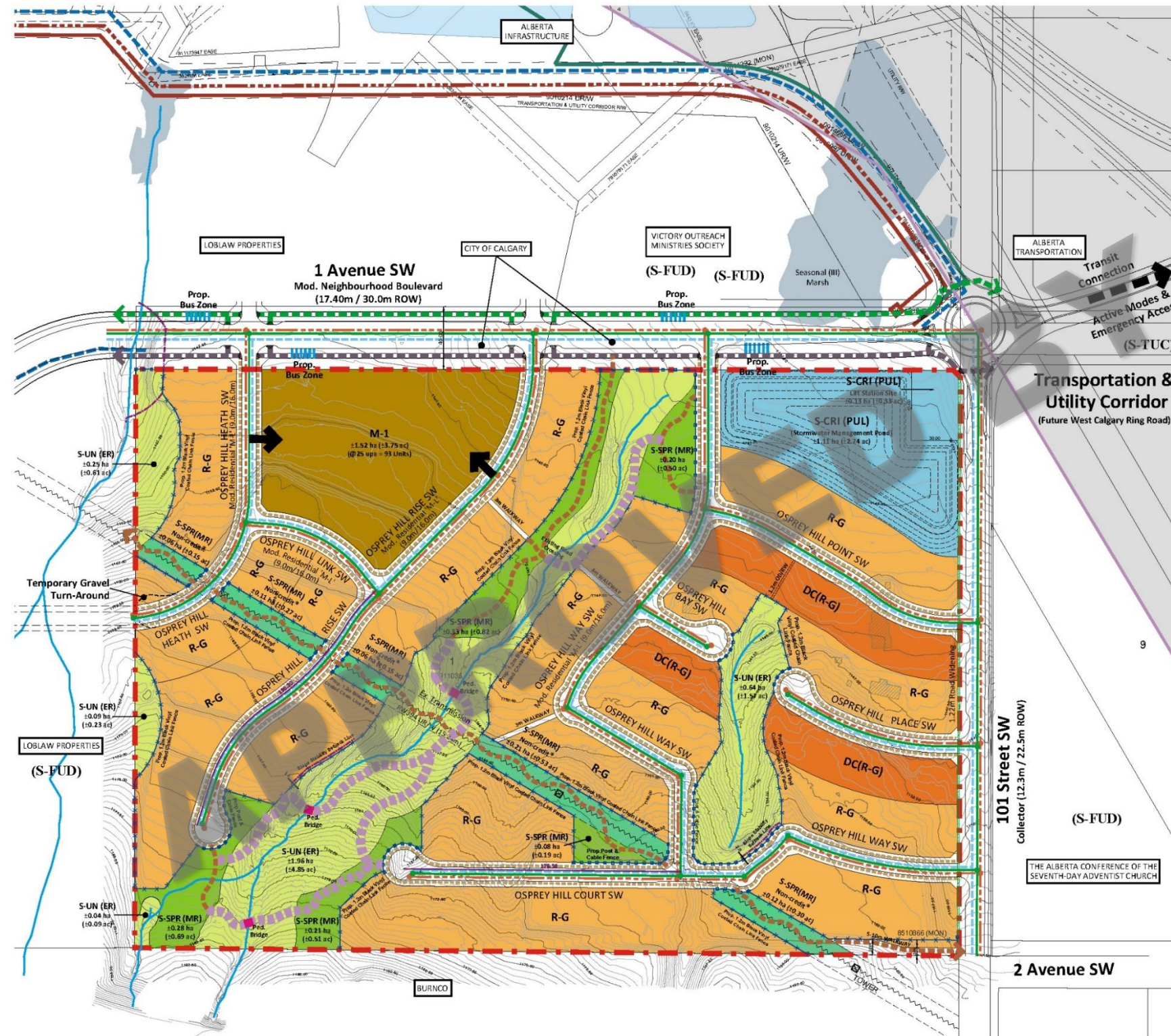


Approved Outline Plan

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

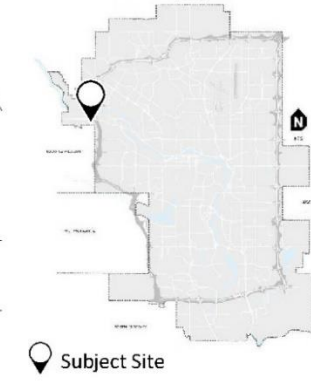


- Legend:**
- Outline Plan & Land Use Boundary
 - City of Calgary Land Use Boundaries
 - Existing Land Use
 - Proposed TUC Boundary
 - Contour Interval 1.0m
 - Watercourse
 - Slope Stability Setback Line (factor of safety > 1.5)
 - Prop 1.5m Conc. Monowalk
 - Prop 2.0m Conc. Monowalk
 - Prop 2.5m Local Pathway
 - Prop Granular Trails
 - Prop 3.0m Regional Pathway
 - Prop 3.0m Multi-Use Pathway
 - Pedestrian Bridge
 - Proposed Bus Zone
 - Potential Access
 - Potential Transit Connection
 - Stormwater Pond
 - Proposed 1.2m Black Vinyl Coated Chain Link Fence
 - Post & Cable Fence
 - Ex Transmission Line / Tower
 - Transportation Utility Corridor
 - Existing Seasonal (III) Marsh
 - Buildings to be Demolished
 - 1.22m Road Widening
 - Deep Services - Proposed
 - Water Main
 - Sanitary Sewer
 - Storm Sewer
 - Deep Services - Outside Site
 - Water Main
 - Sanitary
 - Sanitary Forcemain
 - Sanitary Lift Station
 - Storm Sewer

file description:

pre-app: _____
 LOC: _____
 bylaw no.: _____

location map:



prime consultant:

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

legal description:

Block 1, Plan 791 1036

file info:

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

project:

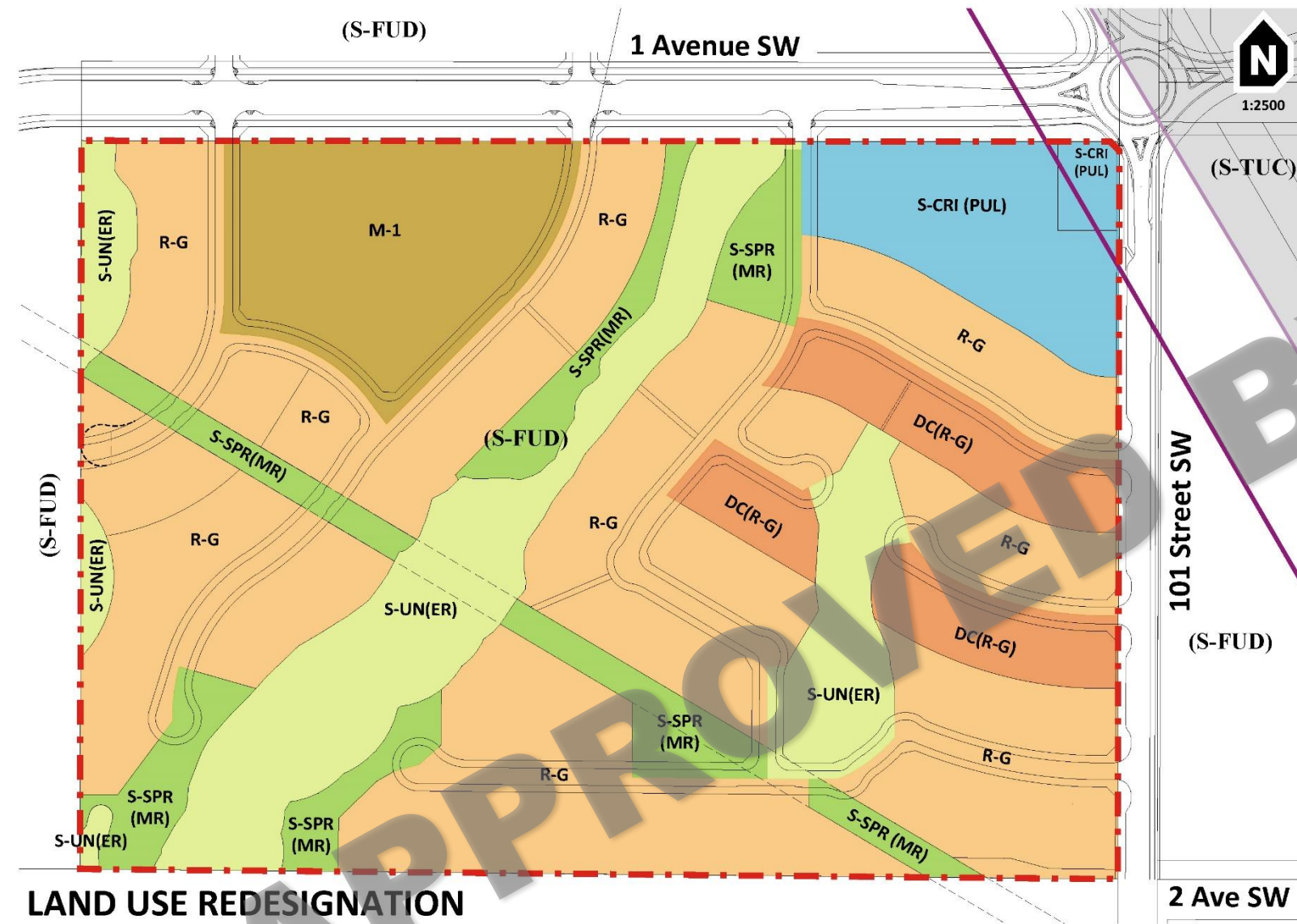
OSPREY HILL

sheet title:

Outline Plan

exhibit no.:

1.0



| OUTLINE PLAN STATISTICS | | | | | | |
|---|------------------------------------|----------|----------|-------|-------------------------|----------|
| | Lot width/ units per hectare | Frontage | Hectares | Acres | Number of lots/units | % of GDA |
| | (m/upa) | (m) | (+/-) | (+/-) | | |
| Total Area | | | 19.60 | 48.46 | | |
| Less: S-UN (ER) | | | 2.98 | 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 <i>laneless</i> lots based on 8.84m lot width | 8.84 | 1267.52 | | | 136 | |
| Anticipated number of <i>laneless</i> lots based on 10.36m lot width | 10.36 | 711.21 | | | 67 | |
| Maximum number of lots based on 6.00m 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 | | |

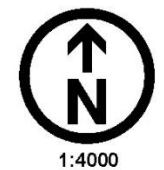
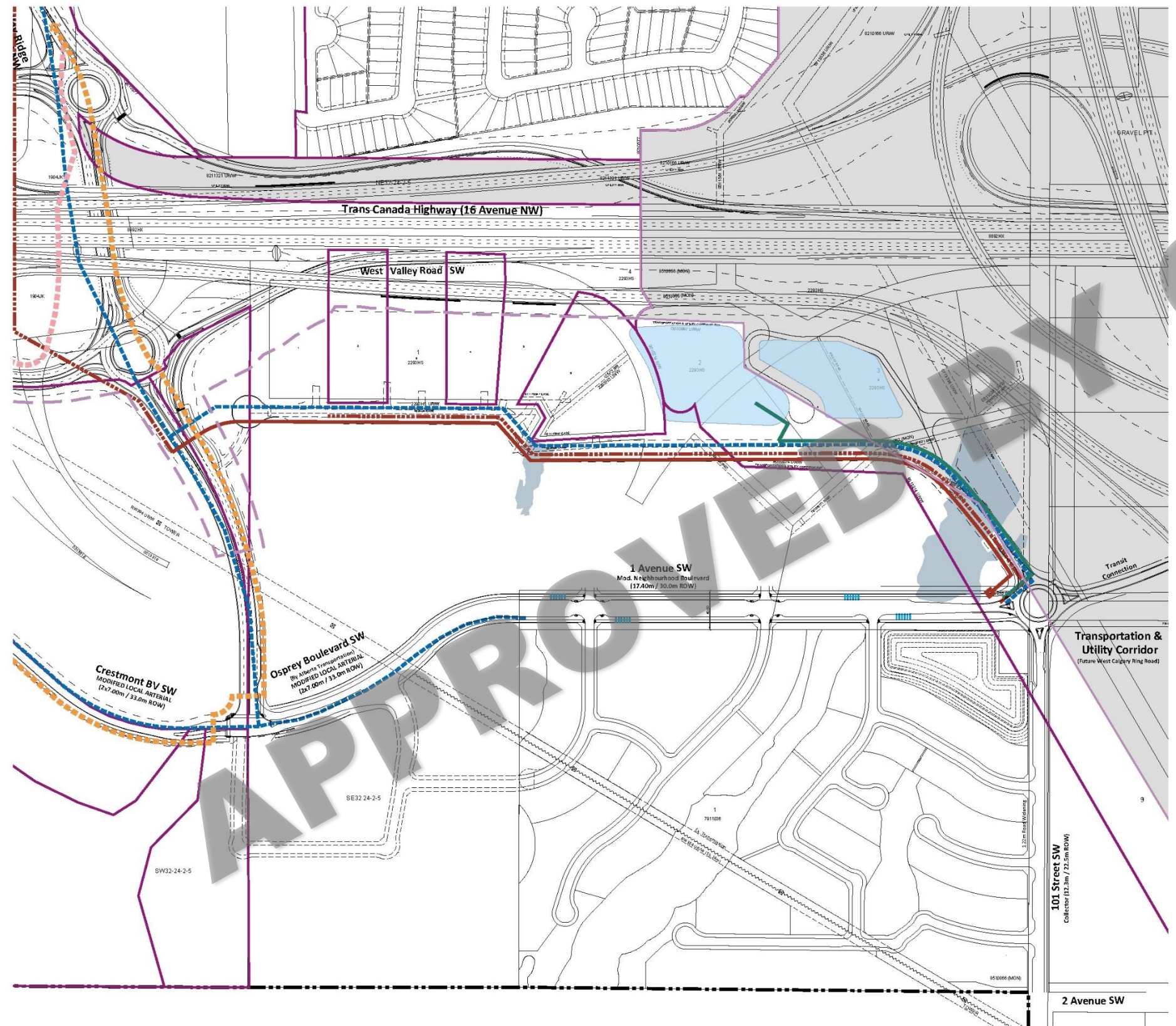
| Land Use Statistics | | | | |
|---------------------|----|------------|--------------|--------------|
| Land Use | to | Land Use | Hectares | Acres |
| S-FUD | to | R-G | 9.99 | 24.70 |
| S-FUD | to | DC (R-G) | 1.46 | 3.61 |
| S-FUD | to | M-1 | 1.81 | 4.47 |
| S-FUD | to | S-CRI(PUL) | 1.18 | 2.92 |
| 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 |

Jul 19, 2021 - 1:07pm W:\C2259 BVX-Avi 2019-Feb-09\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2259-OP-2021MAY19-DTR3.dwg



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
 - (XX) Existing Land Use
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municipal address:

221 101 Street SW

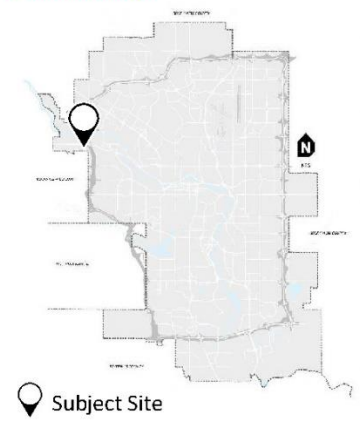
file description:

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:

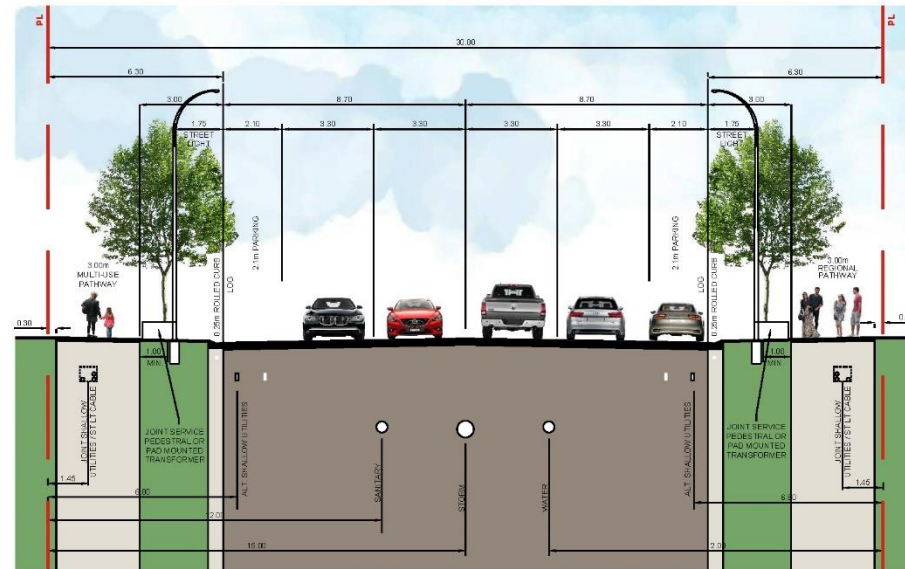
OSPREY HILL

sheet title:

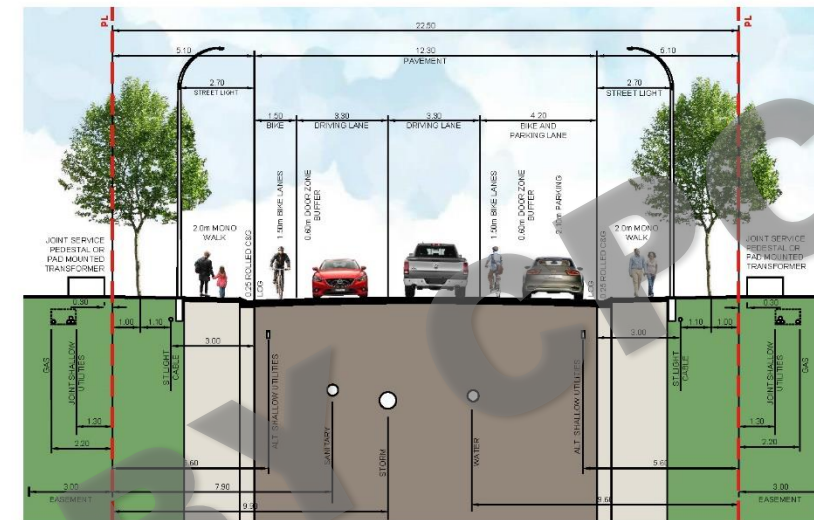
Surrounding Context

exhibit no.:

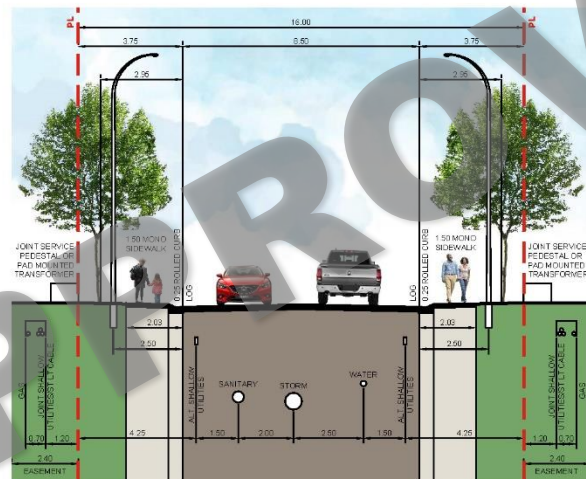
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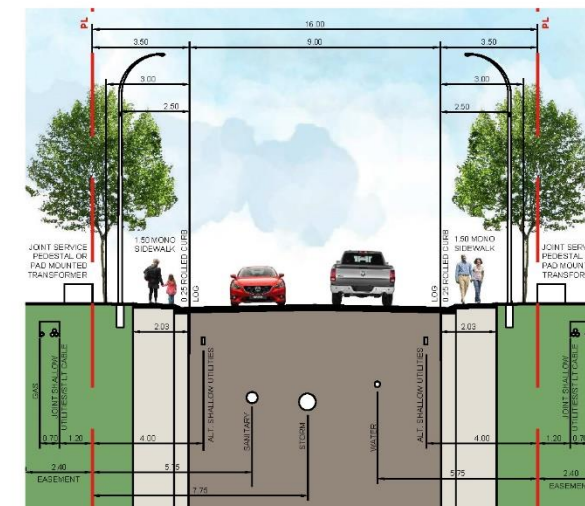
Mod. Neighbourhood Boulevard (17.4m / 30.0m ROW)
NTS



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

Jul 19, 2021 - 1:08pm W:\C2259 BVX-Avi 2019-Feb 09\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2259-OP-2021MAY19-DTR3.dwg



Osprey Hill
Cross Sections
221 101 Street SW / Block 1, Plan 791 1036

July 2021