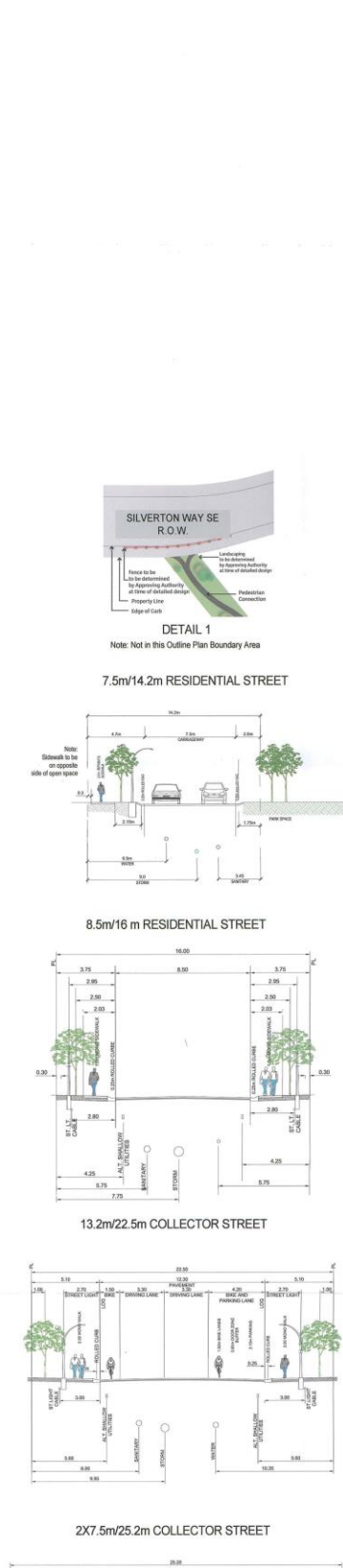


Approved Silverton Station Outline Plan, LOC2015-0118



SILVERTON
STATION

OUTLINE PLAN & LAND USE
REDESIGNATION

Legal Descriptions:
Plan 7510858 Block 7 and
Portions of Plan 7410507 Block 4, 8 & 12
and Plan 7510858 Block 11

Municipal Addresses:
1855 Sheriff King Street S and
21, 22, 35 and 36 190 Ave SE

Prepared for:
CARDEL HOMES

Prepared by:
b&a PLANNING GROUP
bunt & associates exp.

OWNERSHIP STATISTICS

| | hectares | acres | |
|--|--------------|---------------|--------|
| Cardel Ownership | 44.33 | 109.53 | |
| City of Calgary Ownership | | | |
| ROW of Sheriff King St SW (4 St SW) | 0.06 | 0.15 | |
| ROW of Silverado Station Way SE (190Ave SE) | 0.18 | 0.44 | |
| TOTAL OUTLINE PLAN AREA | 44.57 | 110.13 | |
| LRT & LRT Widening S-CRI | 9.72 | 1.78 | |
| GROSS DEVELOPABLE AREA (GDA) FOR CARDEL | 43.85 | 108.35 | 100.0% |

OUTLINE PLAN STATISTICS

RESIDENTIAL AREA

| Low Density Residential District | ha | acres | % of Total Residential Area |
|--|--------------|--------------|-----------------------------|
| R-G | 15.44 | 38.15 | 56.9% |
| Row House Frontage | 6.1 | 20 | 762 units |
| Anticipated / Maximum # of lots | | | 125 units |
| Semi Detached Frontage | 7.3 | 24 | 2839 units |
| Anticipated / Maximum # of lots | | | 389 units |
| Single Family Frontage | 7.6 | 25 | 485 units |
| Anticipated / Maximum # of lots | | | 54 units |
| Single Family Frontage | 8.8 | 29 | 216 units |
| Anticipated / Maximum # of lots | | | 25 units |
| Single Family Frontage | 9.8 | 32 | 148 units |
| Anticipated / Maximum # of lots | | | 15 units |
| Total R-G Anticipated / Maximum Units | | | 4450 units |

Multi-Family Residential

| | ha | acres | % of Total Residential Area |
|---|--------------|--------------|-----------------------------|
| Low Profile Multi M-1 | 11.68 | 28.85 | 43.1% |
| Undesignated Road Closure (M-1) | 5.37 | 13.28 | |
| Anticipated # of Units 60 upha | 0.009 | 0.014 | |
| Maximum # of Units 60 upha | | | 289 units |
| Medium Profile Multi M-2 | 6.82 | 14.37 | |
| Undesignated Road Closure (M-2) | 0.15 | 0.37 | |
| Anticipated / Maximum # of Units 110 upha | | | 698 units |
| Medium Profile Multi M-X2 | 0.33 | 0.82 | |
| Anticipated / Maximum # of Units 60 upha | | | 20 units |
| Total Anticipated Multi-Family Units | | | 945 units |
| Total Maximum Multi-Family Units | | | 999 units |

TOTAL RESIDENTIAL AREA

| | ha | acres | % of Plan Area (GDA) |
|-------------------------------|--------------|--------------|----------------------|
| Total Residential Area | 27.12 | 67.00 | 61.8% |
| Anticipated Number of Units | 1982 | units | |
| Anticipated Density | 35.6 | upha | |
| Anticipated Density | 14.4 | upha | |
| Maximum Number of Units | 1616 | units | |
| Maximum Density | 36.9 | upha | |
| Maximum Density | 14.9 | upha | |

MUNICIPAL RESERVE

| | ha | acres | |
|---|------|-------|-------|
| School Site S-SPR (MSR) | 4.39 | 10.85 | 10.0% |
| Neighbourhood Park S-SPR (MR) | 2.95 | 6.30 | |
| S-SPR Previously dedicated as cash in lieu for plan 7410507 Block 8 | 1.77 | 4.37 | |
| | 0.07 | 0.18 | |

ROADWAYS

| | ha | acres | |
|--|-------|-------|-------|
| | 12.34 | 30.49 | 28.1% |