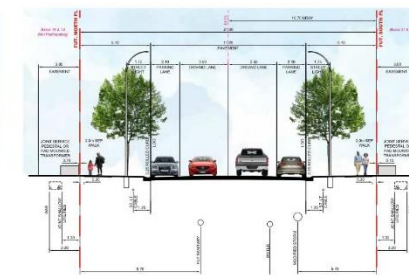
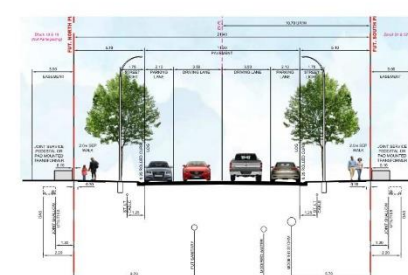
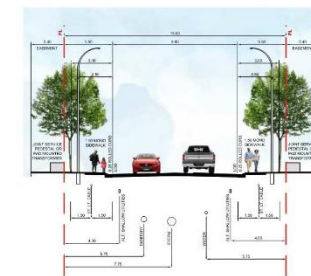
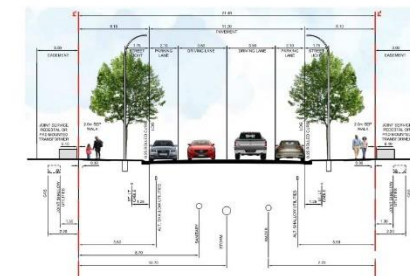
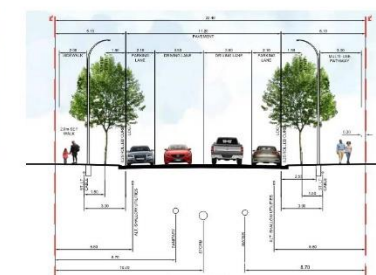
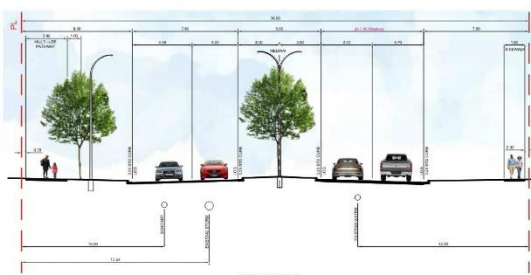
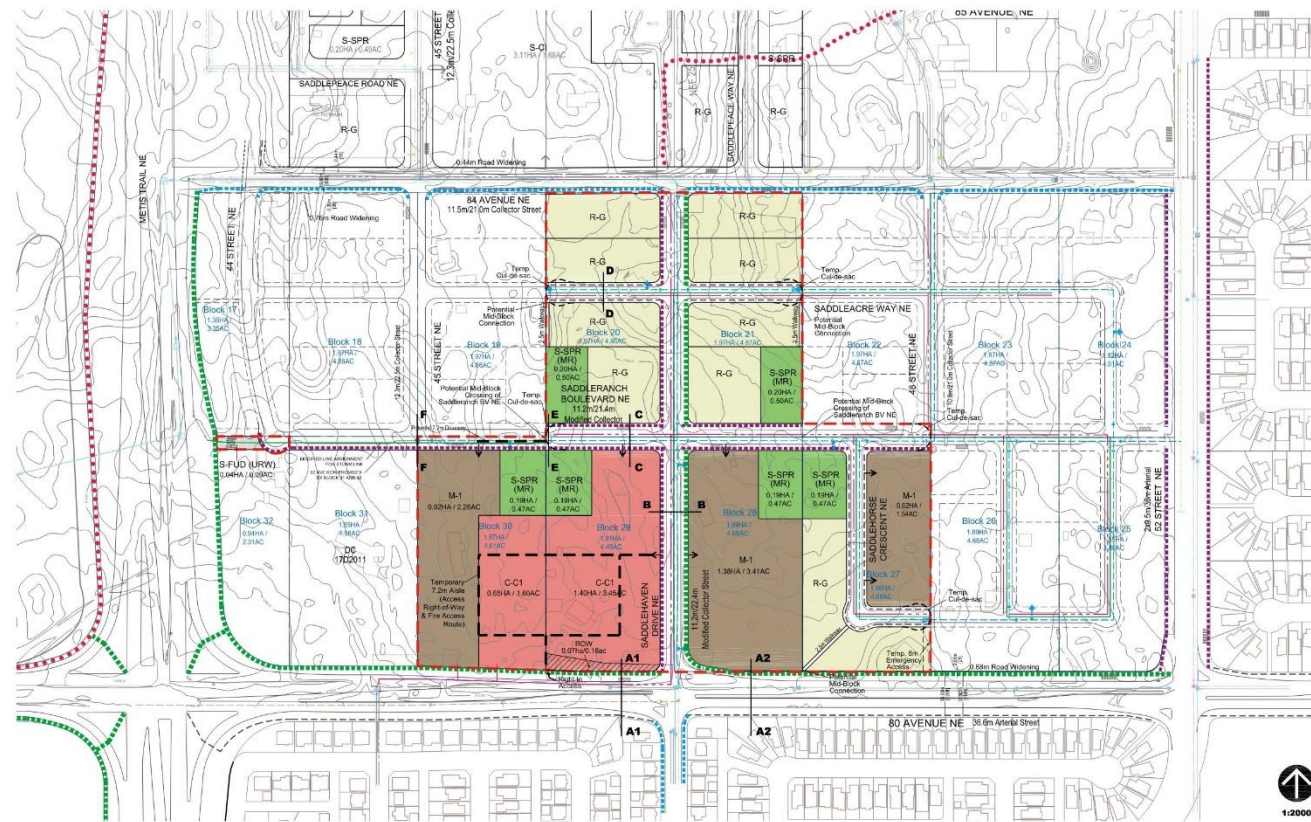
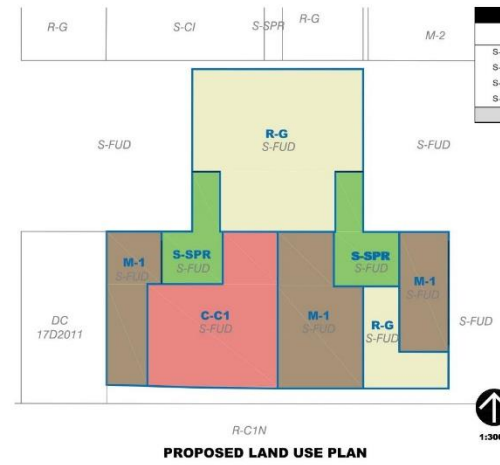


Proposed Outline Plan



OUTLINE PLAN STATISTICS						
	Lot Width/units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
Total Area			11.67	28.83		
Gross Developable Area			11.67	28.83		100.0%
Residential						
Residential - Low Density Mixed Housing District (R-G)			6.15	15.19		52.7%
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				774	
Total Frontage		886				
Multi-Residential - Low Profile (M-1)						
Anticipated number of units	28 upa		2.93	7.23	202	
Maximum number of units	60 upa				434	
Total Number of Units					312	
Anticipated					697	
Maximum						
Density						
Anticipated		26.7 upha		10.8 upa		
Maximum		52.1 upha		21.1 upa		
Commercial						
Commercial - Community 1 District (C-C1)			2.04	5.05		17.8%
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%

LAND USE STATISTICS				
Land Use	to	Hectares	Acres	
S-FUD	to	R-G	4.24	10.48
S-FUD	to	M-1	3.90	9.65
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	



Legend:

- Outline Plan Boundary
- Land Use Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-Use Pathway
- Site Access
- Right In Access
- 12m Type C Bus Zones (30m/3m Bus Pad)
- Existing Buildings
- Deep Services - Existing
- Deep Services - Proposed
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant

Notes: Residential roads are 9.0m/16.0m unless otherwise noted.

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Revision Table:

REVISION	DATE	REVISION	DATE
1	11/08/2023	1	11/08/2023

Team: B&A Planning Group, 400, 215, 97 Ave SW, Calgary, Alberta, T2P 1K3, Canada. Tel: 403.269.4733. Sub-Consultant.

File Info: PRE-APP NUMBER: LOC 2017-0375; PROJECT NUMBER: 2102-21; DRAWN BY: rch; START DATE: January 8, 2024; CURRENT DATE: January 8, 2024.

Legal Description: Plan 67784W Blocks 20-22 & 27-30, 32 (inclusive). MUNICIPAL ADDRESS: 4811, 4907 & 2029 84 Avenue NE, 4822, 4794, 4820, 4824 & 2020 80 Avenue NE.

Project Name: Saddle Ridge Cell D

Sheet Title: OUTLINE PLAN AND LAND USE REDESIGNATION

Logo: B&A