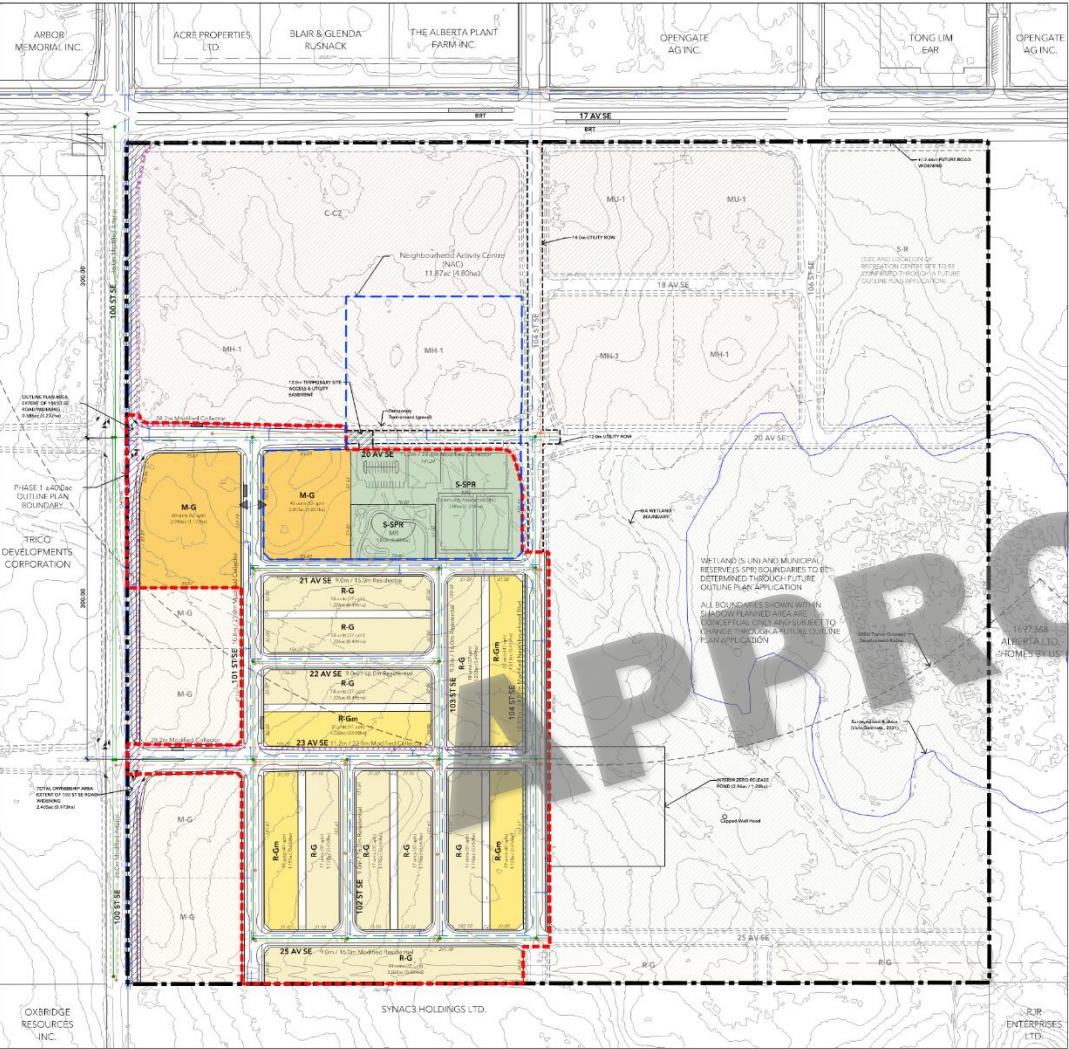


Approved Outline Plan

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

<div><div>SHEET</div><div>EAST BELVEDERE OUTLINE PLAN &amp; LAND USE REDESIGNATION</div></div>	<div><div>LANDOWNER - DEVELOPER</div><div>TRUMAN</div><div> TRUMAN</div></div>	<div><div>APPLICANT</div><div>CMCWORKS</div><div><div>PROJECT TEAM</div><div>BUNT AND ASSOCIATES URBAN SYSTEMS VISTA GEOMATICS</div></div></div> <div></div>	<div><div>ADDRESS</div><div>LEGAL: NW 08; 24; 28; W4M MUNICIPAL: 2498 100 ST SE CALGARY, AB</div></div>	<div><div>APPLICATION INFORMATION</div><div>CITY FILE NUMBER: LOC2022-0232 INTERNAL FILE NUMBER: 19-026</div></div> <div><div><div>VERSION: 11.0</div><div>DATE: May 21, 2025</div></div><div><div>VERSION: 10.0</div><div>DATE: Apr 14, 2025</div></div><div><div>VERSION: 9.0</div><div>DATE: Feb 18, 2025</div></div><div><div>VERSION: 8.0</div><div>DATE: Oct 21, 2024</div></div><div><div>VERSION: 7.0</div><div>DATE: May 9, 2024</div></div><div><div>VERSION: 6.0</div><div>DATE: Aug 17, 2023</div></div></div>
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OUTLINE PLAN FIGURE



OUTLINE PLAN LEGEND

- Ownership Boundary
- Outline Plan Boundary
- Neighbourhood Activity Centre (NAC)
- Transit Station Planning Area (600m to BRT Stop)
- Extent of Road Widening (100 ST SE)
- Existing BIA Wetland Boundary
- Contour (0.5m Interval)
- Multi-Use Pathway (3.0m)
- Separated Walkway (2.0m) & Bike Lane (1.5m)

- Potential Vehicular Access
- Bus Stop
- Water
- Sanitary
- Storm
- Fire Hydrant

LAND USE LEGEND

- Residential - Low Density Mixed Housing (R-G)
- Residential - Low Density Mixed Housing (R-Gm)
- Multi-Residential - At Grade Housing (M-G)
- Special Purpose - School, Park and Community Reserve (S-SPR)

LAND USE AND OUTLINE PLAN STATISTICS

LAND USE		LAND USE	LAND USE AREA		OUTLINE PLAN AREA			MAXIMUM DENSITY			ANTICIPATED DENSITY			ANTICIPATED INTENSITY		
Proposed		Current	Hectares	Acres	Hectares	Acres	% of GDA	UPH	UPA	Units	UPH	UPA	Units	People*	Jobs**	
RESIDENTIAL	R-G	S-FUD	7.02	17.34	4.67	11.54	29%	58	23	271	37	15	171	564	21	
	R-Gm	S-FUD	3.23	7.97	1.92	4.75	12%	62	25	119	41	17	79	260	9	
	M-G	S-FUD	2.88	7.10	2.01	4.96	12%	80	32	161	52	21	103	226	8	
OPEN SPACE		S-SPR (MR)	S-FUD	1.77	4.36	1.62	4.00	10%	--	--	--	--	--	--	--	
ROAD RIGHT-OF-WAY			--	--	--	5.73	14.16	35%	--	--	--	--	--	--	--	
OUTLINE PLAN ROAD WIDENING (100 ST SE)			--	--	--	0.24	0.59	1%	--	--	--	--	--	--	--	
GROSS DEVELOPABLE AREA			--	--	--	16.19	40.00	100%	34	14	551	22	9	353	1050	
TOTAL OUTLINE PLAN AREA					16.19	40.00	INTENSITY (PEOPLE + JOBS PER HECTARE PER HECTARE)									67

NEIGHBOURHOOD ACTIVITY CENTRE (NAC) STATISTICS

LAND USE	LAND USE DISTRICT	OUTLINE PLAN AREA	ANTICIPATED DENSITY	ANTICIPATED COMMERCIAL	ANTICIPATED INTENSITY							
	Proposed	Current	Hectares	Acres	% of Overall NAC	UPH	UPA	Units	Net Area (m²)	People*	Jobs**	
RESIDENTIAL	M-G	S-FUD	6.83	2.05	17%	52	21	43	–	94	3	
	FUT. MH-1	S-FUD	1.56	0.44	41%	200	81	392	–	666	25	
OPEN SPACE	S-SPR (MR)	S-FUD	1.62	4.00	34%	–	–	–	–	–	–	
FUT. ROAD RIGHT-OF-WAY	–	–	0.39	0.98	8%	–	–	–	–	–	–	
OUTLINE PLAN NEIGHBOURHOOD ACTIVITY CENTRE			–	2.45	6.05	51%	18	7	43	–	94	3
OVERALL NEIGHBOURHOOD ACTIVITY CENTRE			–	4.80	11.87	130%	91	37	435	–	766	28
OUTLINE PLAN NEIGHBOURHOOD ACTIVITY CENTRE INTENSITY (PEOPLE + JOBS PER HECTARE)											40	
OVERALL NEIGHBOURHOOD ACTIVITY CENTRE INTENSITY (PEOPLE + JOBS PER HECTARE)											164	

\* Assumes 3.3 people per household (low density residential uses) and 2.2 people per household (medium density residential uses) based on Table A2 of the Guide to the MDP.

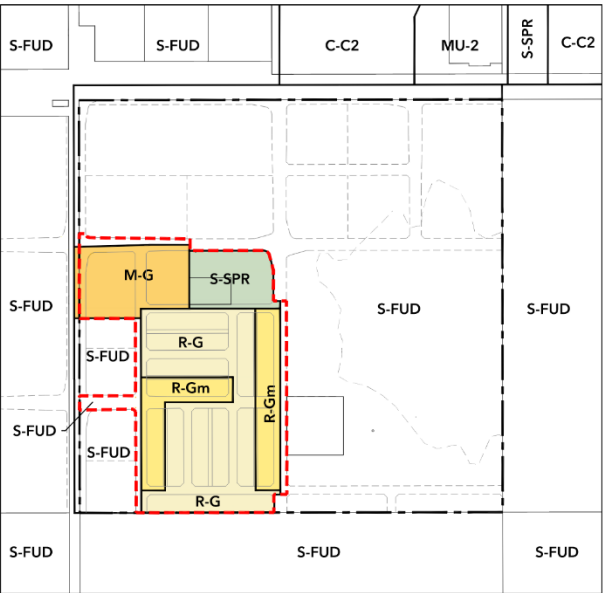
\*\* Assumes 3.8 home-based jobs per 100 people.

Note:

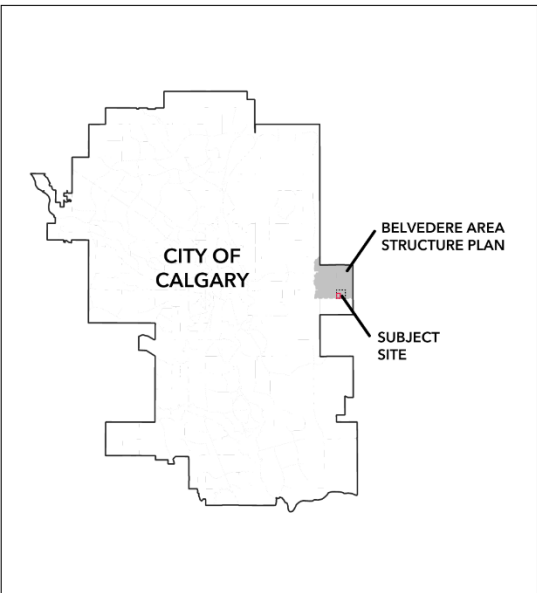
- Dwelling units to be solar ready and able to accommodate solar photovoltaic (PV) panels.

- All boundaries shown within shadow planned area are conceptual only and subject to change through a future Outline Plan application.

LAND USE FIGURE

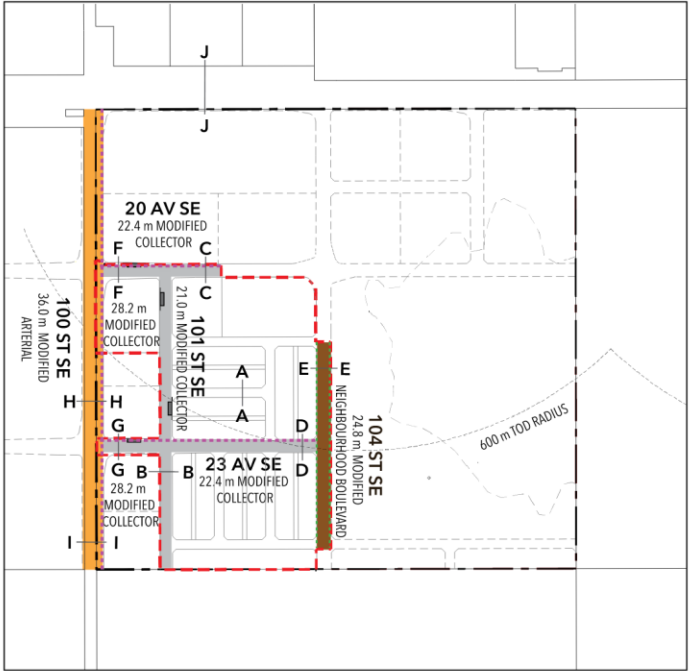


KEY PLAN



<div>SHEET</div> <div>EAST BELVEDERE OUTLINE PLAN &amp; LAND USE REDESIGNATION</div>	<div>LANDOWNER - DEVELOPER</div> <div>TRUMAN</div> <div> TRUMAN</div>	<div>APPLICANT</div> <div>CIVICWORKS</div> <div></div> <div>PROJECT TEAM</div> <div>BUNT AND ASSOCIATES URBAN SYSTEMS VISTA GEOMATICS</div>	<div>ADDRESS</div> <div>LEGAL: NW 08; 24; 28; W4M</div> <div>MUNICIPAL: 2498 100 ST SE CALGARY, AB</div>	<div>APPLICATION INFORMATION</div> <div>CITY FILE NUMBER: LOC2022-0232</div> <div>INTERNAL FILE NUMBER: 19-026</div>	<div><div>VERSION: 11.0</div><div>DATE: May 27, 2025</div></div> <div><div>VERSION: 10.0</div><div>DATE: Apr 14, 2025</div></div> <div><div>VERSION: 9.0</div><div>DATE: Feb 18, 2025</div></div>	<div><div>VERSION: 8.0</div><div>DATE: Oct 21, 2024</div></div> <div><div>VERSION: 7.0</div><div>DATE: May 9, 2024</div></div> <div><div>VERSION: 6.0</div><div>DATE: Aug 17, 2023</div></div>
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MOBILITY NETWORK FIGURE



1:4000

MOBILITY NETWORK LEGEND

- Modified Arterial
- Modified Neighbourhood Boulevard
- Modified Collector
- Transit Station Planning Area (600m to BRT Stop)
- Multi-Use Pathway (3.0m)
- Separated Walkway (2.0m) & Bike Lane (1.5m)
- Bus Stop

STREET STANDARDS

