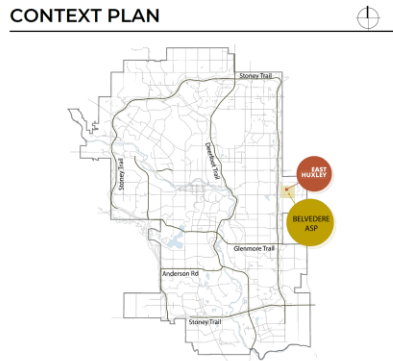
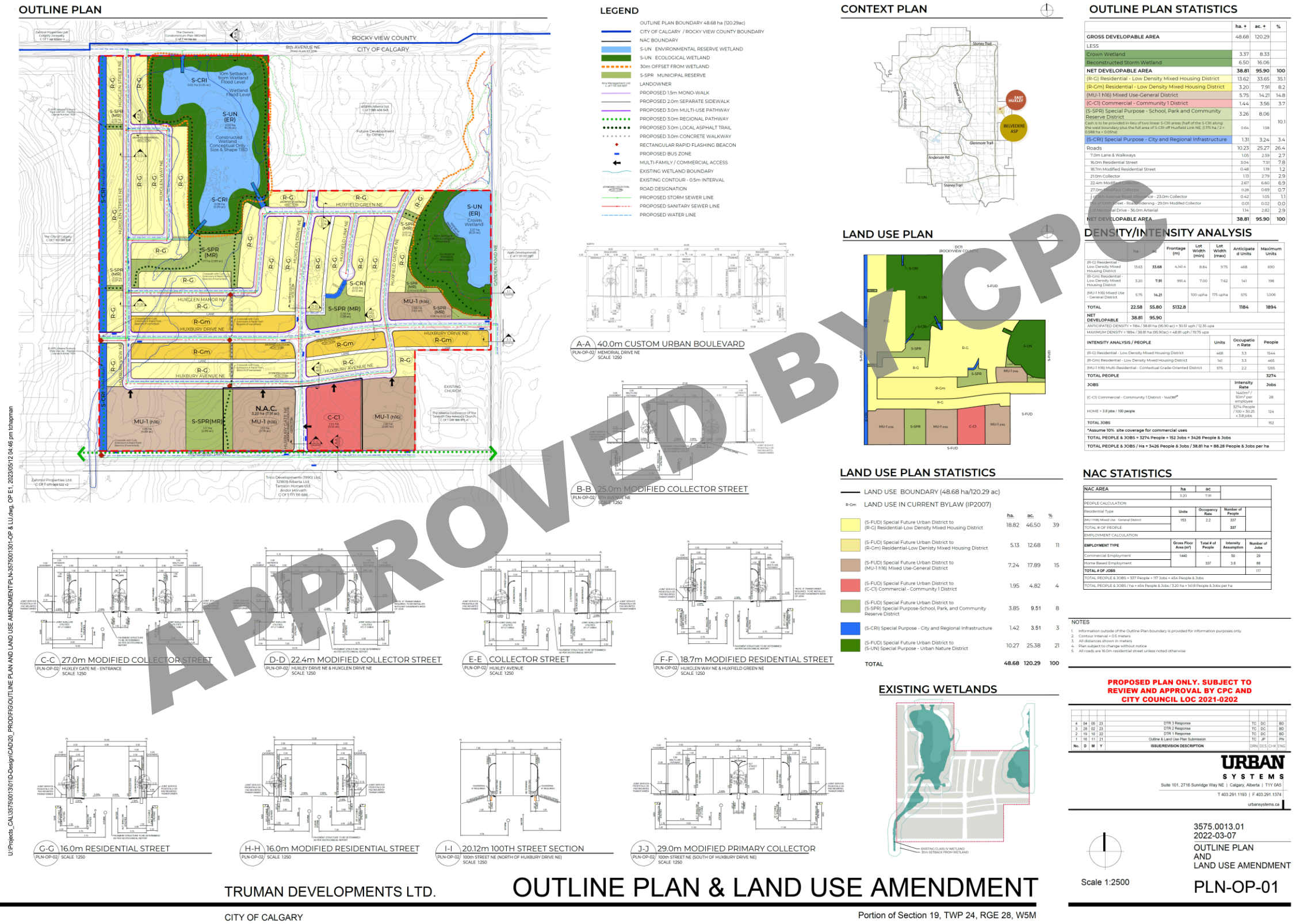
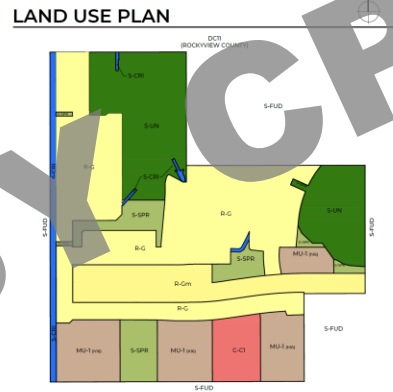


Approved Outline Plan



OUTLINE PLAN STATISTICS

	ha	ac	%
GROSS DEVELOPABLE AREA	48.68	120.29	
LESS			
Crown Wetland	3.37	8.33	
Reconstructed Storm Wetland	6.50	16.06	
NET DEVELOPABLE AREA	38.81	95.90	100
(R-G) Residential - Low Density Mixed Housing District	13.62	33.65	35.1
(R-Gm) Residential - Low Density Mixed Housing District	3.20	7.91	8.2
(MU-1 MR) Mixed Use-General District	5.75	14.29	14.8
(C-CI) Commercial - Community 1 District	1.44	3.56	3.7
(S-SPR) Special Purpose - School, Park and Community Reserve District	3.26	8.06	8.4
(S-CRI) Special Purpose - City and Regional Infrastructure	1.31	3.24	3.4
Roads	10.23	25.27	26.4
7.0m Lane & Walkways	1.05	2.59	2.7
16.0m Residential Street	3.04	7.50	7.8
18.7m Modified Residential Street	0.48	1.19	1.2
21.0m Collector	1.13	2.79	2.9
22.4m Modified Collector	2.67	6.60	6.9
27.0m Modified Collector	0.28	0.69	0.7
29.0m Modified Collector	0.42	1.05	1.1
30.0m Modified Collector	0.01	0.02	0.0
30.0m Collector	1.14	2.83	2.9
NET DEVELOPABLE AREA	38.81	95.90	100



DENSITY/INTENSITY ANALYSIS

	ha	ac	Frontage (m)	Lot Width (m)	Lot Width (ft)	Anticipate d Units	Maximum Units
(R-G) Residential - Low Density Mixed Housing District	13.62	33.65	4,301.4	8.84	975	468	890
(R-Gm) Residential - Low Density Mixed Housing District	3.20	7.91	991.4	7.00	762	141	198
(MU-1 MR) Mixed Use-General District	5.75	14.29	100	175	184	875	1,006
TOTAL	22.58	55.85	5132.8			1184	1894
NET DEVELOPABLE	38.81	95.90					
ANTICIPATED DENSITY = 1184 / 38.81 ha (95.90 ac) = 30.31 uph / 13.75 u/ac							
MAXIMUM DENSITY = 1894 / 38.81 ha (95.90 ac) = 48.80 uph / 19.75 u/ac							

	Units	Occupatio n Rate	People
(R-G) Residential - Low Density Mixed Housing District	468	3.3	1544
(R-Gm) Residential - Low Density Mixed Housing District	141	3.3	465
(MU-1 MR) Residential - Conventional Grade-Oriented District	875	2.2	1285
TOTAL PEOPLE			3274
JOBS			
(C-CI) Commercial - Community 1 District - Local**	1440	1.0	1440
HOME = 3.8 jobs / 100 people			3274 People / 100 = 32.74 jobs
TOTAL JOBS			192
*Assume 10% site coverage for commercial uses			
TOTAL PEOPLE & JOBS = 3274 People + 192 Jobs = 3426 People & Jobs			
TOTAL PEOPLE & JOBS / ha = 3426 People & Jobs / 38.81 ha = 88.28 People & Jobs per ha			

LAND USE PLAN STATISTICS

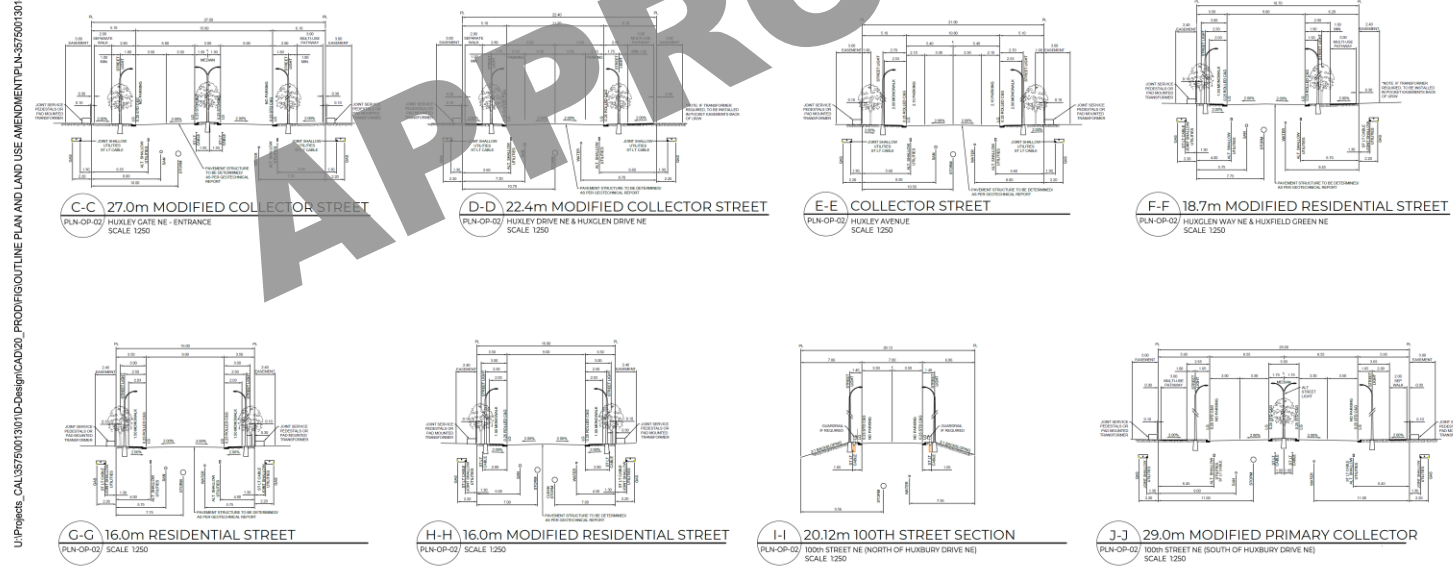
LAND USE BOUNDARY (48.68 ha/120.29 ac)	ha	ac	%
(S-FUD) Special Future Urban District to (R-G) Residential-Low Density Mixed Housing District	18.82	46.50	39
(S-FUD) Special Future Urban District to (R-Gm) Residential-Low Density Mixed Housing District	5.13	12.68	11
(S-FUD) Special Future Urban District to (MU-1 MR) Mixed Use-General District	7.24	17.89	15
(S-FUD) Special Future Urban District to (C-CI) Commercial - Community 1 District	1.95	4.82	4
(S-FUD) Special Future Urban District to (S-SPR) Special Purpose-School, Park, and Community Reserve District	3.85	9.51	8
(S-CRI) Special Purpose - City and Regional Infrastructure	1.42	3.51	3
(S-UN) Special Purpose - Urban Nature District	10.27	25.38	21
TOTAL	48.68	120.29	100

NAC STATISTICS

NAC AREA	ha	ac
	3.03	7.50

PEOPLE CALCULATION	Units	Occupatio n Rate	Number of People
Residential Type	1184	2.2	3274
Commercial Employment	1440	1.0	1440
TOTAL # OF PEOPLE			3274

EMPLOYMENT CALCULATION	Units	Intensity Assumptio n	Number of Jobs
Commercial Employment	1440	1.0	1440
Home Based Employment	337	3.8	88
TOTAL # OF JOBS			192
TOTAL PEOPLE & JOBS = 3274 People + 192 Jobs = 3426 People & Jobs			
TOTAL PEOPLE & JOBS / ha = 3426 People & Jobs / 38.81 ha = 88.28 People & Jobs per ha			



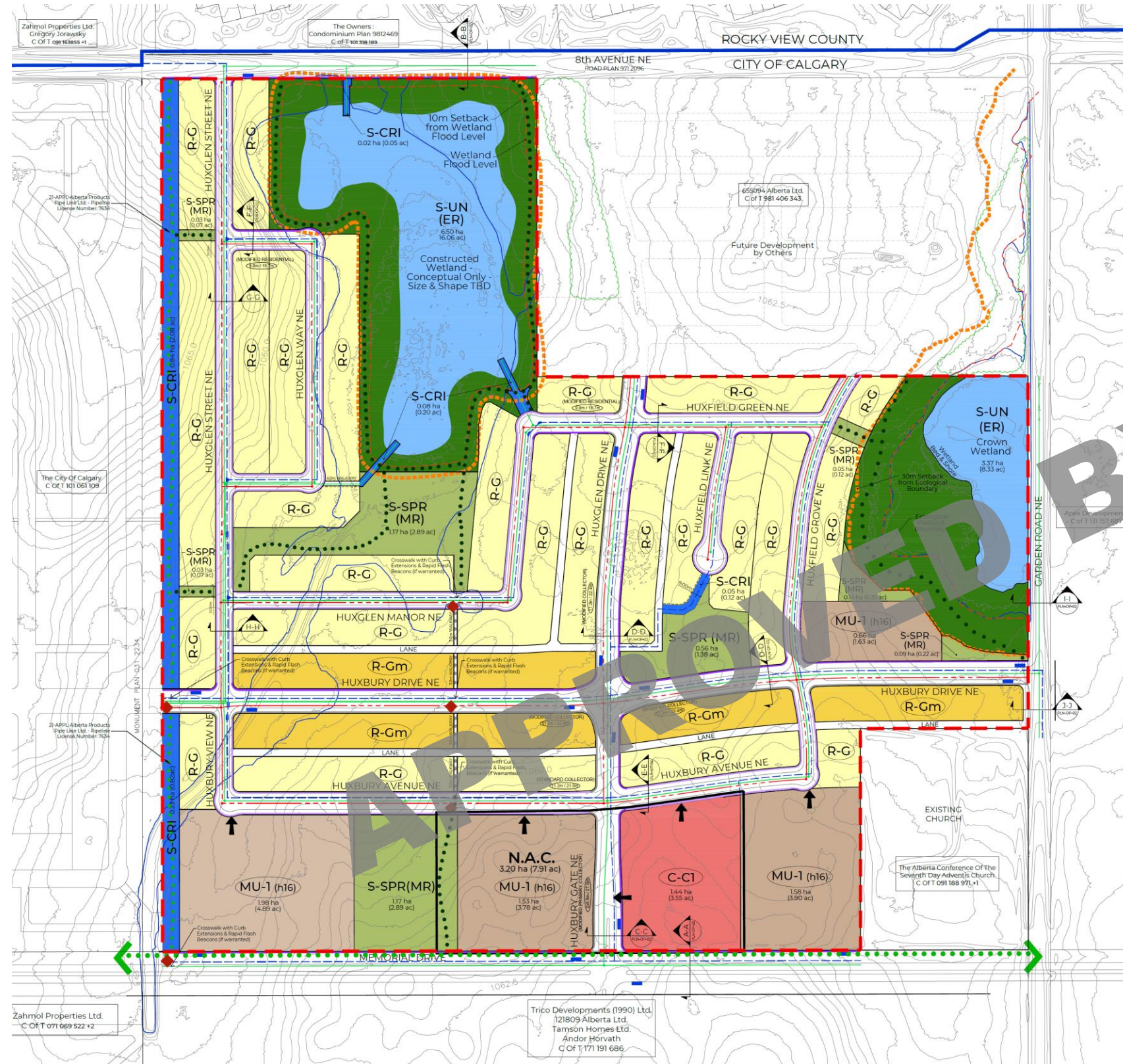
PROPOSED PLAN ONLY. SUBJECT TO REVIEW AND APPROVAL BY CPC AND CITY COUNCIL LOC 2021-0202

No.	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES	CHK	INC
1	14	03	23	DRS 1 Response	TC	DC	BC	
2	15	03	23	DRS 2 Response	TC	DC	BC	
3	16	03	23	DRS 1 Response	TC	DC	BC	
4	16	03	23	Outline & Land Use Plan Submission	TC	DC	BC	

URBAN SYSTEMS
Suite 101, 2716 Sunridge Way NE | Calgary, Alberta | T1Y 0A5
T 403.291.1193 | F 403.291.1374
urbansystems.ca

TRUMAN DEVELOPMENTS LTD. **OUTLINE PLAN & LAND USE AMENDMENT** Portion of Section 19, TWP 24, RGE 28, W5M
CITY OF CALGARY

Scale 1:2500
3575.0013.01
2022-03-07
OUTLINE PLAN AND LAND USE AMENDMENT
PLAN-OP-01



OUTLINE PLAN STATISTICS

	ha. ±	ac. ±	%
GROSS DEVELOPABLE AREA	48.68	120.29	
LESS			
Crown Wetland	3.37	8.33	
Reconstructed Storm Wetland	6.50	16.06	
NET DEVELOPABLE AREA	38.81	95.90	100
(R-G) Residential - Low Density Mixed Housing District	13.62	33.65	35.1
(R-Gm) Residential - Low Density Mixed Housing District	3.20	7.91	8.2
(MU-1 h16) Mixed Use-General District	5.75	14.21	14.8
(C-C1) Commercial - Community 1 District	1.44	3.56	3.7
(S-SPR) Special Purpose - School, Park and Community Reserve District	3.26	8.06	
Cash is to be provided in-lieu of two linear S-CRI areas (half of the S-CRI along the west boundary plus the full area of S-CRI off Huxfield Link NE; (1.175 ha / 2 = 0.588 ha + 0.05ha)	0.64	1.58	10.1
(S-CRI) Special Purpose - City and Regional Infrastructure	1.31	3.24	3.4
Roads	10.23	25.27	26.4
7.0m Lane & Walkways	1.05	2.59	2.7
16.0m Residential Street	3.04	7.51	7.8
18.7m Modified Residential Street	0.48	1.19	1.2
21.0m Collector	1.13	2.79	2.9
22.4m Modified Collector	2.67	6.60	6.9
27.0m Modified Collector	0.28	0.69	0.7
½ of 8th Avenue Road Allowance - 23.0m Collector	0.42	1.05	1.1
Ptn of 100th Street - Road Widening - 29.0m Modified Collector	0.01	0.02	0.0
½ of Memorial Drive - 36.0m Arterial	1.14	2.82	2.9
NET DEVELOPABLE AREA	38.81	95.90	100