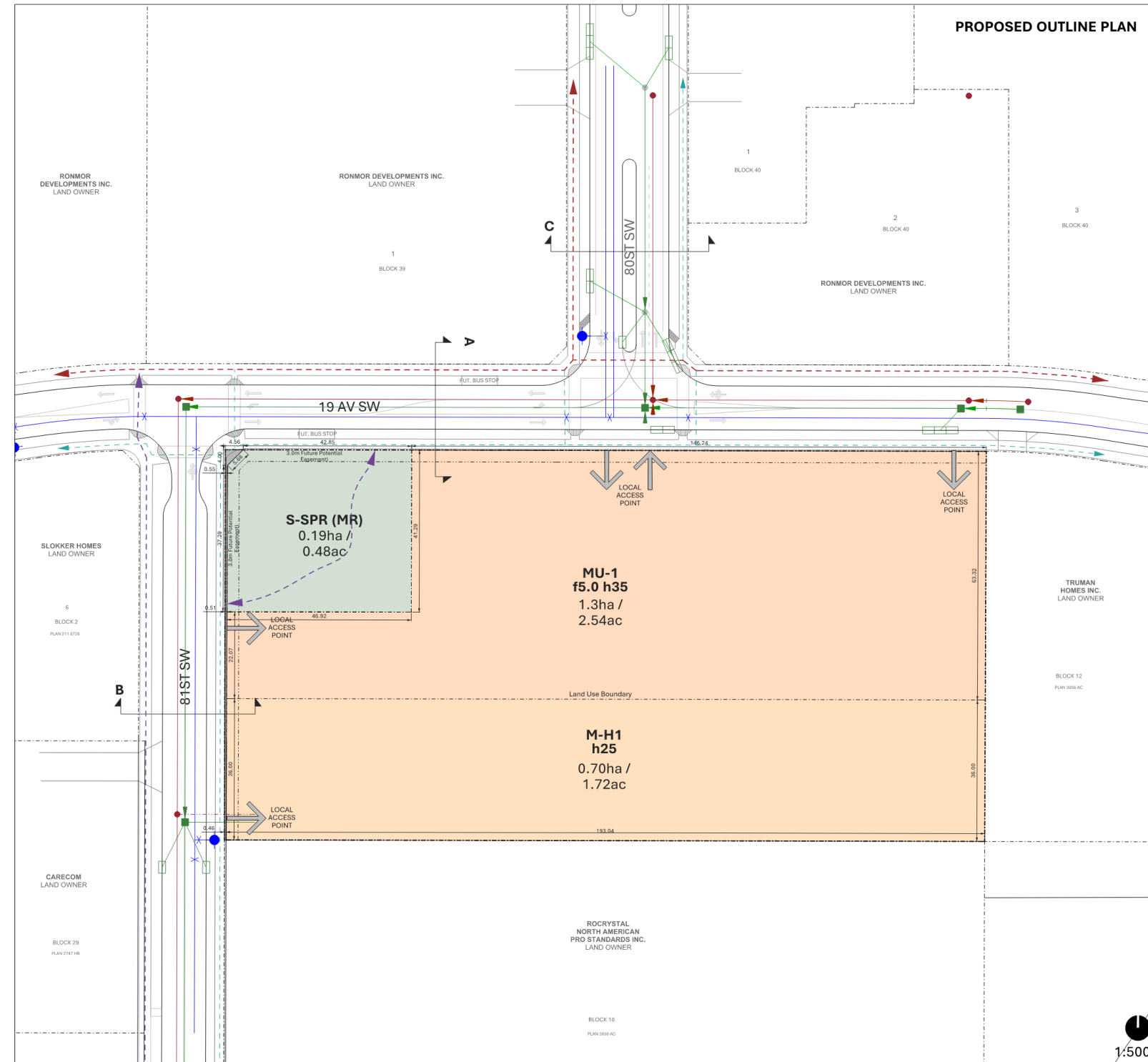


# Proposed Outline Plan

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

## SLOKKER: WOLFBERRY OUTLINE PLAN

PREPARED ON: DECEMBER 11, 2023



### LEGEND

- Outline Plan Boundary
- Proposed Parcel Boundaries
- Proposed Easement
- Proposed Lip of Gutter (L.O.G)
- Proposed Back of Curb (B.O.C)
- Proposed Edge of Walk (E.O.W)
- Connections
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- Sidewalk
- Potential Primary Access Location
- Servicing (Proposed in Continuous)
- Sanitary Line
- Sanitary Manhole
- Water Line
- Water Hydrant
- Storm Line
- Storm Manhole
- Storm Catch basin
- Existing or Approved Features
- Existing/Approved Lip of Gutter
- Existing/Approved Edge of Walk/Path
- Existing Property Lines
- Original Contours (0.30m Intervals)

### LAND USE STATISTICS

Land Use Areas	Acres	Hectares
DC12Z96 to MU-1 f5.0 h35	2.99	1.21
DC12Z96 to M-H1 h25	1.82	0.74
DC12Z96 to S-SPR	0.75	0.30

### OUTLINE PLAN STATISTICS

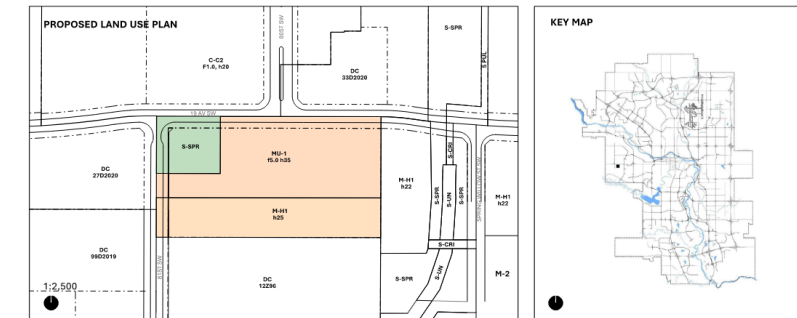
Total Site Area	Acres	Hectares	%
Gross & Net Developable	4.75	1.92	100%

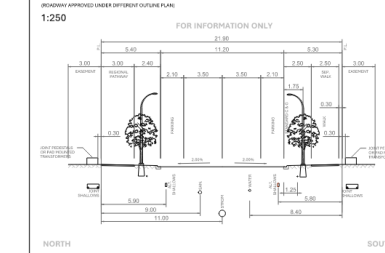
Parcel Area	Acres	Hectares	%
Development Parcel	4.26	1.92	89.7%
Mixed Use - General District (MU-1 f5.0 h35)	2.54	1.03	53.5%
Multi-Residential - High Density Low Rise (M-H1 h25)	1.72	0.70	36.1%
Special Purpose (S-SPR)(MR)	0.48	0.19	10.0%
Road Widening on 81 Street SW	0.01	0.01	0.3%

### DENSITY AND INTENSITY

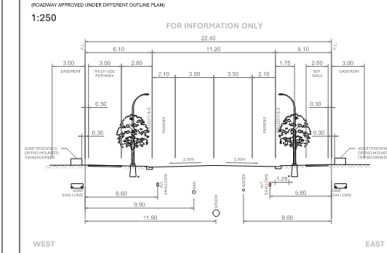
Development Areas	Units	Jobs	People	Jobs & Ppl/ha
<b>MU-1 f5.0 h35</b>	329	38	559	
Anticipated number of units (@100upa)	329			
Anticipated number of people (1.7 ppl/unit)			559	
Anticipated number of retail jobs (job/45m <sup>2</sup> )	25			
Anticipated number of home-based jobs (4% of units)	13			
<b>M-H1 h25</b>	302	12	514	
Anticipated number of units (@100upa)	302			
Anticipated number of people (2.4 ppl/unit)			514	
Anticipated number of home-based jobs (4% of units)	12			
<b>Totals</b>	<b>631</b>	<b>50</b>	<b>1,073</b>	<b>584</b>



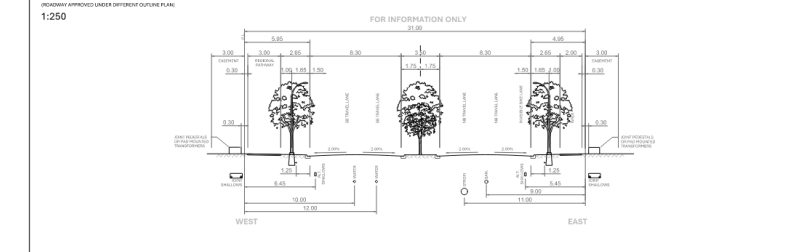
### A: 19 AVENUE SW: 21.90m MODIFIED COLLECTOR



### B: 81 STREET SW: 22.40m MODIFIED COLLECTOR



### C: 80 STREET SW: 31.80m RESIDENTIAL STREET



PREPARED FOR:



PREPARED BY: IN COLLABORATION WITH:

