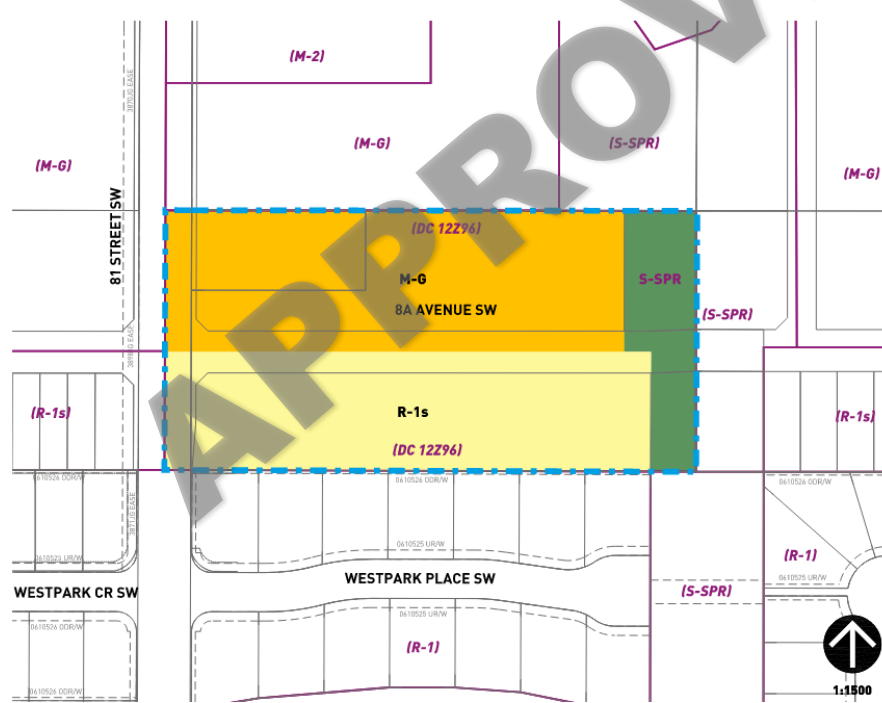
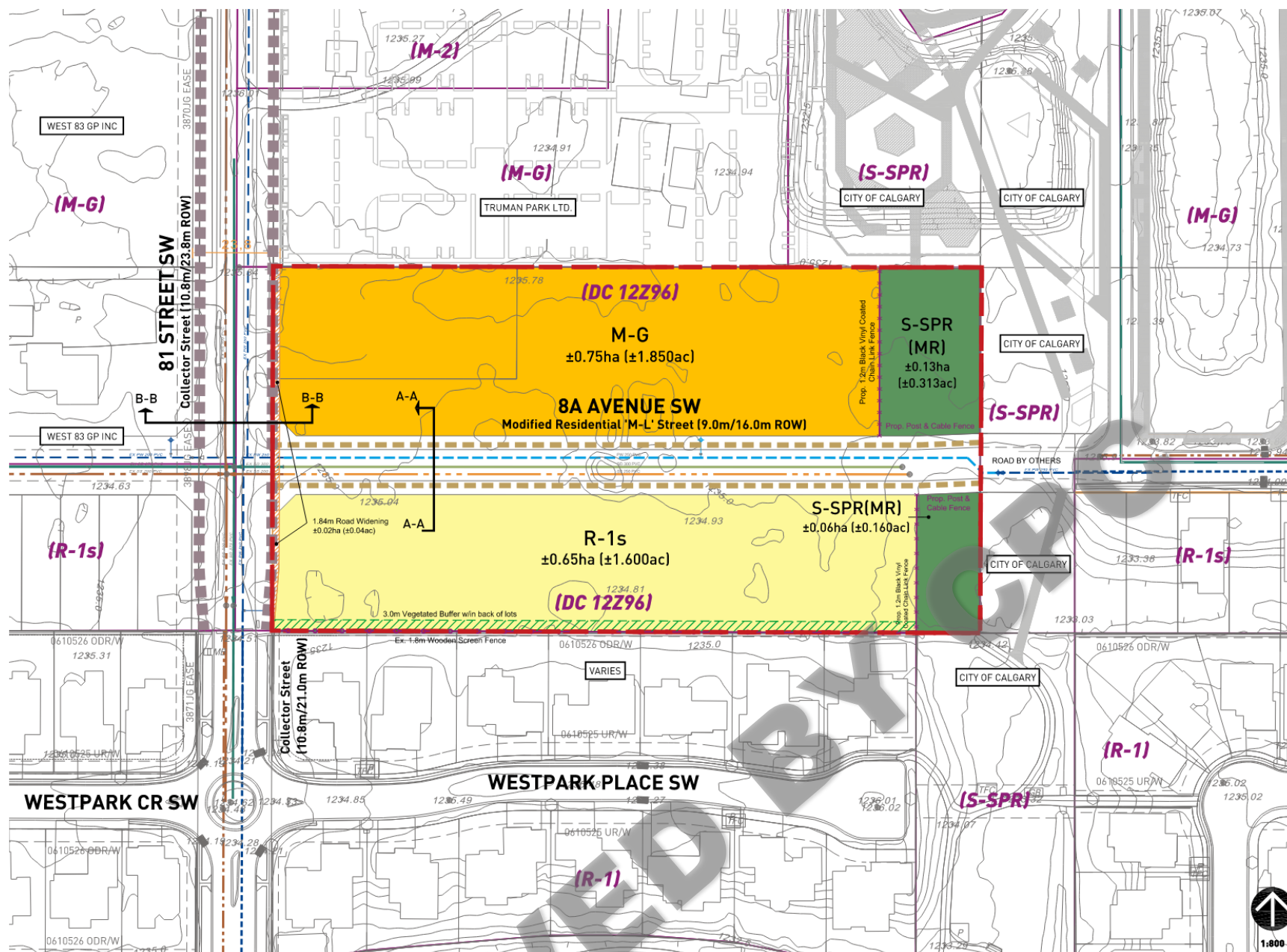


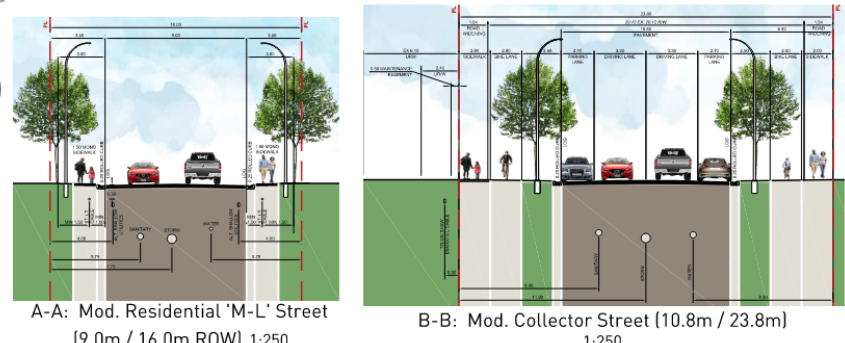
Approved Outline Plan

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



OUTLINE PLAN STATISTICS					
		Hectares (±)	Acres (±)	% of GDA	
Total Area		1.91	4.730	100.0%	
Gross Developable Area (GDA)		1.91	4.730	100.0%	
Land Use	Width (m) / Units per hectare (upha)	Frontage (m)	Hectares (±)	Acres (±)	
Residential	R-1s	Residential - One Dwelling District Anticipated number of laneness lots based on 10.0m lot width	0.65	1.600	33.8%
	M-G	Multi-Residential - All Grading Housing Anticipated number of units based on 45 upha Maximum number of units based on 80 upha	0.65	1.600	16
Total Frontage		175.44	0.75	1.880	39.1%
Total Units		Anticipated	48	89	51
Density		Anticipated	34.9 upha	14.1 upha	16.0 upha
Open Space		Anticipated	0.19	0.473	10.0%
Roadways & Lanes		Anticipated	0.19	0.473	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 of 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>1</td> <td></td> </tr> </tbody> </table>	REVISION	DATE	REVISION	DATE	1	07/02/2022	1		<p>TEAM</p> <p>BAA 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: BSA/BAA</p> <p>START DATE: January 31, 2024</p> <p>CURRENT DATE: January 31, 2024</p>	<p>FILE INFO</p> <p>LEGAL DESCRIPTION</p> <p>Plans: 9811875 Block 42 Lot 8 & 4765AK Block 42</p> <p>MUNICIPAL ADDRESS</p> <p>826 & 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	1												