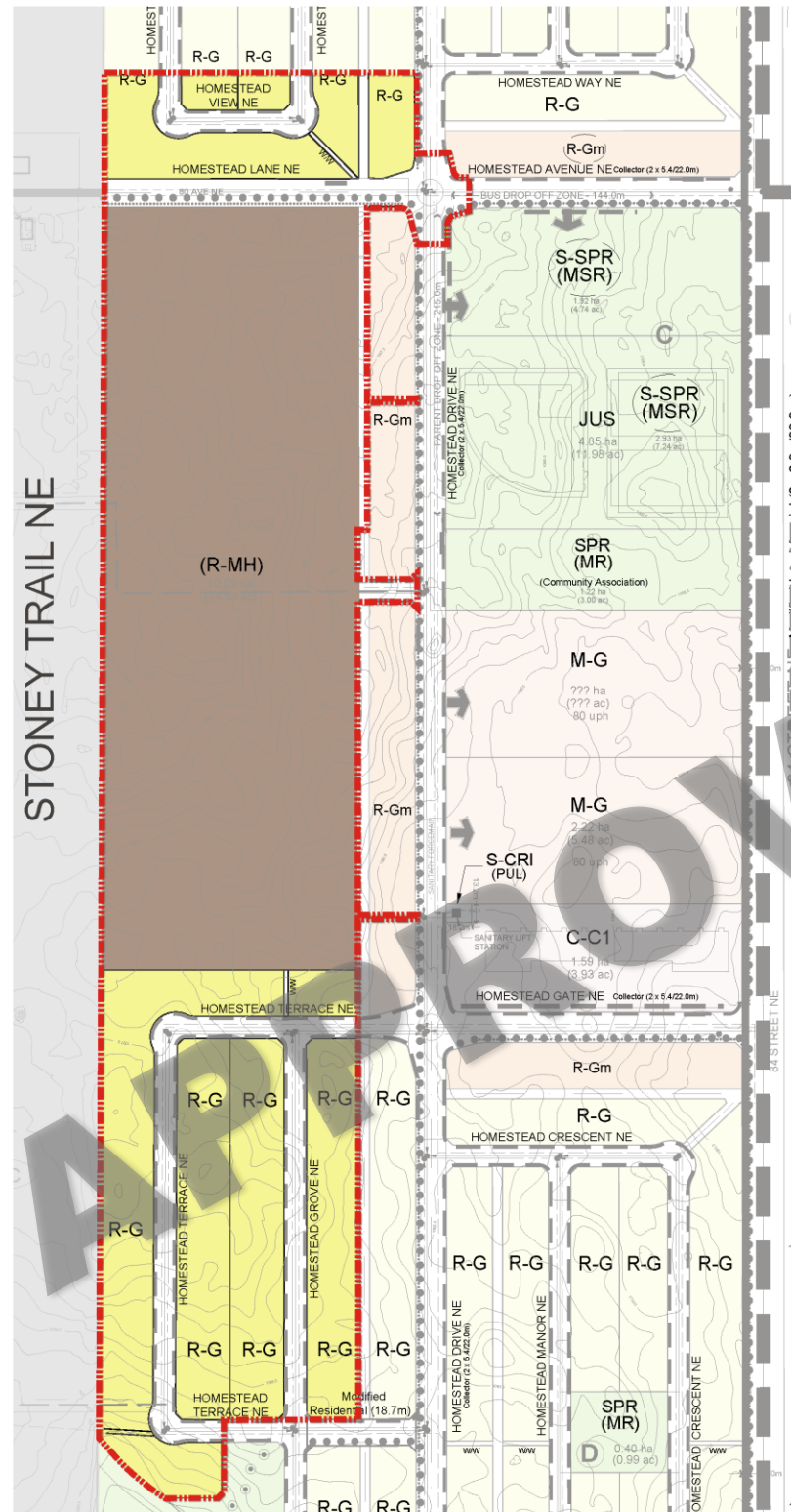


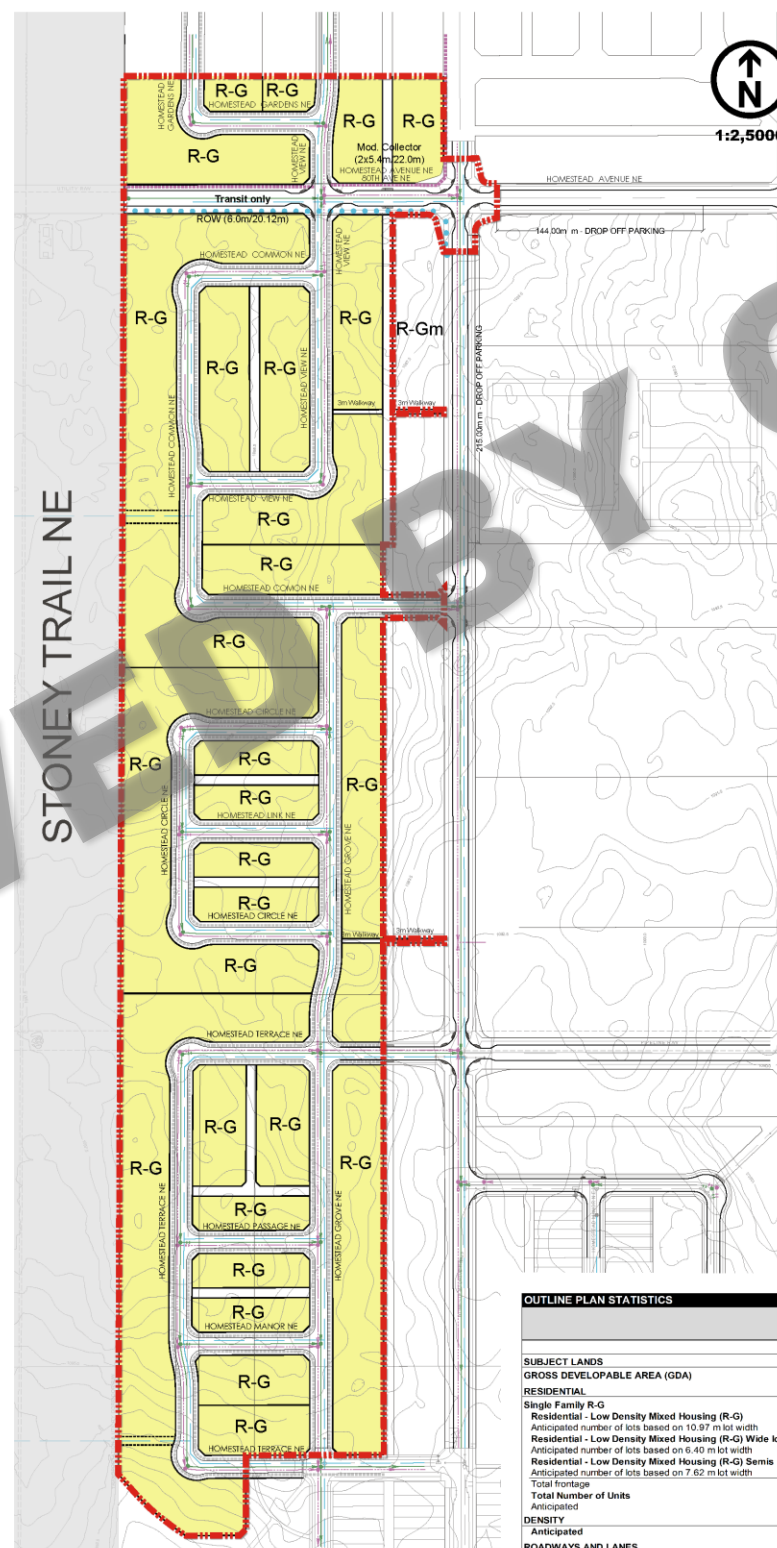
Approved Outline Plan

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

Previously Approved Outline Plan



Proposed Outline Plan



prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
Calgary, Alberta T2P 1K3 | bapg.ca
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client:

PARTNERS DEVELOPMENT GROUP

sub-consultant:



revisions:

no:	date:	description:
1	22-Mar-2021	Submission
2	04-June-2021	Dtr#1 Comments
3		
4		
5		
6		
7		
8		
9		

legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-use Pathway
- Bus Pad Location
- Land Use Redesignation Boundary
- R-MH Low Density Residential Districts
- R-G Low Density Residential Districts

Deep Services - Existing

- Water Main/Hydrant

Deep Services - Proposed

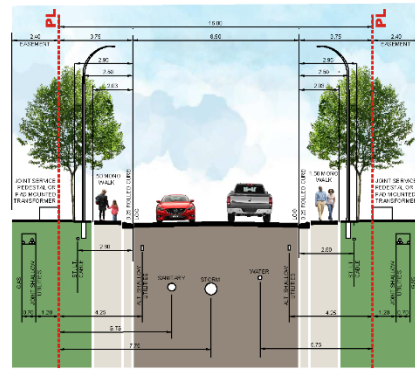
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Notes:

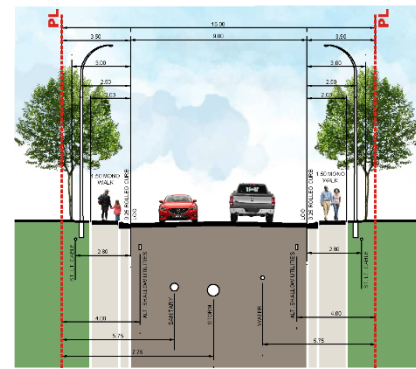
Residential roads are:
laneless (8.5m/16.0m) laned (9.0m/16.0m)
unless otherwise noted.
All lanes are 7.0m wide unless otherwise noted.

	Lot width	Frontage	Hectares	Acres	Number of lots	% of GDA
	(m)	(m)	(ha)	(ac)		
SUBJECT LANDS			18.89	46.68		
GROSS DEVELOPABLE AREA (GDA)			18.89	46.68		100.0%
RESIDENTIAL			13.35	32.99		70.7%
Single Family R-G			13.35	32.99		
Residential - Low Density Mixed Housing (R-G)	10.97	36	9.53	23.55	229	
Anticipated number of lots based on 10.97 m lot width						
Residential - Low Density Mixed Housing (R-G) Wide lots	7.62	25	2.29	5.66	117	
Anticipated number of lots based on 6.40 m lot width						
Residential - Low Density Mixed Housing (R-G) Semi	6.40	21	4.28	1.53	3.78	66
Anticipated number of lots based on 7.62 m lot width						
Total Frontage				3834		
Total Number of Units					412	
Anticipated						
DENSITY					21.8 upha	8.8 upa
Anticipated						
ROADWAYS AND LANES			5.54	13.69		29.3%

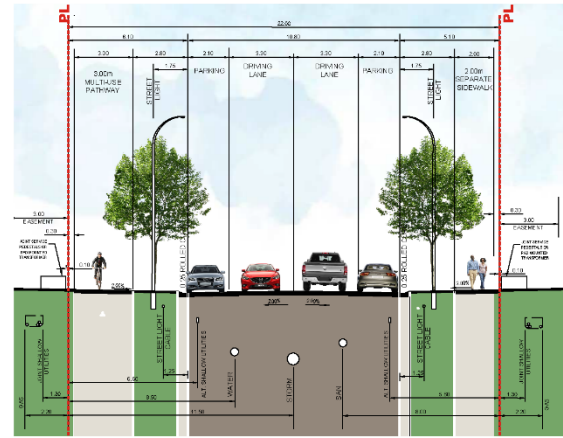
Cross -Sections:



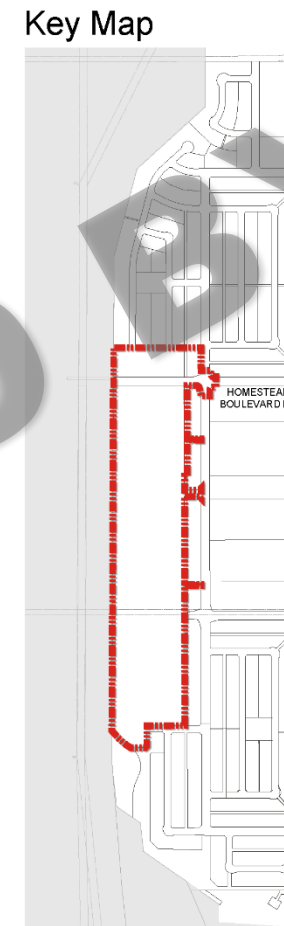
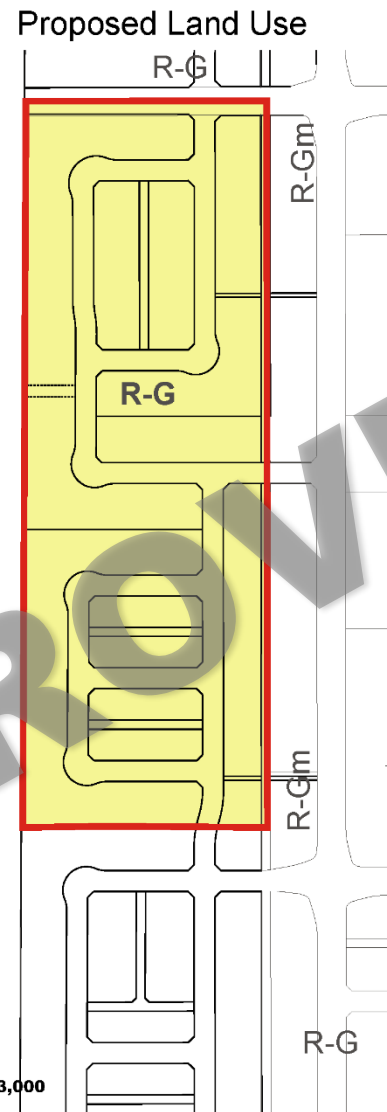
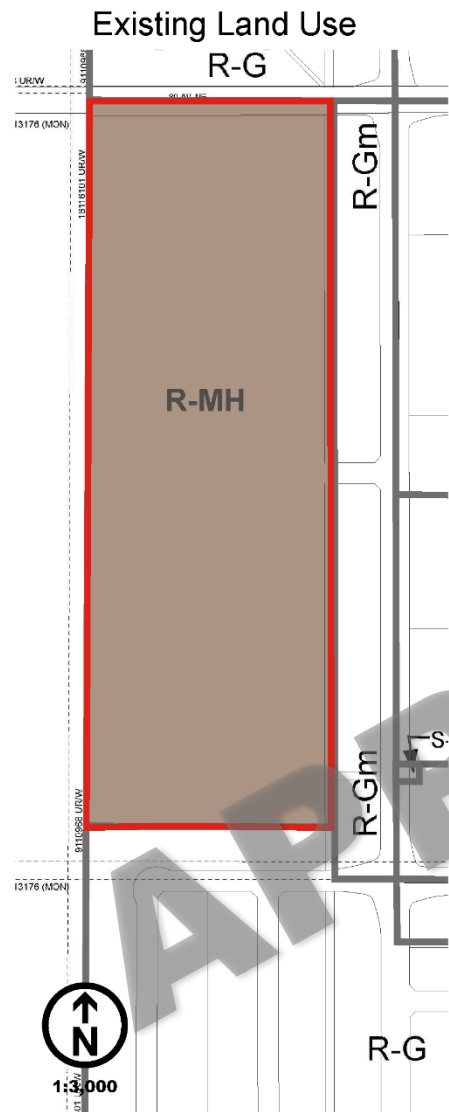
Residential 'M' Street (8.5m / 16.0m ROW) - 1:200



Residential 'M-L' Street (9.0m / 16.0m ROW) - 1:200

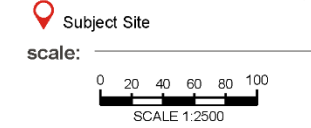
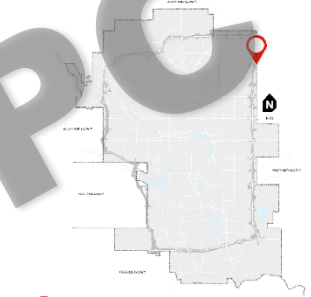


Mod Collector Street (10.8m / 22.0m ROW) - 1:200



FROM	TO	HA	AC
R-MH	R-G	10.31	25.48
TOTAL		10.31	25.48

location map:



municipal address:

7111, 7697 & 8393 84 Street NE

legal description:

Portions of:
NE, SE Sec12 & SE Sec13
Twp25-Rge29-W4M

file description:

pre-app: --
LOC: LOC2021-0047
bylaw no.: --

file info:

project no.: 2012-04
drawn by: es
start date: January 28, 2021
current date: Jul 08, 2021

project:

HOMESTEAD

sheet title:

**Outline Plan &
Land Use Redesignation**

exhibit no.:

1.0