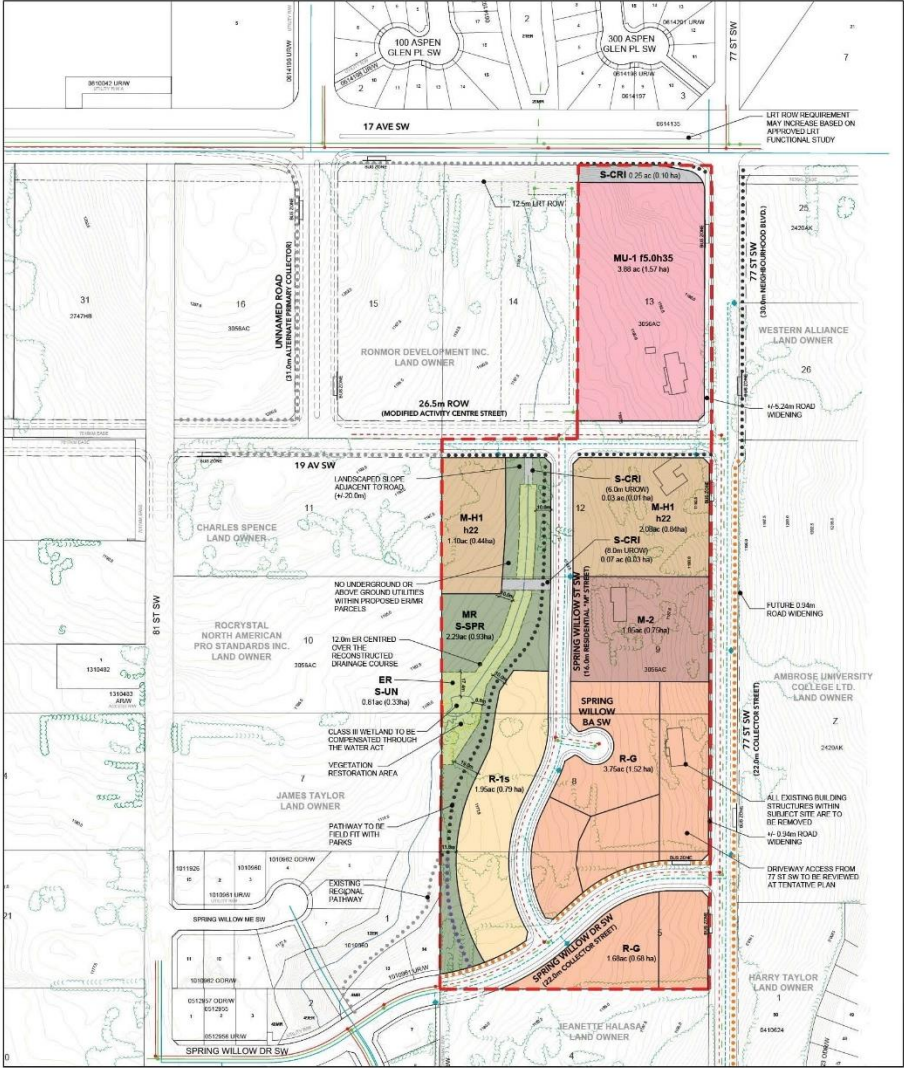


Proposed Outline Plan

OUTLINE PLAN



WORKS 5119 Elbow Drive SW
Suite 460
Calgary, AB
T2V 1H2

APPLICATION TYPE
OUTLINE PLAN & LAND USE
REDESIGNATION

CLIENT/PROJECT NUMBER
TRUMAN DEVELOPMENT CORP.
14-018

MUNICIPALITY
CITY OF CALGARY
LOC2018-0072

MUNICIPAL ADDRESS
1919,2025,2127,2229
and 2331 77 STREET SW

LEGAL ADDRESS
PLAN 3056AC, BLOCKS 5,8,9,12 &13

DATE
2019-05-31

LEGEND

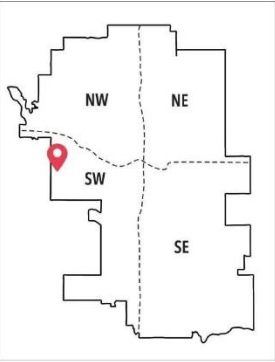
- Outline Plan Boundary
- Paved Sidewalk
- 3.0m Regional Path
- 3.0m Multi-Use Pathway
- Local Pathway
- Contours (0.25m Intervals)
- Existing Vegetation
- Drainage Course
- Proposed Sanitary Line
- Proposed Water Line
- Proposed Storm Line
- Existing Sanitary Line
- Existing Water Line
- Existing Storm Line

ANTICIPATED DENSITY

	Anticipated Units	Max. Units
R-1s	14 units (18 uph)	24 units (30 uph)
R-G	40 units (18 uph)	81 units (37 uph)
M-2	153 units (204 uph)	160 units (213 uph)
M-H1 h22	348 units (270 uph)	397 units (308 uph)
M-U1 f5.0h35	554 units (353 uph)	600 units (382 uph)

OUTLINE PLAN STATISTICS

	±Acres	±Hectares	%
Total Site Areas	23.80	9.63	
Special Purpose (S-UN) Urban Nature District	0.81	0.33	
Net Developable	22.99	9.30	100.00
Residential (R-1s) One Dwelling District	1.95	0.79	8.48
Residential (R-G) Low Density Mixed Housing District	5.43	2.20	23.62
Multi- Residential (M-2) Medium Profile District	1.85	0.75	8.04
Multi- Residential (M-H1 h22) High Density Low Rise District	3.18	1.28	13.82
Mixed Use (M-U1 f5.0h35) General District	3.88	1.57	16.87
Special Purpose (S-SPR) School, Park & Comm. Reserve District	2.29	0.93	10.00
Roads & Road Widening	4.06	1.64	17.65
Special Purpose (S-CRI) City & Regional Infrastructure District	0.35	0.14	1.51



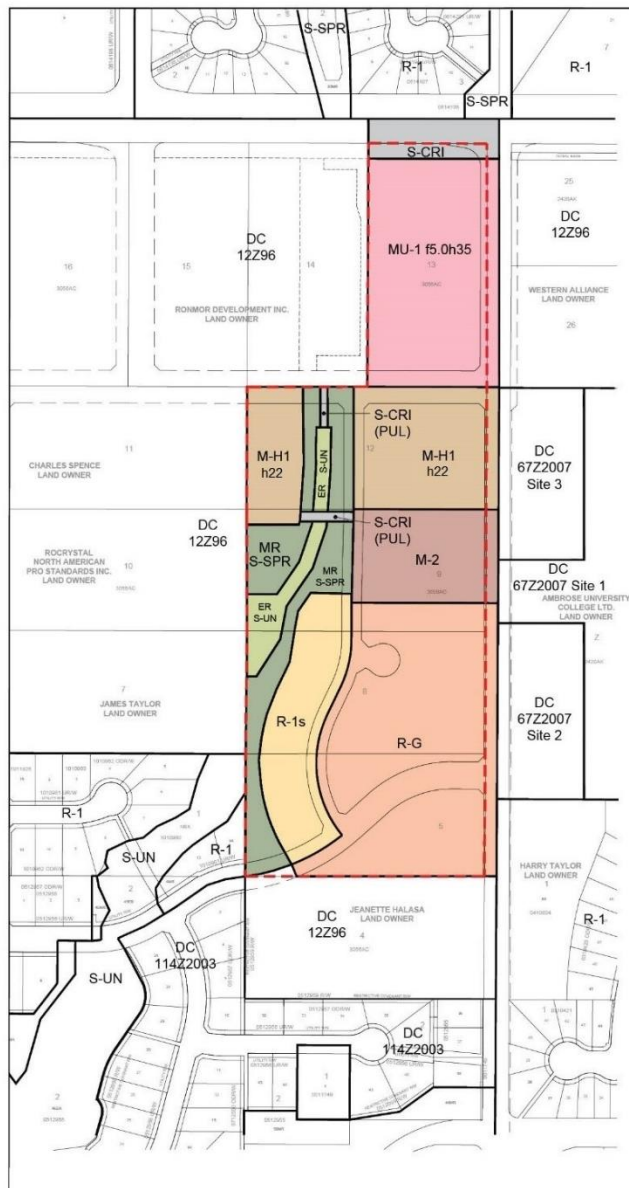
SCALE
AS NOTED

Proposed Outline Plan

LAND USE REDESIGNATION



5119 Elbow Drive SW
Suite 460
Calgary, AB
T2V 1H2



LAND USE STATISTICS

	±Acres	±Hectares
DC12Z96 to R-1s	2.46	0.99
DC12Z96 to R-G	6.88	2.78
DC12Z96 to M-2	2.04	0.83
DC12Z96 to M-H1 h22	3.92	1.58
DC12Z96 to MU-1 f5.0h35	4.41	1.78
DC12Z96 to S-UN	0.81	0.33
DC12Z96 to S-SPR	3.27	1.32
DC12Z96 to S-CRI	0.47	0.19
DC12Z96 to DC12Z96	0.04	0.02

APPLICATION TYPE
OUTLINE PLAN & LAND USE
REDESIGNATION

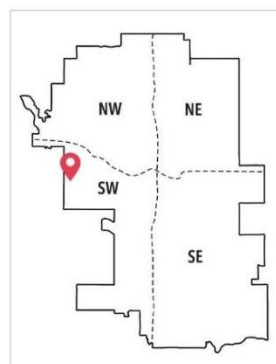
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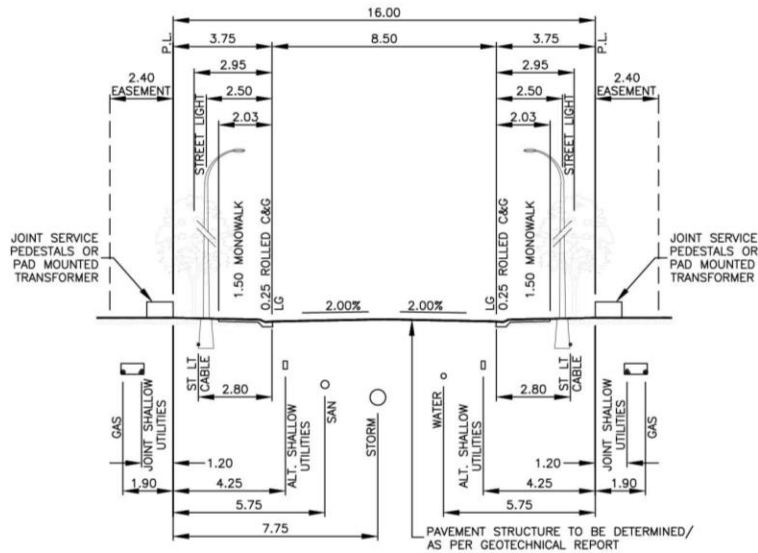


SCALE
AS NOTED

Proposed Outline Plan

STREET SECTIONS

Residential "M" Street



5119 Elbow Drive SW
Suite 460
Calgary, AB
T2V 1H2

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REDESIGNATION

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MUNICIPALITY

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MUNICIPAL ADDRESS

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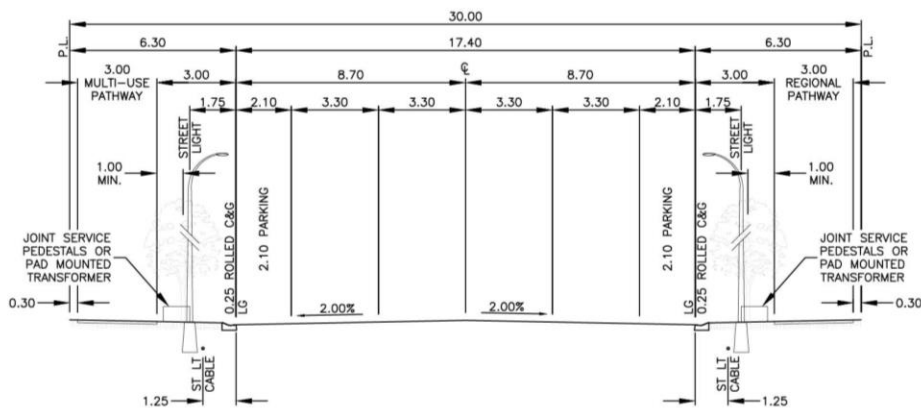
LEGAL ADDRESS

PLAN 3056AC, BLOCKS 5,8,9,12 &13

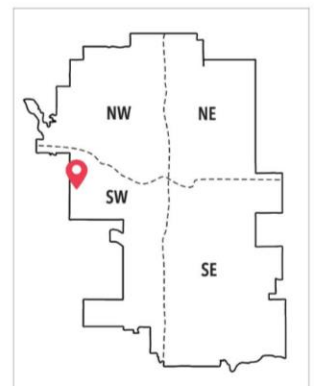
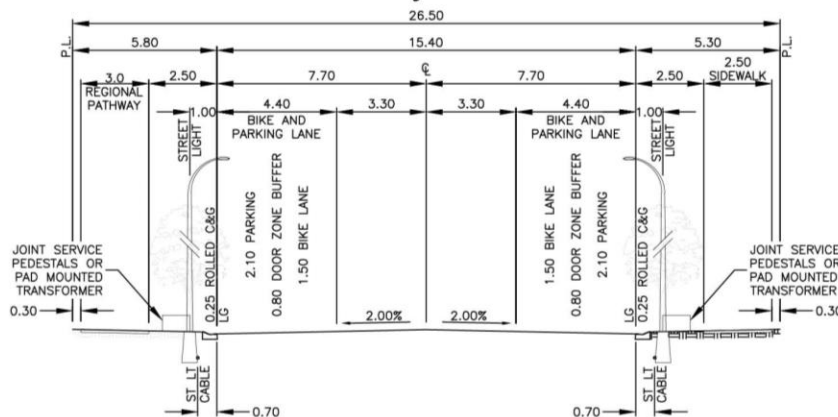
DATE

2019-05-31

Neighbourhood Boulevard - no bike lanes



Modified Activity Centre Street



SCALE
AS NOTED

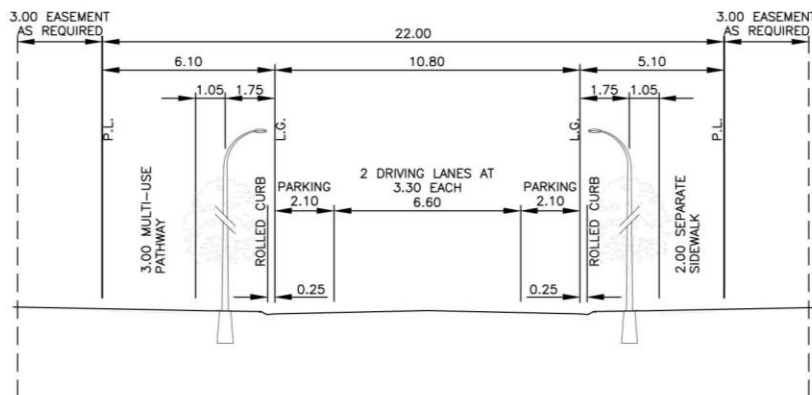
Proposed Outline Plan

STREET SECTIONS



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22.0m Collector - with 3.0m pathway



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17 Avenue SW Cross Section

