

# ***2848 – 85 Street SW***

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Public Hearing– July 26, 2021

**Builder  
Investment  
Group**



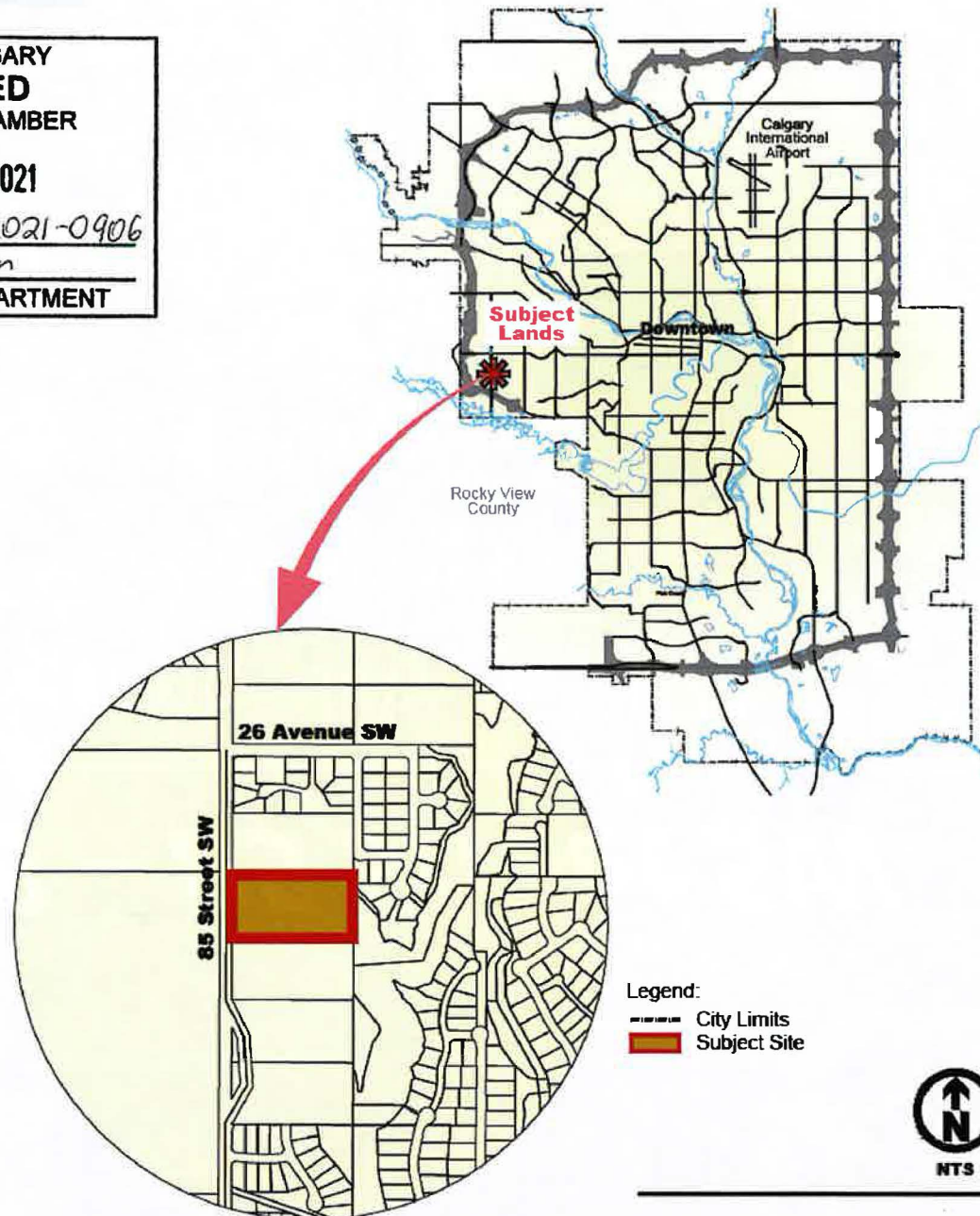
**PLANNING  
GROUP**

Passion to create better communities, together.



# Regional Location

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 JUL 26 2021  
 ITEM: 8.1.16CPG2021-0906  
*Distribution*  
 CITY CLERK'S DEPARTMENT



# Site Location

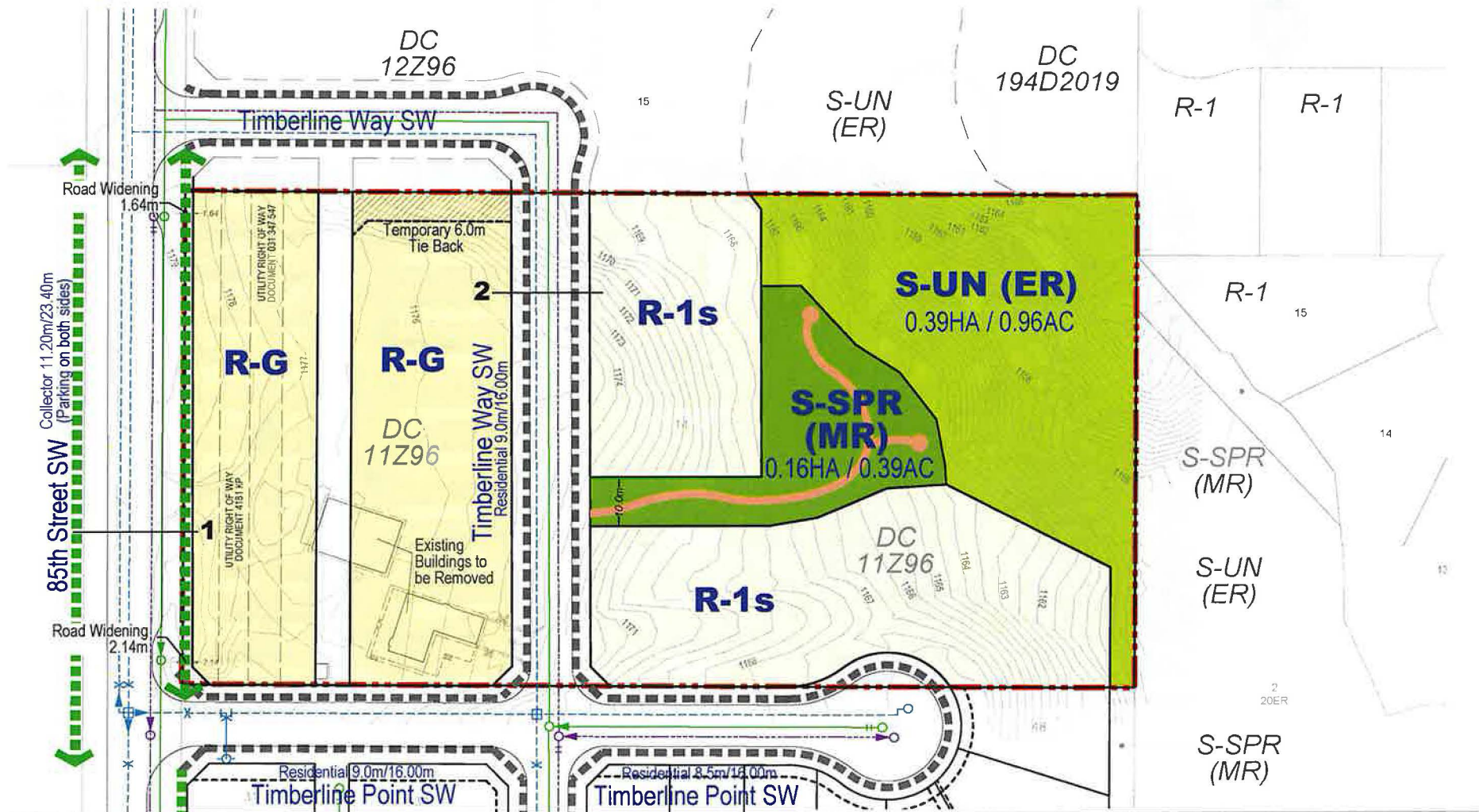




# Site Images



# Outline Plan & Land Use





# Concept Plan



1:1,000

b&amp;a

# Engagement

- Met with Community Association
- Met with Local Councillor
- Shared plans with adjacent landowners
- Responded to questions from the public received through notice posting

# Community Benefits

- ✓ Provides a seamless transition between development to the north and south
- ✓ Offers a diversity of low-profile housing to meet varying lifestyles
- ✓ Accommodates various pedestrian modes
- ✓ Offers a quality park space to surrounding residents
- ✓ Protects the ravine and associated vegetation

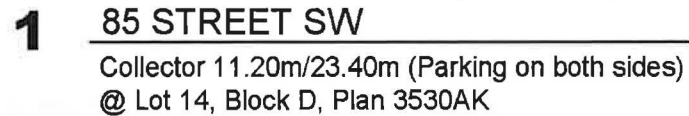


# Questions?



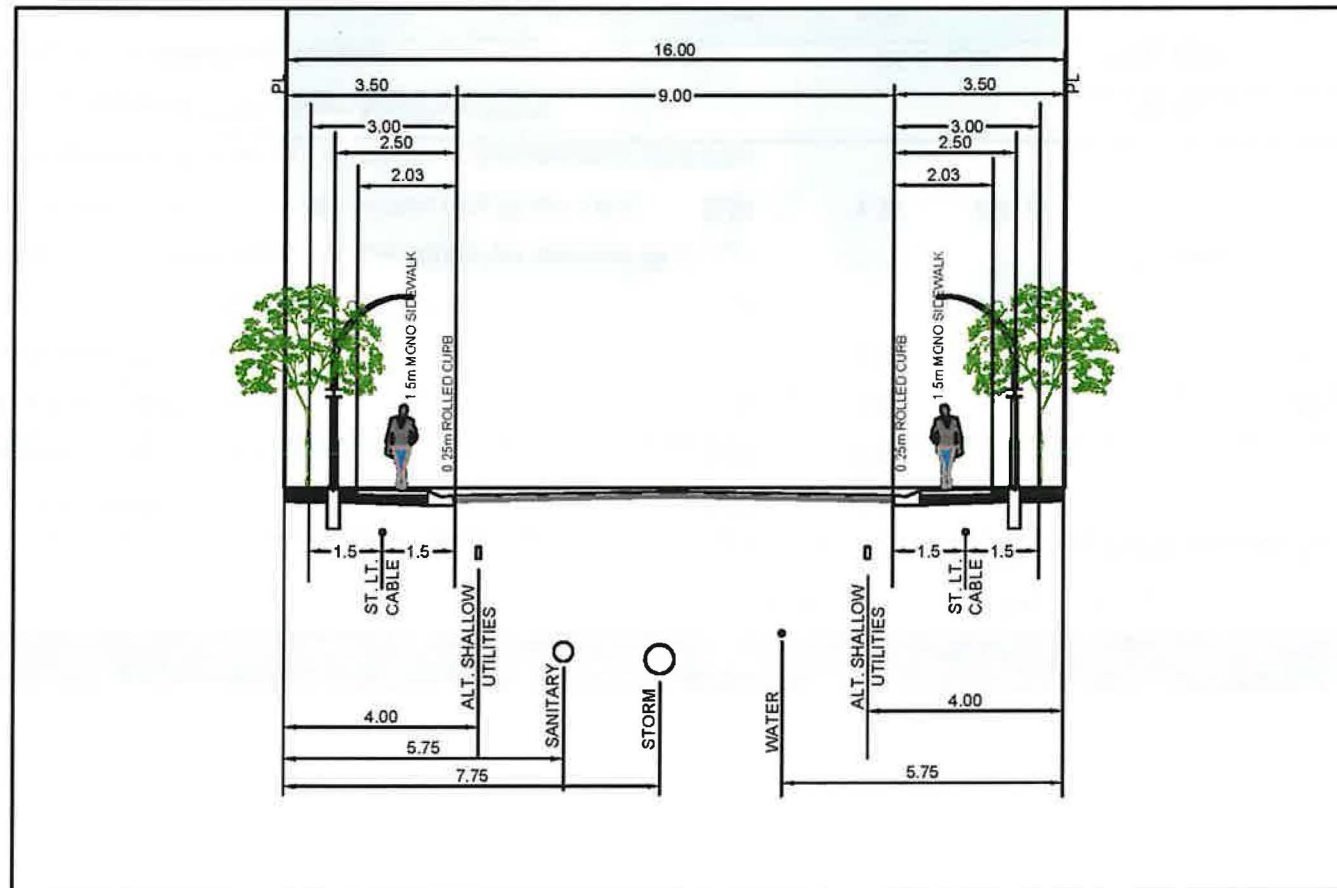
Builder  
Investment  
Group







# Cross-section



**2** TIMBERLINE WAY SW  
Mod. Residential 9.0m/16.00m

# Statistics

OUTLINE PLAN STATISTICS					
	Area		Frontage	Number	%
	ha	ac	(m)	of units	of GDA
<b>Total Ownership Area</b>	<b>1.95</b>	<b>4.82</b>			
<b>Environmental Reserve</b>	<b>0.39</b>	<b>0.96</b>			
<b>Gross Developable Area</b>	<b>1.56</b>	<b>3.86</b>			<b>100%</b>
<b>Residential Area</b>	<b>1.13</b>	<b>2.79</b>			72%
Residential - One Dwelling District R-1s	0.58	1.43	159 m		
<i>Anticipated / Maximum # of lots based on average @ 14.45m</i>				11 units	
Residential - Low Density Mixed Housing District R-G	0.55	1.36	201 m		
<i>Anticipated / Maximum # of lots based on average @ 8.97m</i>				22 units	
<b>Total Anticipated / Maximum Number of lots</b>				<b>33 units</b>	
<b>Anticipated / Maximum Density</b>		<b>21.4</b>	<b>uph</b>	<b>8.66</b>	<b>upa</b>
Municipal Reserve S-SPR(MR)	0.16	0.39			10%
<b>Roads / Lanes and Road Widening</b>	<b>0.27</b>	<b>0.68</b>			<b>18%</b>



# Density

- ASP: 26 Units maximum (17 uph)
- Proposal: 33 units (21 uph), 7 more units
- Matches density of development to the south