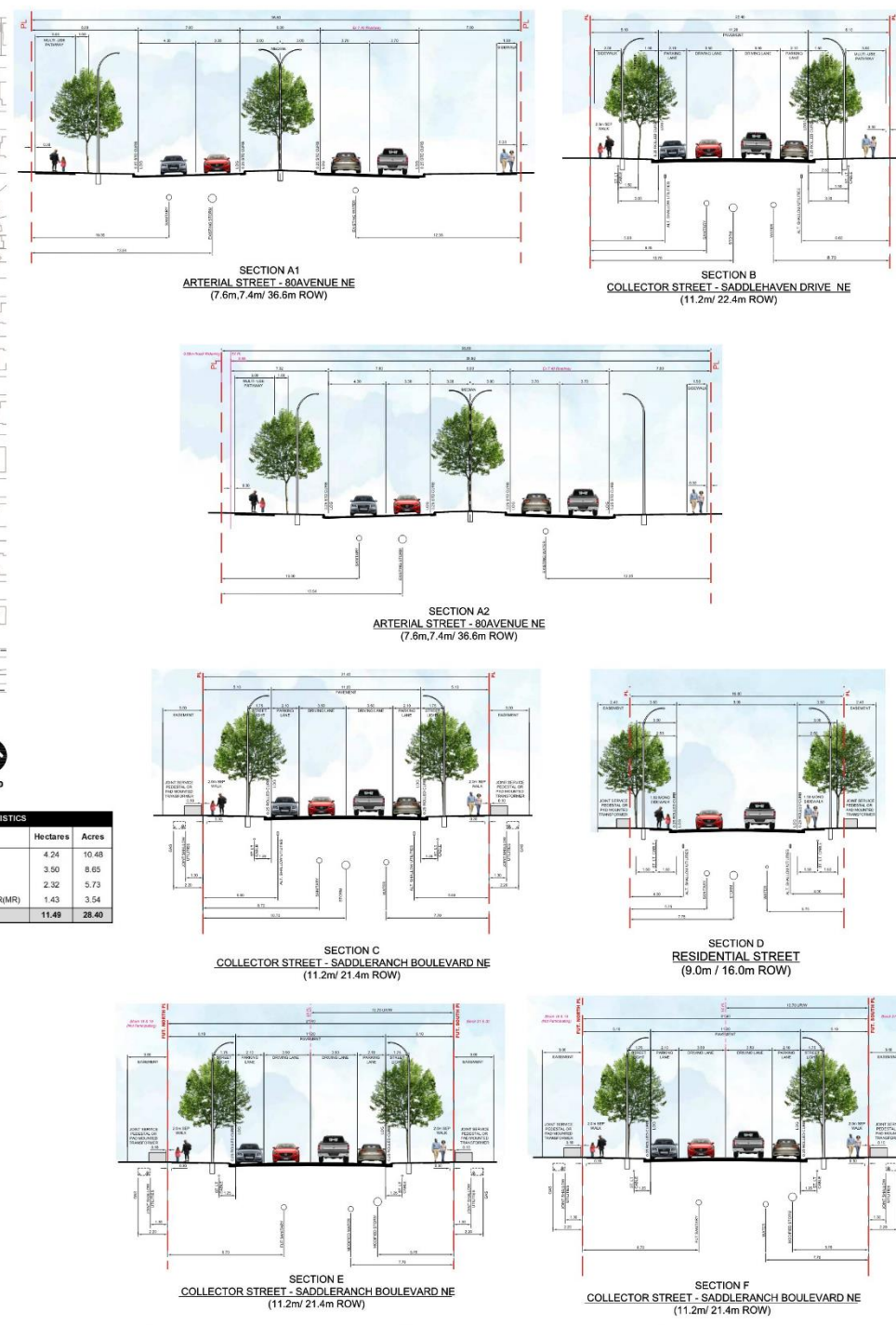
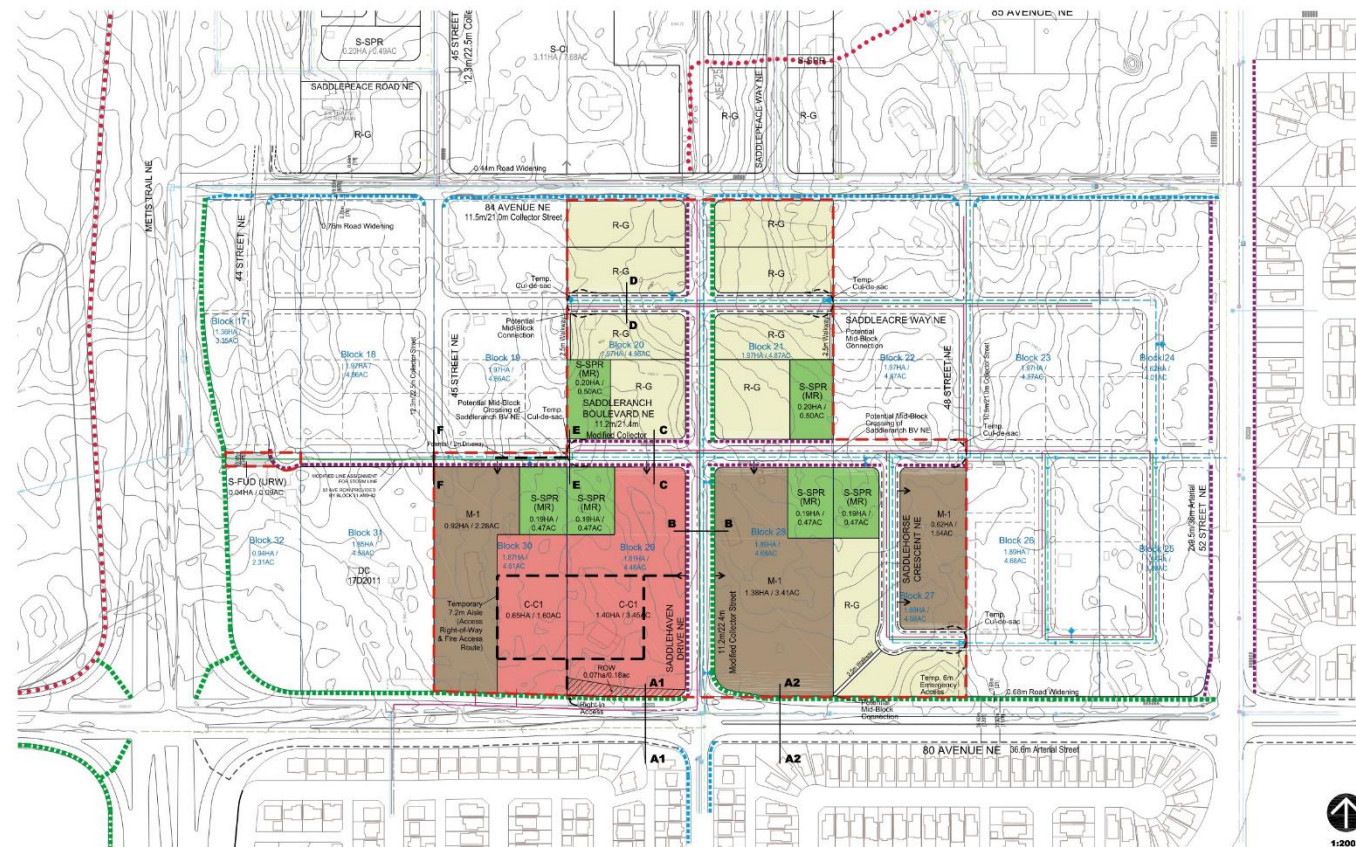


Proposed Outline Plan

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



OUTLINE PLAN STATISTICS					
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units
Total Area					
Gross Developable Area					
Residential		6.15	15.19		52.7%
Residential - Low Density Mixed Housing District (R-G)			3.22	7.96	
Articulated number of laneway lots based on 7.92m lot width	7.92	868			110
Maximum number of lots based on 5.0m lot width	5.00				174
Total Frontage		868			
Multi-Residential - Low Profile (M-1)			2.93	7.23	
Articulated number of units	28		2.93	7.23	202
Maximum number of units	60				434
Total Number of Units					312
Anticipated					897
Density					
Anticipated	26.7	u/pa		10.8	u/pa
Maximum	52.1	u/pa		21.1	u/pa
Commercial			2.04	5.06	
Commercial - Community 1 District (C-C1)			2.04	5.06	17.0%
Open Space			1.17	2.89	10.0%
Special Purpose - School, Park and Community Reserve (S-SPR) (MR)			1.17	2.89	
Pipe URW			0.04	0.09	0.3%
Special Purpose - Future Urban Development District (S-FUD) (URW)			0.04	0.09	
Roadways and Lanes		2.27	5.62		19.0%



LAND USE STATISTICS			
Land Use	Hectares	Acres	
S-FUD to R-G	4.24	10.48	
S-FUD to M-1	3.50	8.65	
S-FUD to C-C1	2.32	5.73	
S-FUD to S-SPR(MR)	1.43	3.54	
Total Area	11.49	28.40	

- Outline Plan Boundary
- Land Use Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 3.0m Multi Use Pathway
- Site Access
- Right In Access
- 12m Type C Bus Zones (3x30m Bus Pad)
- Existing Buildings
- Deep Services - Existing
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant
- Deep Services - Proposed
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant

Any reproduction or distribution for any purpose other than authorized by BSA Planning Group is forbidden. All other dimensions shall have precedence over scaled dimensions. Contractors shall verify & be responsible for all dimensions & conditions shown on the drawing.

REVISION: DATE: 09/01/2024

TEAM: BSA Planning Group, 600-251-97 Ave SW, Calgary, Alberta, T2P 1G3, 403-241-4723

PROJECT NUMBER: 2102-21

START DATE: January 8, 2024

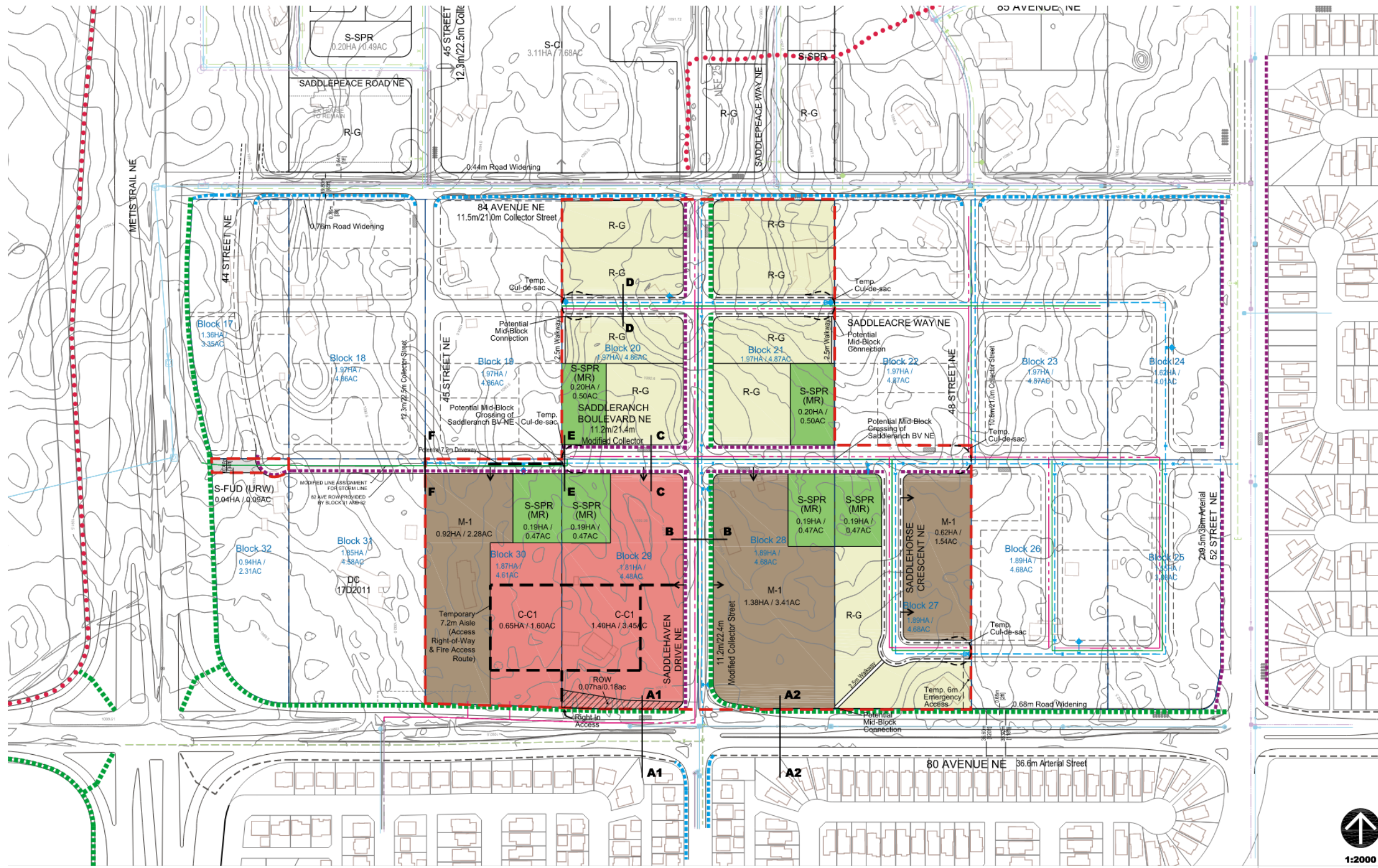
LEGAL DESCRIPTION: Plan E778AW Blocks 20-22 & 27-30, 32 (provisional)

MUNICIPAL ADDRESS: 4811, 4907 & 2025 84 Avenue NE, 4520, 4704, 4820, 4924 & 5020 84 Avenue NE

PROJECT NAME: Saddle Ridge Cell D

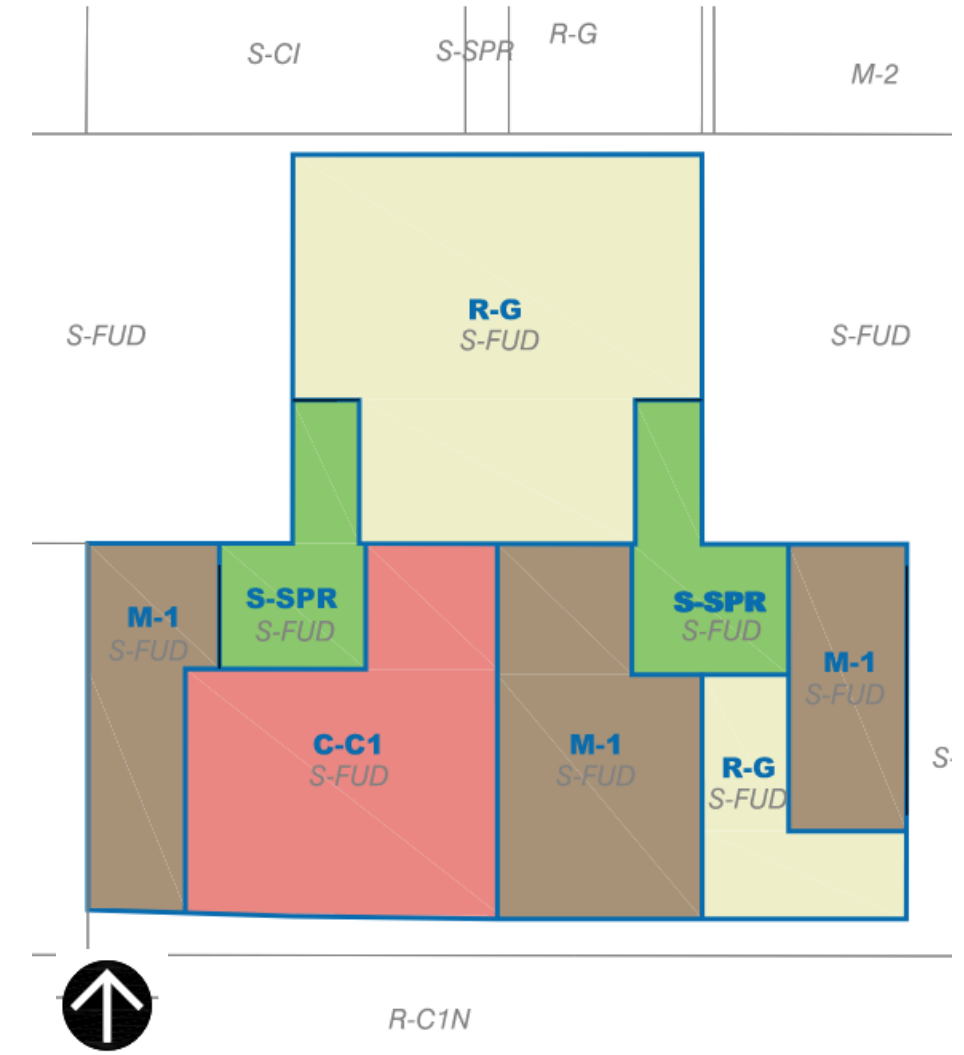
SHEET TITLE: OUTLINE PLAN AND LAND USE REDESIGNATION

BSA Engineering Consultants Ltd.



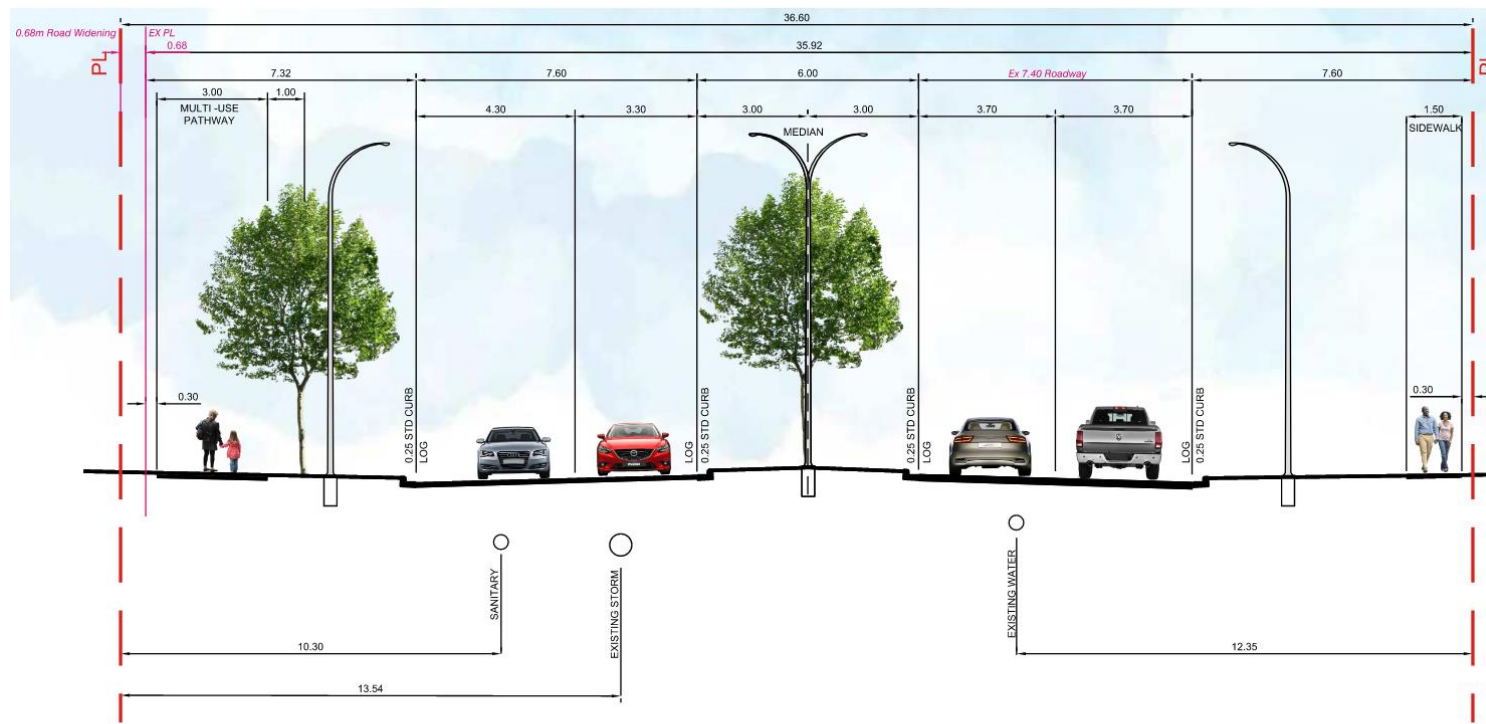
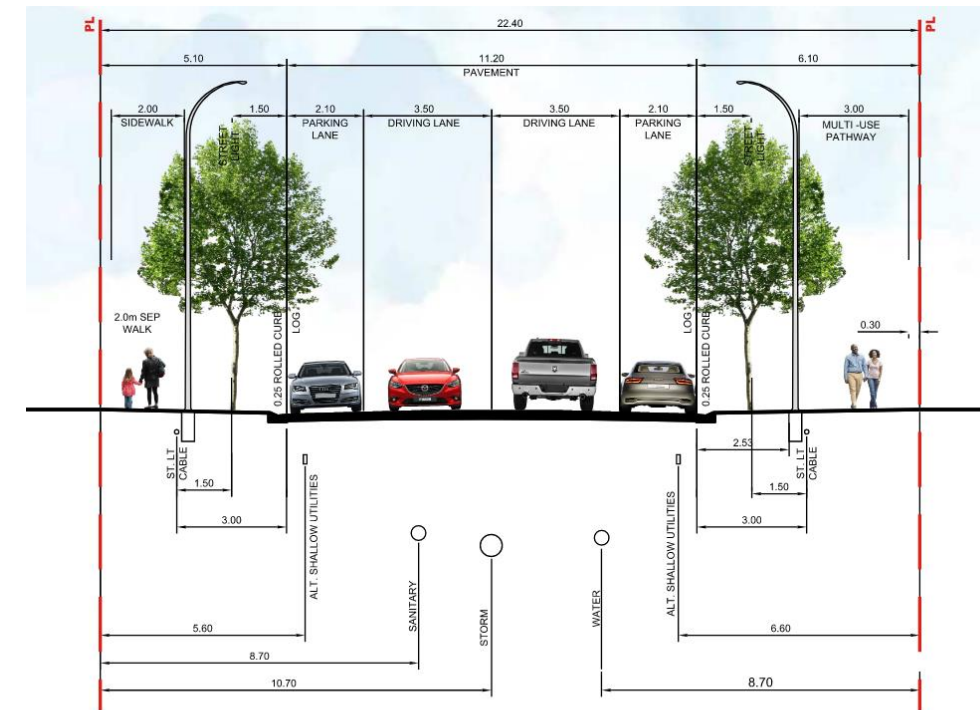
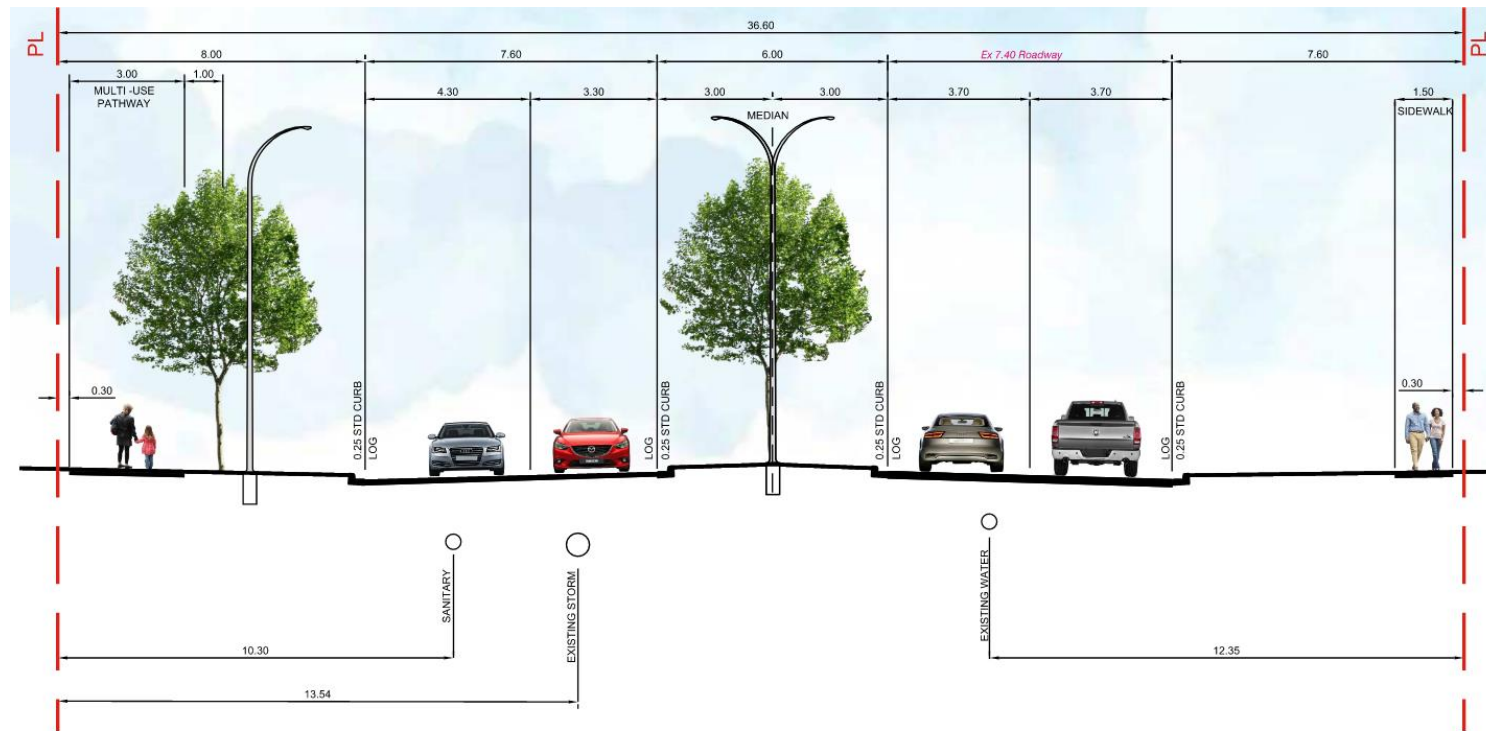
- | | | | | |
|------------------------|--------------------------------|--------------------------------------|---------------------------------|---------------------------------|
| Outline Plan Boundary | 2.0m Mono Sidewalk | Site Access | Deep Services - Existing | Deep Services - Proposed |
| Land Use Plan Boundary | 2.0m Separate Sidewalk | Right in/out Access | Stormwater Servicing | Stormwater Servicing |
| Contour Interval 0.5m | 3.0m Multi Use Pathway | 12m Type C Bus Zones (3mx9m Bus Pad) | Sanitary Servicing | Sanitary Servicing |
| 1.5m Mono Sidewalk | 3.5m Existing Regional Pathway | Existing Buildings | Water Servicing/Hydrant | Water Servicing/Hydrant |

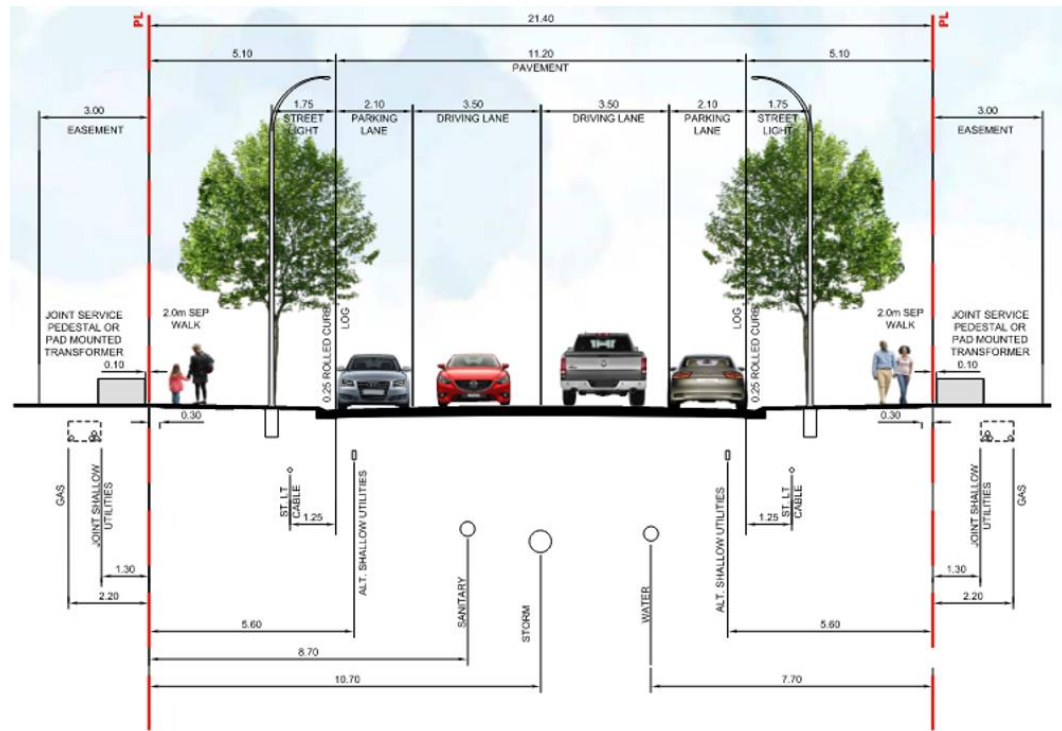
OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
Total Area			11.67	28.83		
Gross Developable Area			11.67	28.83		100.0%
Residential			6.15	15.19		52.7%
Residential - Low Density Mixed Housing District (R-G)			3.22	7.96		
Anticipated number of laneless lots based on 7.92m lot width	7.92	868	3.22	7.96	110	
Maximum number of lots based on 5.0m lot width	5.00				174	
Total Frontage		868				
Multi-Residential – Low Profile (M-1)			2.93	7.23		
Anticipated number of units	28 upa		2.93	7.23	202	
Maximum number of units	60 upa				434	
Total Number of Units						
Anticipated					312	
Maximum					607	
Density						
Anticipated		26.7 upha		10.8 upa		
Maximum		52.1 upha		21.1 upa		
Commercial			2.04	5.05		17.5%
Commercial - Community 1 District (C-C1)			2.04	5.05		
Open Space			1.17	2.88		10.0%
Special Purpose - School, Park and Community Reserve (S-SPR) (MR)			1.17	2.88		
Pipe URW			0.04	0.09		0.3%
Special Purpose - Future Urban Development District (S-FUD) (URW)			0.04	0.09		
Roadways and Lanes			2.27	5.62		19.5%



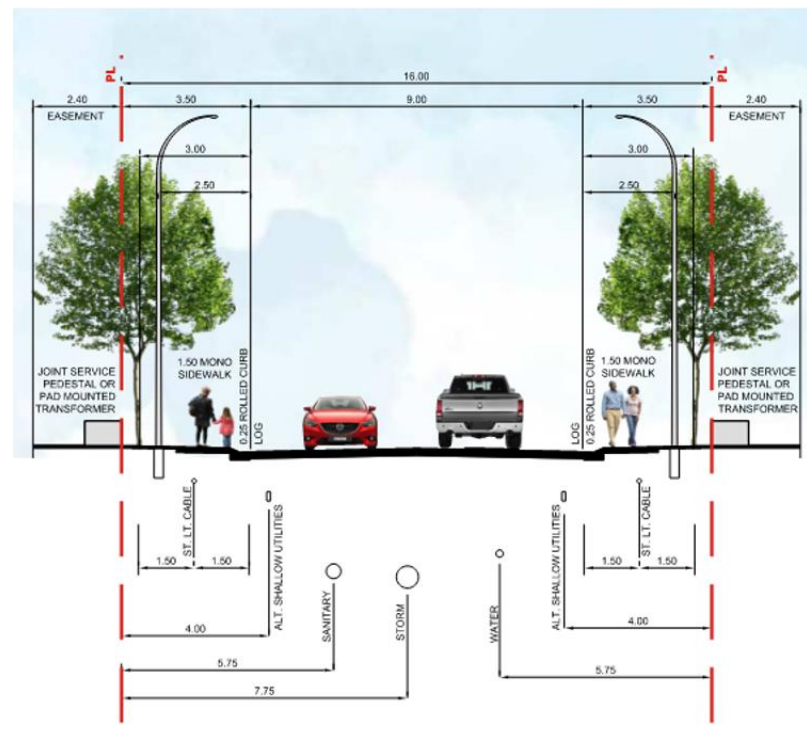
PROPOSED LAND USE PLAN

LAND USE STATISTICS				
Land Use			Hectares	Acres
S-FUD	to	R-G	4.24	10.48
S-FUD	to	M-1	3.50	8.65
S-FUD	to	C-C1	2.32	5.73
S-FUD	to	S-SPR(MR)	1.43	3.54
Total Area			11.49	28.40

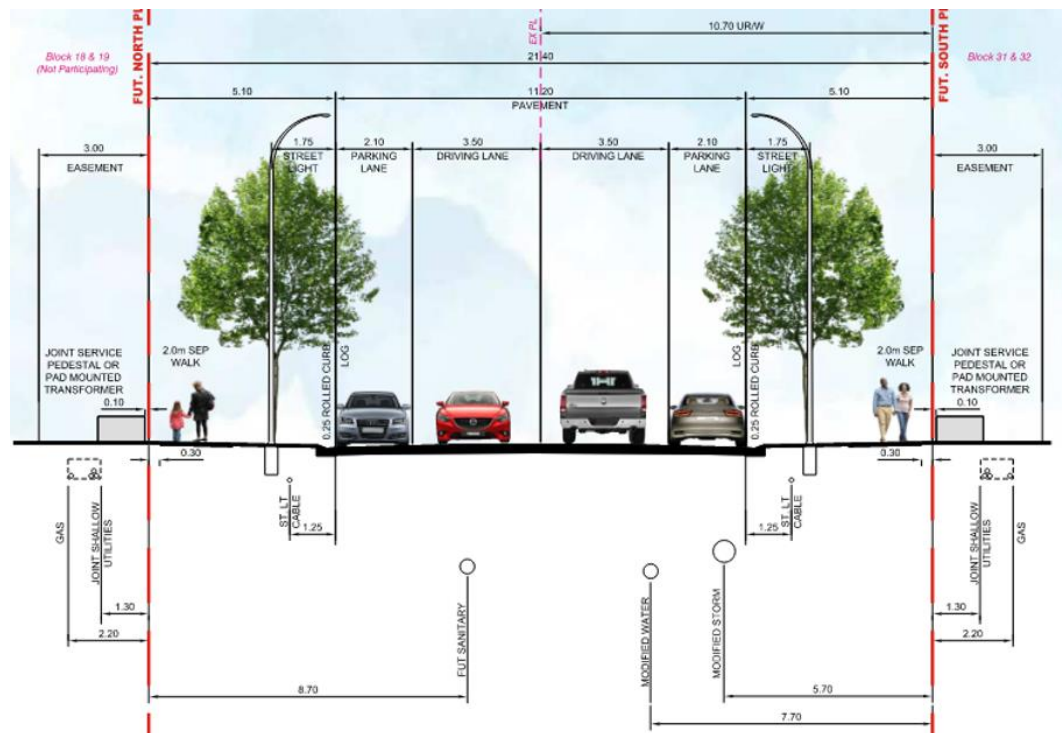




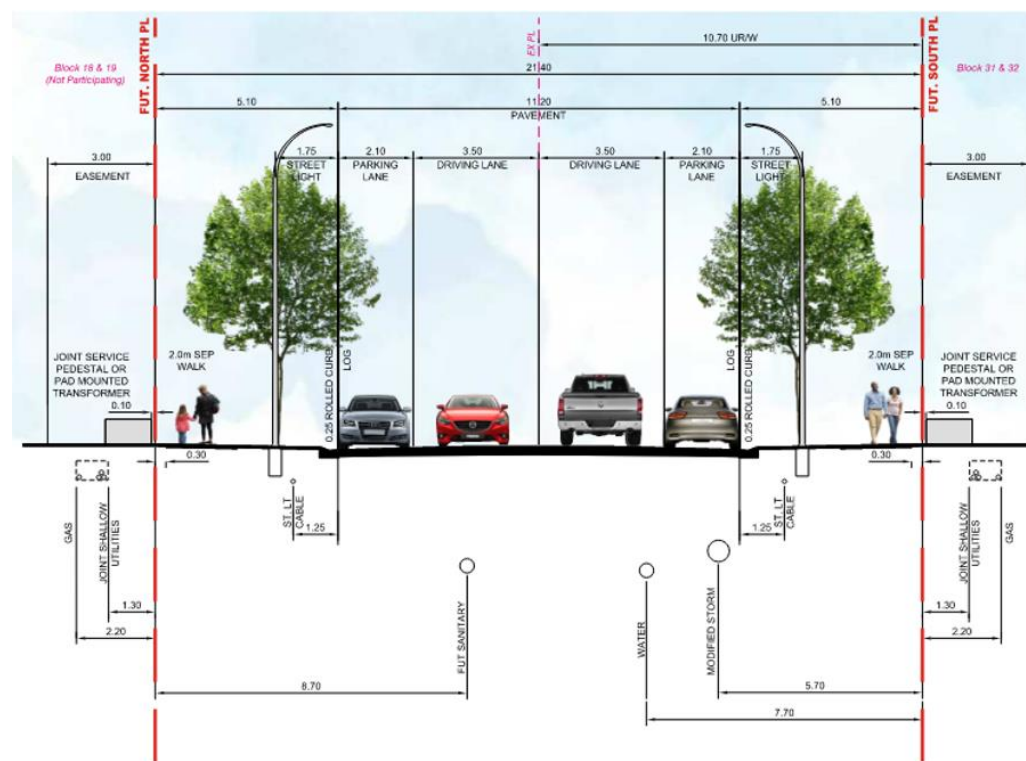
SECTION C
COLLECTOR STREET - SADDLERANCH BOULEVARD NE
(11.2m/ 21.4m ROW)



SECTION D
RESIDENTIAL STREET
(9.0m / 16.0m ROW)



SECTION E
COLLECTOR STREET - SADDLERANCH BOULEVARD NE
(11.2m/ 21.4m ROW)



SECTION F
COLLECTOR STREET - SADDLERANCH BOULEVARD NE
(11.2m/ 21.4m ROW)