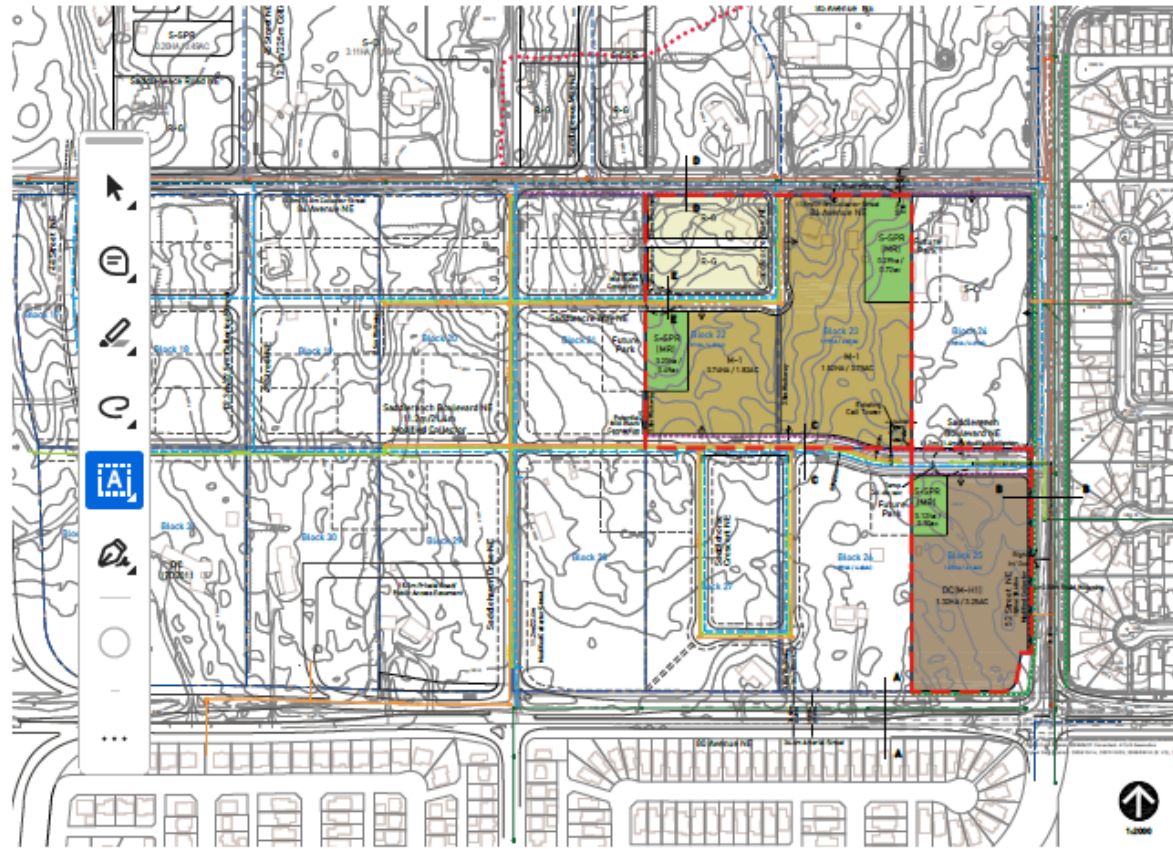
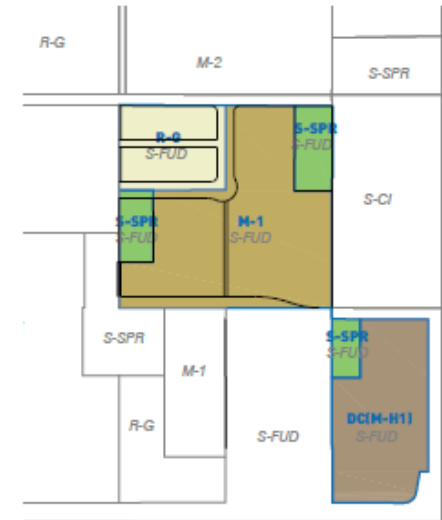


Approved Outline Plan

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

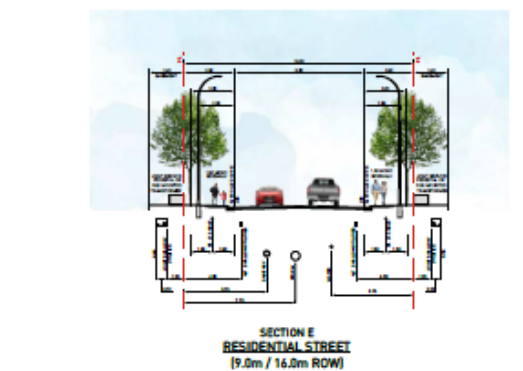
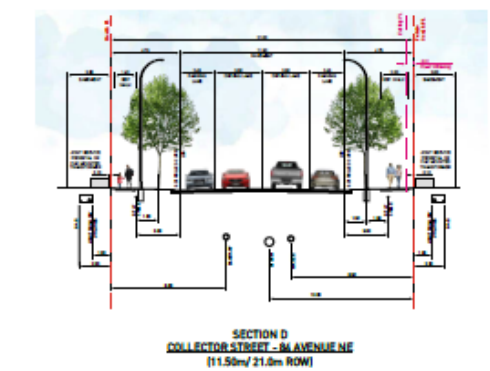
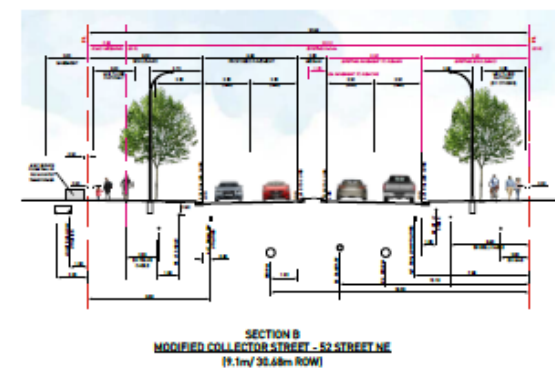
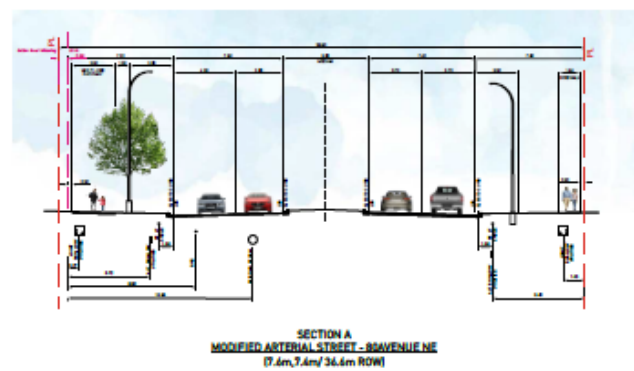
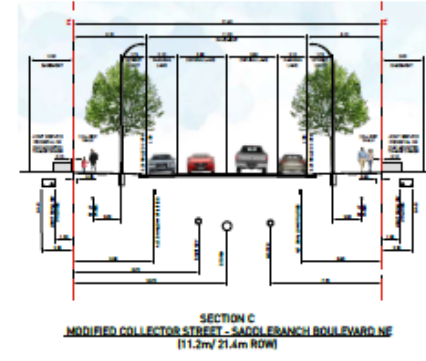


OUTLINE PLAN STATISTICS						
	Lot Width units per acre	Frontage ft/ft	Hectares	Acres	Number of Lots/Units	% of R2A
Total Area			5.42	13.38		
Area Available Area			5.42	13.38		100.0%
Residential			4.17	10.39		76.2%
Residential - Low Density Residential (R-G)			0.60	1.48	23 units	
Anticipated number of units based on 7.12m lot width	7.12	184			23 units	
Maximum number of units based on 5.08m lot width	5.08				27 units	
Total Frontage		196				
Multi-Residential - Low Density (M-1)			2.26	5.57	76 units	
Anticipated number of units	28				76 units	
Maximum number of units	68				224 units	
DC(M-H1)			1.03	2.55	108 units	
Anticipated number of units	41				108 units	
Maximum number of units	108				428 units	
Total Number of Units					217 units	
Anticipated					217 units	
Maximum					657 units	
Open Space						
Special Purpose - School, Park and Community Reserve (S-SPR)(M1)			0.61	1.51		10.1%
Roadways and Lanes			0.64	1.57		14.1%



PROPOSED LAND USE PLAN

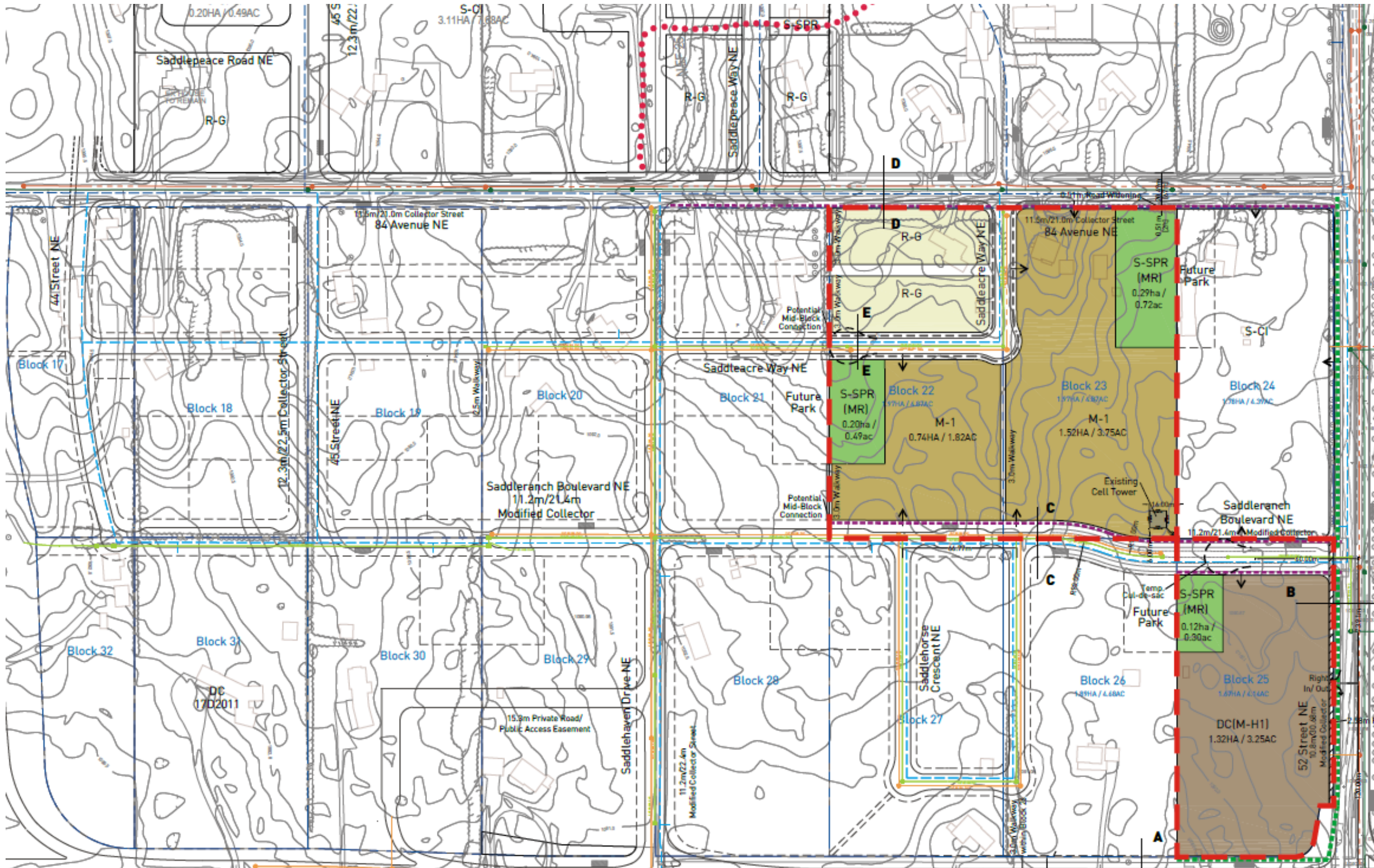
LAND USE STATISTICS				
Land Use	to	Hectares	Acres	
S-FUD	to	DC(M-H1)	1.43	3.53
S-FUD	to	M-1	2.60	6.42
S-FUD	to	R-G	0.83	2.04
S-FUD	to	S-SPR(M1)	0.67	1.65
Total Area		5.52	13.64	



- Outline Plan Boundary
- Land Use Plan Boundary
- Ownership Boundary
- Contour Interval 0.5m
- 3.0m Existing Regional Pathway
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi Use Pathway
- Site Access
- Right of Way Access
- 15m Type C Bus Zone Drivethru Bus Pull
- Existing Buildings
- Deep Services - Existing: Stormwater Servicing, Sanitary Servicing, Water Servicing/Hydrant
- Deep Services - Proposed: Stormwater Servicing, Sanitary Servicing, Water Servicing/Hydrant

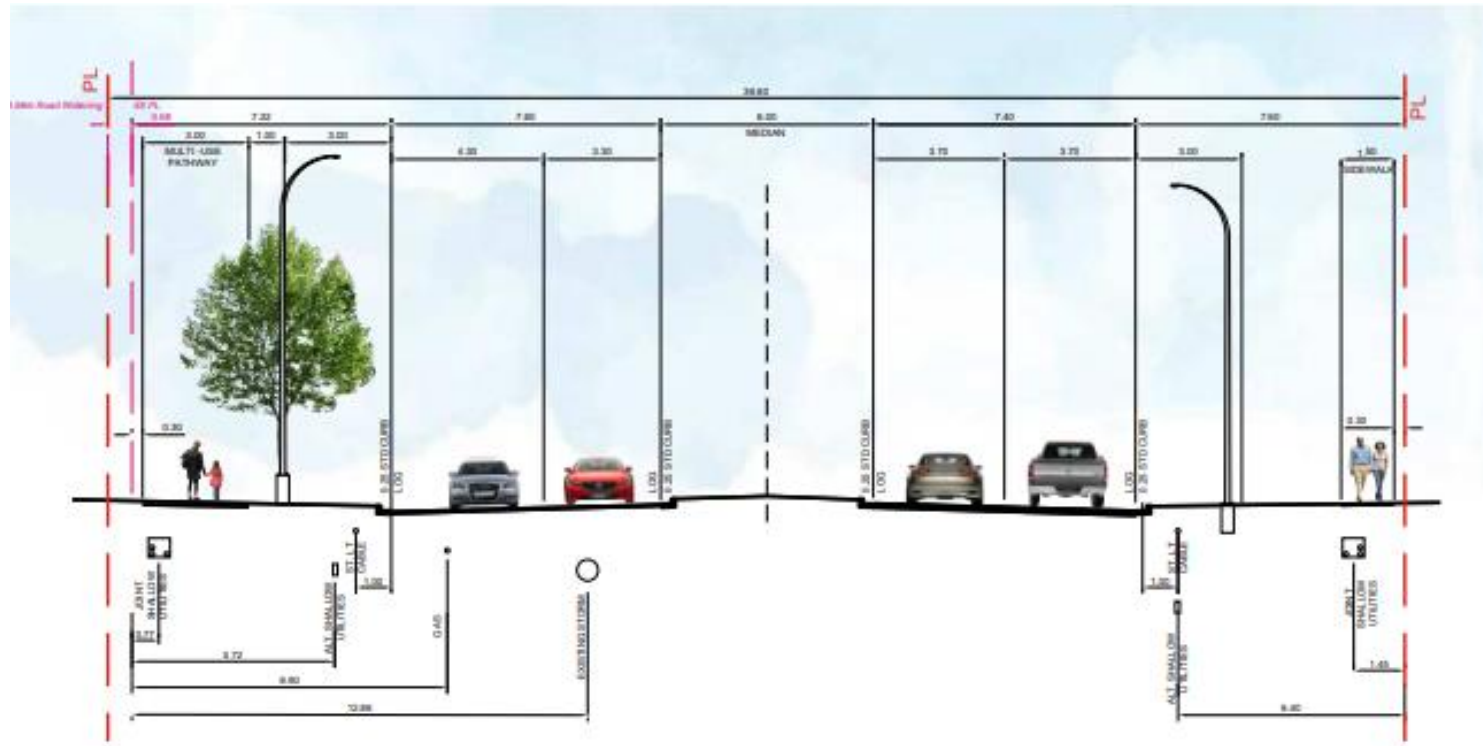
Notes:
 - Residential roads are 7.0m/16.0m unless otherwise noted.
 - All corners are designed to a 15m centreline of the roadway turning radius.
 - 84 Ave - Constructed to the south curb.
 - 82 Ave - Constructed to the north curb.

<p>Any reproduction or distribution for any purpose other than authorized by BSA Planning Group is prohibited. Written permission shall have precedence over verbal alterations. Contributors shall verify & be responsible for all dimensions & conditions shown on the drawing.</p>	<p>REVISION</p> <table border="1"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION							<p>DATE</p> <table border="1"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION							<p>DATE</p> <table border="1"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION							<p>BSA Planning Inc. 400, 200 17th Ave SW Calgary, Alberta T2M 0K1 TEL: 403.243.1111 FAX: 403.243.1112 WWW.BSA.PLAN.CA</p>	<p>PROJECT NUMBER: LIC 2017-029 PROJECT NUMBER: 2024-047 DRAWN BY: wj/hjd START DATE: February 1, 2024 CURRENT DATE: February 1, 2024</p>	<p>LEGAL DESCRIPTION: Plan of Subdivision 21, 22 & 23 MUNICIPAL ADDRESS: 808, 810 & 812 Avenue NE, Saddle Ridge NE CITY OF CALGARY</p>	<p>PROJECT NAME: Saddle Ridge Cell D OUTLINE PLAN AND LAND USE REDESIGNATION</p>	
DATE	REVISION																															
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Subject Site

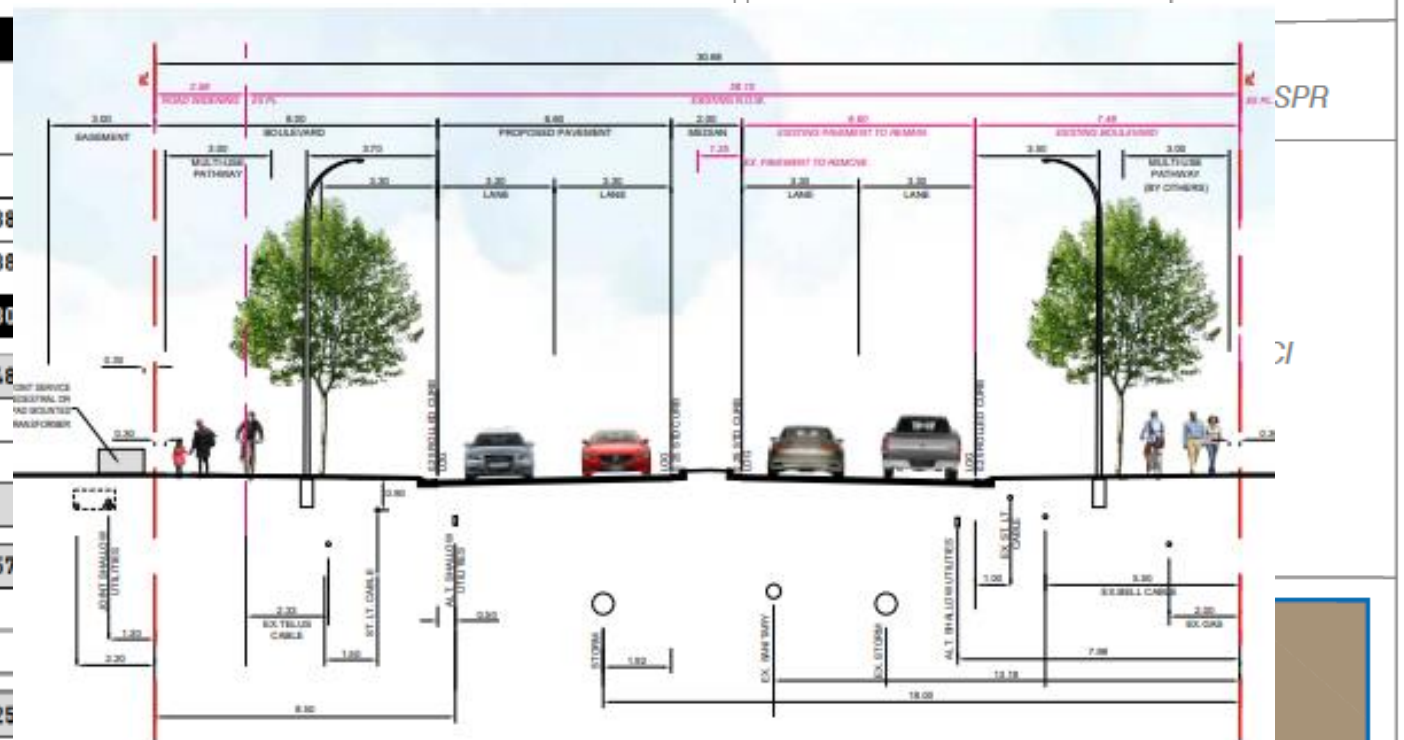
- | | | | | |
|---|---|---|--|--|
| <ul style="list-style-type: none"> - - - - Outline Plan Boundary - - - - Land Use Plan Boundary - - - - Ownership Boundary - - - - Contour Interval 0.5m ● ● ● 3.5m Existing Regional Pathway | <ul style="list-style-type: none"> - - - - 1.5m Mono Sidewalk - - - - 2.0m Mono Sidewalk - - - - 2.0m Separate Sidewalk - - - - 3.0m Multi Use Pathway | <ul style="list-style-type: none"> → Site Access ↪ Right In/Out Access 12m Type C Bus Zones (3mx9m Bus Pad) Existing Buildings | <p>Deep Services - Existing</p> <ul style="list-style-type: none"> — Stormwater Servicing — Sanitary Servicing — Water Servicing/Hydrant | <p>Deep Services - Proposed</p> <ul style="list-style-type: none"> — Stormwater Servicing — Sanitary Servicing — Water Servicing/Hydrant |
|---|---|---|--|--|



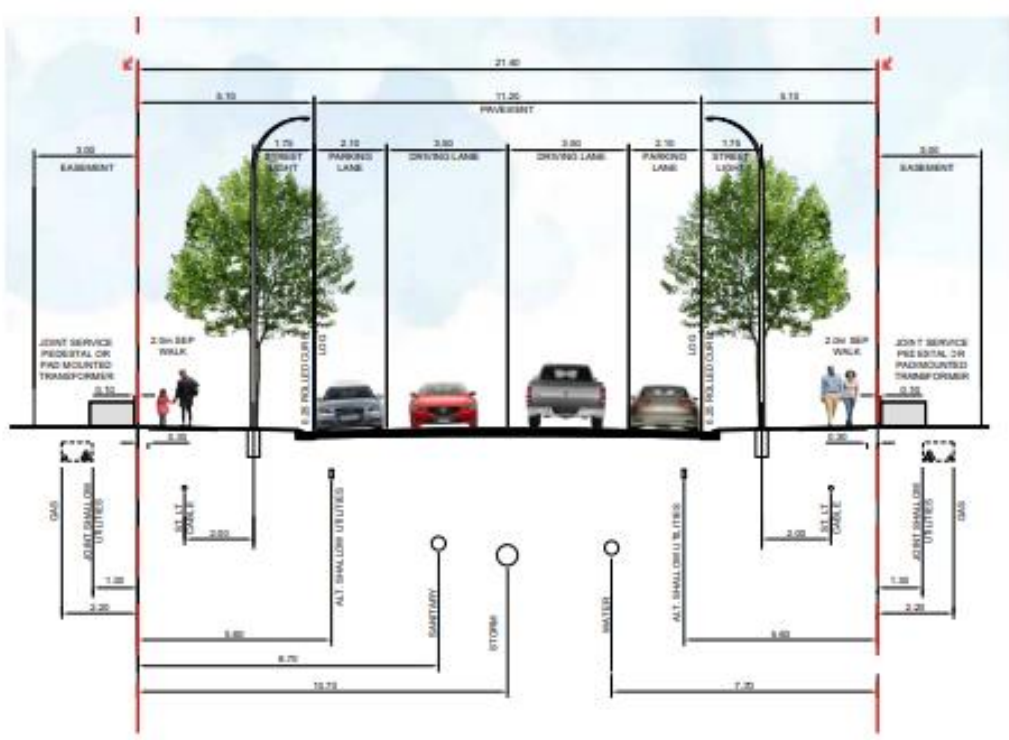
SECTION A
MODIFIED ARTERIAL STREET - 80 AVENUE NE
(7.6m, 7.4m / 36.6m ROW)

Acres

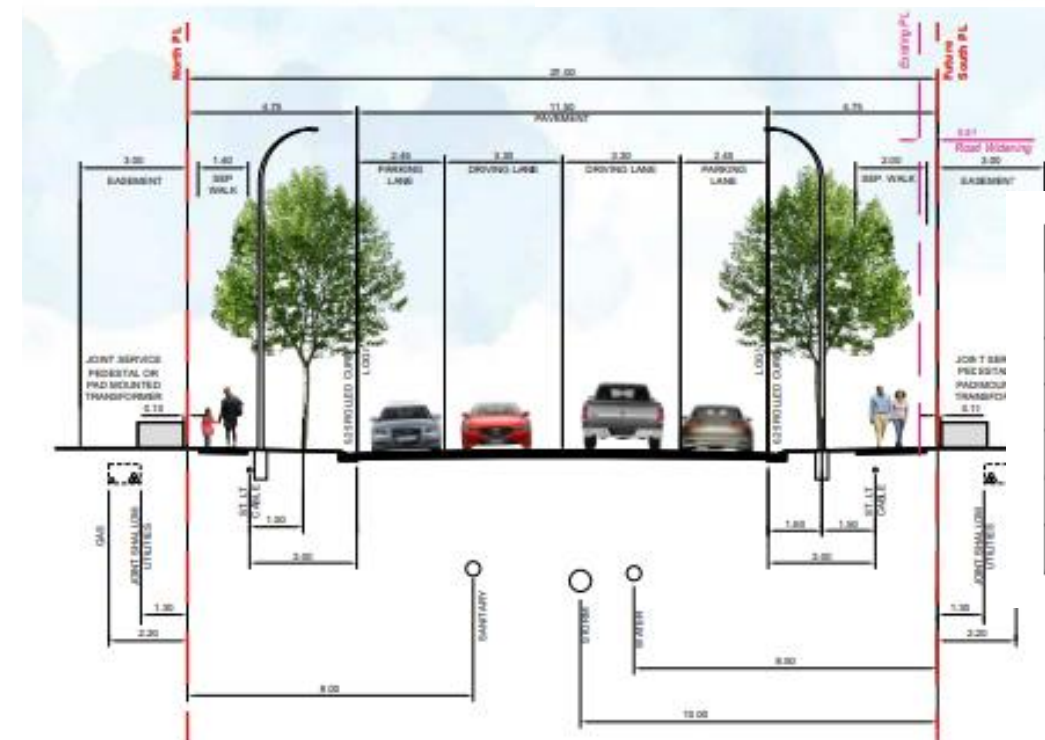
(+/-)	13.88
	13.88
	10.30
	1.48
	5.57
	3.25



SECTION B
MODIFIED COLLECTOR STREET - 52 STREET NE
(9.1m / 30.68m ROW)



SECTION C
MODIFIED COLLECTOR STREET - SADDLER RANCH BOULEVARD NE
(11.2m / 21.4m ROW)



SECTION D
COLLECTOR STREET - 84 AVENUE NE
(11.50m / 21.0m ROW)

LAND USE STATISTICS			
Land Use		Hectares	Acres
S-FUD	to DC(M-H1)	1.43	3.53
S-FUD	to M-1	2.60	6.42
S-FUD	to R-G	0.83	2.04
S-FUD	to S-SPR(MR)	0.67	1.65
Total Area		5.52	13.64

SECTION E
RESIDENTIAL STREET
(9.0m / 16.0m ROW)



H1
ID