm Sewer
- Sanitary Sewer
- Fire Hydrant
- Deep Services - Existing/Approved
- Water Main (Size Varies)
- Storm Sewer (Size Varies)
- Sanitary Sewer (Size Varies)
- Fire Hydrant

Notes:
Residential roads are:
Residential 'M-L' Street (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.

file description:

pre-app: PE 2015-01020
LOC: LOC 2017-0404
bylaw no.: --

location map:



- * Subject Site
- Located within Symons Valley Community Plan

CPC Label



prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bagp.ca
t: 403 269 4733 f: 403 262 4480

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client:



revisions:

no:	date:	description:
1	27-11-2017	Set up File
2	24-05-2019	M-G / LU Revisions
3	17-09-2019	DTR Revisions
4	29-09-2019	Rev. Sage Valley Blvd NW

municipal address:

3655 Sage Hill Drive NW,
625 Sage Valley Boulevard NW

legal description:

Portion of SE ¼ Sec 36-25-02-W5M

file info:

project no.: 1796
drawn by: BD
start date: 2017
current date: Oct 30, 2019

project:

Sage Hill Crossing

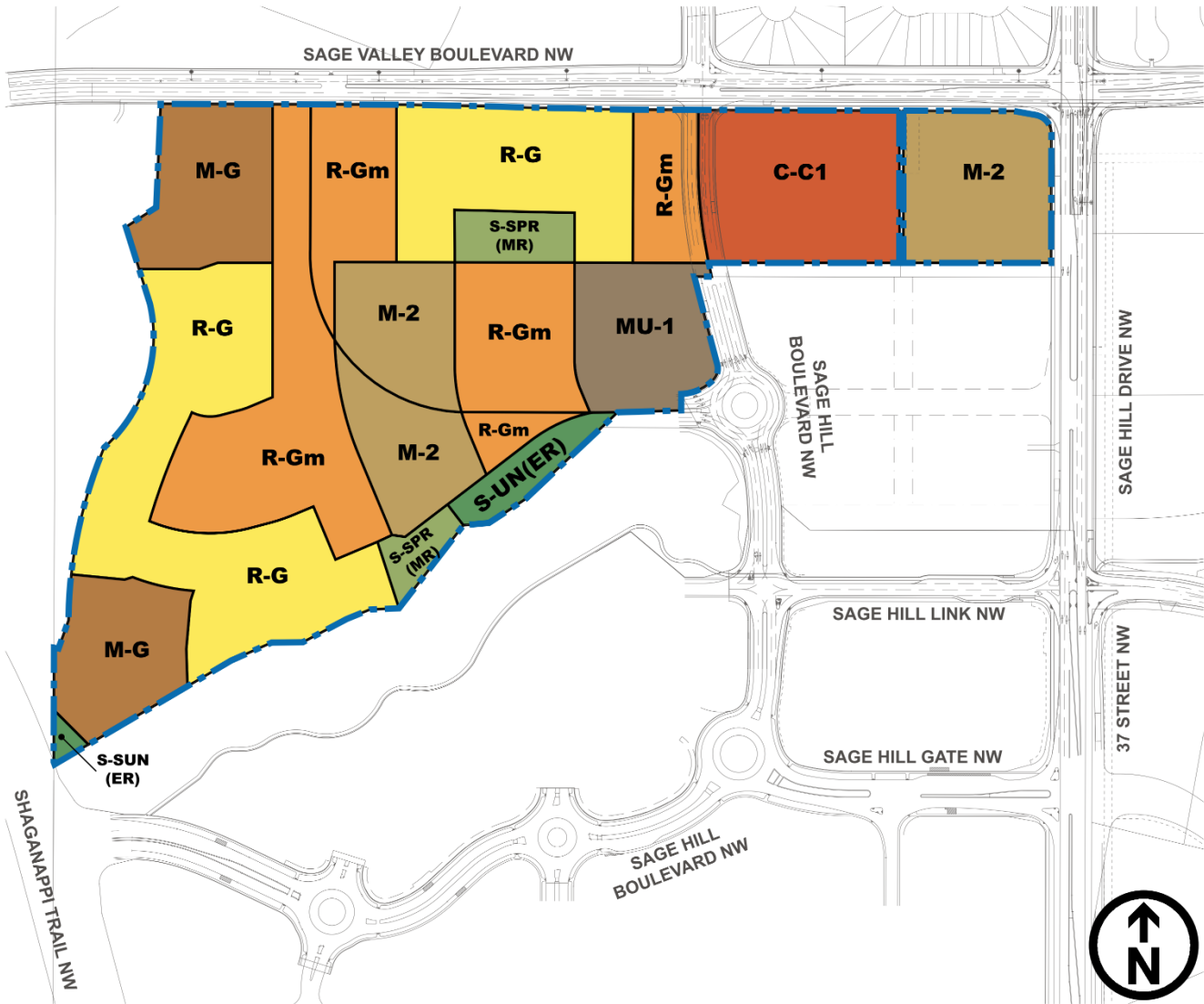
sheet title:

Outline Plan

exhibit no.:

1.0

Proposed Outline Plan



Land Use Redesignation
1:5000

OUTLINE PLAN STATISTICS						
	Lot width/ units per acre (m)/upa	Frontage (m)	Hectares (+/-)	Acres (+/-)	Number of lots/units	% of GDA
Total Area			21.18	52.34		
Less: Sage Valley Blvd NW Road Widening			0.04	0.09		
Less: S-UN (ER)			0.30	0.74		
Gross Developable Area (GDA)			20.85	51.51		100.0%
Residential - Single Family			7.54	18.63		36.2%
Residential - Low Density Mixed Housing District (R-G)			4.10	10.13		
Anticipated number of <i>laned</i> lots based on 8.84m lot width	8.84	415.38			46	
Anticipated number of <i>laneless</i> lots based on 7.62m lot width	7.62	612.6			80	
Maximum number of lots based on 6.0m lot width	6.00	1027.98			171	
Residential - Low Density Mixed Housing District (R-Gm)			3.44	8.50		
Anticipated number of lots based on 6.0m lot width	6.00	952.39			158	
Maximum number of lots based on 5.0m lot width	5.00				190	
Total frontage		1980.37				
Multi-Family			5.90	14.58		28.3%
Multi-Residential - Medium Profile (M-2)						
Anticipated number of units based on 50upa	50	upa	2.68	6.63	330	
Maximum number of units based on 148upa	3	FAR			867	
Multi-Residential - At Grade Housing (M-G)						
Anticipated number of units based on 20upa	20	upa	2.25	5.55	112	
Maximum number of units based on 32.4upa	32.4	upa			180	
Mixed Use - General District (MU-1 h22)						
Anticipated number of units based on 50upa	50	upa	0.97	2.40	120	
Maximum number of units based on 60upa	60	upa			144	
Total Number of Units					846	
Anticipated					1552	
Maximum						
Density						
Anticipated					40.6 upha	16.4 upa
Maximum					74.5 upha	30.1 upa
Commercial			1.66	4.09		7.9%
Commercial - Community 1 District (C-C1)			1.66	4.09		
Open Space			0.41	1.02		2.0%
Special Purpose - School, Park and Community Reserve (S-SPR(MR)) (non-credit)			0.41	1.02		
Roadways and Lanes			5.34	13.19		25.6%
Sage Hill Blvd - Local Major (2x7.0m/27m)			0.38	0.94		
Modified Collector Street (10.8m/22.0m)			1.42	3.51		
Collector Street (11.5m/21.0m)			1.13	2.80		
Modified Residential Street (9.0m/17.0m)			0.21	0.52		
Residential Street (9.0/16.0m)			1.50	3.70		
Lane (7.0m)			0.70	1.72		

Land Use Statistics				
Land Use		Land Use	Hectares	Acres
DC 44D2008	to	R-G	3.45	8.52
DC 44D2008	to	R-Gm	2.66	6.57
DC 44D2008	to	M-2	0.89	2.21
DC 44D2009	to	M-G	2.38	5.89
DC 44D2008	to	S-SPR(MR)	0.24	0.59
DC 44D2008	to	S-SUN(ER)	0.47	1.16
C-C1	to	M-2	1.42	3.51
C-R3 f0.3h18	to	M-2	0.97	2.40
C-R3 f0.3h19	to	MU-1 h22	1.21	3.00
C-R3 f0.3h18	to	R-Gm	2.76	6.81
C-R3 f0.3h19	to	S-SPR(MR)	0.39	0.96
C-R3 f0.3h18	to	C-C1	1.93	4.78
C-R3 f0.3h18	to	R-G	1.95	4.82
Total			20.73	51.22

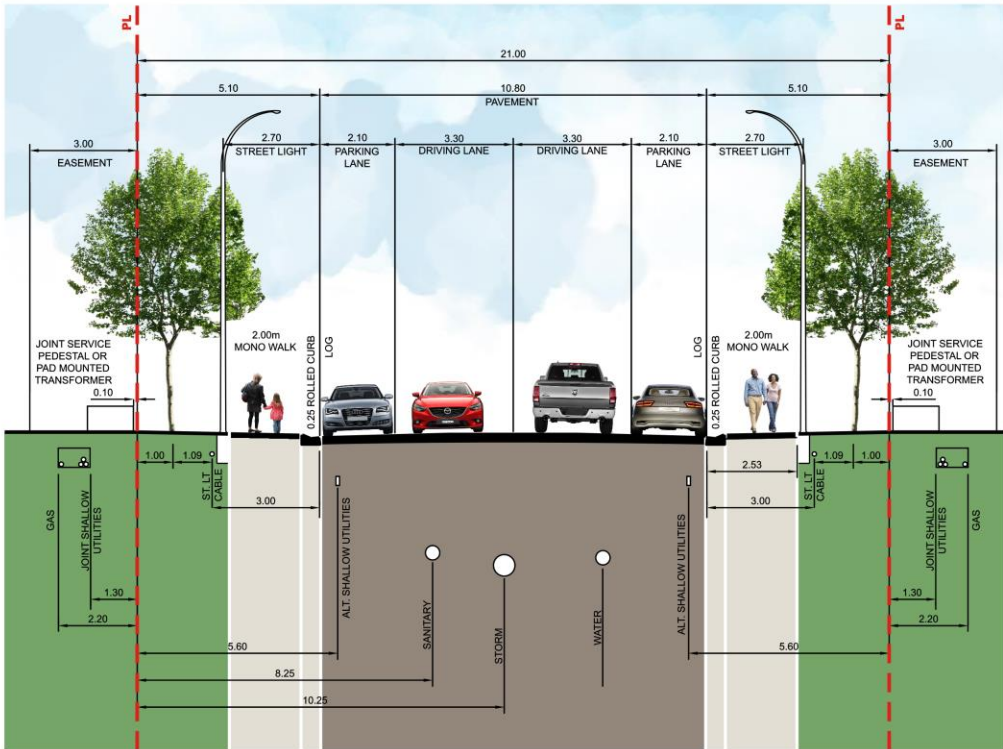
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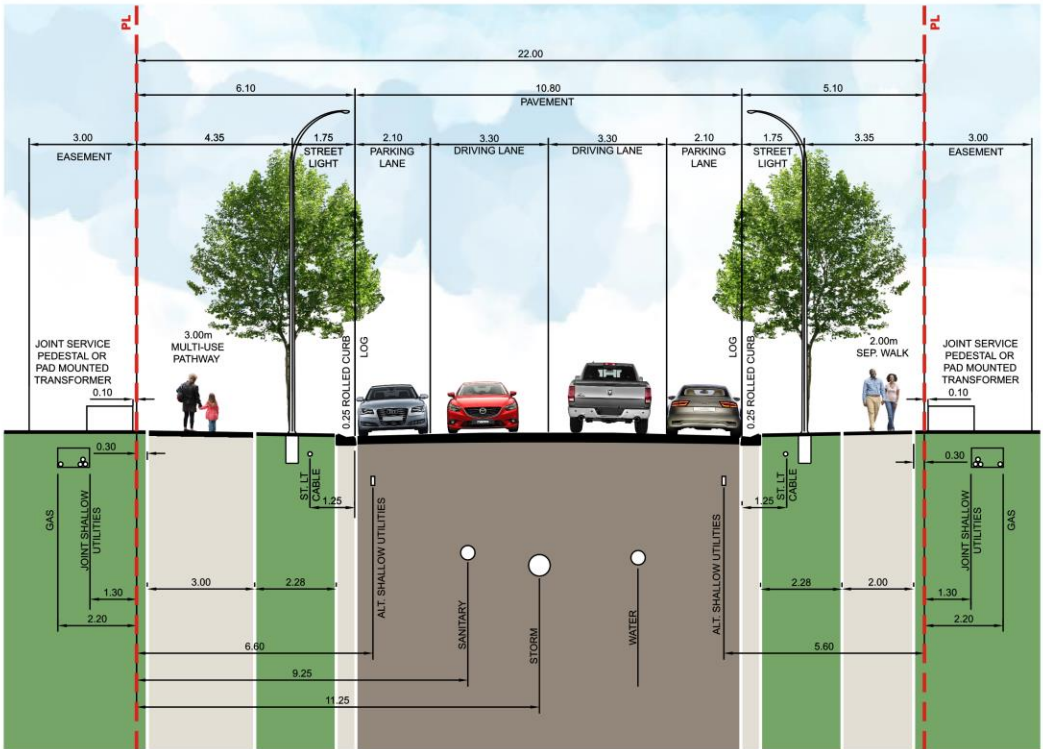
GENESIS

Sage Hill Crossing
Land Use Redesignation & Statistics
3655 Sage Hill Drive NW, 625 Sage Valley Boulevard NW /
Portion of SE ¼ Sec 36-25-02-W5M
October 2019

Proposed Outline Plan



Collector Street (10.8m / 21.0m ROW)
NTS



Modified Collector Street (10.8m / 22.0m ROW)
NTS

Oct 30, 2019 - 12:09pm W:\1796 Sage Hill Crossing OP-LUIDrawing CAD Files\1796-Sage Hill OP-2019OCT23.dwg

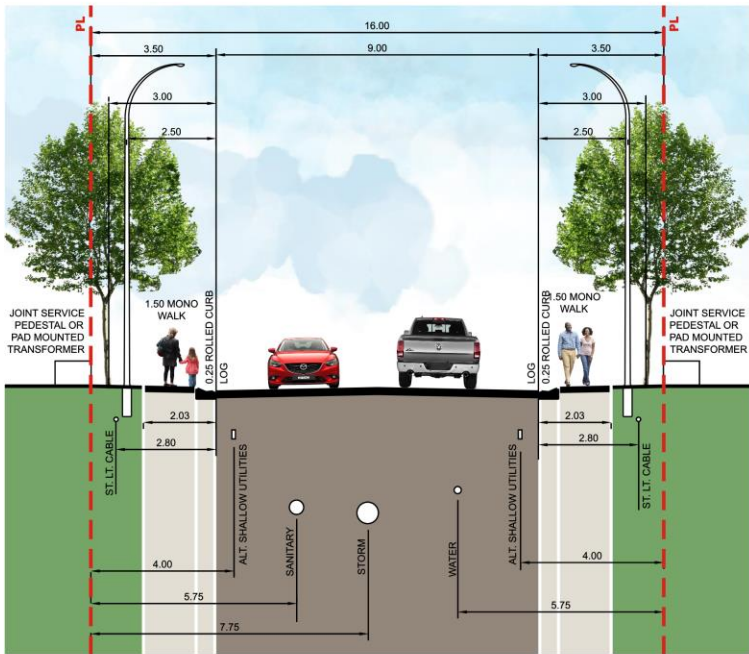


GENESIS

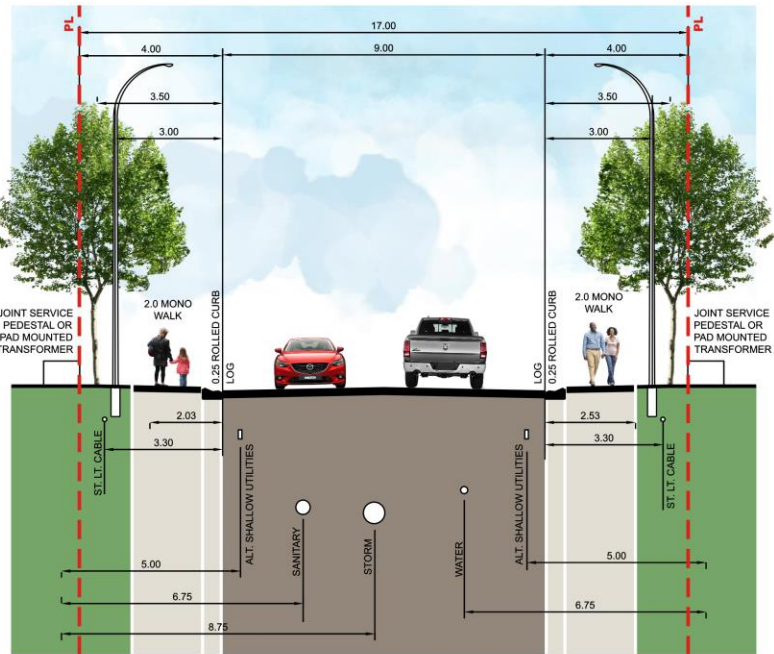
**Sage Hill Crossing
Cross Sections**

3655 Sage Hill Drive NW, 625 Sage Valley Boulevard NW /
Portion of SE ¼ Sec 36-25-02-W5M
October 2019

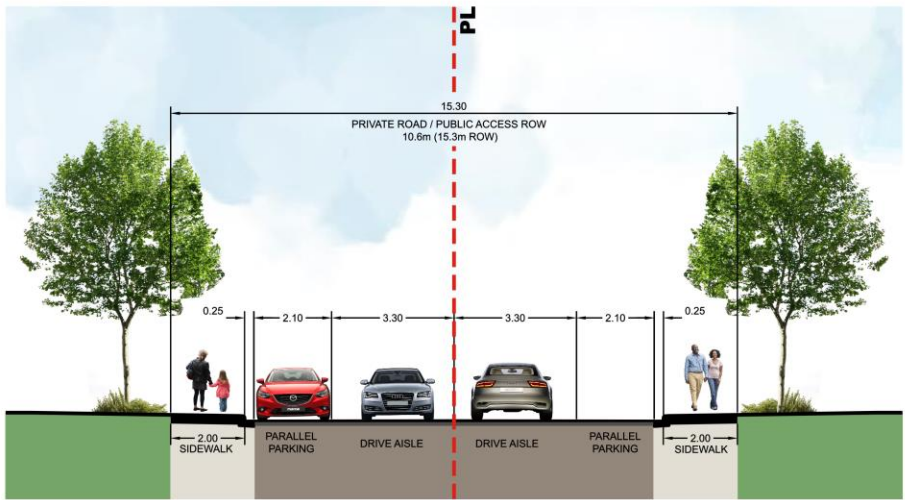
Proposed Outline Plan



Residential 'M-L' Street
(9.0m / 16.0m ROW)
NTS



Mod. Residential 'M-L' Street
(9.0m / 17.0m ROW)
NTS



Private Road / Public Access ROW (10.3m / 15.3m ROW)
NTS

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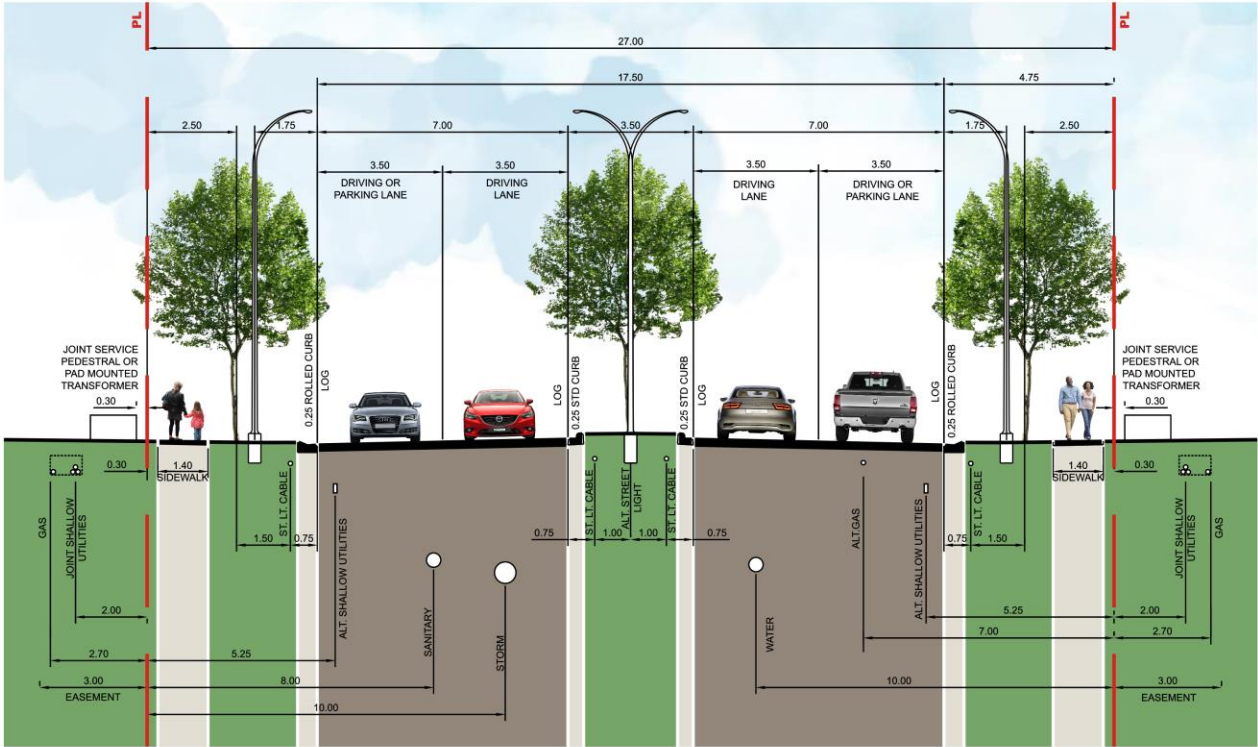


GENESIS

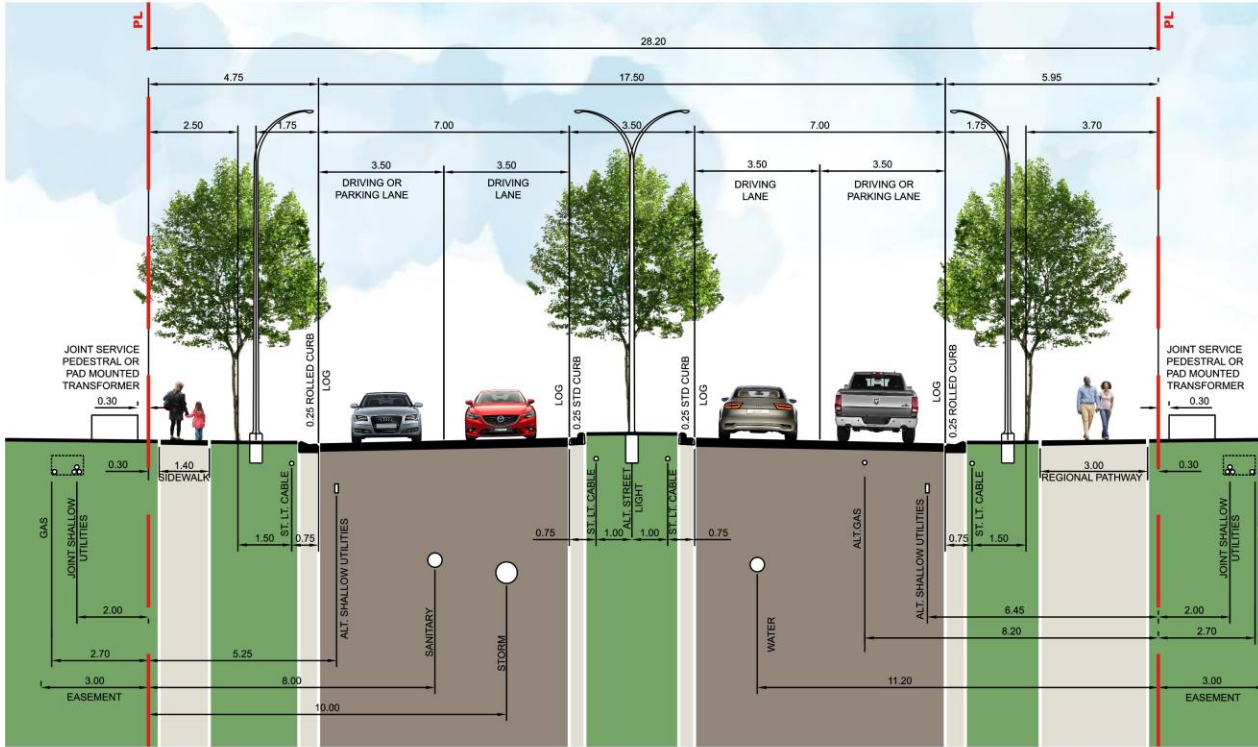
Sage Hill Crossing
Cross Sections

3655 Sage Hill Drive NW, 625 Sage Valley Boulevard NW /
Portion of SE ¼ Sec 36-25-02-W5M
October 2019

Proposed Outline Plan



Primary Collector Street
(2@7.0m / 27.0m ROW) (DGSS 2012)
NTS



Modified Primary Collector Street
(2@7.0m / 28.2m ROW) (DGSS 2012)
NTS

Oct 30, 2019 - 12:08pm W:\1796 Sage Hill Crossing OP-LUIDrawing CAD Files\1796-Sage Hill OP-2019OCT23.dwg



GENESIS

Sage Hill Crossing
Cross Sections

3655 Sage Hill Drive NW, 625 Sage Valley Boulevard NW /
Portion of SE ¼ Sec 36-25-02-W5M
October 2019