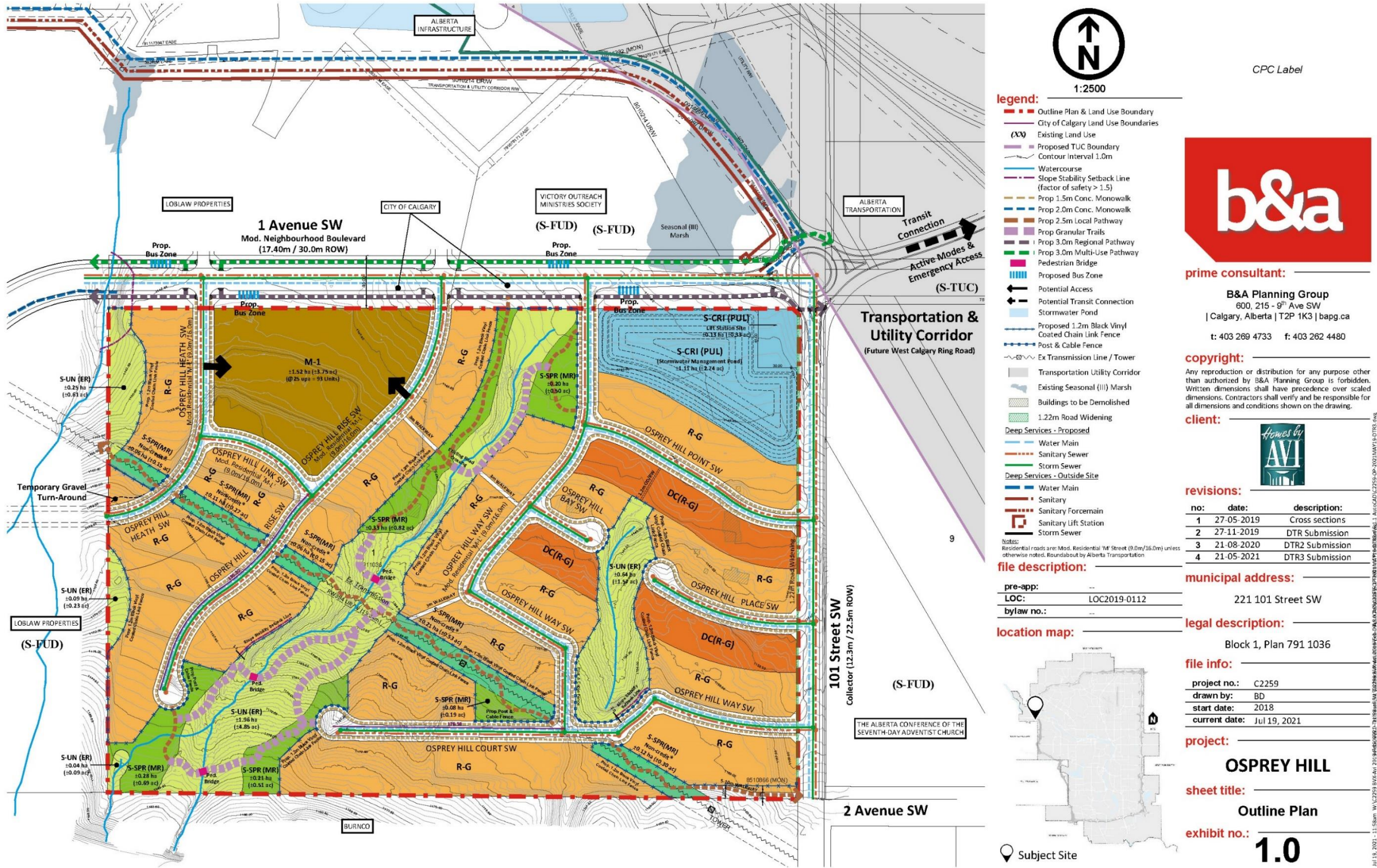
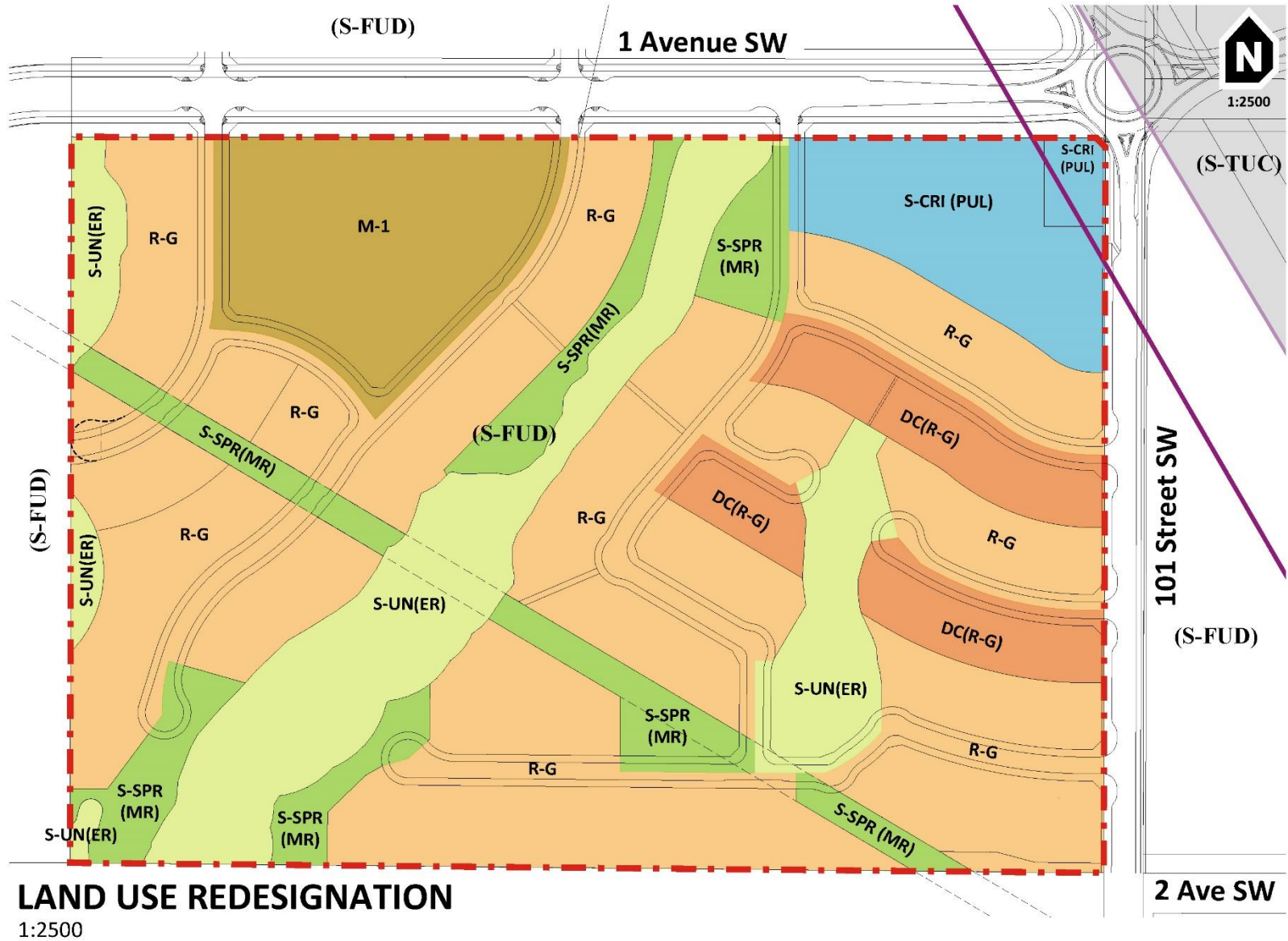


Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.





OUTLINE PLAN STATISTICS						
	Lot width/ units per hectare	Frontage	Hectares	Acres	Number of lots/units	% of GDA
	(m)/upha	(m)	(+/-)	(+/-)		
Total Area			19.60	48.46		
Less: S-UN (ER)			2.96	7.36		
Gross Developable Area (GDA)			16.62	41.10		100.0%
Residential - Low Density			9.06	22.38		54.45%
Residential - Low Density Mixed Housing District (R-G)			7.96	19.66		
Anticipated number of laneless lots based on 8.84m lot width	8.84	1267.52			136	
Anticipated number of laneless lots based on 10.36m lot width	10.36	711.21			67	
Maximum number of lots based on 6.0m lot width	6.00	1978.73			329	
Direct Control (Residential - Low Density Mixed Housing District) - DC(R-G)			1.10	2.72		
Anticipated number of lots based on 5.18m lot width	5.18	365.27			59	
Total frontage		2344				
Multi-Family			1.52	3.75		9.12%
Multi-Residential - Low Profile District (M-1)						
Anticipated number of units based on (25.0upa)	25 upa		1.52	3.75	93	
Maximum number of units based on (60.0upa)	60 upa				225	
Total Number of Units						
Anticipated					355	
Maximum					613	
Density						
Anticipated					21.4 upha	8.6 upa
Maximum					36.9 upha	14.9 upa
Open Space			1.66	4.11		10.00%
Special Purpose - School, Park and Community Reserve (S-SPR(MR))			1.10	2.71		
Special Purpose - School, Park and Community Reserve (S-SPR(MR non-credit))* Cash in Lieu			0.57	1.40		
Public Utility Lot			1.24	3.07		7.47%
Special Purpose - City and Regional Infrastructure (S-CRI(PUL))			1.24	3.07		
Roadways and Lanes			3.15	7.79		18.95%
Collector Street (12.3m/22.5m) (Road Widening)			0.04	0.11		
Residential Street (8.5m/16.0m & 9.0m/16.0m)			3.02	7.47		
Walkways			0.08	0.21		

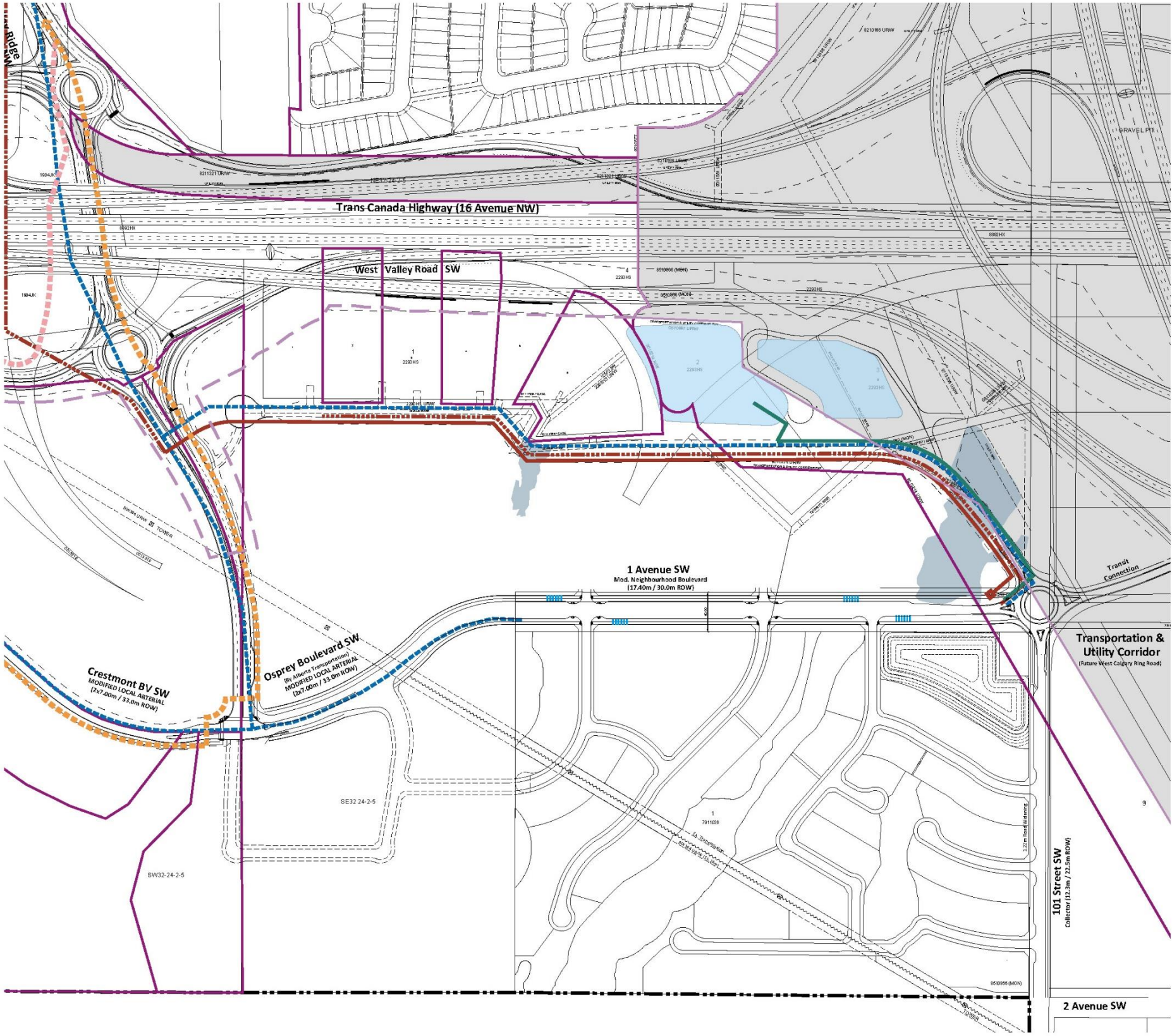
Land Use Statistics				
Land Use	to	Land Use	Hectares	Acres
S-FUD	to	R-G	9.99	24.70
S-FUD	to	DC (R-G)	1.46	3.61
S-FUD	to	M-1	1.81	4.47
S-FUD	to	S-CRI(PUL)	1.18	2.92
S-FUD	to	S-SPR (MR)	1.94	4.78
S-FUD	to	S-UN (ER)	3.11	7.69
S-TUC	to	S-CRI(PUL)	0.11	0.29
Total			19.60	48.46

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**Osprey Hill**  
**Land Use Redesignation & Statistics**  
221 101 Street SW / Block 1, Plan 791 1036

July 2021



**1:4000**

**legend:**

- Outline Plan & Land Use Boundary
- City of Calgary Land Use Boundaries
- Existing Land Use
- Proposed TUC Boundary
- Contour Interval 1.0m
- Watercourse
- Proposed Bus Zone
- Stormwater Pond
- Ex Transmission Line / Tower
- Transportation Utility Corridor
- Existing Seasonal (III) Marsh

**Deep Services - Outside Site**

- Water Main
- Sanitary
- Sanitary Forcemain
- Sanitary Lift Station
- Storm Sewer



**prime consultant:**

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

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**client:**

**revisions:**

no:	date:	description:
1	27-05-2019	Cross sections
2	27-11-2019	DTR Submission
3	21-08-2020	DTR2 Submission
4	21-05-2021	DTR3 Submission

**municipal address:**

221 101 Street SW

**file description:**

pre-app: ---  
LOC: LOC2019-0112  
bylaw no.: ---

**legal description:**

Block 1, Plan 791 1036

**location map:**

Subject Site

**file info:**

project no.: C2259  
drawn by: BD  
start date: 2018  
current date: Jul 19, 2021

**project:**

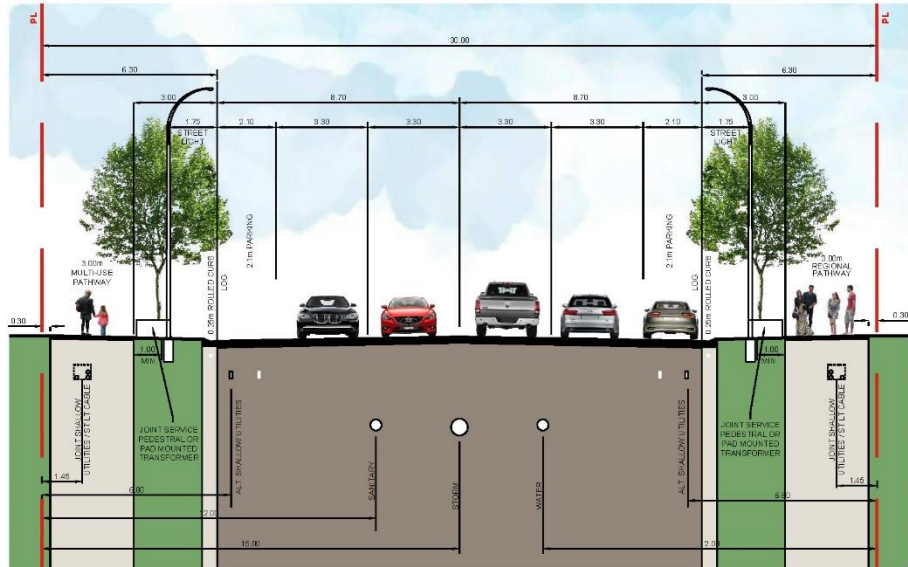
**OSPREY HILL**

**sheet title:**

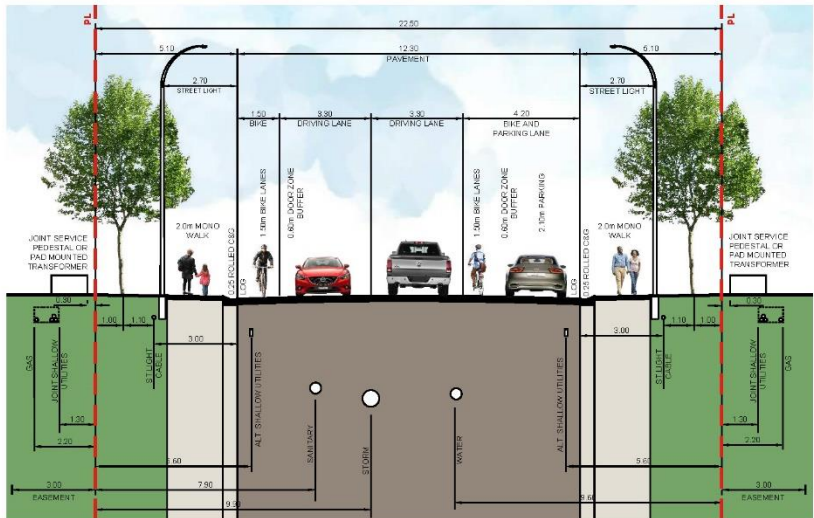
**Surrounding Context**

**exhibit no.:**

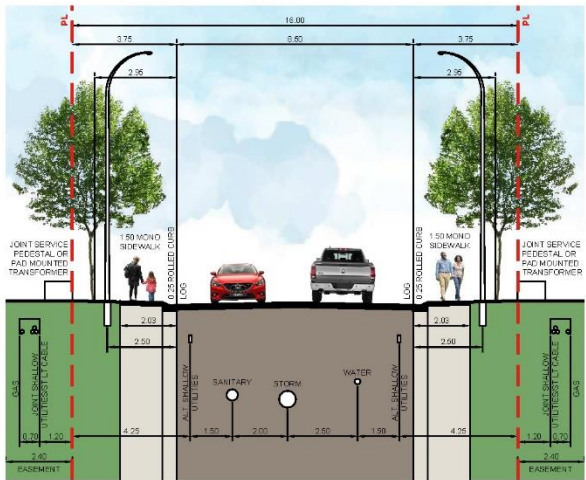
**2.0**



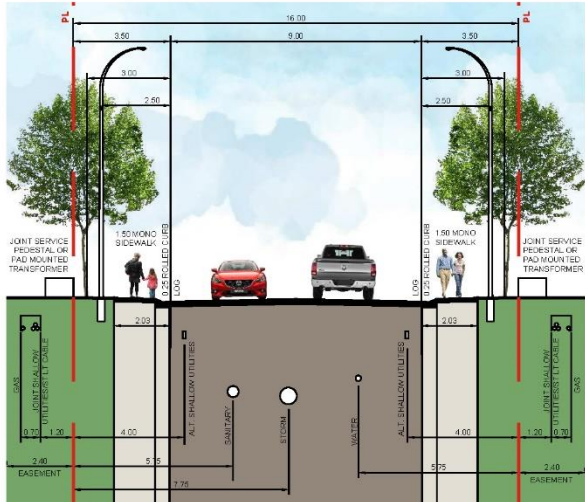
Mod. Neighbourhood Boulevard (17.4m / 30.0m ROW)  
NTS



Collector Street (12.3m / 22.5m ROW)  
NTS



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



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

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**Osprey Hill**  
**Cross Sections**

221 101 Street SW / Block 1, Plan 791 1036

July 2021