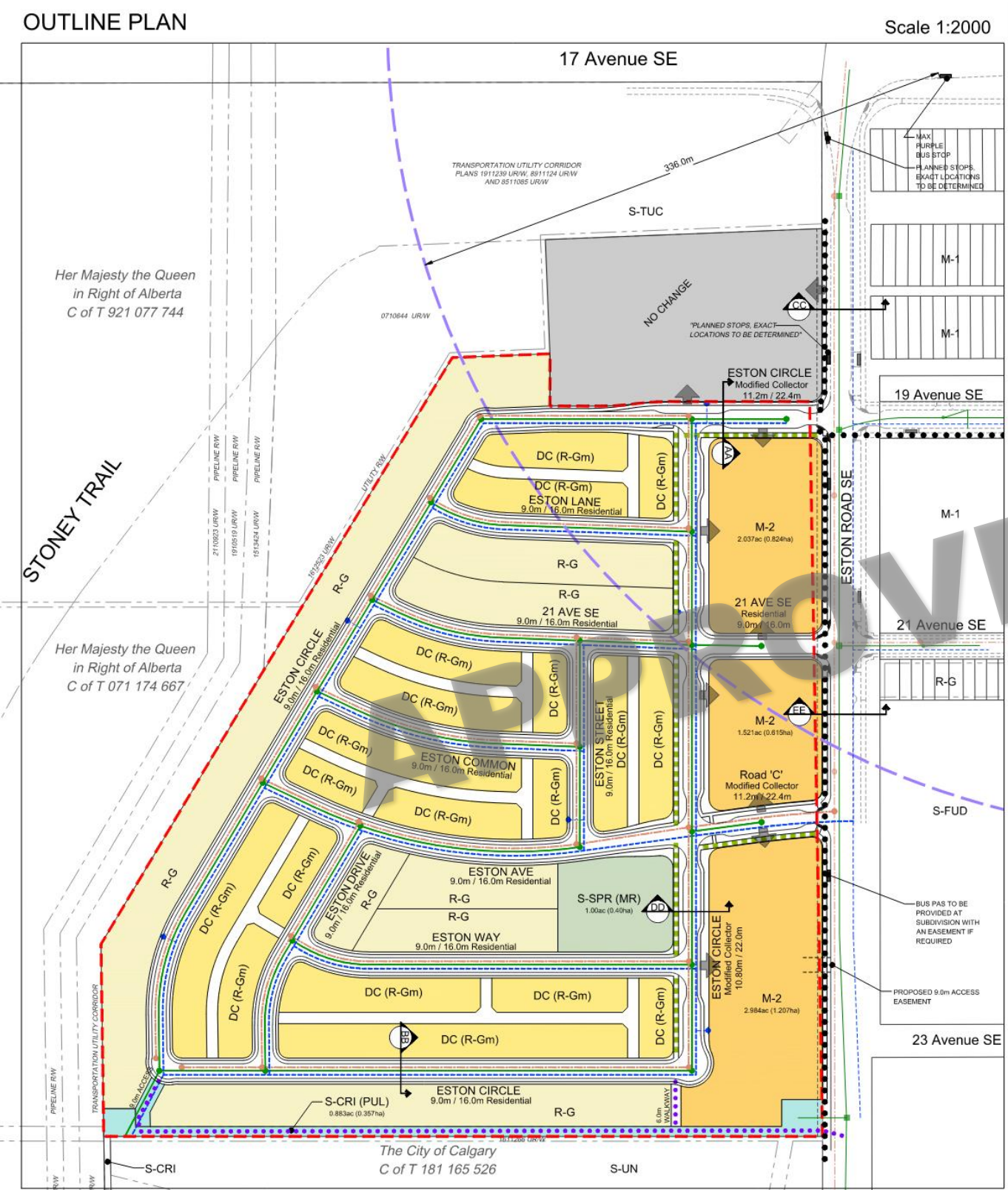


Approved Outline Plan

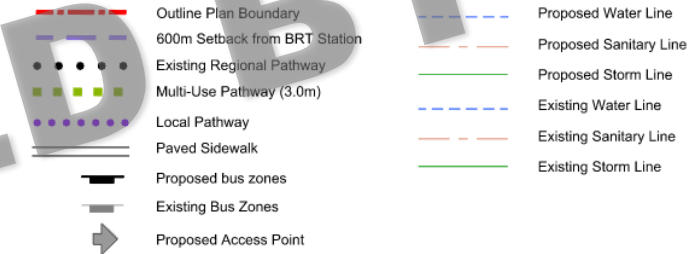
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



OUTLINE PLAN STATISTICS

	ha.	ac.	%	Frontage (lm)	ANTICIPATED MAX. DENSITY			ANTICIPATED INTENSITY	
					UPH.	UPA.	Units	People (2.4 ppl/unit)	Jobs (3.8% of units)
SUBJECT BOUNDARY	±18.53	±45.79							
Less Lands not being affected	1.740	4.30							
GROSS DEVELOPABLE	±16.790	±41.49							
R-G Residential - Low Density Mixed Housing District	3.994	9.871	23.80	1433.98	-	-	191	458	
DC (R-Gm) Residential - Low Density Mixed Housing District	3.835	9.476	22.84	1799.58	-	-	461	1106	
M-2 Multi-Residential - Medium Profile District	2.648	6.544	15.77		-	-	382	917	
S-SPR Special Purpose - School, Park and Community Reserve	0.400	1.000	2.38						
S-CRI Special Purpose - City and Regional Infrastructure	0.357	0.883	2.12						
Road	5.556	13.716	33.09						
TOTAL	16.790	41.49	100.00		61.58	24.92	1034	2481	94

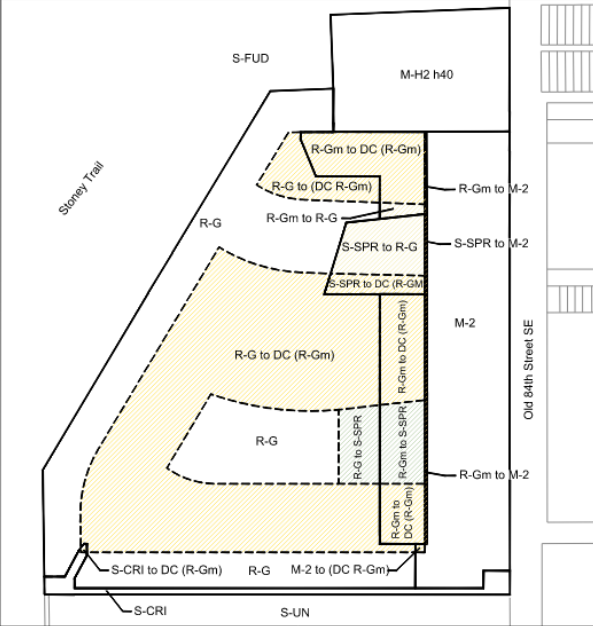
OUTLINE PLAN LEGEND



KEY PLAN



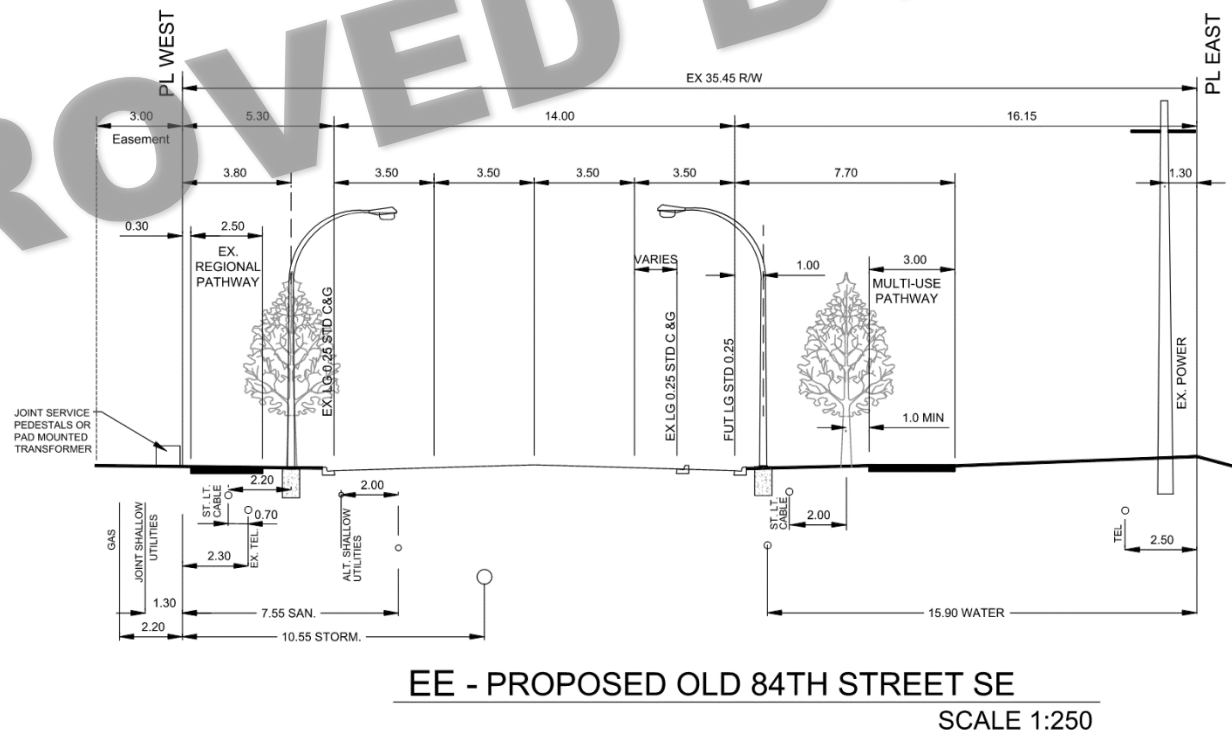
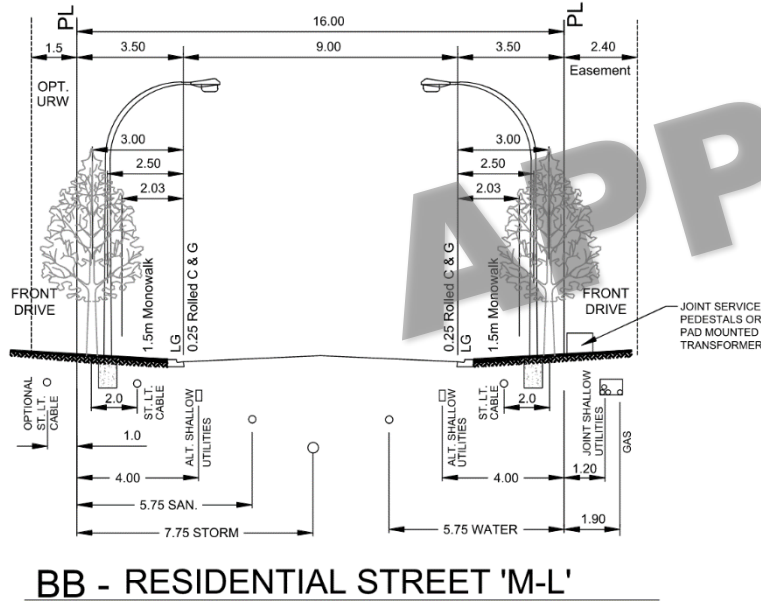
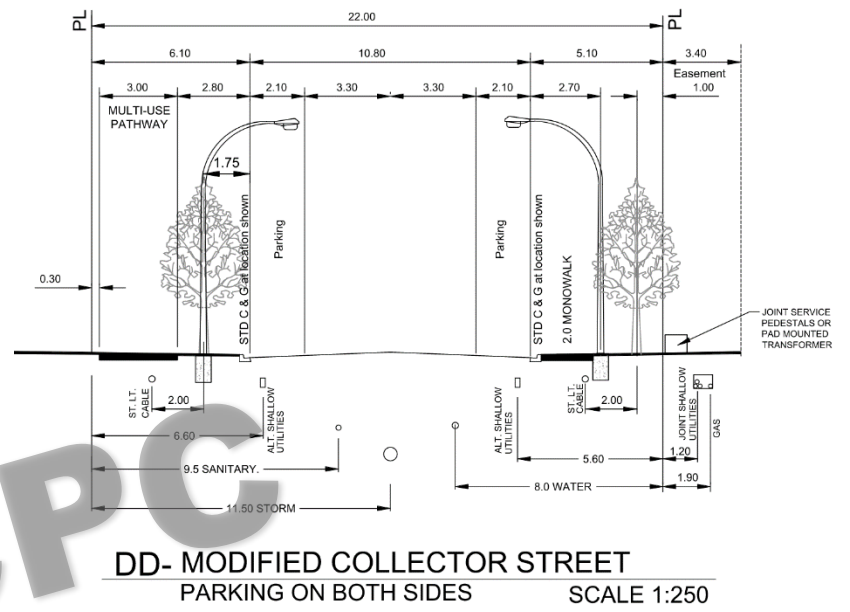
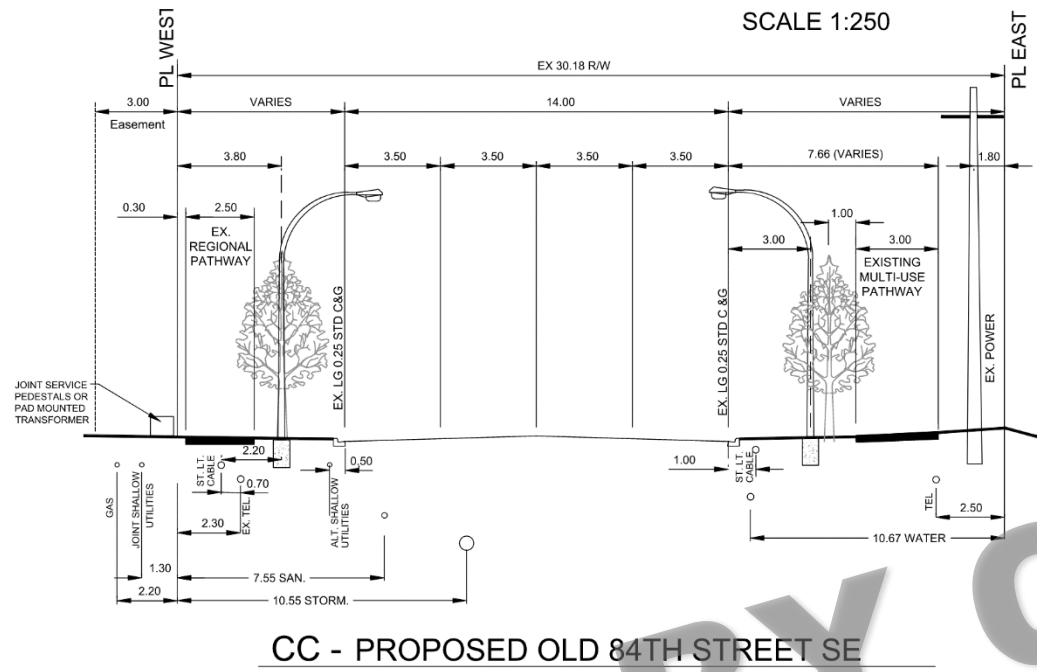
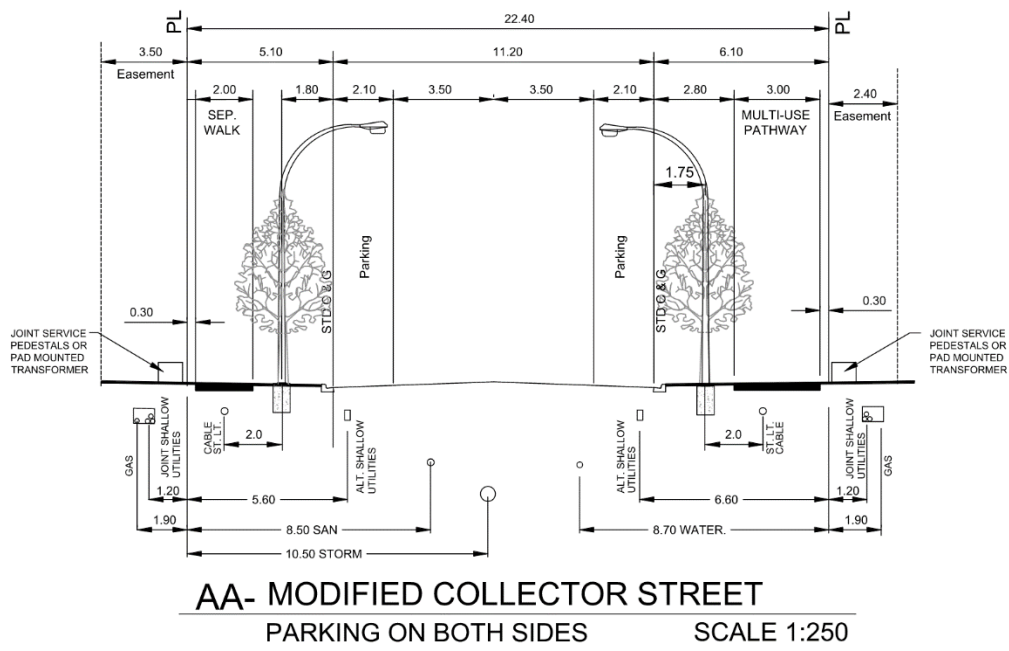
LAND USE REDESIGNATION



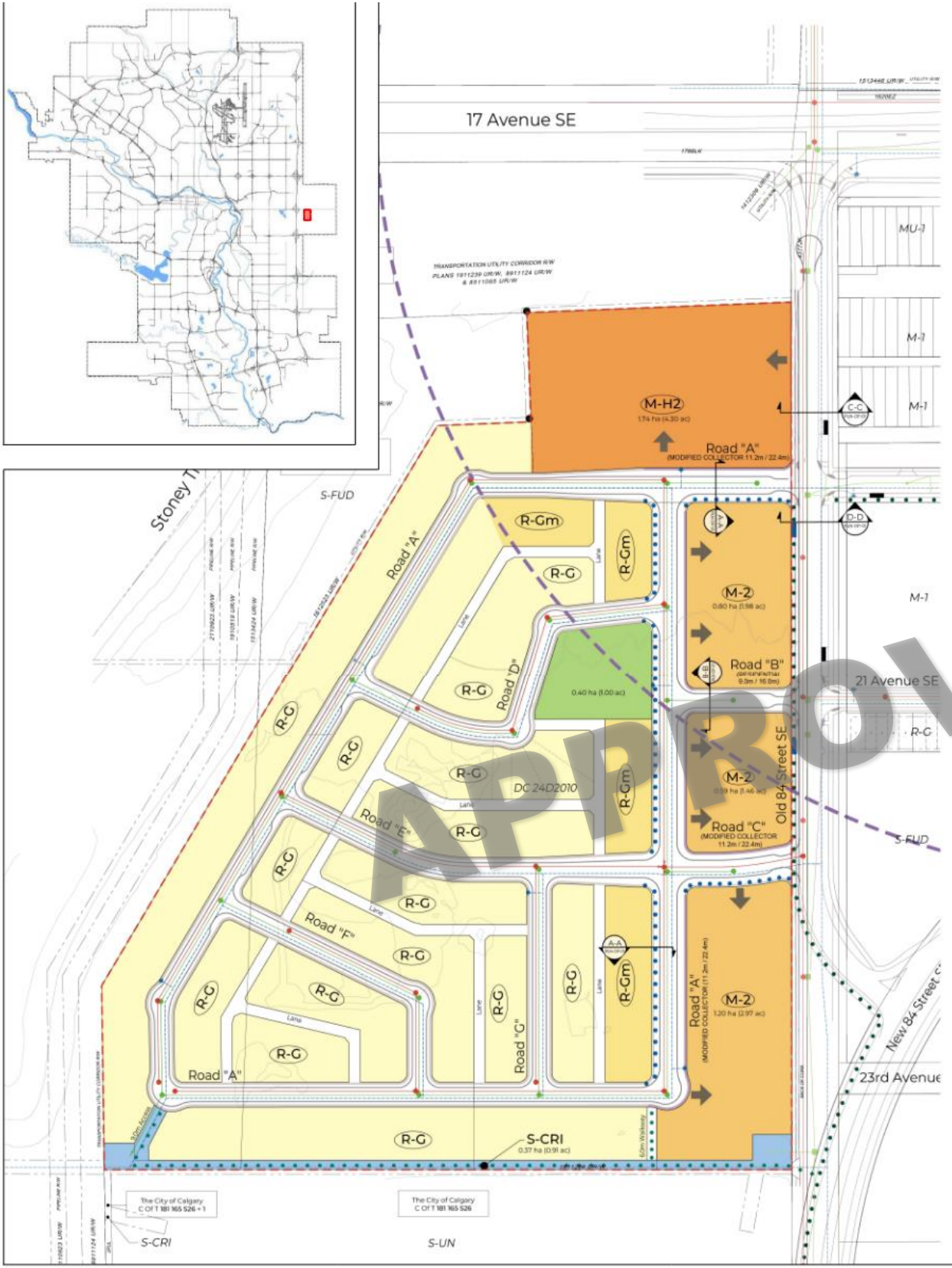
LAND USE REDESIGNATION STATISTICS

	ha.	ac.
R-G to DC (R-Gm)	5.382	13.299
R-G to S-SPR	0.282	0.697
R-Gm to R-G	0.053	0.131
R-Gm to DC (R-Gm)	1.261	3.118
R-Gm to M-2	0.063	0.157
R-Gm to S-SPR	0.328	0.812
M-2 to DC (R-Gm)	0.007	0.018
S-SPR to R-G	0.434	1.073
S-SPR to DC (R-Gm)	0.171	0.422
S-SPR to M-2	0.015	0.038
S-CRI to DC (R-Gm)	0.004	0.010
TOTAL	8.008	19.775

ROAD CROSS SECTIONS



PREVIOUS OUTLINE PLAN (LOC2022-0159)



OUTLINE PLAN STATISTICS

	ha.	ac.	%
GROSS DEVELOPABLE	18.53	45.79	100
(R-G) Residential - Low Density Mixed Housing District	7.44	18.38	40.1
(R-Gm) Residential - Low Density Mixed Housing District	1.02	2.52	5.5
(M-2) Multi-Residential - Medium Profile District	2.59	6.40	14.0
(M-H2) Multi-Residential - High Density Medium Rise District	1.74	4.30	9.4
(S-SPR) Special Purpose-School, Park, and Community Reserve	0.40	1.00	2.2
(S-CRI) Special Purpose - City and Regional Infrastructure	0.37	0.91	2.0
ROADS	4.97	12.27	26.8
Lanes & Walkways	0.86	2.13	4.6
16.0m Residential Street	2.63	6.50	14.2
22.4m Modified Collector	1.48	3.65	8.0
NET DEVELOPABLE	18.53	45.79	100.0

DENSITY ANALYSIS

LAND USE	Ha	Ac	Frontage (m)	Lot Width (min)	Lot Width (Antic)	Antic. uph	Max. uph	Antic. Units	Max. Units
(R-G) Residential - Low Density Mixed Housing District - Single	7.44	18.38	2317.80	6.00	9.75			237	386
(R-Gm) Residential - Low Density Mixed Housing District - Rowhouse	1.02	2.52	413.10	5.00	7.50			55	165
(M-2) Multi-Residential - Medium Profile District	2.59	6.40				144.8	228.2	375	591
(M-H2) Multi-Residential - High Density, Medium Rise District	1.74	4.30				452.3	571.3	787	994
	12.79	31.60	3149.12					1454	2136

NET DEVELOPABLE

18.53 45.79

Anticipated Density = 1454 / 18.53ha (45.79ac) = 78.46 uph / 31.75 upa

Maximum Density = 2053 / 18.53ha (45.79ac) = 110.78 uph / 44.84 upa

INTENSITY ANALYSIS / PEOPLE

	Units	Occupation Rate	People
(R-G) Residential - Low Density Mixed Housing District - Single	237	3.3	782
(R-Gm) Residential - Low Density Mixed Housing District - Rowhouse	55	2.7	149
(M-2) Multi-Residential - Medium Profile District	375	2.7	1013
(M-H2) Multi-Residential - High Density, Medium Rise District	787	2.2	1731
TOTAL PEOPLE			3675

Home Base Jobs = 3.8 Jobs / 100
3675 People / 100 = 36.75
x 3.8 jobs
140
TOTAL PEOPLE & JOBS = 3675 People + 140 Jobs = 3814 People & Jobs
TOTAL PEOPLE & JOBS/ha - 3675 People & Jobs / 18.53ha = 205.84 People & Jobs per ha

LAND USE PLAN



LAND USE PLAN STATISTICS

	ha.	ac.	%
DC 24D2010 to (R-G) Residential-Low Density Mixed Housing	10.53	26.02	57
DC 24D2010 to (R-Gm) Residential-Low Density Mixed Housing	1.71	4.23	9
DC 24D2010 to (M-2) Multi-Residential - Medium Profile District	3.40	8.40	18
DC 24D2010 to (M-H2) Multi-Residential - High Density Medium Rise	1.91	4.72	10
DC 24D2010 to (S-SPR) Special Purpose-School, Park, and Community Reserve	0.61	1.51	3
DC 24D2010 to (S-CRI) Special Purpose - City and Regional Infrastructure	0.37	0.91	2
TOTAL	18.53	45.79	100