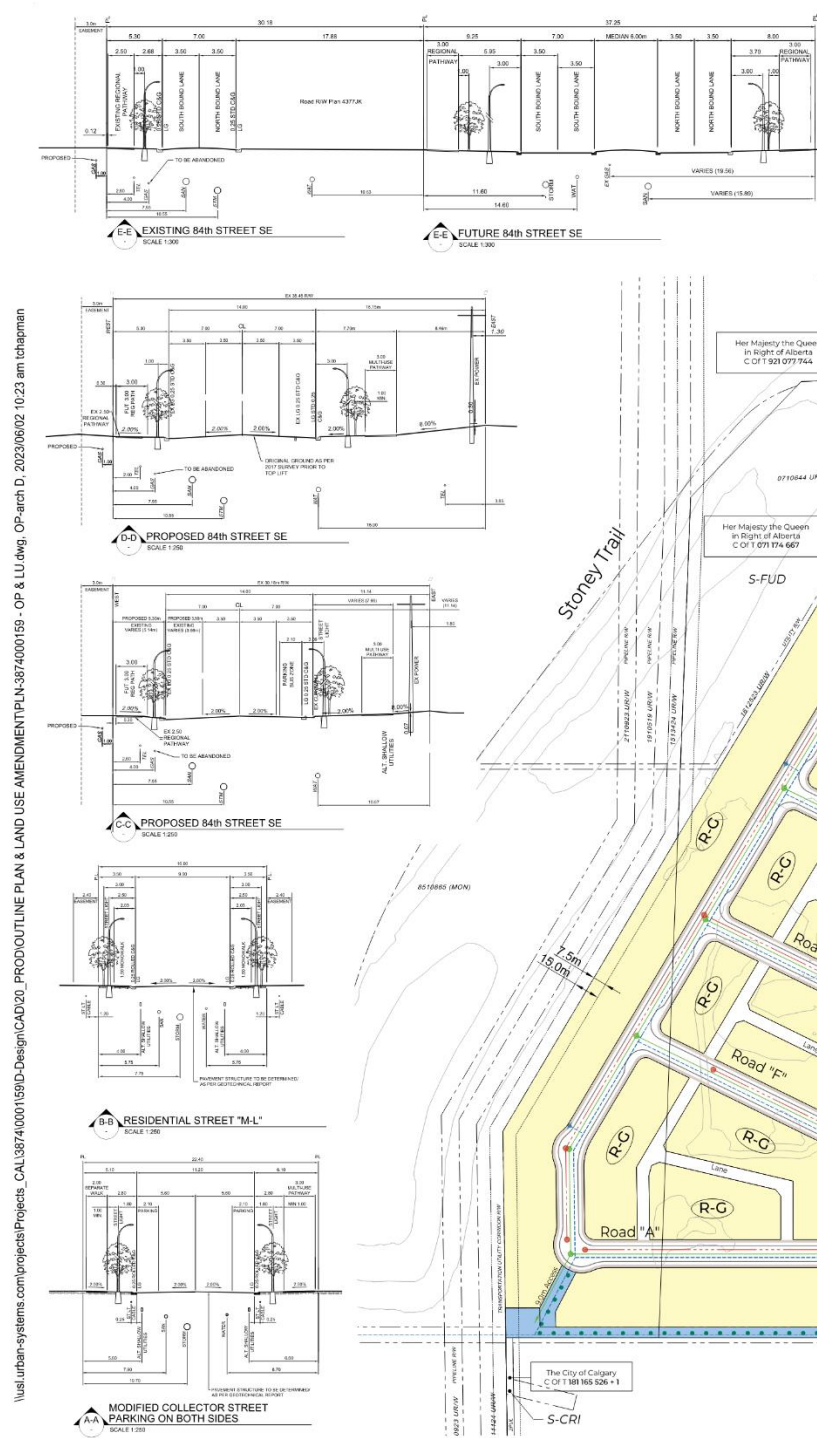
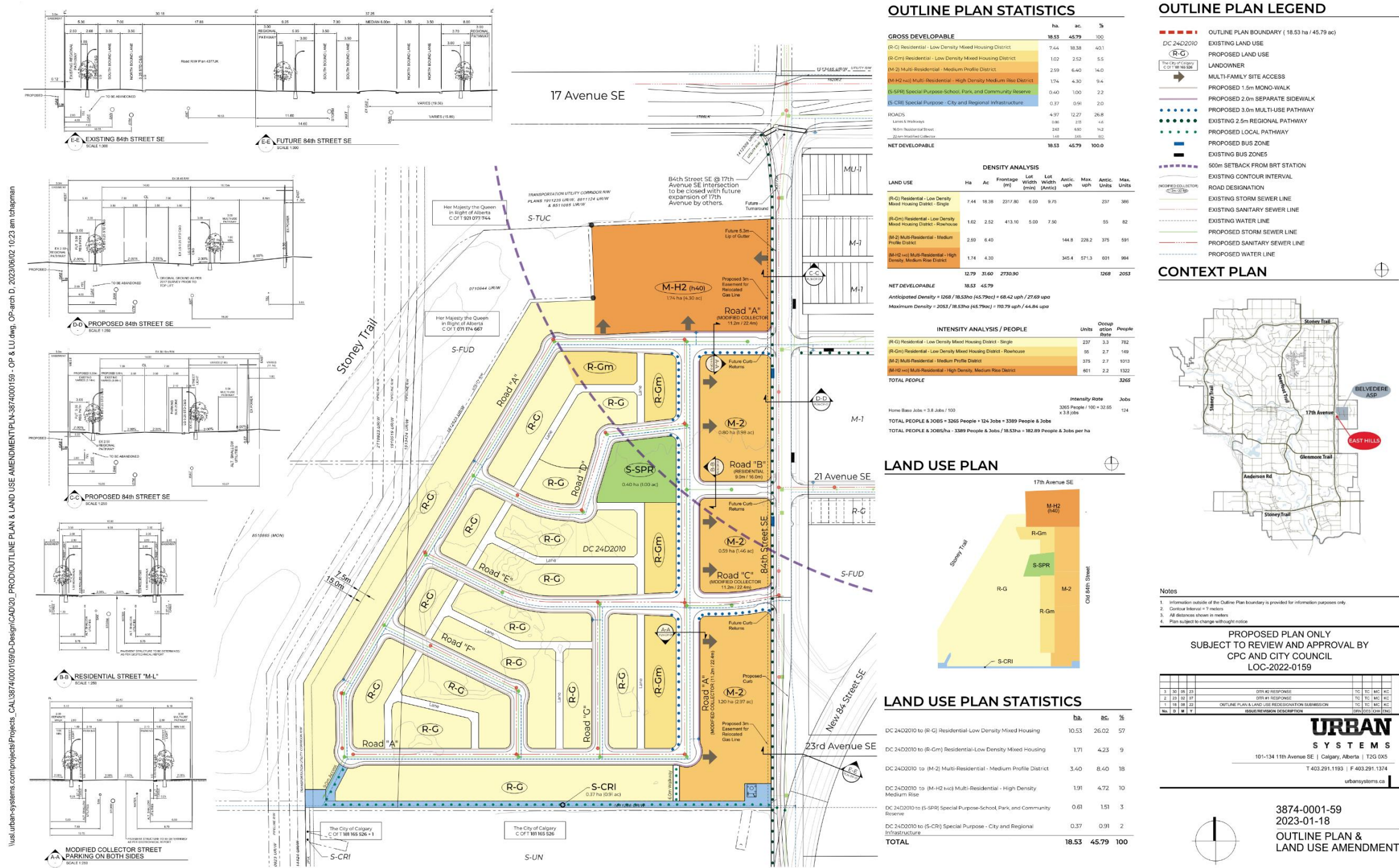


# Proposed Outline Plan

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



### OUTLINE PLAN STATISTICS

	ha.	ac.	%
<b>GROSS DEVELOPABLE</b>	<b>18.53</b>	<b>45.79</b>	<b>100</b>
(R-G) Residential - Low Density Mixed Housing District	7.44	18.38	40.1
(R-Gm) Residential - Low Density Mixed Housing District	1.02	2.52	5.5
(M-2) Multi-Residential - Medium Profile District	2.59	6.40	14.0
(M-H2) Multi-Residential - High Density Medium Rise District	1.74	4.30	9.4
(S-SPR) Special Purpose - School, Park, and Community Reserve	0.40	1.00	2.2
(S-CRI) Special Purpose - City and Regional Infrastructure	0.37	0.91	2.0
ROADS	4.97	12.27	26.8
LAKES & WETLANDS	0.96	2.37	5.4
Water Residential Street	243	610	14.2
Water Watered Collector	1.08	2.68	5.9
<b>NET DEVELOPABLE</b>	<b>18.53</b>	<b>45.79</b>	<b>100.0</b>

### DENSITY ANALYSIS

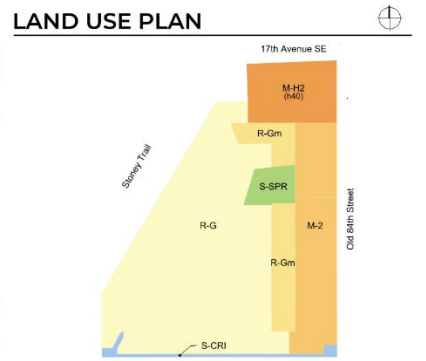
LAND USE	Ha	Ac	Frontage (m)	Lot Width (m)	Lot Width (Antic)	Max. uph	Antic. uph	Max. Units	Antic. Units
(R-G) Residential - Low Density Mixed Housing District - Single	7.44	18.38	2317.80	6.00	9.75			237	366
(R-Gm) Residential - Low Density Mixed Housing District - Rowhouse	1.02	2.52	413.10	5.00	7.50			55	82
(M-2) Multi-Residential - Medium Profile District	2.59	6.40				144.8	228.2	375	591
(M-H2) Multi-Residential - High Density Medium Rise District	1.74	4.30				345.4	571.3	601	994
<b>TOTAL</b>	<b>12.79</b>	<b>31.60</b>	<b>2730.90</b>					<b>1269</b>	<b>2053</b>

NET DEVELOPABLE: 18.53 45.79  
Anticipated Density = 1269 / 18.53ha (68.5%) = 68.42 uph / 27.69 upd  
Maximum Density = 2053 / 18.53ha (111.7%) = 111.79 uph / 44.84 upd

### INTENSITY ANALYSIS / PEOPLE

	Units	Occupation Rate	People
(R-G) Residential - Low Density Mixed Housing District - Single	237	3.3	782
(R-Gm) Residential - Low Density Mixed Housing District - Rowhouse	55	2.7	149
(M-2) Multi-Residential - Medium Profile District	375	2.7	1013
(M-H2) Multi-Residential - High Density Medium Rise District	601	2.2	1322
<b>TOTAL PEOPLE</b>			<b>3265</b>

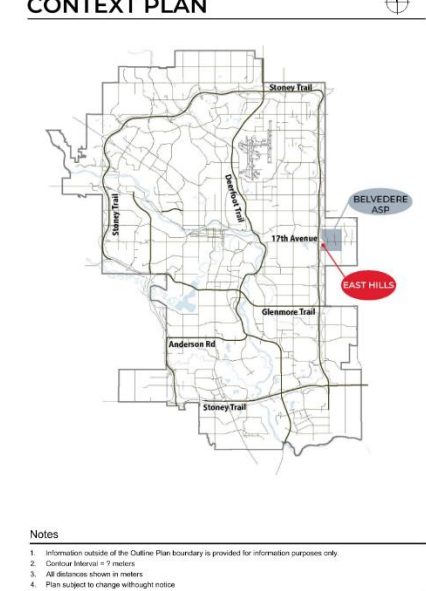
Home Base Jobs = 3.8 Jobs / 100  
3265 People / 100 = 32.65 Jobs / 3.8 jobs  
**TOTAL PEOPLE & JOBS = 3265 People + 124 Jobs = 3389 People & Jobs**  
**TOTAL PEOPLE & JOBS/ha = 3389 People & Jobs / 18.53ha = 182.89 People & Jobs per ha**



### LAND USE PLAN STATISTICS

	ha.	ac.	%
DC 2402010 to (R-G) Residential - Low Density Mixed Housing	10.53	26.02	57
DC 2402010 to (R-Gm) Residential - Low Density Mixed Housing	1.71	4.23	9
DC 2402010 to (M-2) Multi-Residential - Medium Profile District	3.40	8.40	18
DC 2402010 to (M-H2) Multi-Residential - High Density Medium Rise	1.91	4.72	10
DC 2402010 to (S-SPR) Special Purpose - School, Park, and Community Reserve	0.61	1.51	3
DC 2402010 to (S-CRI) Special Purpose - City and Regional Infrastructure	0.37	0.91	2
<b>TOTAL</b>	<b>18.53</b>	<b>45.79</b>	<b>100</b>

- ### OUTLINE PLAN LEGEND
- OUTLINE PLAN BOUNDARY (18.53 ha / 45.79 ac)
  - EXISTING LAND USE
  - PROPOSED LAND USE
  - LANDOWNER
  - MULTI-FAMILY SITE ACCESS
  - PROPOSED 1.5m MONO-WALK
  - PROPOSED 2.0m SEPARATE SIDEWALK
  - PROPOSED 3.0m MULTI-USE PATHWAY
  - EXISTING 2.5m REGIONAL PATHWAY
  - PROPOSED LOCAL PATHWAY
  - PROPOSED BUS ZONE
  - EXISTING BUS ZONES
  - 500m SETBACK FROM BRT STATION
  - EXISTING CONTOUR INTERVAL
  - ROAD DESIGNATION
  - EXISTING STORM SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED STORM SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED WATER LINE



PROPOSED PLAN ONLY  
SUBJECT TO REVIEW AND APPROVAL BY  
CPC AND CITY COUNCIL  
LOC-2022-0159

1	30	05	23	DRM RESPONSE	TC	TC	MC	MC
2	23	02	07	DRM RESPONSE	TC	TC	MC	MC
1	18	08	22	OUTLINE PLAN & LAND USE REDESIGNATION SUBMISSION	TC	TC	MC	MC
1	18	08	22	ISSUE REVISION DESCRIPTION	TC	TC	MC	MC

**URBAN SYSTEMS**  
101-134 11th Avenue SE | Calgary, Alberta | T2G 0X5  
T 403.291.1193 | F 403.291.1374  
urbansystems.ca

3874-0001-59  
2023-01-18  
OUTLINE PLAN &  
LAND USE AMENDMENT

# OUTLINE PLAN

RIOTRIN PROPERTIES (CALGARY EAST) INC.

CITY OF CALGARY

2313 84th Street SE / Portion of Section 12 NE, TWP 24, RGE 29, W4M

SCALE 1:1500  
PLN-OP-01