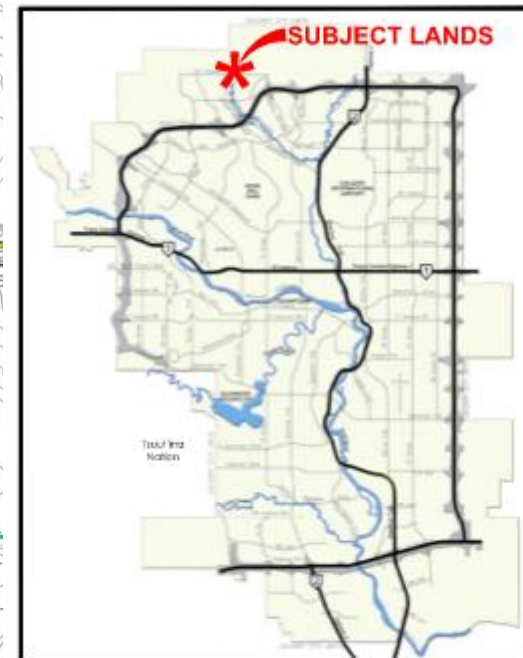
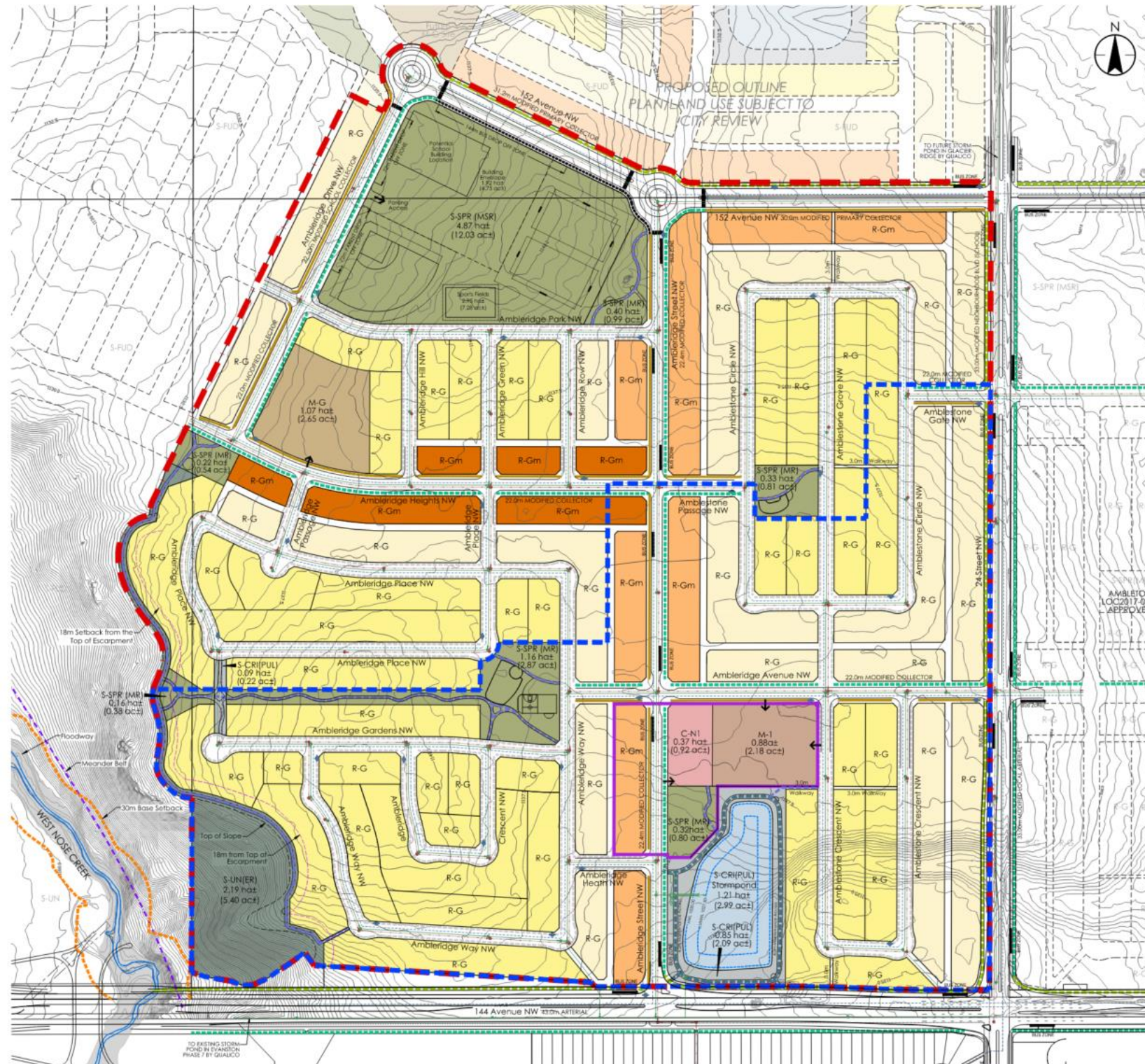


# Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan.



Location Plan Portion of S 1/4 Section 6, Twp 26, Rge 1, W5  
Located within the Glacier Ridge ASP

### Legend

Outline Plan Boundary	
Approved Land Use Redesignation Boundary (Bylaw 91D2023)	
Neighbourhood Activity Centre	
1.5m Mono Sidewalk	
2.0m Mono Sidewalk	
1.5m Separate Sidewalk	
2.0m Separate Sidewalk	
3.0m Regional Pathway	
3.0m Multi-Use Pathway	
2.5m Local Pathway	
4.0m Maintenance Pathway	
Potential Access Locations	
Proposed Sanitary Sewer	
Proposed Storm Sewer	
Proposed Water Lines	
Proposed Hydrant	
Existing Sanitary Sewer	
Existing Storm Sewer	
Existing Water Lines	

### Notes

1. All residential roads are intended to be 16.0m Residential standards unless otherwise noted
2. All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
3. All lanes are 7m unless otherwise noted.
4. All lane cornercuts are to be 3m x 3m.
5. All road cornercuts are to be 4.5m x 4.5m.
6. Street light cables to be located in joint shallow utilities trench where appropriate. To be confirmed at subdivision.

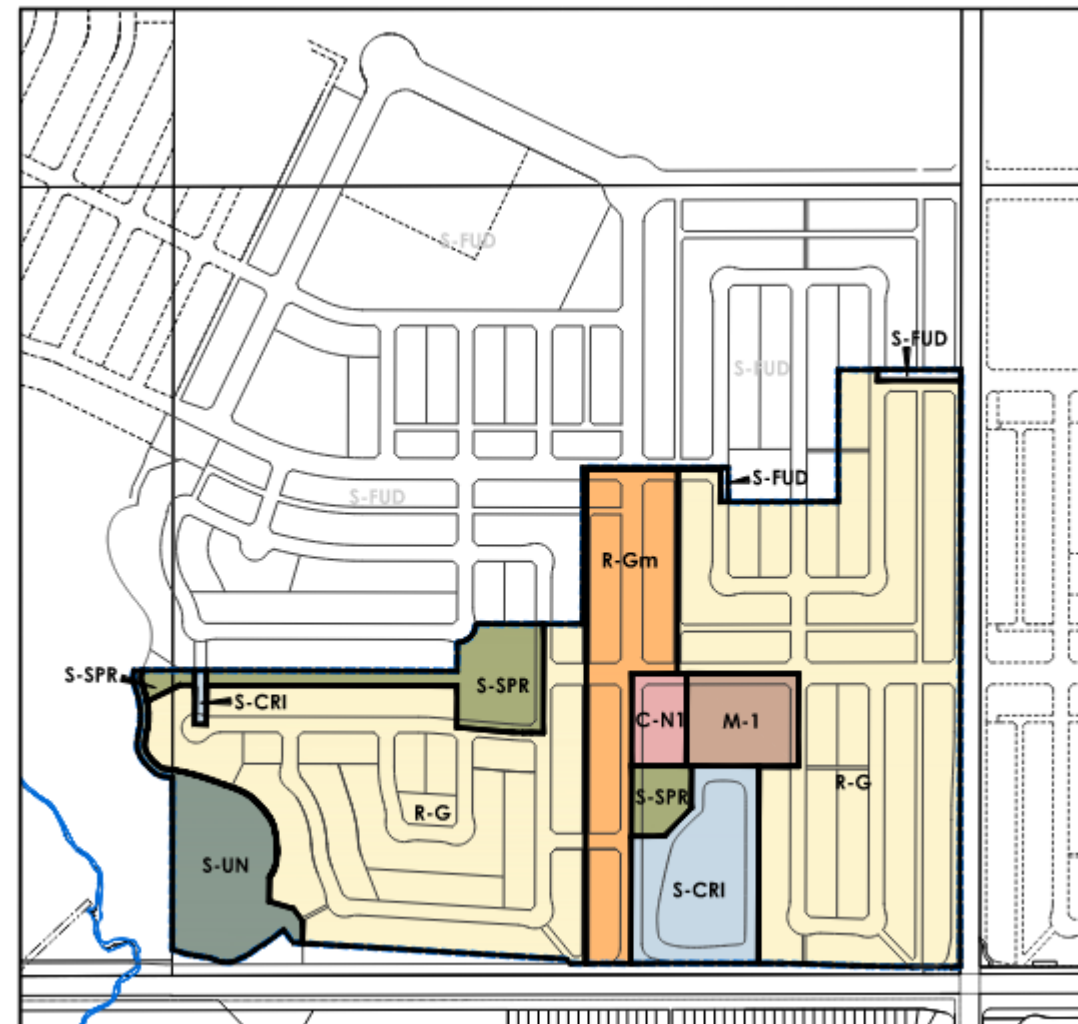


OUTLINE PLAN STATISTICS			
<b>TOTAL AREA OUTLINED</b>	<b>67.31 ha</b>	<b>166.32 ac</b>	
less ENVIRONMENTAL RESERVE (S-UN)	2.19 ha	5.40 ac	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>65.12 ha</b>	<b>160.92 ac</b>	<b>100.0%</b>
			Frontage Units
<b>RESIDENTIAL</b>	<b>36.84 ha</b>	<b>91.04 ac</b>	<b>56.6%</b>
<b>Low Density</b>	<b>34.89 ha</b>	<b>86.21 ac</b>	<b>53.6%</b>
RG - Laned	11.01 ha	27.21 ac	
Anticipated Number of Units (8.23m lot width)			3,344m 406 units
RG - Laneless	18.40 ha	45.47 ac	
Anticipated Number of Units (9.75m lot width)			5,378m 551 units
RGm - Townhomes	3.83 ha	9.47 ac	
Anticipated Number of Units (6.7m lot width)			1,198m 178 units
RGm - Townhomes (28m Depth)	1.64 ha	4.06 ac	
Anticipated Number of Units (6.7m lot width)			588m 87 units
Total frontage			10,508m
<b>High Density</b>	<b>1.95 ha</b>	<b>4.83 ac</b>	<b>3.0%</b>
M-G	1.07 ha	2.65 ac	
Number of units (60upha)			64 units
M-1	0.88 ha	2.18 ac	
Number of units (110upha)			97 units
<b>TOTAL UNITS</b>			Anticipated 1383 units
<b>DENSITY</b>	Anticipated: 21.2 upha 8.6 upac		
<b>COMMERCIAL</b>	<b>0.37 ha</b>	<b>0.92 ac</b>	<b>0.6%</b>
C-N1	0.37 ha	0.92 ac	
<b>CREDIT OPEN SPACE (S-SPR)</b>	<b>7.46 ha</b>	<b>18.42 ac</b>	<b>11.4% *</b>
Open Space & Parks	2.59 ha	6.39 ac	
School	4.87 ha	12.03 ac	
<b>PUBLIC DEDICATION</b>	<b>20.45 ha</b>	<b>50.54 ac</b>	<b>31.4% **</b>
Stormwater Pond	1.21 ha	2.99 ac	
PUL	0.93 ha	2.31 ac	
<b>Roads and Lanes</b>	<b>18.31 ha</b>	<b>45.24 ac</b>	
Includes road widening and backlapping			
**Portion of 152 Avenue NW and Amberidge Avenue NW deferred to development of parcel to the north (PE2021-02837)	1.10 ha	2.72 ac	1.7%

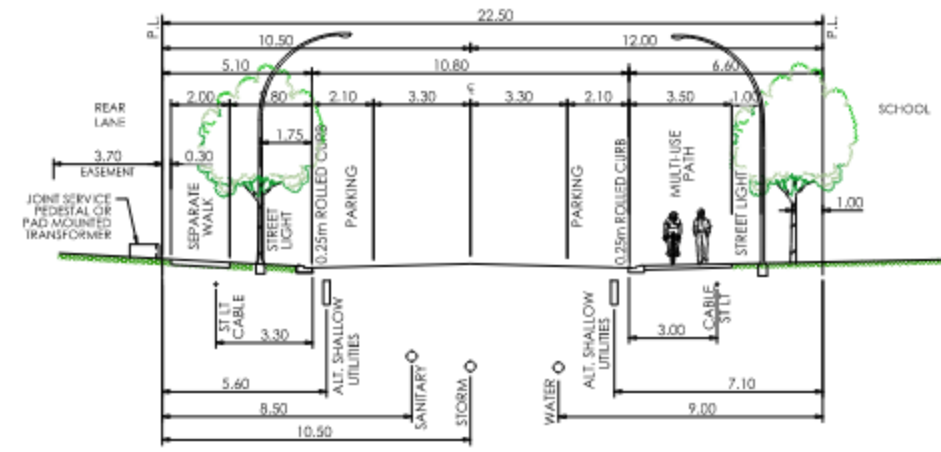
LAND USE STATISTICS		
S-FUD to R-G	22.13 ha	54.69 ac
S-FUD to R-Gm	3.31 ha	8.19 ac
S-FUD to M-1	1.07 ha	2.65 ac
S-FUD to C-N1	0.53 ha	1.30 ac
S-FUD to S-SPR	1.83 ha	4.52 ac
S-FUD to S-CRI	2.28 ha	5.64 ac
S-FUD to S-UN	1.95 ha	4.81 ac
<b>Total Redesignation</b>	<b>33.10 ha</b>	<b>81.80 ac</b>
S-FUD to remain S-FUD	0.20 ha	0.50 ac

NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
M-1 (110 upha)	97	1.8 people/unit*	155
R-Gm	24	2.3 people/unit*	55
C-N1	1,550 m <sup>2</sup>	1 job per 28m <sup>2</sup>	55
<b>Total People/Job</b>			<b>265</b>
<b>Total NAC Area</b>	<b>2.40 ha</b>		
<b>Total Intensity</b> (people/jobs per ha)			<b>110</b>

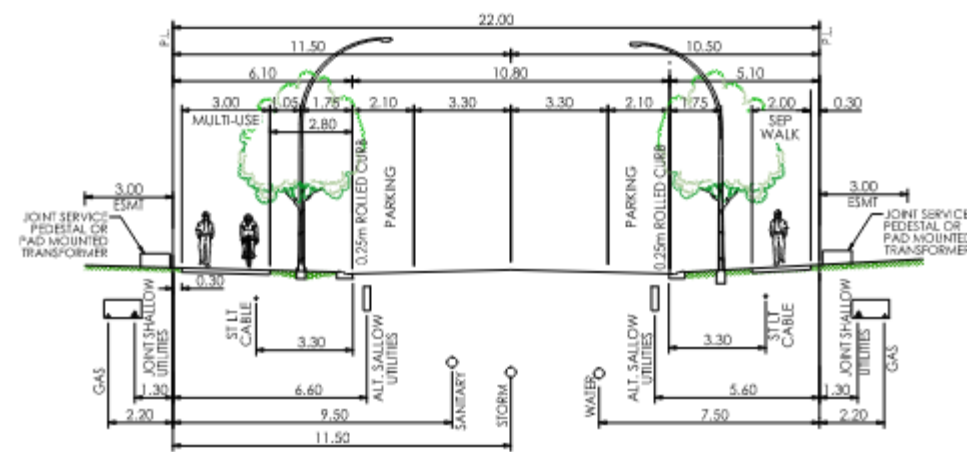
Based on the City of Calgary 2019 Civic Census Results, Ward 2



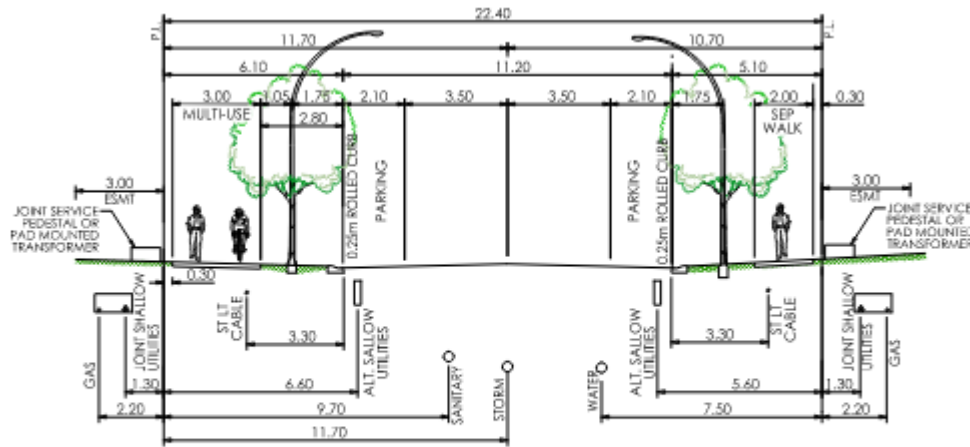
Approved Land Use [Bylaw 91D2023] NTS



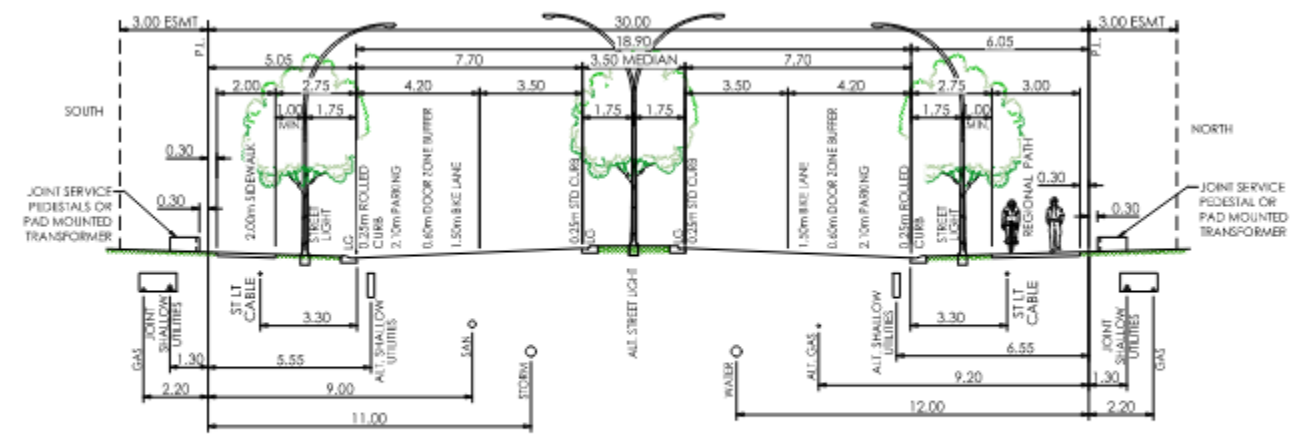
**22.50m MODIFIED SCHOOL COLLECTOR**  
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE  
Scale 1:200



**22.0m MODIFIED COLLECTOR**  
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
1:200



**22.4m MODIFIED COLLECTOR**  
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
BUS ROUTE  
1:200



**30.0m MODIFIED PRIMARY COLLECTOR**  
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE  
1:200

