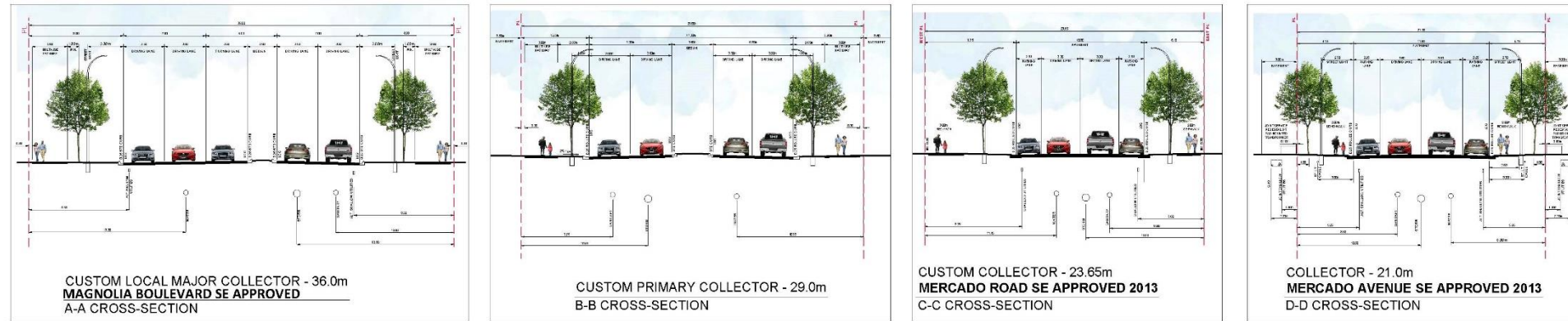


Approved Outline Plan

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



prime consultant:
B&A Planning Group
600, 215 - 9th Ave SW
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t: 403 269 4733 f: 403 262 4480

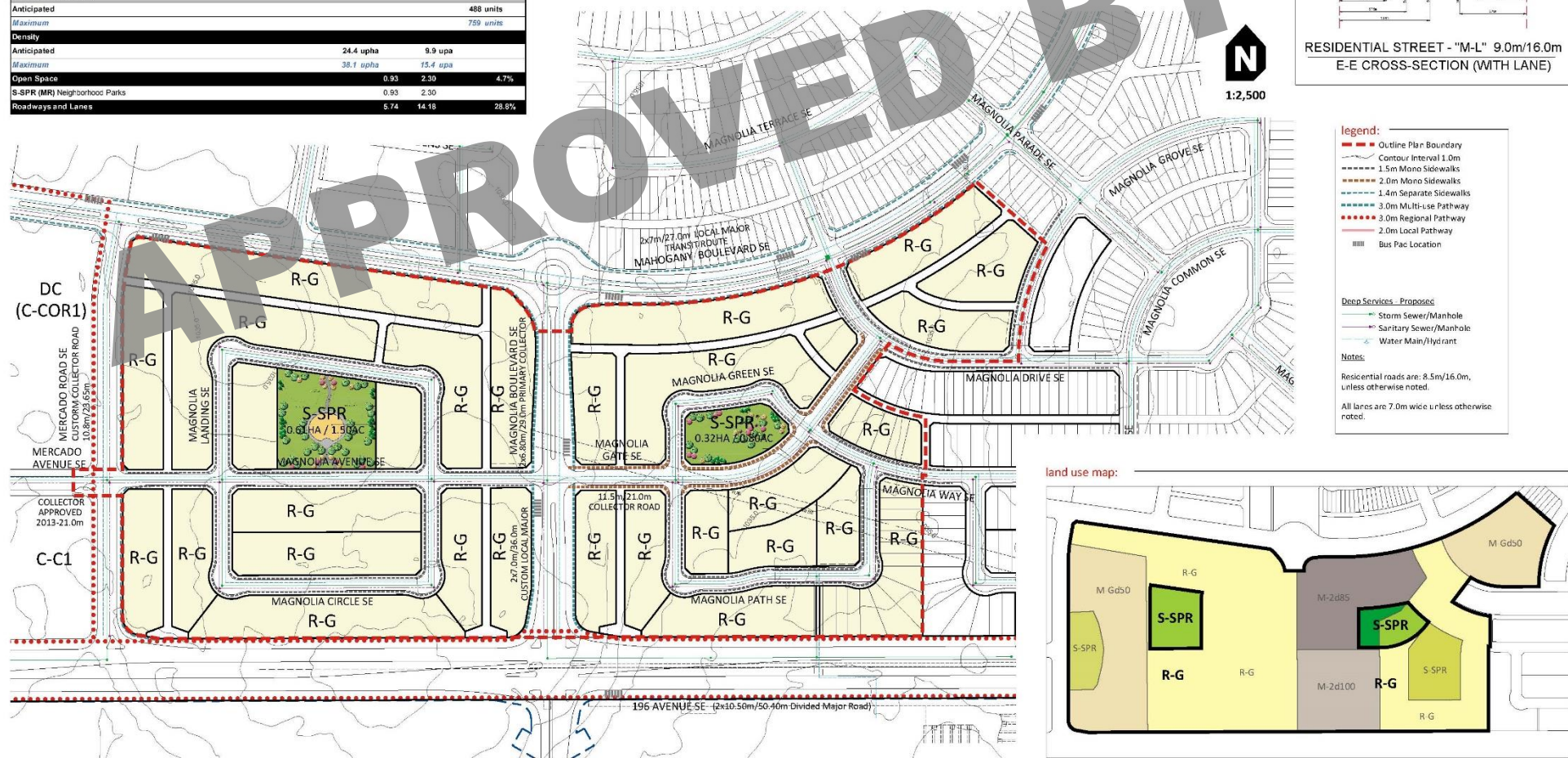
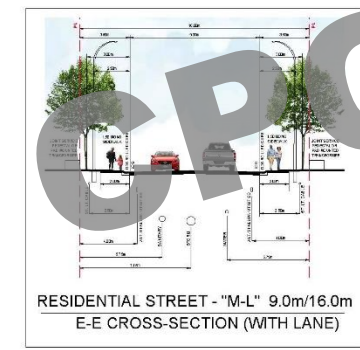
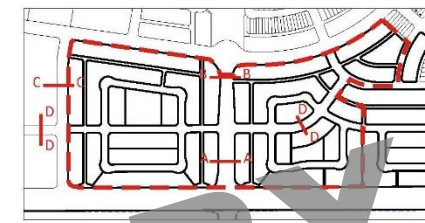
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client:
Hopewell

sub-consultant:
Stantec

OUTLINE PLAN STATISTICS						
	Lot Width (m)	Frontage (m)	Hectares (+/-)	Acres (+/-)	Number of Lots/Units	% of GDA
Total Gross Developable Area			19.95	49.30		100.0%
Residential			13.28	32.82		66.6%
Residential - Low Density Mixed Housing District (R-G)			13.28	32.82		
Frontage (measured at mid block)						
Anticipated number of semi lots based on 7.0m/234 lot width	7.00	1,385	4,544	11.28	186 units	
Anticipated number of laned lots based on 7.7m/25.41 lot width	7.70	1,168	3,832	10.31	152 units	
Anticipated number of laned lots based on 9.0m/29.48 lot width	9.00	1,243	4,078	11.23	138 units	
Maximum number of lots	5.00	3,798	12,454		759 units	
Total Frontage		3,798	12,454			
Total Number of Units					488 units	
Anticipated					488 units	
Maximum					759 units	
Density						
Anticipated			24.4 upha	9.9 upa		
Maximum			38.1 upha	15.4 upa		
Open Space						
S-SPR (MR) Neighborhood Parks			0.33	2.30		4.7%
Roadways and Lanes			5.74	14.18		28.8%

LAND USE REDESIGNATION STATISTICS					
Land Use	to	Land Use	Hectares	Acres	
R-G	to	S-SPR	1.05	2.6	
M-Gd50	to	R-G	4.39	10.85	
M-2d85	to	S-SPR	0.25	0.62	
	to	R-G	2.10	5.18	
M-2d100	to	R-G	1.61	3.99	
S-SPR	to	R-G	1.42	3.51	
Total Redesignation Area			10.83	26.75	
	to	R-G	9.11	22.51	
Non Change Land Use					
	to		9.11	22.51	
Total Area			19.94	49.26	



Legend:

- Outline Plan Boundary
- Contour Interval 1.0m
- 1.5m Mono Sidewalks
- 2.0m Mono Sidewalks
- 1.4m Separate Sidewalks
- 3.0m Multi-Use Pathway
- 3.0m Regional Pathway
- 2.0m Local Pathway
- Bus Pac Location

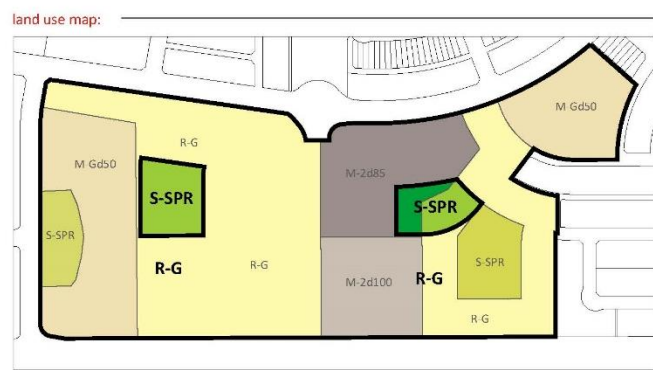
Proposed Services:

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

Notes:

Residential roads are: 8.5m/16.0m, unless otherwise noted.

All lanes are 7.0m wide, unless otherwise noted.



revisions:

n.o.	date:	description:
1	18-04-2022	DTR2 Response
2		
3		
4		
5		
6		
7		
8		
9		



municipal address:
18007 88 ST SE;
18010 72 ST SE

legal description:
Portion of N₂ Sec 23-22-29-4

file description:
pre-app:
LOC:

file info:
project no.: #2021 032
drawn by: TZ
start date: April 15, 2021
current date: May 05, 2022

project:
MAHOGANY
Stage 5

sheet title:
Outline Plan & Land Use Redesignation

exhibit no.:
1.0