

Approved Outline Plan

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

OUTLINE PLAN STATISTICS

	ha	ac	%
GROSS DEVELOPABLE	18.53	45.79	100
(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
Lots & Walkways	0.96	2.37	4.6
Water Main	242	592	142
Sanitary Sewer	128	316	69
NET DEVELOPABLE	18.53	45.79	100.0

DENSITY ANALYSIS

LAND USE	Ha	Ac	Frontage (m)	Lot Width (m)	Lot Width (Antic)	Max. uph	Antic. Units	Max. Units
(R-G) Residential - Low Density Mixed Housing District - Single	7.44	18.38	2317.80	6.00	9.75		257	369
(R-Gm) Residential - Low Density Mixed Housing District - Rowhouse	1.02	2.52	413.10	5.00	7.50		59	87
(M-2) Multi-Residential - Medium Profile District	2.59	6.40				144.8	33.2	591
(M-H2) Multi-Residential - High Density Medium Rise District	1.74	4.30				345.4	571.9	864
TOTAL	12.79	31.60	2730.90				647	2053

NET DEVELOPABLE: 18.53 ha (45.79 ac)

Proposed Density: 1289 / 18.53ha (69.57/ha) = 68.4 uph / 27.63 jobs/ha
Minimum Density: 2023 / 18.53ha (109.44/ha) = 110.79 uph / 44.63 jobs/ha

DENSITY ANALYSIS / PEOPLE

LAND USE	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	59	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
TOTAL PEOPLE			3265

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

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
TOTAL	18.53	45.79	100

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
- ROOM 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

CONTEXT PLAN

Notes

- Information outside of the Outline Plan boundary is provided for information purposes only.
- Contour Interval = 1 meters
- All distances shown in meters
- Plan subject to change without notice

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

Rev	Date	Description	By	Appr
1	08/23	DRM RESPONSE	TC	TC
2	23/07/23	DRM RESPONSE	TC	TC
1	18/08/22	OUTLINE PLAN & LAND USE REDESIGNATION SUBMISSION	TC	TC

URBAN SYSTEMS
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urbansystems.ca

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

SCALE 1:1500
PLN-OP-01

RIOTRIN PROPERTIES (CALGARY EAST) INC.

OUTLINE PLAN

CITY OF CALGARY

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