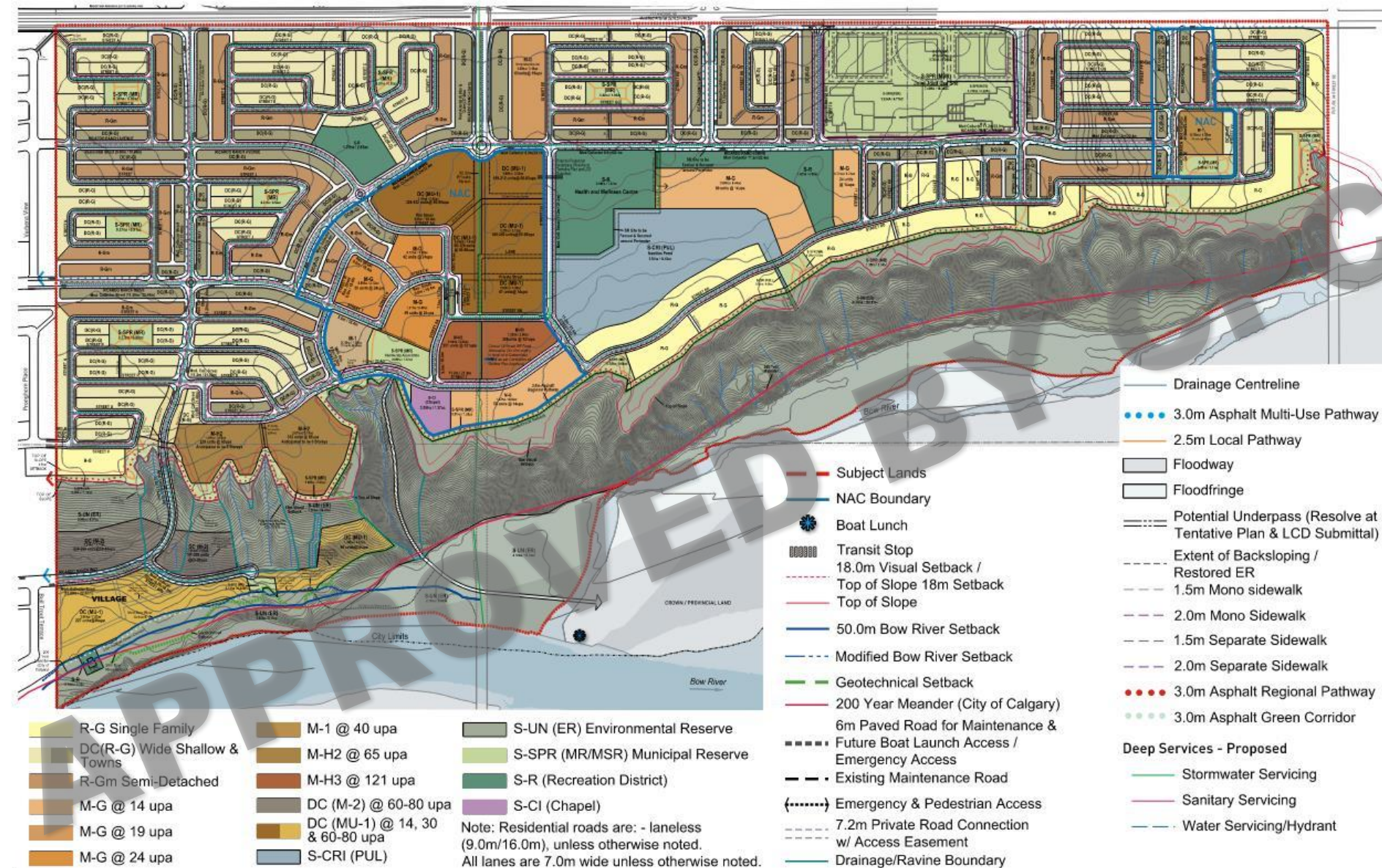


Approved Outline Plan

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



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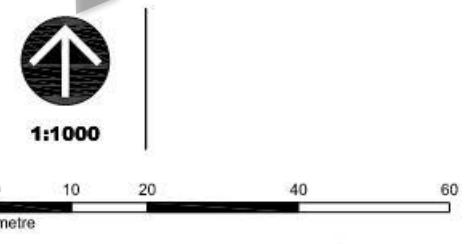
Nostalgia
Outline Plan



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						
		Hectares (a)		Acres (a)		% of GDA
Total Area		217.62		537.75		
Outline Plan Boundary		217.62		537.75		
less						
S-UNER] Special Purpose - Urban Nature		42.08		103.41		
Gross Developable Area (GDA)		155.54		384.34		100%
Land Use	Width (m)	Frontage (m)		Hectares (a)	Acres (a)	No. of Units
		(ft)	(m)			
Residential Single Dwelling						
R-0	Residential - Low Density Mixed Housing District	38.0	11.58	75.24	2293.24	28.71
	Anticipated number of units based on 11.58m lot width (Escarpment)			8.51	21.02	198
DC (R-G)	Residential - Low Density Mixed Housing District	43.0	13.18	297.69	1073.74	20.20
	Anticipated number of units based on 13.18m lot width (Wide Shallow)			49.92		692
DC (R-G1)	Towns	24.0	7.31	194.89	4800.91	12.54
R-Gm	Semi-detached	24.0	7.31	195.42	4737.18	11.65
	Max. number of units based on 4.8m lot width	19.7	6.07			366 (max)
Total Residential Single Dwelling				72.523	22,196.07	2361 (ant.)
Residential Multi-Family						
M-0	Multi-Residential - At Grade Housing			29.70	73.39	19.1%
	Anticipated number of units based on 14ups	14 ups		0.82	21.80	381
	Anticipated number of units based on 17ups	17 ups		4.95	12.22	170
	Anticipated number of units based on 24ups	24 ups		1.29	3.19	60
	Maximum number of units based on 80ups	80 ups		2.59	6.39	151
M-1	Multi-Residential - Low Profile			0.71	1.76	0.5%
	Anticipated number of units based on 40ups	40 ups				70
	Maximum number of units based on 140ups	140 ups				259
M-1	Multi-Residential - Low Profile			0.75	1.86	0.5%
	Anticipated number of units based on 40ups	40 ups				111
	Maximum number of units based on 140ups	140 ups				275
M-H2	Multi-Residential - High Density Medium Rise District			3.56	8.80	2.3%
	Anticipated number of units based on 40ups	40 ups				571
	Maximum number of units based on 80ups	80 ups				754
M-H3	Multi-Residential - High Density High Rise District			2.84	5.04	1.3%
	Anticipated number of units based on 127ups	127 ups				689
	Maximum number of units based on 127ups	127 ups				610
DC (M-2)	Direct Control - Multi-Residential - Medium Profile			2.57	6.36	2%
	Anticipated number of units based on 40-80ups (70ups average)	70 ups				444
	Maximum number of units based on 140ups	140 ups				941
DC (MU-1)	Direct Control - Mixed Use-General District			1.65	4.09	1%
	Anticipated number of units based on 14ups	14 ups				97
	Maximum number of units based on 140ups	140 ups				404
DC (MU-1)	Direct Control - Mixed Use-General District			4.40	10.88	3.0%
	Anticipated number of units based on 30ups	30 ups				324
	Maximum number of units based on 140ups	140 ups				1610
DC (MU-1)	Direct Control - Mixed Use-General District			4.19	12.82	3%
	Anticipated number of units based on 40-80ups (70ups average)	70 ups				656
	Maximum number of units based on 140ups	140 ups				1077
Total Residential Multi-Family						3645 (ant.)
Total Residential Multi-Family						8642 (max)
Total Units						1025
Density						12329
	Anticipated			37.5 ups/a	15.2 ups/a	
	Maximum			79.3 ups/a	32.1 ups/a	
	Intensity					

Special Purpose	S-CRI (PUL) Special Purpose - City and Regional Infrastructure	5.94	14.68	3.8%
Open Space				
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 - JUS	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%
Roadways & Lanes				
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		0.96	2.39	
Neighbourhood Boulevard 17.4m / 30.0m - B		0.45	1.41	
Mod. Primary Collector 18.0m & 8.5m / 27.5m - C		0.32	0.79	
Mod. Collector 11.2m/22.4m - D		5.94	14.42	
Mod. Collector 11.2m/21.4m - E		2.94	6.59	
Mod. Collector 18.7m/20.1m - F		0.43	1.06	
Mod. Collector 19.8m/18.4m - G		2.87	7.09	
Mod. Collector 10.8m/22.8m - H		0.40	0.99	
Collector 10.8m/21.0m - J		0.45	1.11	
Mod. Collector 18.7m/18.3m - K		0.42	1.04	
Mod. Res Entrance 19.0m/19.5m - L		0.48	1.18	
Mod. Residential Street 2x7.5m/12.7m - M		0.18	0.44	
Mod. Collector 11.2m/22.4m - O & P		1.44	3.61	
Mod. Residential Street 18.8m/14.4m - P		0.41	1.00	
Residential Street 18.5m/14.0m - R		18.82	46.50	
Large 17.0m - T		9.43	23.42	

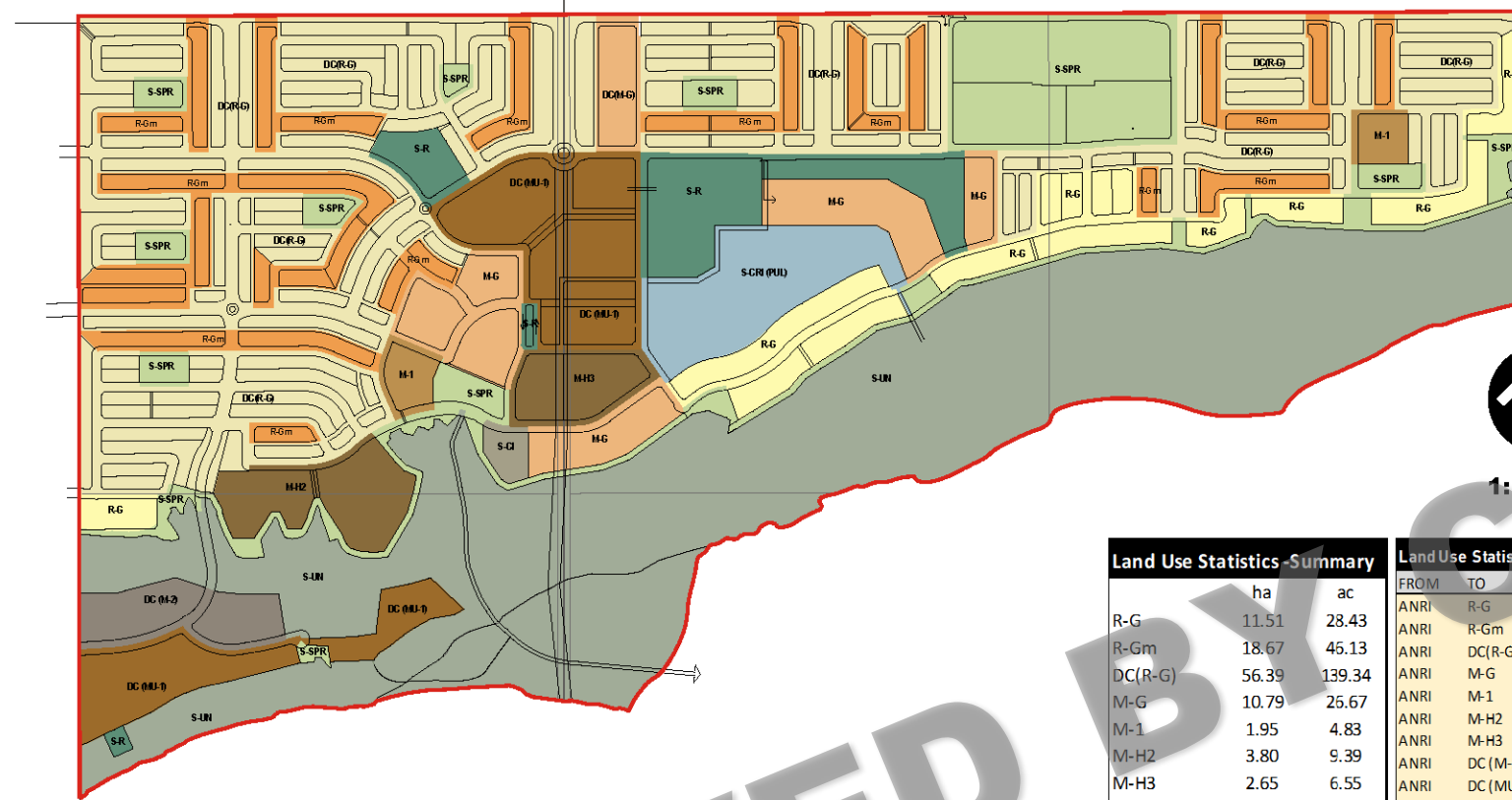


Nostalgia
Outline Plan - Statistics

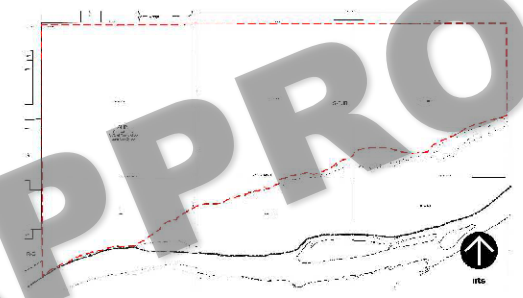


NE] Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE
July 2024

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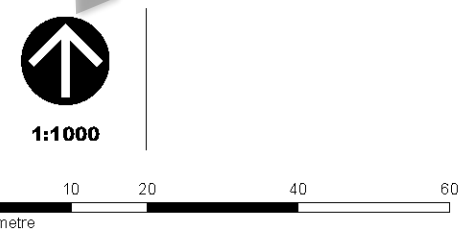
PROPOSED LAND USE PLAN



EXISTING LAND USE

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
TOTAL	217.62	537.75

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
TOTAL		217.62	537.75

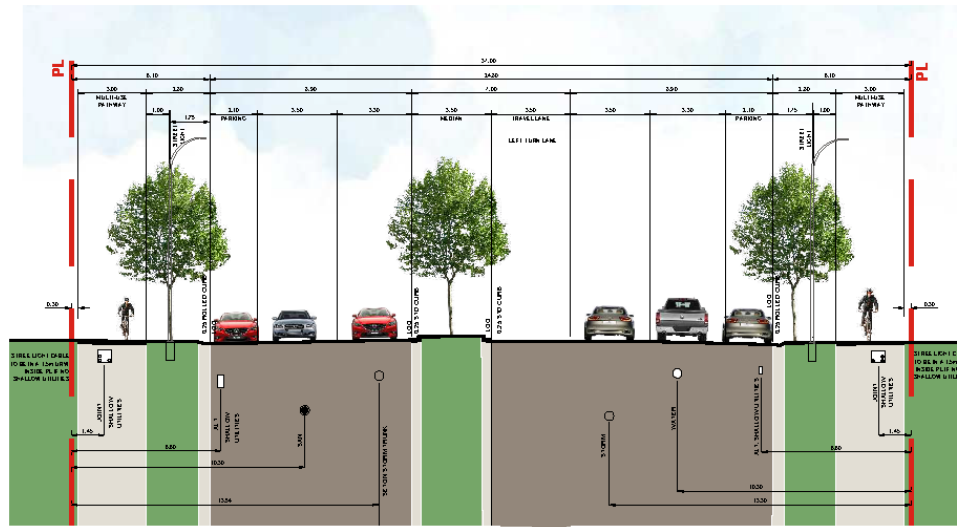


Nostalgia
Land Use

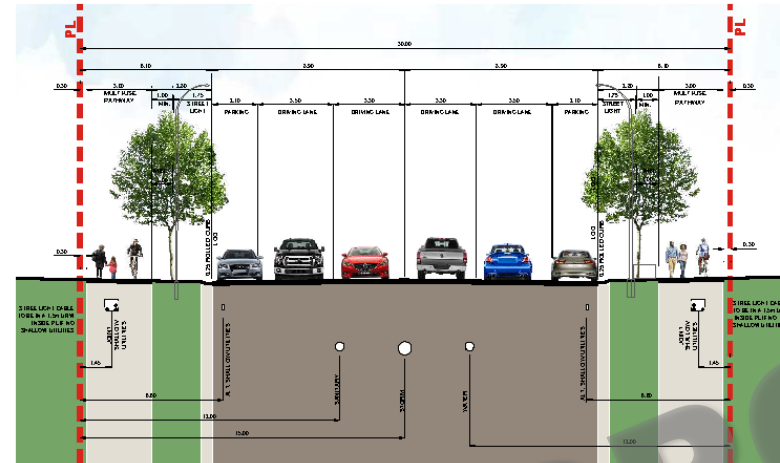


NE 1/4 Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
21209 72 ST SE, 21210 72 St SE, 21230 72 ST SE & 21910 72 ST SE
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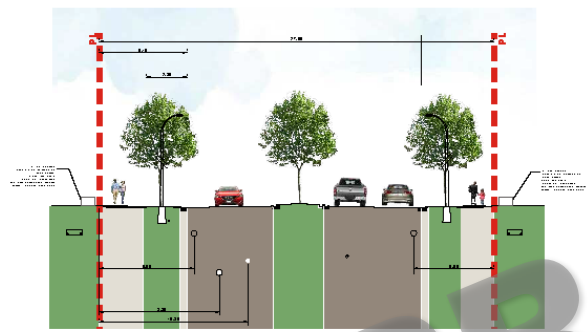
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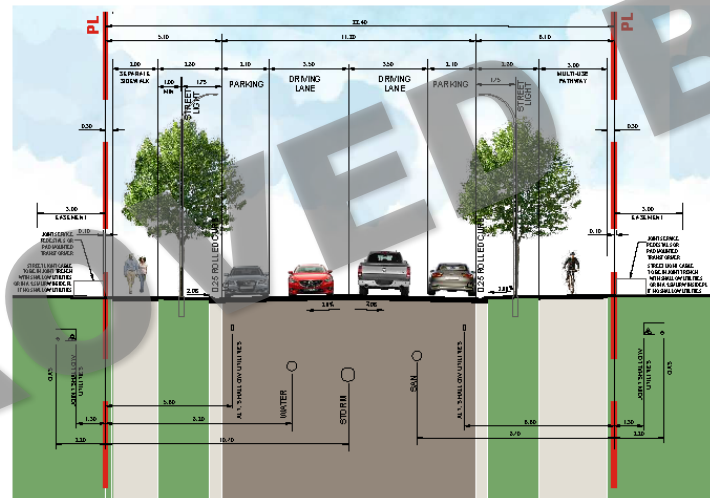
A: Mod. Arterial - (8.9m & 8.9m / 37.0m) 3.0m Multi-Use Pathway Both Sides
nts



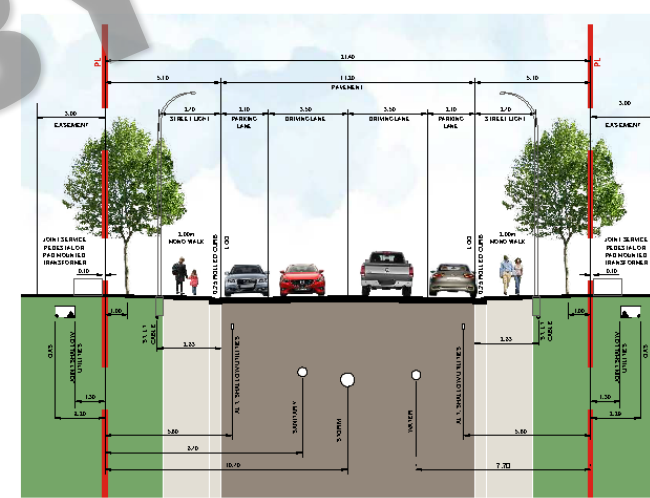
B: Modified Neighbourhood Boulevard - (17.8m / 30.0m)
3.0m Multi-Use Pathway Both Sides
nts



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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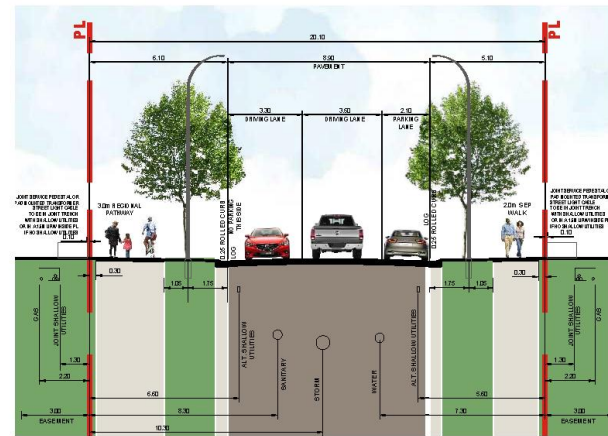
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Nostalgia
Cross Sections 1-4

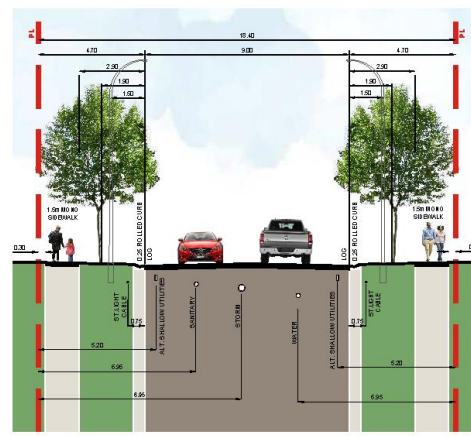


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
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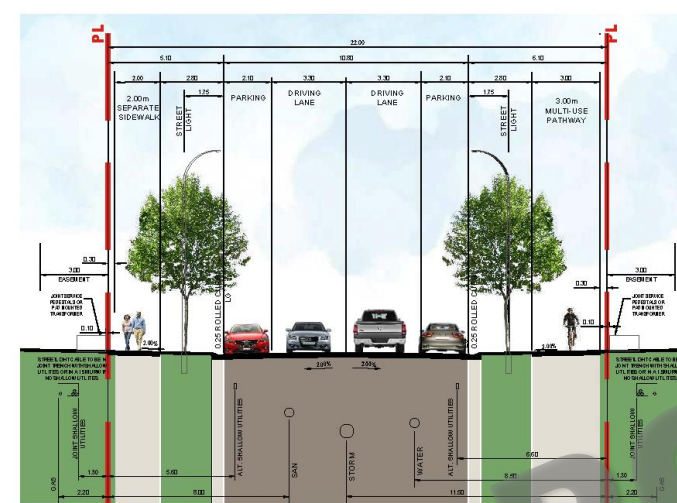
July 2024



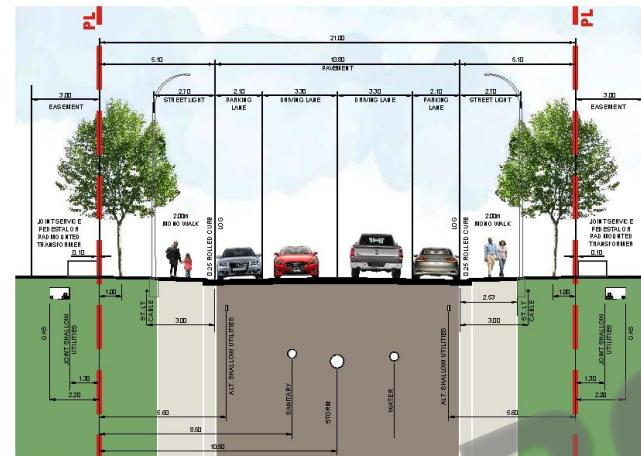
F: Mod. Collector Street - (8.9m / 20.1m)
MUP & 2.0m Separate Sidewalk, Parking One Side
nts



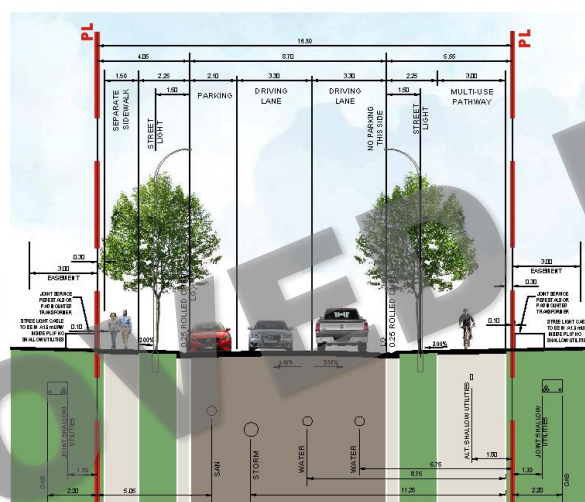
G: Residential Street (9.0m / 18.4m ROW)
Separate Walk Both Sides
nts



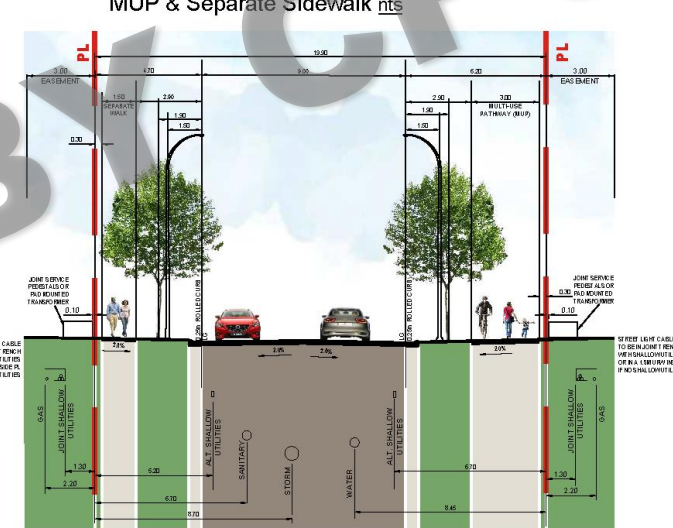
H: Mod Collector Street (10.8m / 22.0m ROW)
MUP & Separate Sidewalk
nts



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



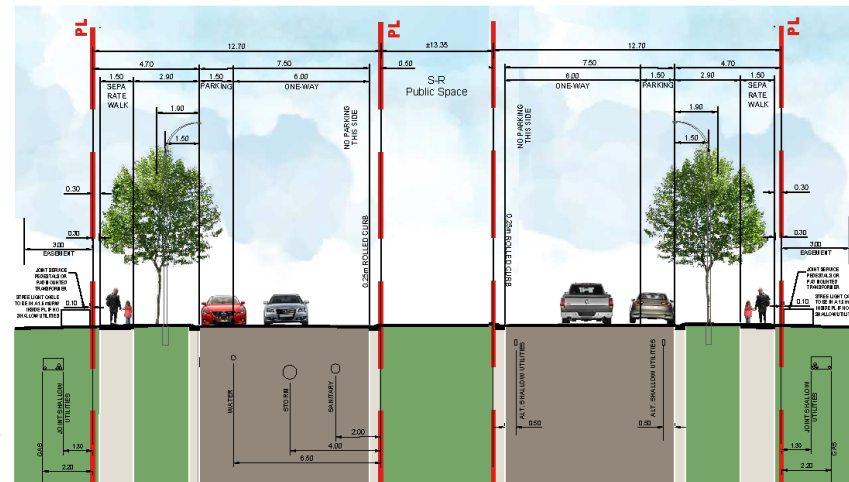
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Nostalgia
Cross Sections 2-4

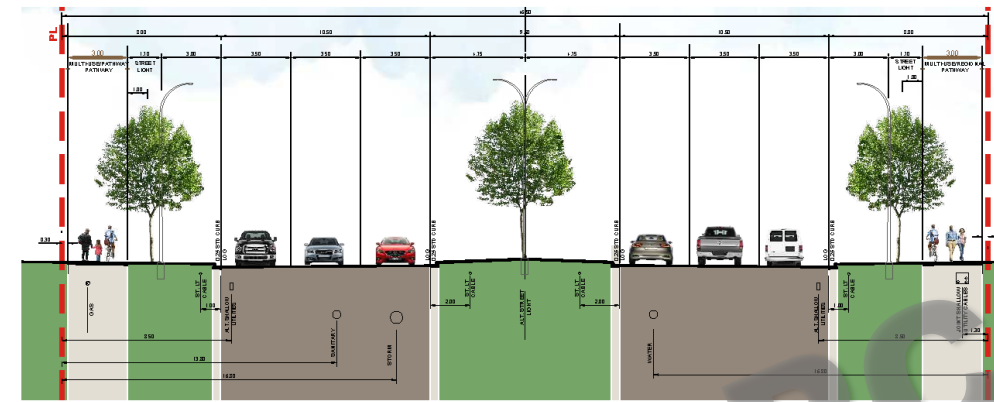


NE½ Sec10-22-29-4 and Plan 1910908 Blk 6 Lot 1, Blk 7 Lot 1, Blk 8 lot 1 & Blk 9 Lot 1
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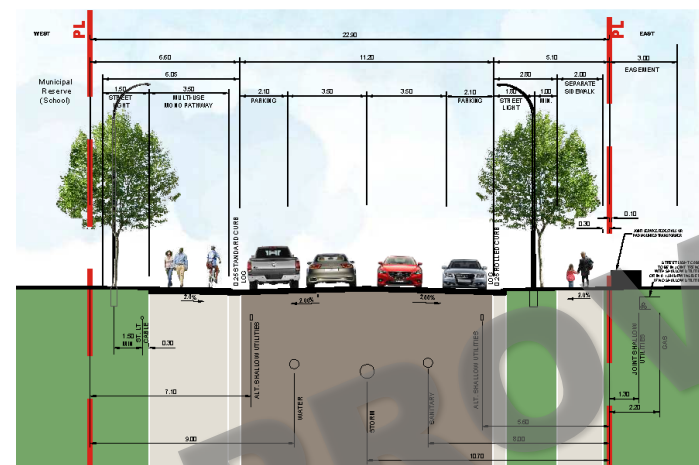
July 2024



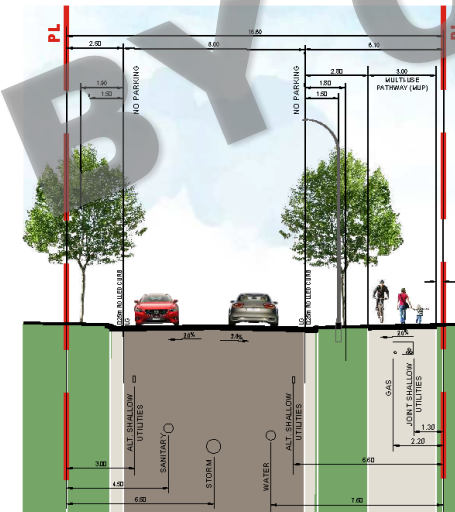
M: One-way Street 12.7m(west) & 12.7m (east) nts



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



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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

