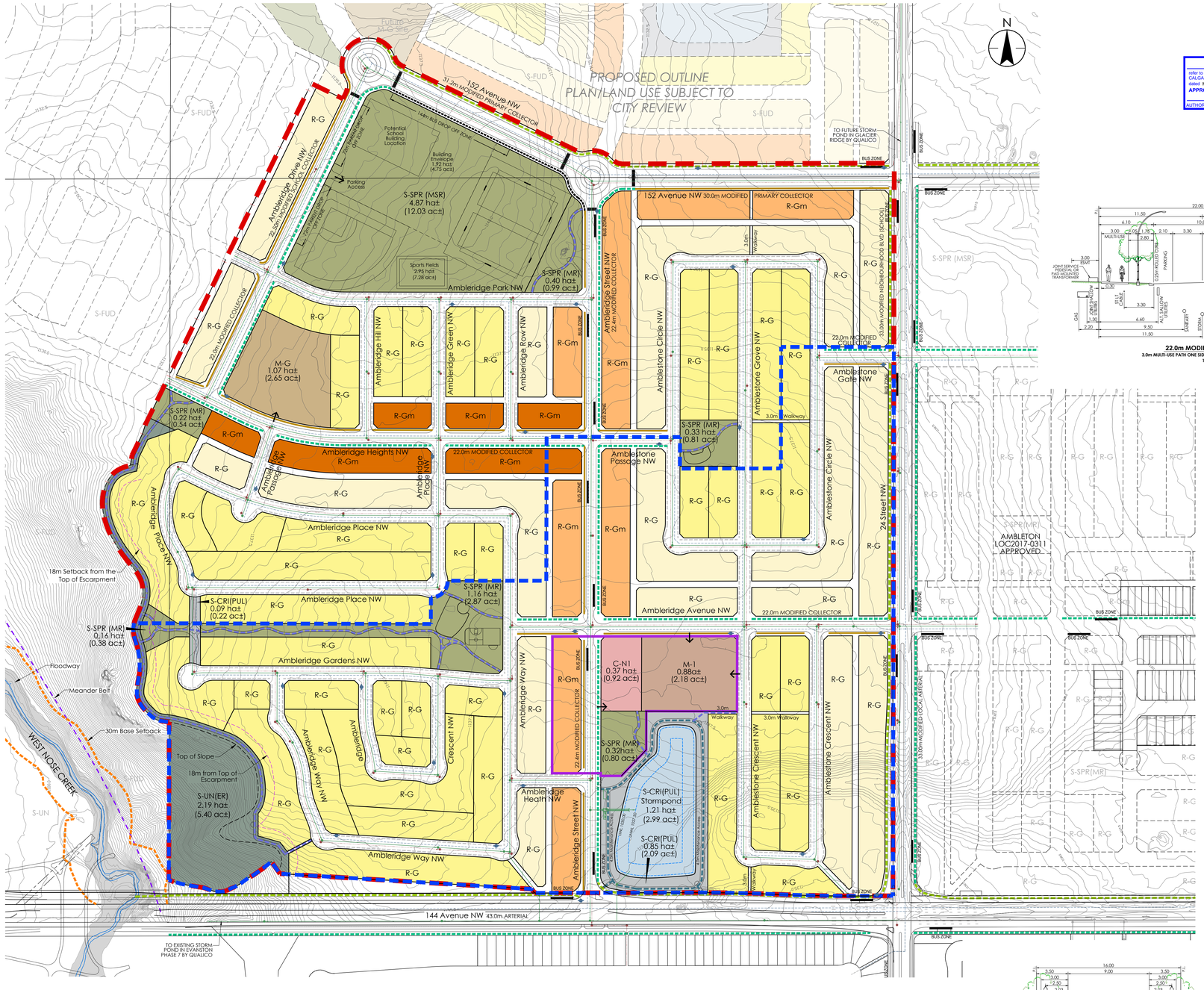
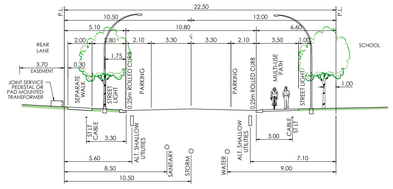
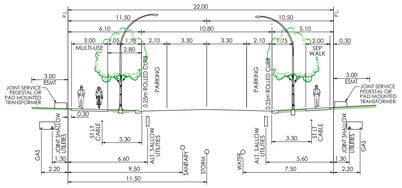


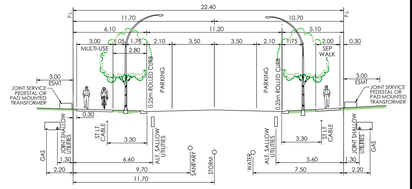
OUTLINE PLAN
refer to the minutes of the
CALGARY PLANNING COMMISSION
dated MAR 07 2024 item no. 7.2.6
APPROVED MAR 07 2024
CJAULD
AUTHORIZED OFFICER APPROVING AUTHORITY



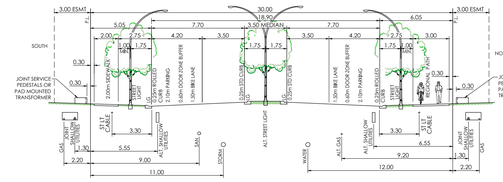
22.50m MODIFIED SCHOOL COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE
Scale 1:200



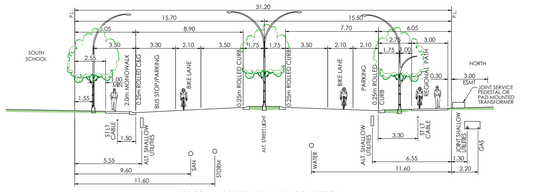
22.0m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
1:200



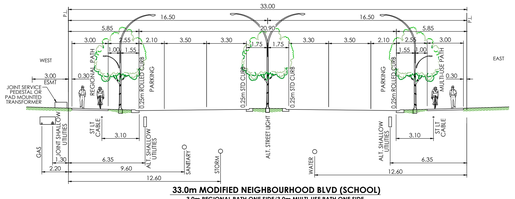
22.4m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
BUS ROUTE
1:200



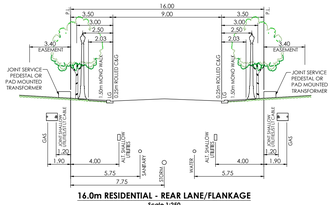
30.0m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
1:200



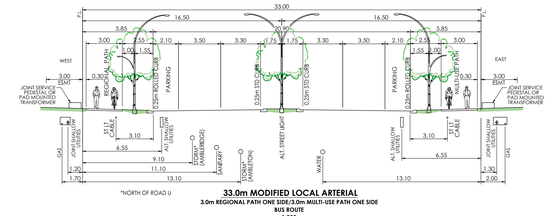
31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



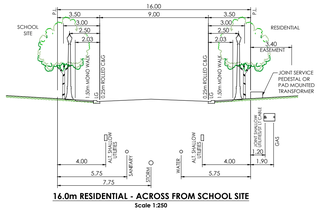
33.00m MODIFIED NEIGHBOURHOOD BLVD (SCHOOL)
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



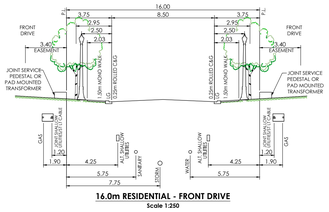
16.0m RESIDENTIAL - REAR LANE/FLANKAGE
Scale 1:250



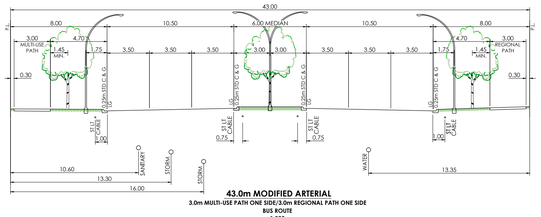
33.00m MODIFIED LOCAL ARTERIAL
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



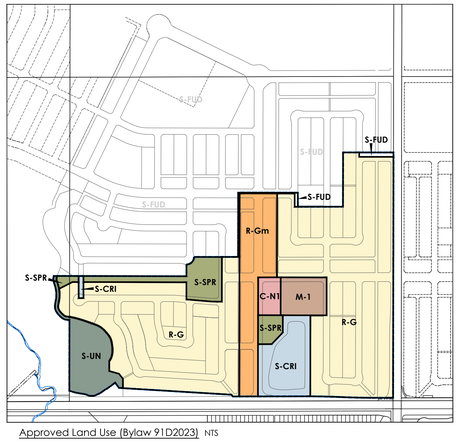
16.0m RESIDENTIAL - ACROSS FROM SCHOOL SITE
Scale 1:250



16.0m RESIDENTIAL - FRONT DRIVE
Scale 1:250



43.0m MODIFIED ARTERIAL
3.0m MULTI-USE PATH ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



Approved Land Use (Bylaw 91D2023) NTS

Road Network Key Map NTS

- 43.0 Modified Arterial
- 33.0m Modified Local Arterial
- 33.0m Modified Neighbourhood Boulevard
- 31.2m Modified Primary Collector
- 30.0m Modified Primary Collector
- 22.5m Modified School Collector
- 22.4m Modified Collector
- 22.0m Modified Collector
- 16.0m Residential - Front Drive
- 16.0m Residential - Rear Lane/Flankage

QUALICO communities

OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED	47.31 ha	166.22 ac		
less ENVIRONMENTAL RESERVE (S-UN)	2.11 ha	5.40 ac		
GROSS DEVELOPABLE AREA (GDA)	45.13 ha	160.72 ac		100.0%
	hectare	acre	units	
RESIDENTIAL	36.84 ha	91.04 ac		56.6%
Low Density	34.89 ha	86.21 ac		53.6%
R1 - Loned	11.01 ha	27.21 ac		
Anticipated Number of Units (8.23m lot width)			3,34 units	456 units
R1a - Lanehse	18.40 ha	45.47 ac		
Anticipated Number of Units (9.75m lot width)			3,378m	551 units
R1am - Townhomes	3.83 ha	9.47 ac		
Anticipated Number of Units (6.7m lot width)			1,198m	178 units
R1am - Townhomes (Slim Depth)	1.64 ha	4.04 ac		
Anticipated Number of Units (6.7m lot width)			588m	87 units
total frontage			10,508m	
High Density	1.95 ha	4.83 ac		3.0%
M-G	1.07 ha	2.65 ac		
Number of units (60u/ha)				64 units
M-1	0.88 ha	2.18 ac		
Number of units (110u/ha)				97 units
TOTAL UNITS			Anticipated	1383 units
DENSITY Anticipated: 31.2 u/ha 8.6 upac				
COMMERCIAL	0.37 ha	0.92 ac		0.6%
C-N1	0.37 ha	0.92 ac		
CREDIT OPEN SPACE (S-SPR)	7.46 ha	18.42 ac		11.4% *
*Parkland credit is based on the development of parkland in the north, 159a based on the development of parkland by the north, 159a based on the development of parkland by the south, 159a based on the development of parkland by the south, 159a based on the development of parkland by the south