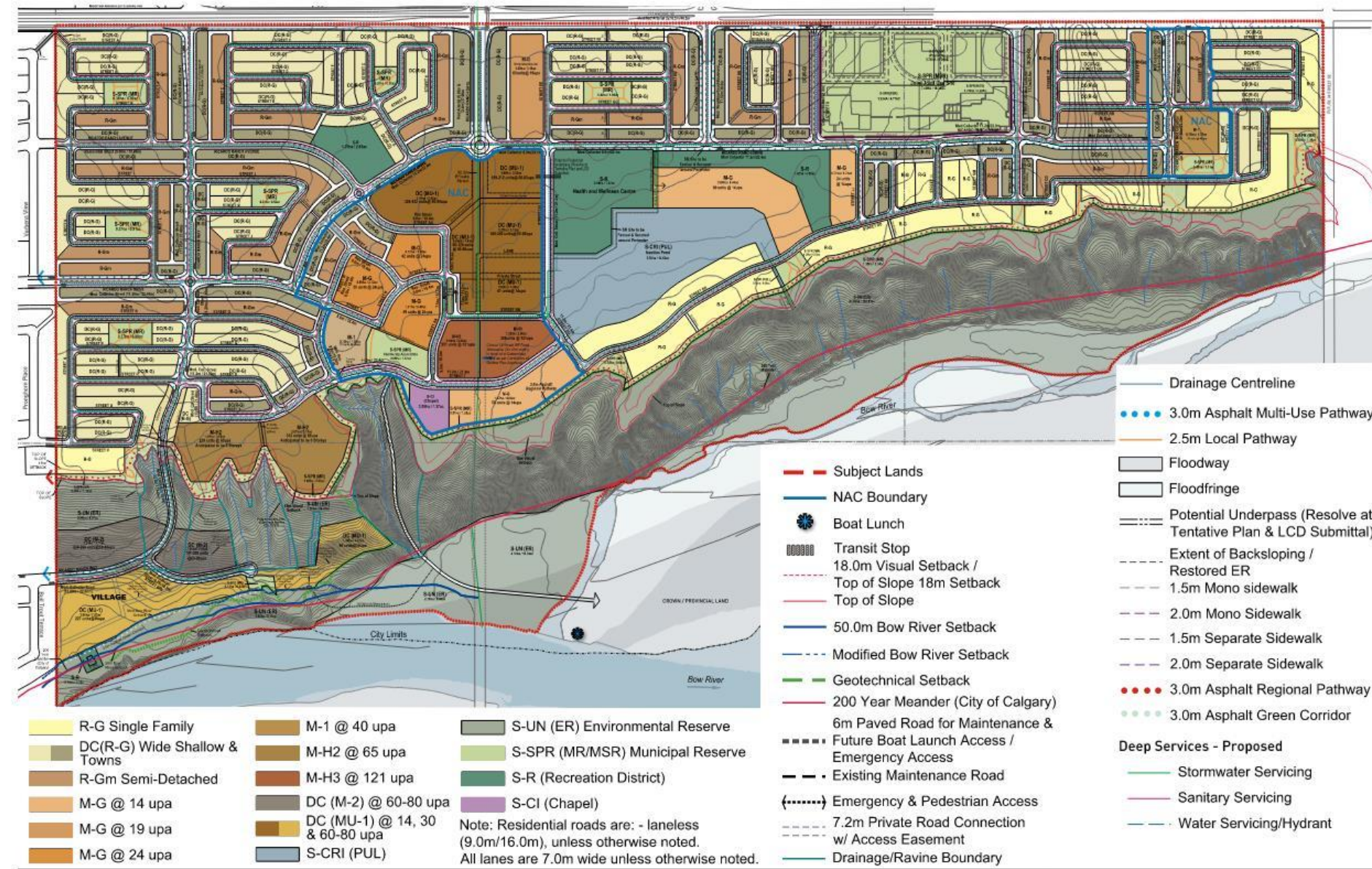


# Proposed Outline Plan

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



1:1000



Jul 16, 2024 - 9:41am W:\2021-037 Telsec-Ricardo Lands OP\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2021-037-OP-DTR 2024\JULY03.dwg Fig City package

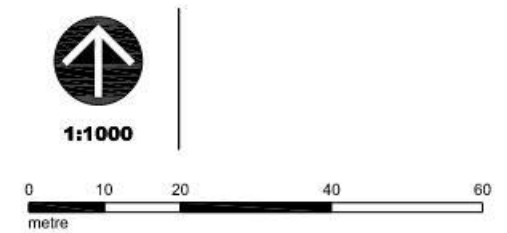
**Nostalgia**  
Outline Plan



NE Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE  
July 2024

OUTLINE PLAN STATISTICS										
		Width		Frontage (m)		Hectares (a)		Acres (a)		% of GDA
Total Area						217.62		537.75		
Outline Plan Boundary						217.62		537.75		
less						42.08		103.41		
S-UNER) Special Purpose - Urban Nature										
Gross Developable Area (GDA)						155.54		384.34		100%
Land Use		(R)/	(M)	(R)	(M)	Hectares (a)	Acres (a)	No. of Units	% of GDA	
		Units per acre (ups)								
<b>Residential Single Dwelling</b>										
R-0	Residential - Low Density Mixed Housing District					52.90	130.71	34.0%		
	Ant. number of lots based on 11.58m lot width (Escarpment)	38.0	11.58	75.34	2293.24	8.51	21.02	198	18.5%	
DC (R-G)	Residential - Low Density Mixed Housing District					20.20	49.92	692		
	Ant. number of lots based on 11.10m lot width (Wide Shoulder)	43.0	13.18	297.69	1073.74	20.20	49.92	692		
DC (R-G1)	Towns					12.54	30.98	821	15.4%	
R-Gm	Semi-detached					11.45	28.79	648		
	Max. number of lots based on 4.8m lot width	19.7	6.00					386 (max)		
<b>Total Residential Single Dwelling</b>				72,523		22,196.07		29,70		73.39
<b>Residential Multi-Family</b>								8.82		21.80
M-0	Multi-Residential - At Grade Housing					14 ups	4.95	12.22	170	4%
	Anticipated number of units based on 14ups					19 ups	1.29	3.19	60	
	Anticipated number of units based on 24ups					74 ups	2.59	6.39	151	
	Maximum number of units based on 80ups					80 ups			794	
M-1	Multi-Residential - Low Profile					40 ups	0.71	1.76	70	0.5%
	Anticipated number of units based on 40ups					142 ups			299	
	Maximum number of units based on 148ups									
M-1	Multi-Residential - Low Profile					60 ups	0.75	1.86	111	0.5%
	Anticipated number of units based on 60ups					148 ups			275	
	Maximum number of units based on 148ups									
M-H2	Multi-Residential - High Density Medium Rise District					43 ups	3.56	8.80	571	2.3%
	Anticipated number of units based on 43ups					80 ups			794	
	Maximum number of units based on 80ups									
M-H3	Multi-Residential - High Density High Rise District					121 ups	2.84	5.04	689	1.3%
	Anticipated number of units based on 121ups					127 ups			610	
	Maximum number of units based on 127ups									
DC (M-2)	Direct Control - Multi-Residential - Medium Profile					73 ups	2.57	6.36	444	2%
	Anticipated number of units based on 60-80ups (70ups average)					148 ups			947	
	Maximum number of units based on 148ups									
DC (MU-1)	Direct Control - Mixed Use-General District					14 ups	1.45	4.00	97	1%
	Anticipated number of units based on 14ups					142 ups			404	
	Maximum number of units based on 148ups									
DC (MU-1)	Direct Control - Mixed Use-General District					30 ups	4.40	10.80	326	2.0%
	Anticipated number of units based on 30ups					142 ups			1610	
	Maximum number of units based on 148ups									
DC (MU-1)	Direct Control - Mixed Use-General District					73 ups	5.19	12.82	895	3%
	Anticipated number of units based on 60-80ups (70ups average)					142 ups			1097	
	Maximum number of units based on 148ups									
<b>Total Residential Multi-Family</b>								3665		(ant.)
<b>Total Residential Multi-Family</b>								8642		(max)
<b>Total Units</b>								9235		
<b>Density</b>								37.5 ups/a		15.2 ups/a
<b>Anticipated</b>								19.3 ups/a		32.1 ups/a
<b>Maximum</b>										
<b>Intensity</b>										

Special Purpose	S-CRI (PUL)	Special Purpose - City and Regional Infrastructure		5.94	14.68	3.8%
<b>Open Space</b>						
Municipal Reserve				15.98	38.43	10.00%
S-SPR (MR)	Parks			3.64	9.00	2.34%
S-SPR (MR)	Pathway			3.83	9.46	2.44%
S-SPR (MR)	Community Association			0.45	1.41	0.42%
S-SPR (MSR)	Special Purpose - JJUS			7.43	18.36	4.78%
S-R	Special Purpose - Recreation District			6.30	15.56	4.0%
S-CI	Community Institution District (Chapel)			0.05	1.27	0.4%
<b>Roadways &amp; Lanes</b>						
Roads / Lanes				44.40	110.20	28.7%
Mod. Arterial 2x10.5m/46.5m (South Portion) - 212Ave SE				3.18	7.87	
Mod Urban Boulevard 2x8.7m/37.0m - A				0.80	1.98	
Neighbourhood Boulevard 17.4m / 30.0m - B				0.45	1.41	
Mod. Primary Collector 8.0m & 8.5m / 27.5m - C				0.32	0.79	
Mod. Collector 11.2m/22.4m - D				5.84	14.42	
Mod. Collector 11.2m/21.4m - E				2.24	5.59	
Mod. Collector 9.8m/20.1m - F				0.43	1.06	
Mod. Collector 9.8m/ 18.4m - G				2.87	7.09	
Mod. Collector 10.8m/22.6m - H				0.40	0.99	
Collector 10.8m/ 21.0m - J				0.45	1.11	
Mod. Collector 8.7m/ 18.3m - K				0.42	1.04	
Mod. Res Entrance 19.0m/ 19.5m - L				0.48	1.18	
Mod. Residential Street 2x17.5m/ 12.7m - M				0.18	0.44	
Mod. Collector 11.2m/22.4m - O & P				1.44	3.61	
Mod. Residential Street 8.8m/ 16.6m - P				0.41	1.00	
Residential Street 8.5m/ 16.0m - R				18.82	46.50	
Lane 7.0m - T				6.43	15.82	

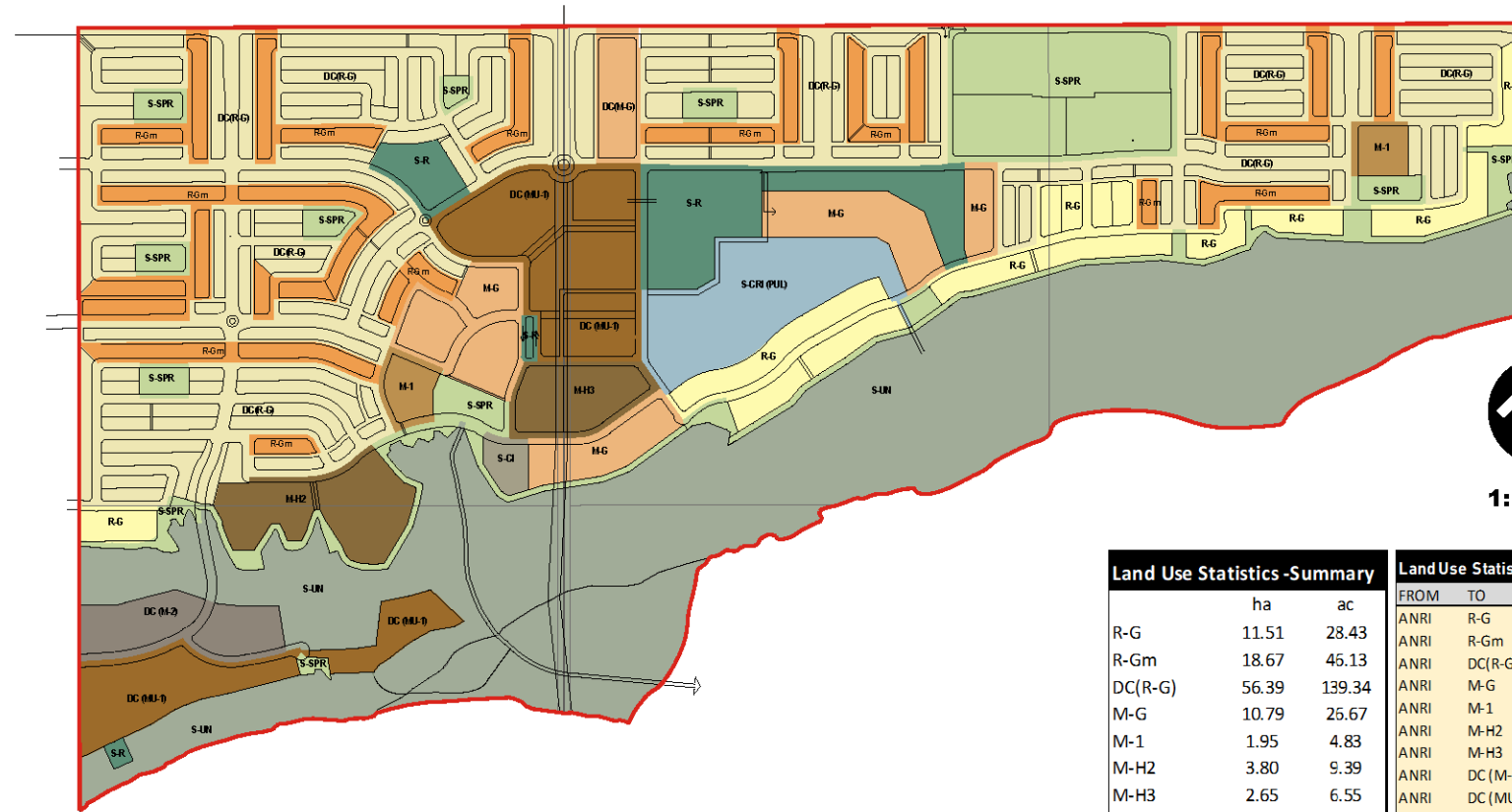


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**Nostalgia**  
Outline Plan - Statistics



NE Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE  
July 2024

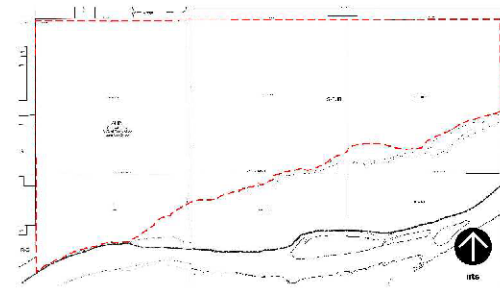


1:12,500

PROPOSED LAND USE PLAN

Land Use Statistics - Summary		
	ha	ac
R-G	11.51	28.43
R-Gm	18.67	45.13
DC(R-G)	56.39	139.34
M-G	10.79	25.67
M-1	1.95	4.83
M-H2	3.80	9.39
M-H3	2.65	6.55
DC (M-2)	3.06	7.56
DC (MU-1)	12.95	32.01
S-CRI(PUL)	6.17	15.24
S-SPR (MR)	18.82	45.50
S-R	7.45	18.40
S-CI	0.64	1.57
S-UN (ER)	62.78	155.13
<b>TOTAL</b>	<b>217.62</b>	<b>537.75</b>

Land Use Statistics				
	FROM	TO	HA	AC
	ANRI	R-G	0.78	1.92
	ANRI	R-Gm	11.80	29.16
	ANRI	DC(R-G)	13.07	83.55
	ANRI	M-G	3.99	9.85
	ANRI	M-1	1.06	2.61
	ANRI	M-H2	3.80	9.39
	ANRI	M-H3	1.10	2.72
	ANRI	DC (M-2)	3.06	7.56
	ANRI	DC (MU-1)	8.64	21.36
	ANRI	S-SPR (MR)	5.50	13.59
	ANRI	S-UN (ER)	20.36	50.3
	ANRI	S-CI	0.64	1.57
	ANRI	S-R	1.64	4.05
	S-FUD	R-G	10.73	26.51
	S-FUD	R-Gm	6.87	16.97
	S-FUD	DC(R-G)	22.58	55.79
	S-FUD	M-G	6.81	16.82
	S-FUD	M-1	0.90	2.22
	S-FUD	M-H3	1.55	3.83
	S-FUD	DC (MU-1)	4.31	10.65
	S-FUD	S-CRI(PUL)	6.17	15.24
	S-FUD	S-SPR (MR)	13.32	32.91
	S-FUD	S-UN (ER)	42.42	104.83
	S-FUD	S-R	5.81	14.35
	<b>TOTAL</b>		<b>217.62</b>	<b>537.75</b>



EXISTING LAND USE



1:1000



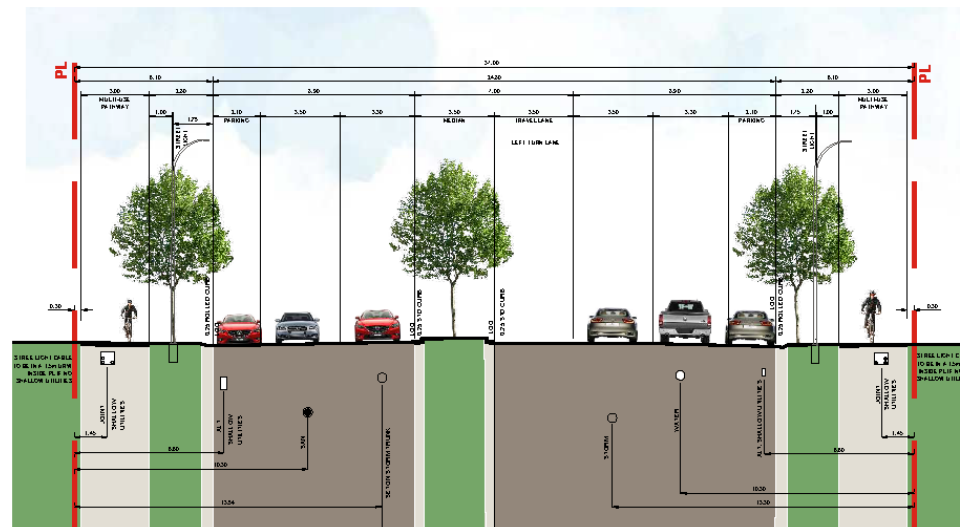
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**Nostalgia**  
Land Use

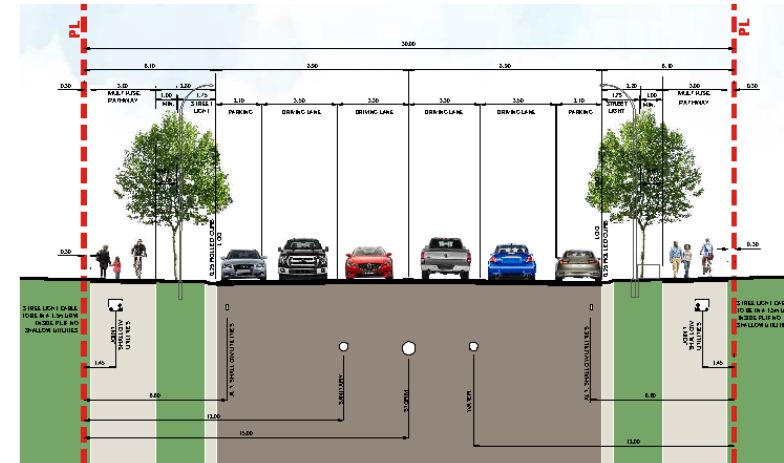


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
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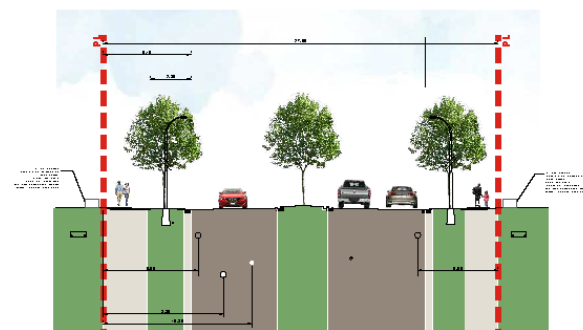
July 2024



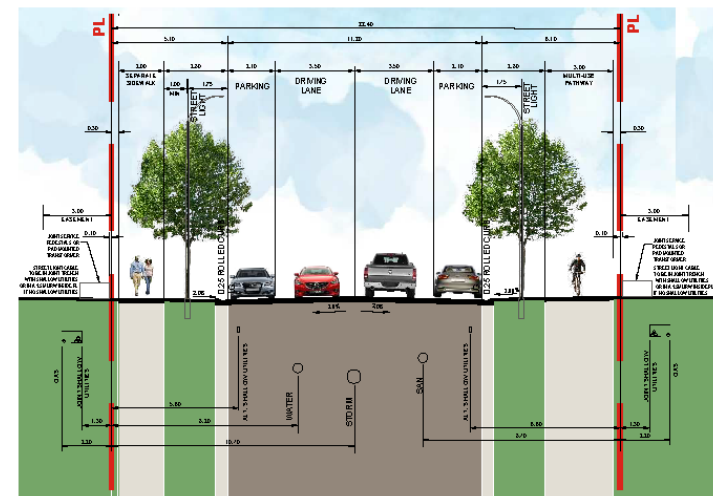
**A:** Mod. Arterial - (8.9m & 8.9m / 37.0m) 3.0m Multi-Use Pathway Both Sides  
nts



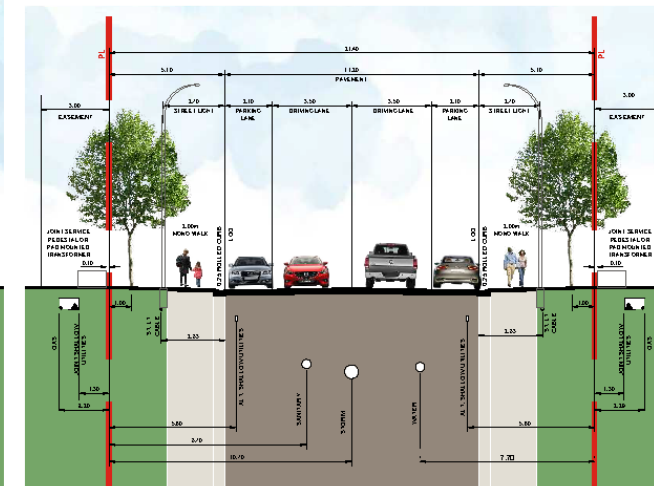
**B:** Modified Neighbourhood Boulevard - (17.8m / 30.0m)  
3.0m Multi-Use Pathway Both Sides  
nts



**C:** Mod Primary Collector - (6.0m & 6.8m / 27.5m)  
3.0m Multi-Use Pathway on one side nts



**D:** Mod. Collector Street - (11.20m / 22.40m)  
MUP & 2.0m Separate Sidewalk, Parking Both Sides  
nts



**E:** Modified Collector Street - (11.2m / 21.40m) 2.0m Monowalk & Parking Both Sides nts



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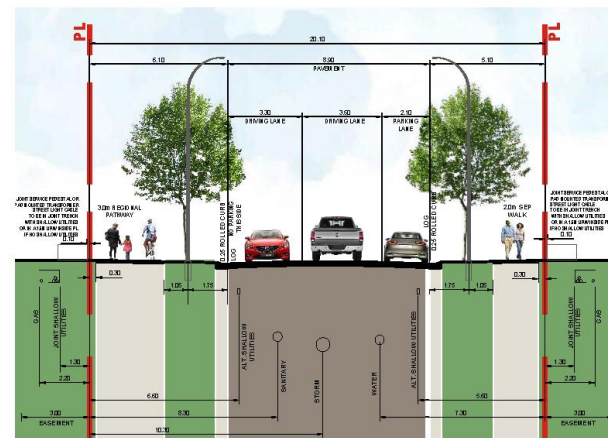
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**Nostalgia**  
Cross Sections 1-4

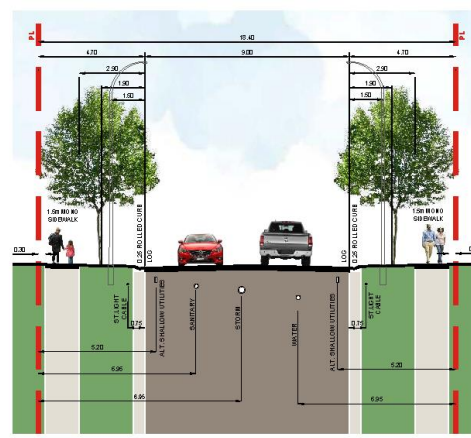


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE

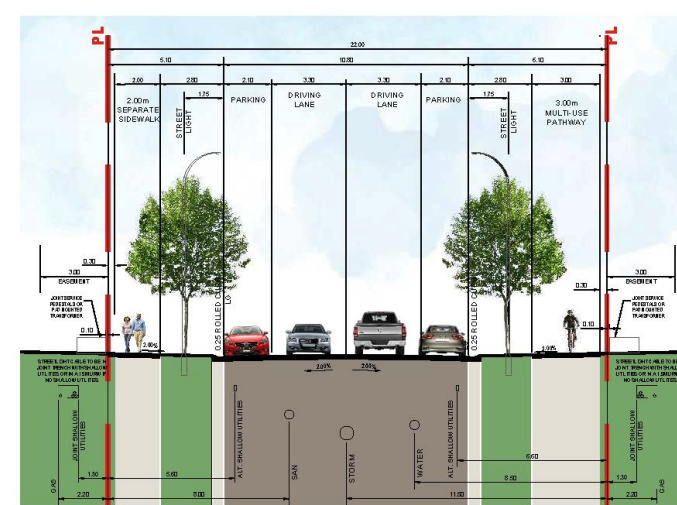
July 2024



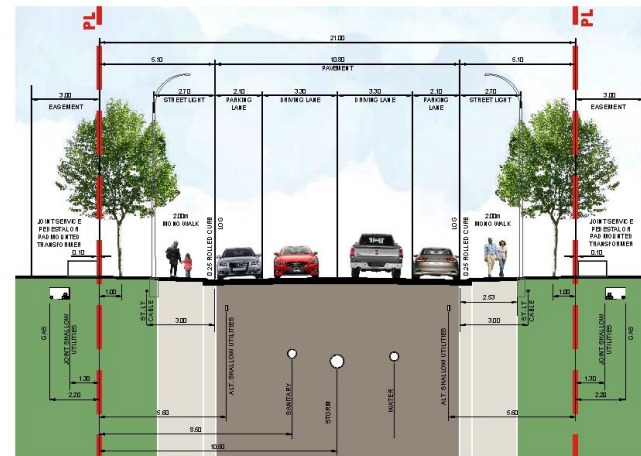
**F** : Mod. Collector Street - (8.9m / 20.1m)  
MUP & 2.0m Separate Sidewalk, Parking One Side  
nts



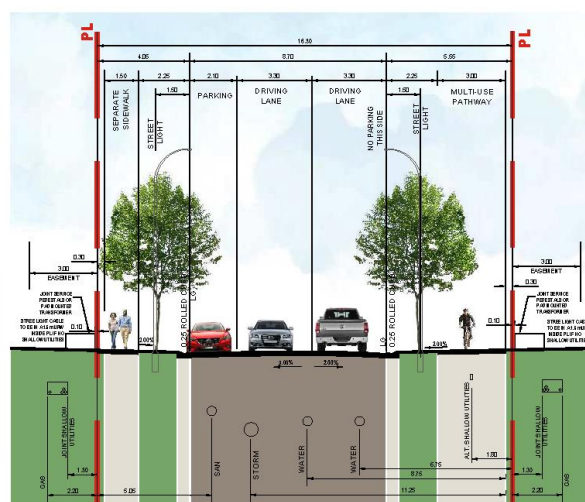
**G** : Residential Street (9.0m / 18.4m ROW)  
Separate Walk Both Sides  
nts



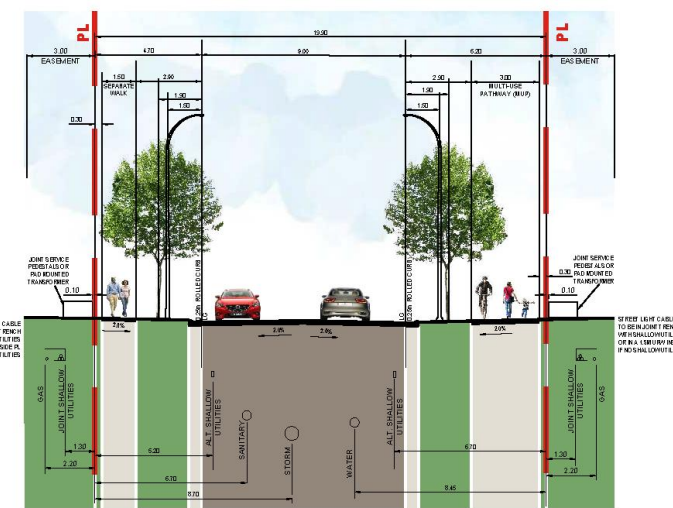
**H** : Mod Collector Street (10.8m / 22.0m ROW)  
MUP & Separate Sidewalk  
nts



**J** : Collector Street (10.8m / 21.0m ROW)  
Separate Sidewalk both sides  
nts



**K** : Mod Collector Street (8.70m / 18.30m ROW)  
nts



**L** : Mod. Residential Entrance Street - (9.00m / 19.90m)  
MUP & 1.5m Separate Sidewalk  
nts



1:1000



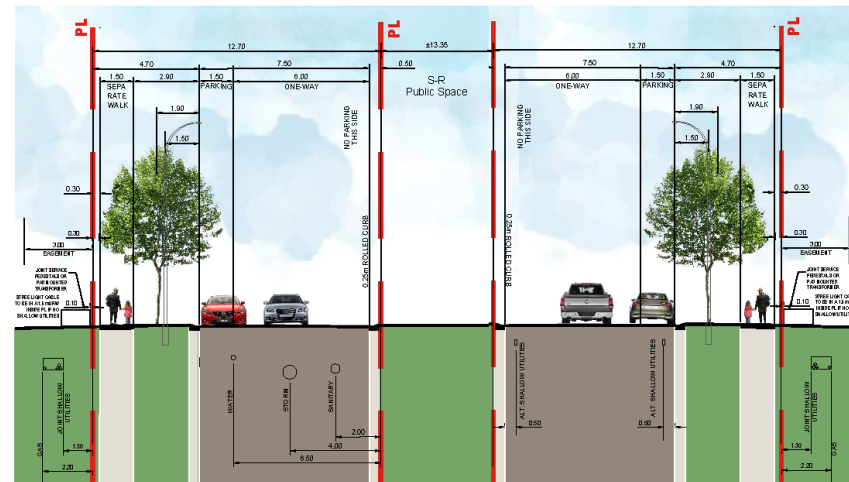
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**Nostalgia**  
Cross Sections 2-4

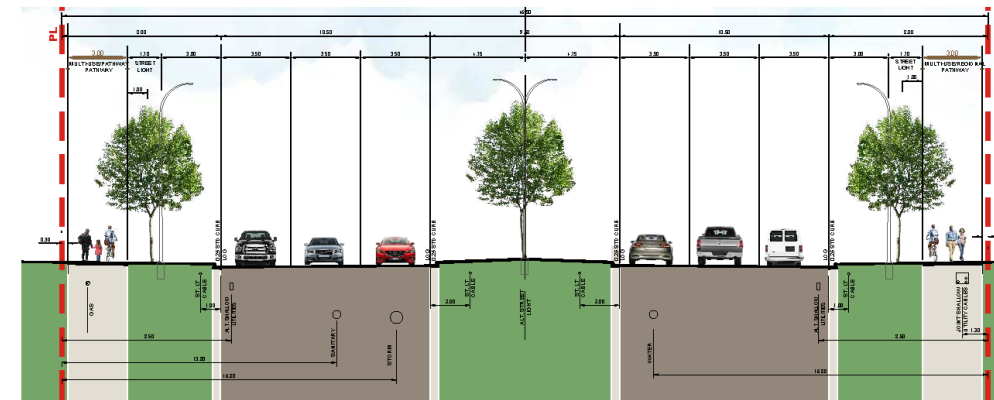


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
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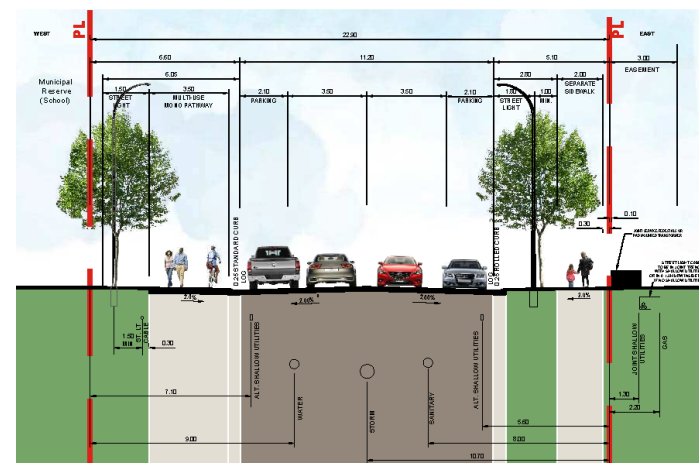
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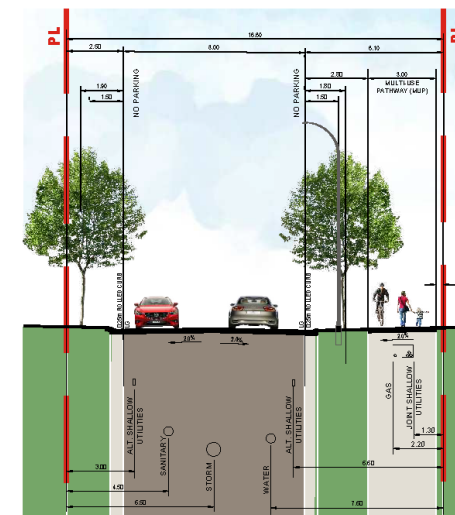
**M**: One-way Street 12.7m(west) & 12.7m (east) nts



**N** : 212 Avenue Arterial - (2x10.5m / 46.5m) 6 Lanes nts



**O**: Mod. Collector - (11.2m / 22.9m) Multi-use Pathway & Separate Sidewalk nts



**P**: Mod. Collector Street  
(8.00m / 16.60m ROW) MUP one side nts



1:1000



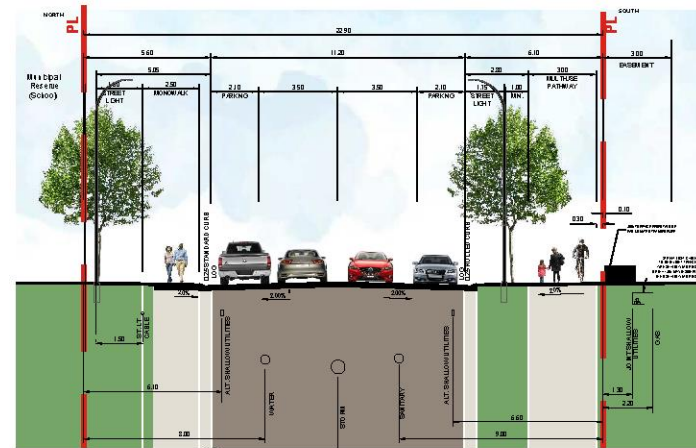
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**Nostalgia**  
Cross Sections 3-4

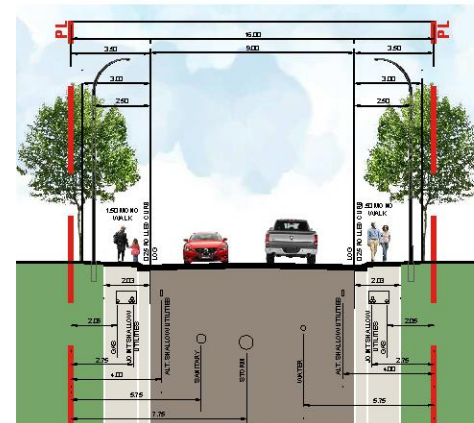


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
21209 72 ST SE, 21210 72 ST SE, 21230 72 ST SE & 21910 72 ST SE

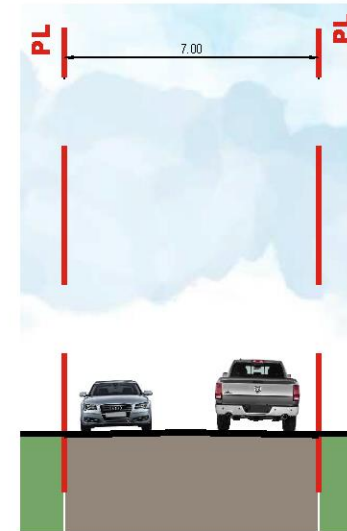
July 2024



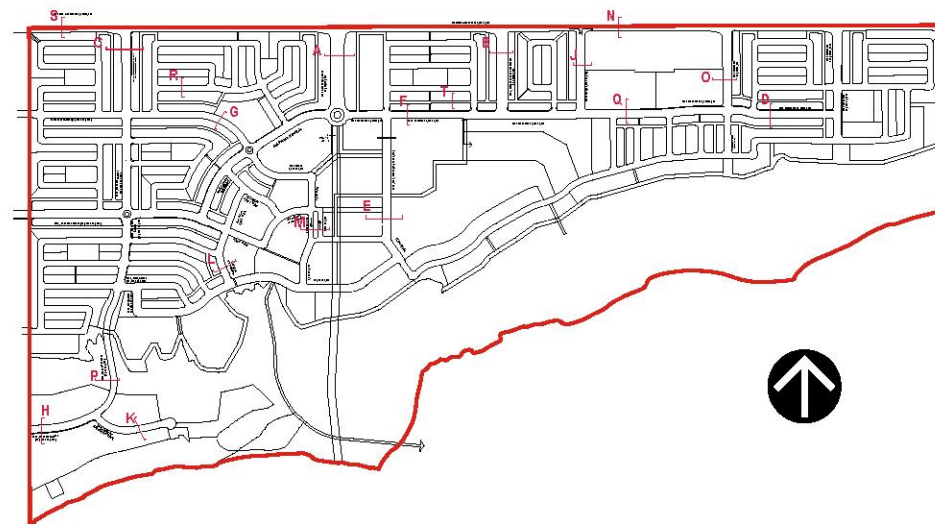
**Q:** Mod. Collector - (11.2m / 22.9m) Multi-use Pathway & 2.5m Mono Sidewalk (adjacent to school) nts



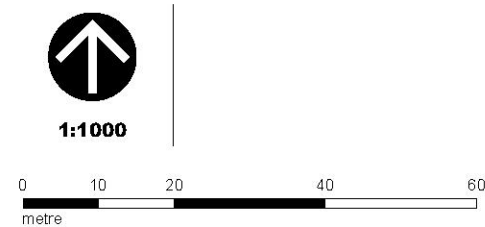
**R:** Residential 'M' Street (9.0m / 16.0m ROW) nts



**T:** Lane (7.0m) nts



**KEY MAP: CROSS SECTION**



**Nostalgia**  
Cross Sections 4-4



NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1  
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE  
July 2024

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