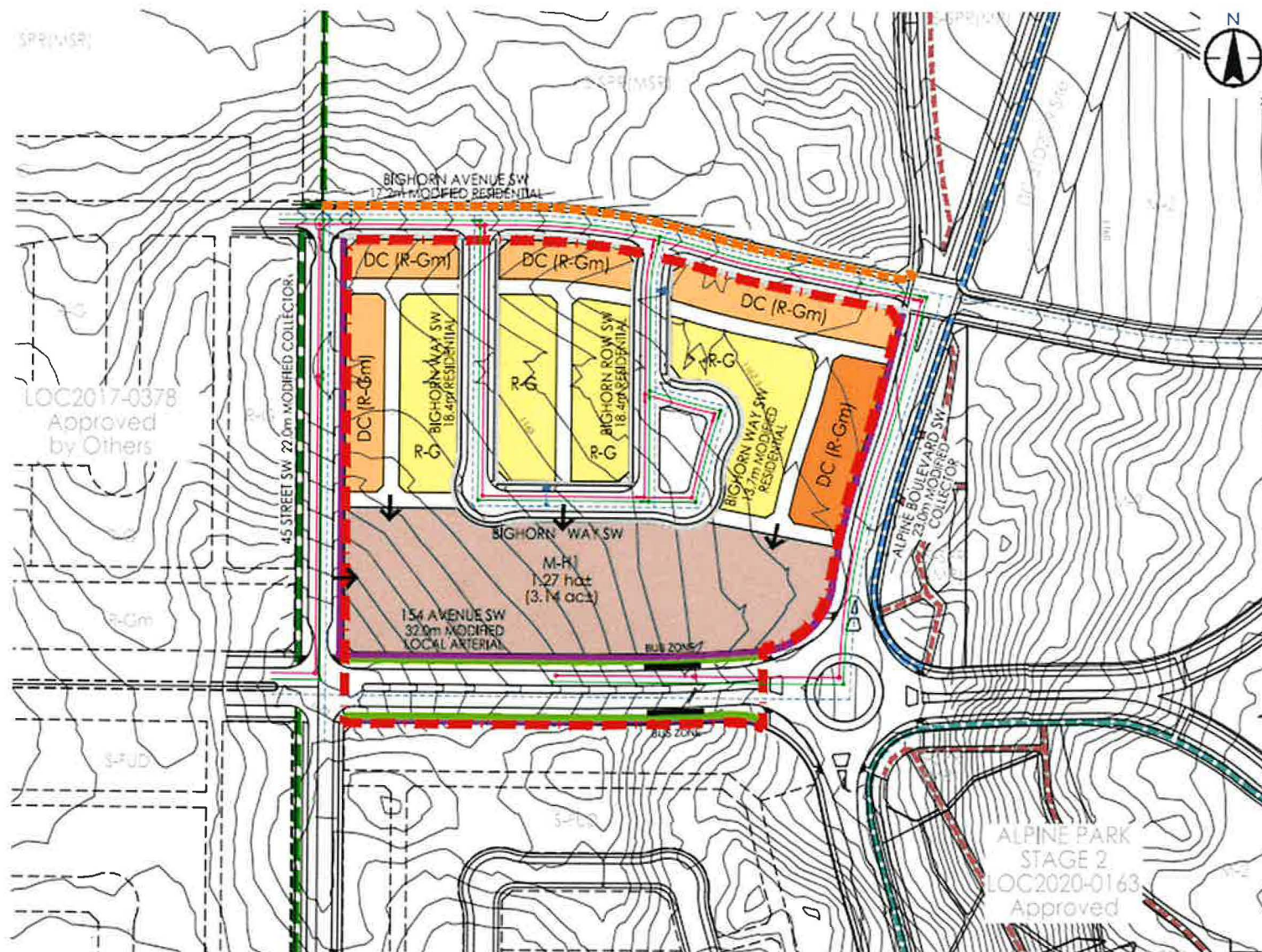


# Proposed Outline Plan

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

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 21 2024**  
ITEM: 7.2.14-CPC2024-0353  
Distrib. Revised March 4  
CITY CLERK'S DEPARTMENT



OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	4.70 ha	11.61 ac	
GROSS DEVELOPABLE AREA (GDA)	4.70 ha	11.61 ac	100.0%
<b>RESIDENTIAL</b>	<b>2.94 ha</b>	<b>7.28 ac</b>	<b>62.7%</b>
Low Density	1.67 ha	4.14 ac	35.7%
<ul style="list-style-type: none"> <li>RG - 26m Vintage Wide Laned Anticipated Number of Units (15.8m lot width) Maximum Number of Units (6.0m lot width)</li> <li>DC (R-Gm) - 17.5m Anticipated Number of Units (6.5m lot width) Maximum Number of Units (5.0m lot width)</li> <li>DC (R-Gm) - 24.0m Anticipated Number of Units (6.5m lot width) Maximum Number of Units (5.0m lot width)</li> </ul>	0.96 ha	2.37 ac	356m 22 units 59 units
	0.53 ha	1.30 ac	303m 46 units 60 units
	0.19 ha	0.47 ac	78m 12 units 15 units
			737m
Multi-Residential	1.27 ha	3.14 ac	27.0%
M-H1 Anticipated number of units (210 upha) Maximum number of units (400 upha)	1.27 ha	3.14 ac	267 units 508 units
<b>TOTAL UNITS</b>			Anticipated Maximum 347 units 642 units
<b>DENSITY</b>	<b>Anticipated:</b>	<b>Maximum:</b>	
	4.70 ha (11.61 ac)	4.70 ha (11.61 ac)	
	= 73.8 upha	= 136.7 upha	
	= 29.9 upac	= 55.3 upac	
<b>PUBLIC DEDICATION</b>	1.76 ha	4.33 ac	37.3%
Roads and Lanes	1.76 ac	4.33 ac	37.3%



LAND USE STATISTICS		
M-H1 to R-G	0.42 ha	1.05 ac
DC 31D2019 Site 1 to R-G	0.01 ha	0.03 ac
DC 31D2019 Site 1 to DC (R-Gm)	1.11 ha	2.75 ac
M-H1 to DC (R-Gm)	0.06 ha	0.14 ac
R-G to DC (R-Gm)	0.29 ha	0.72 ac
<b>Total Redesignation</b>	<b>1.90 ha</b>	<b>4.69 ac</b>
R-G to Remain R-G	1.29 ha	3.18 ac
M-H1 to Remain M-H1	1.96 ha	4.85 ac

### Legend

- Outline Plan Boundary
- Land Use Redesignation Boundary
- 1.5m Mono Sidewalk
- 1.5m Separate Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Off-Street Bike Lane
- Local Pathway
- 2.5m Local Pathway
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- Proposed Access Locations
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main

### Notes

- All residential roads are intended to be 18.4m Residential standards unless otherwise noted.
- 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.
- All lanes are 7m unless otherwise noted.
- All lane cornercuts are to be 3m x 3m.
- All road cornercuts are to be 4.5m x 4.5m.
- Street light cables to be located in joint shallow utilities trench where appropriate. To be confirmed at subdivision.

