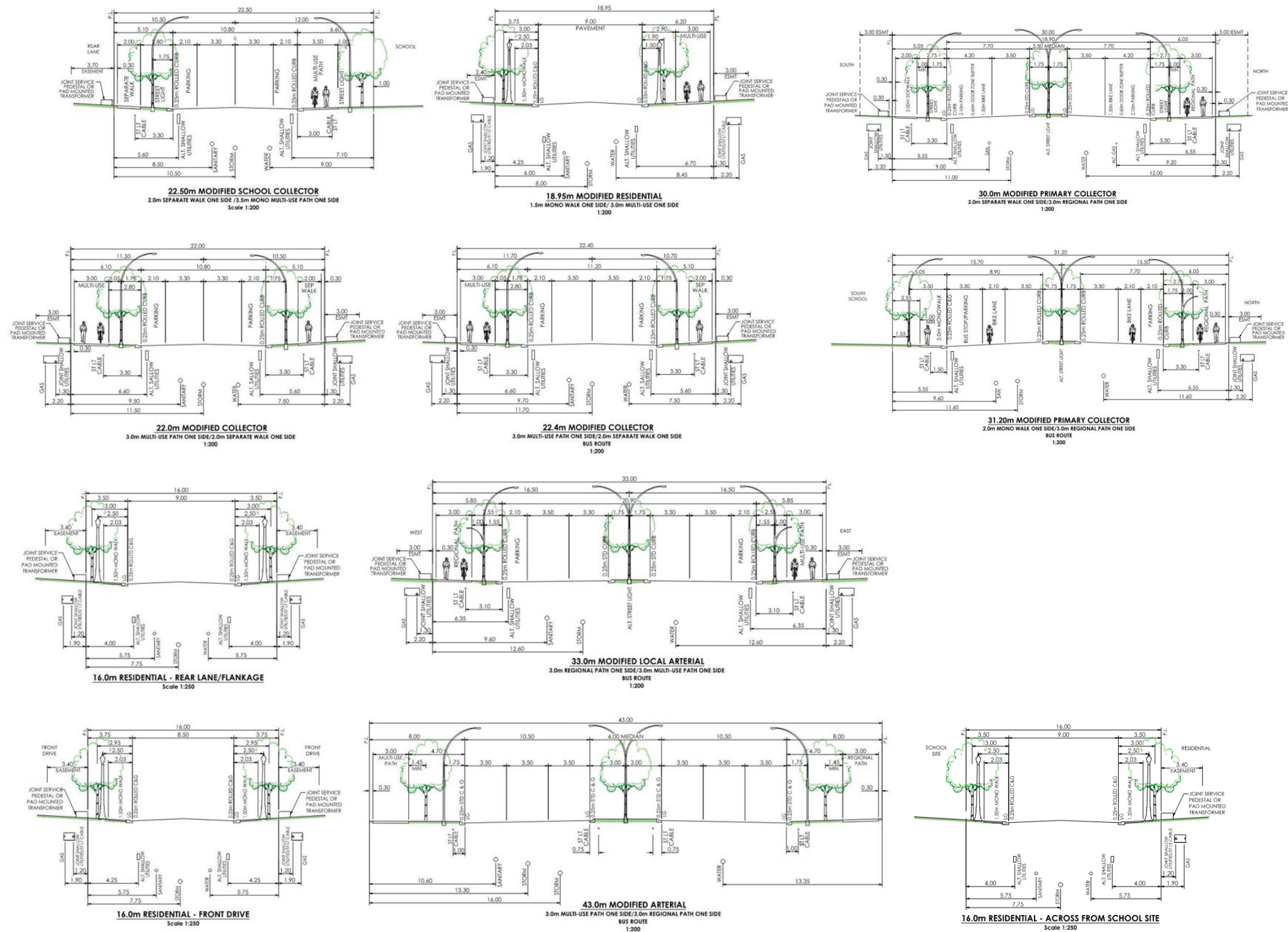














Proposed Land Use NTS





OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED		67.31 ha	166.32 ac	
 less ENVIRONMENTAL RESERVE (S-UN)		2.19 ha	5.40 ac	
GROSS DEVELOPABLE AREA (GDA)		65.12 ha	160.92 ac	100.0%
			Frontage	Units
RESIDENTIAL		37.56 ha	92.80 ac	57.7%
Low Density		36.67 ha	90.62 ac	56.3%
 RG - Laned		10.32 ha	25.49 ac	
Anticipated Number of Units (8.23m lot width)			3,152m	382 units
 RG - Laneless		22.26 ha	55.01 ac	
Anticipated Number of Units (9.75m lot width)			6,574m	674 units
 RGm - Townhomes		4.10 ha	10.12 ac	
Anticipated Number of Units (6.1m lot width)			1,280m	209 units
Total frontage			11,006m	
High Density		0.88 ha	2.18 ac	1.4%
 M-1		0.88 ha	2.18 ac	
Number of units (110upha)				97 units
TOTAL UNITS			Anticipated	1362 units
DENSITY				
Anticipated: 20.9 upha				
8.5 upac				
COMMERCIAL		0.37 ha	0.92 ac	0.6%
 C-N1		0.37 ha	0.92 ac	
CREDIT OPEN SPACE (S-SPR)		7.46	18.42 ac	11.4% *
*0.95ha of S-SPR deferred to development of parcel to the north. 10% overall dedication will be adhered to for overall development				
 Open Space & Parks		2.59 ha	6.39 ac	
 School		4.87 ha	12.03 ac	
PUBLIC DEDICATION		19.74 ha	48.78 ac	30.3% **
 Stormwater Pond		1.21 ha	2.99 ac	
 PUL		0.93 ha	2.31 ac	
Roads and Lanes		17.60 ha	43.48 ac	
Includes road widening and backslapping				
**Portion of 152 Avenue NW and Ambleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)		1.10 ha	2.72 ac	1.7%

LAND USE STATISTICS			
S-FUD to R-G	22.10 ha	54.62 ac	
S-FUD to R-Gm	3.26 ha	8.05 ac	
S-FUD to M-1	1.07 ha	2.65 ac	
S-FUD to C-N1	0.53 ha	1.30 ac	
S-FUD to S-SPR	1.83 ha	4.52 ac	
S-FUD to S-CRI	2.28 ha	5.64 ac	
S-FUD to S-UN	1.95 ha	4.81 ac	
Total Redesignation	33.02 ha	81.59 ac	
S-FUD to remain S-FUD	0.29 ha	0.71 ac	

NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
Multi-Unit Dwellings	97	1.6 people/unit*	155
Townhomes	24	2.3 people/unit*	55
Retail / Commercial	1100 m² (GFA)	1 job per 28m²	39
Total People/Job			249
Total NAC Area	2.40 ha		
Total Intensity			103
(people/jobs per ha)			
Based on the City of Calgary 2019 Qdr Census Results, Ward 2			