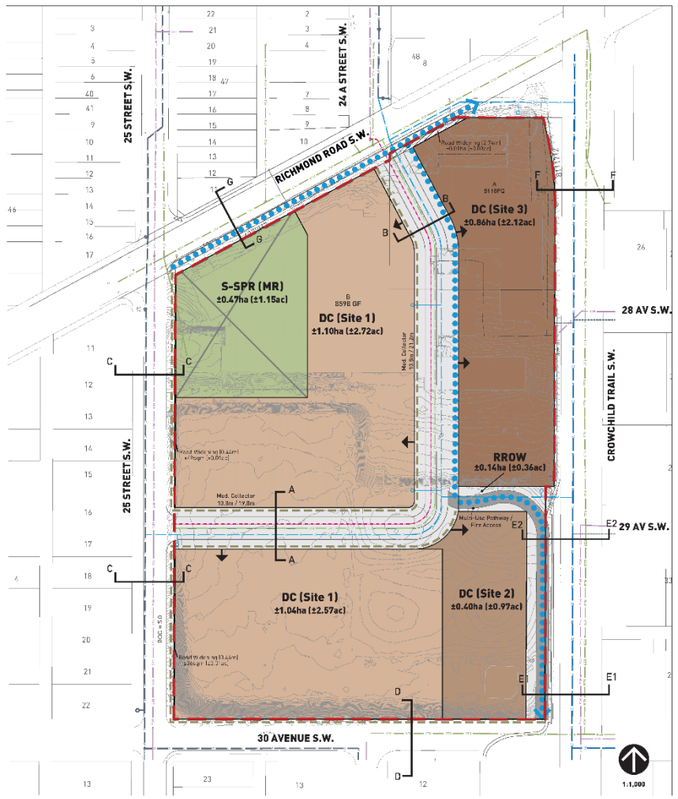
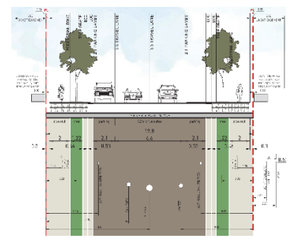
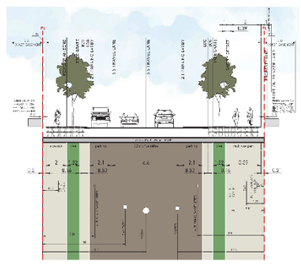
Proposed Outline Plan

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

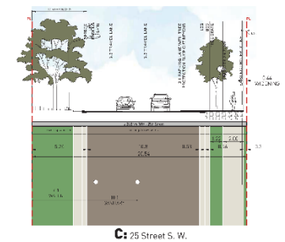




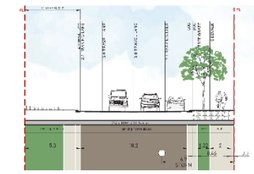
A: Modified Collector - (10.8m / 19.8m)
2.0m Sidewalks on both sides
Scale: 1:200



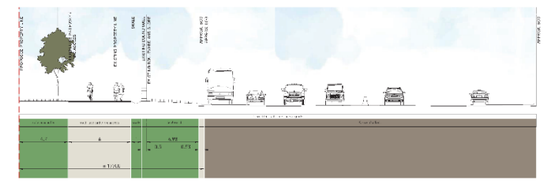
B: Modified Collector - (10.8m / 21.2m)
3.0m Regional Pathway & 2.0m Sidewalk
Scale: 1:200



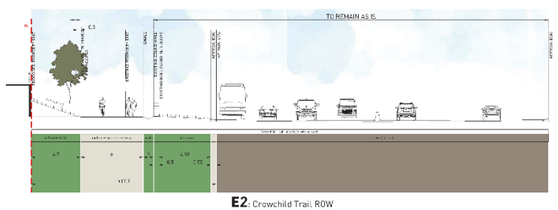
C: 25 Street S. W.
Modified Collector - (10.8m / 20.54m)
2.0m Sidewalk on one side Scale: 1:200



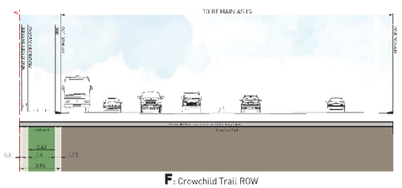
D: 30 Avenue S.W. ROW - (10.2m / 20.0m)
2.0m Sidewalk on one side Scale: 1:200



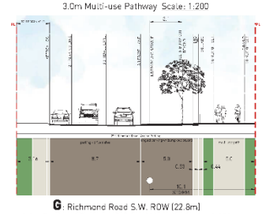
E1: Crowchild Trail ROW
6.0m Multi-use Pathway / Fire Access Scale: 1:200



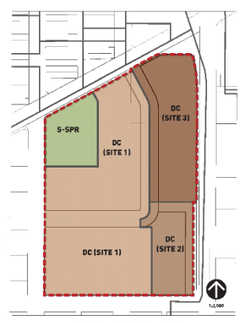
E2: Crowchild Trail ROW
6.0m Multi-use Pathway / Fire Access Scale: 1:200



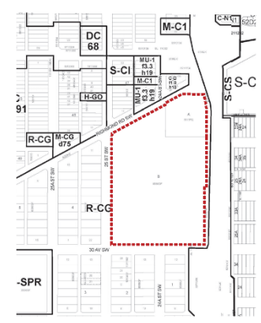
F: Crowchild Trail ROW
3.0m Multi-use Pathway Scale: 1:200



G: Richmond Road S.W. ROW (22.8m)
3.0m Regional Pathway & 2.0m Sidewalk Scale: 1:200



PROPOSED LAND USE PLAN



EXISTING LAND USE PLAN

LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
R-CG	DC (SITE 1)	2.56	6.33
R-CG	DC (SITE 2)	0.57	1.41
R-CG	DC (SITE 3)	1.05	2.58
R-CG	S-SPR	0.47	1.17
Total		4.65	11.49

OUTLINE PLAN STATISTICS			Hectares (±)	Acres (±)	% of OSA
	Total Area		4.65	11.49	
	Gross Developable Area (GDA)		4.65	11.49	100%
Land Use		Units per acre (upa)	Hectares (±)	Acres (±)	No. of Units / % of GDA
Total Frontage					
DC (Site 1)	Direct Control Site 1		2.29	5.66	70%
			2.14	5.29	64%
	Anticipated number of units based on 110 upa / 300 uph	114 upa			672
	Minimum number of units based on 49 upa / 120 uph	49 upa			288
	Maximum number of units based on 140 upa / 350 uph	140 upa			824
DC (Site 2)	Direct Control Site 2		0.40	0.97	9%
	Anticipated number of units based on 137 upa / 330 uph	137 upa			133
	Minimum number of units based on 61 upa / 150 uph	61 upa			59
	Maximum number of units based on 140 upa / 350 uph	140 upa			136
DC (Site 3)	Direct Control Site 3		0.86	2.12	18%
	Anticipated number of units based on 230 upa / 570 uph	230 upa			496
	Minimum number of units based on 61 upa / 150 uph	61 upa			129
	Maximum number of units based on 280 upa / 700 uph	280 upa			607
Units					
Anticipated					1301
Minimum					496
Maximum					1567
Density					
	Anticipated	204.8 upha		517.2 upa	
	Minimum	96.8 upha		244.4 upa	
	Maximum	324.9 upha		820.7 upa	
Open Space			0.47	1.16	10%
S-SPR(MR)	Special Purpose - School, Park and Community		0.47	1.16	
Roadways & Lanes			0.78	1.94	17%
	Road Widening		0.02	0.05	
	Modified Collector Street (10.8m/19.8m)		0.24	0.60	
	Modified Collector Street (10.8m/21.2m)		0.37	0.92	
	Alleys		0.14	0.35	

Outline & Land Use Redesignation Boundary
Contour (in metre)
Separate Sidewalk 2m
Multi-use Pathway 3m
Linear Park Way
Existing Land Use
Access
DC (Site 1) Direct Control Site 1
DC (Site 2) Direct Control Site 2
DC (Site 3) Direct Control Site 3
S-SPR Park
RROW

Deep Services - Existing
Stormwater Servicing
Sanitary Servicing
Water Servicing - 10" PVC / Hydrant
Water Servicing - 20" PVC / Hydrant

Deep Services - Proposed
Stormwater Servicing
Sanitary Servicing
Water Servicing - 20" PVC / Hydrant

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REVISION		
DATE	REVISION	BY
19/Nov/2025	Land Use Submission	
04/July/2024	Outline Plan Submission	
18/Dec/2023	Responses to 1st Comments	
30/June/2023	Responses to City Comments	

TEAM
B&A Studios
630, 11th Ave SW
Calgary, Alberta T2R 0K3
Tel: (403) 237-8733

FILE INFO
PRE-APP NUMBER: --
LOC: --
PROJECT NUMBER: 2020-166
DRAWN BY: mikeryglik
START DATE: May 2024
CURRENT DATE: January 30, 2026

LEGAL DESCRIPTION:
Block A, Plan 5118 FQ &
Block B, Plan 8598 GF
MUNICIPAL ADDRESS:
2517 Richmond Road S.W.

PROJECT NAME:
2501 RICHMOND

SHEET TITLE
OUTLINE PLAN AND
LAND USE REDESIGNATION