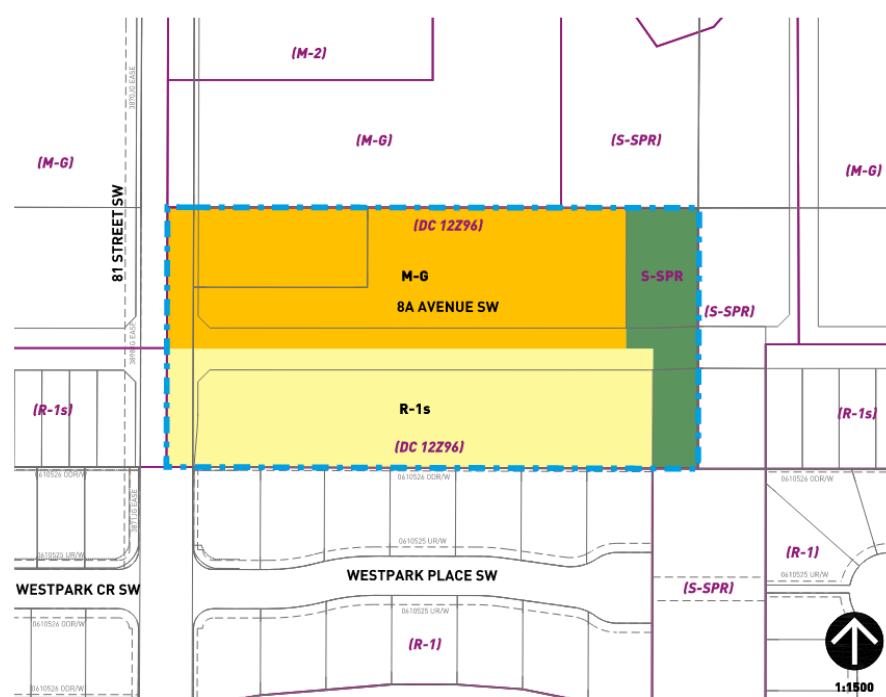
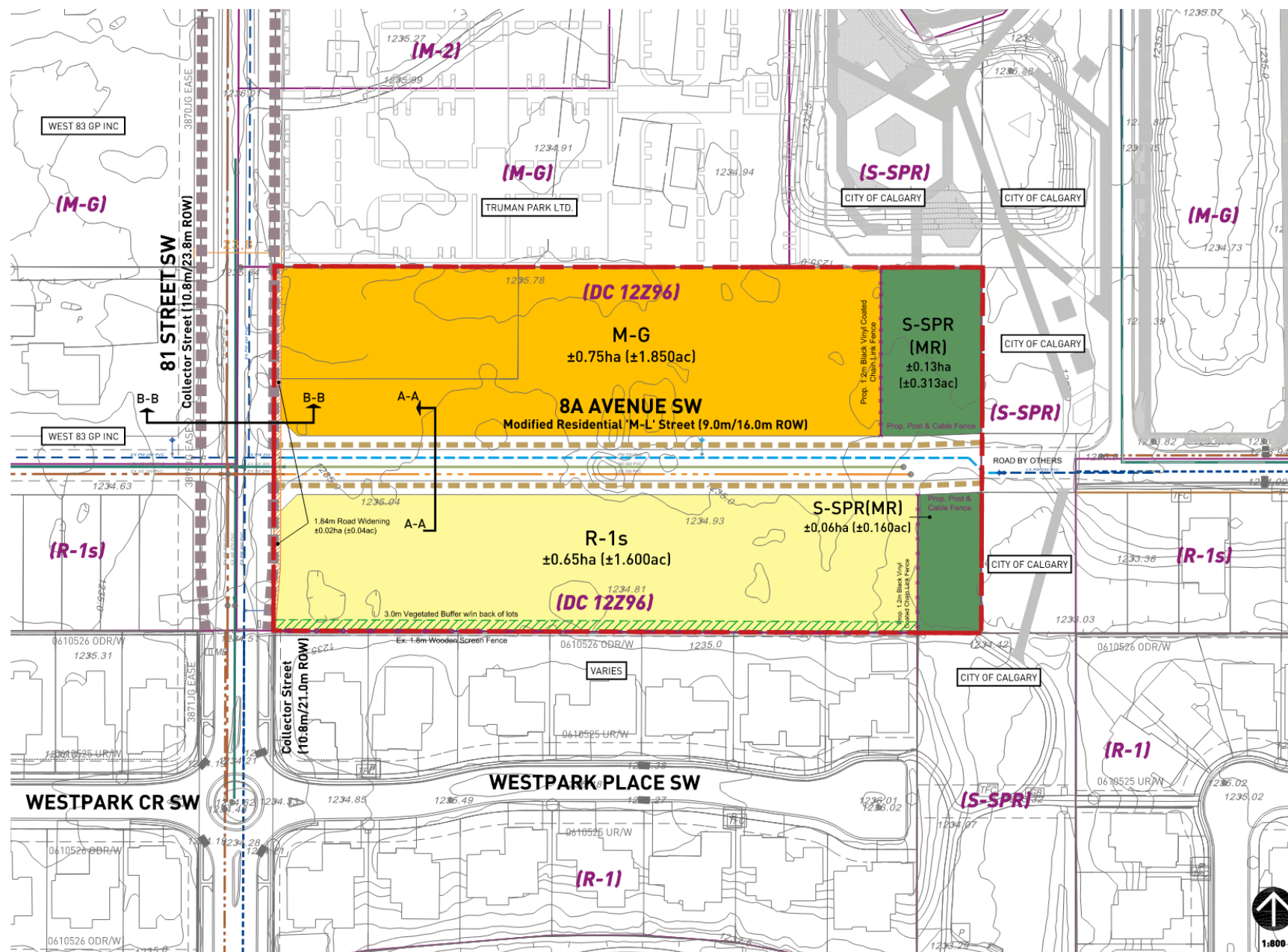


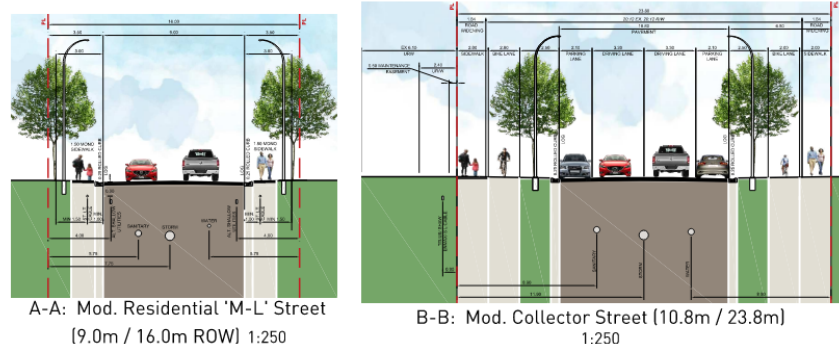
Proposed Outline Plan

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



OUTLINE PLAN STATISTICS					
		Hectares (±)		Acres (±)	
Total Area		1.91		4.730	
Gross Developable Area (GDA)		1.91		4.730	
		100.0%		100.0%	
Land Use	Width (m) / Units per hectare (upha)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units
Residential - R-1s	Residential - One Dwelling District Anticipated number of townhouse lots based on 10.0m lot width	11.00	0.65	1.600	33.8%
			0.65	1.600	16
			0.65	1.600	16
Total Frontage		175.44	0.75	1.850	39.1%
			0.75	1.850	51
Total Units					47
Density	Anticipated		34.9 upha	14.1 upa	
	Maximum		39.0 upha	15.9 upa	
Open Space	S-SPR(MR)		0.19	0.473	10.0%
	Special Purpose - School, Park and Community		0.19	0.473	
Roadways & Lanes			0.33	0.807	17.1%

LAND USE STATISTICS			
From	To	ha (±)	ac (±)
DC12296	R-1s	0.80	1.97
DC12296	M-G	0.89	2.20
DC12296	S-SPR	0.23	0.56
Total		1.91	4.73



- Outline Plan and Land Use Redesignation Boundary
- 0.5m Contours
- Existing Land Use Boundary
- Existing Land Use District
- Road Widening
- Approved 4.0m Multi-Use Pathway
- 0.5m Bikeway / 2.0m Top. Sidewalk
- Proposed 1.5m Conc. Monowalk
- Proposed 1.2m Black Vinyl Coast Chain Link Fence
- Existing 1.8m Wooden Screen Fence
- Ownership
- 3.0m Vegetated Buffer w/in back of lots
- Deep Services - Existing/Approved
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant
- Deep Services - Proposed
- Stormwater Servicing
- Sanitary Servicing
- Water Servicing/Hydrant

<p>REVISION</p> <table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/02/2022</td> <td>File Setup</td> <td></td> </tr> </tbody> </table>	REVISION	DATE	REVISION	DATE	1	07/02/2022	File Setup		<p>TEAM</p> <p>B&A Planning Group 400, 215 - 9th Ave SW Calgary, Alberta, T2P 1K3 t403.241.4733</p>	<p>PRE-APP NUMBER: ---</p> <p>LOD: ---</p> <p>PROJECT NUMBER: 2023-024</p> <p>DESIGN BY: B&A</p> <p>START DATE: January 31, 2024</p> <p>CURRENT DATE: January 31, 2024</p>	<p>FILE INFO</p> <p>LEGAL DESCRIPTION Plans: 9811875 Block 42 Lot 8 & 4765AK Block 42</p> <p>MUNICIPAL ADDRESS 626 & 840 Street SW</p>	<p>PROJECT NAME</p> <p>The Trico Group - West Springs</p>	<p>SHEET TITLE</p> <p>OUTLINE PLAN AND LAND USE REDESIGNATION</p>
REVISION	DATE	REVISION	DATE										
1	07/02/2022	File Setup											

Path 12_2024 - 8 Aven. W 10101-806, 5-Dev Development/Construction, West Springs, SPR16 Technical/1.1 Technical Production/1.1 1 Aven/2024/024-024-024/2024/0001_Aven_024