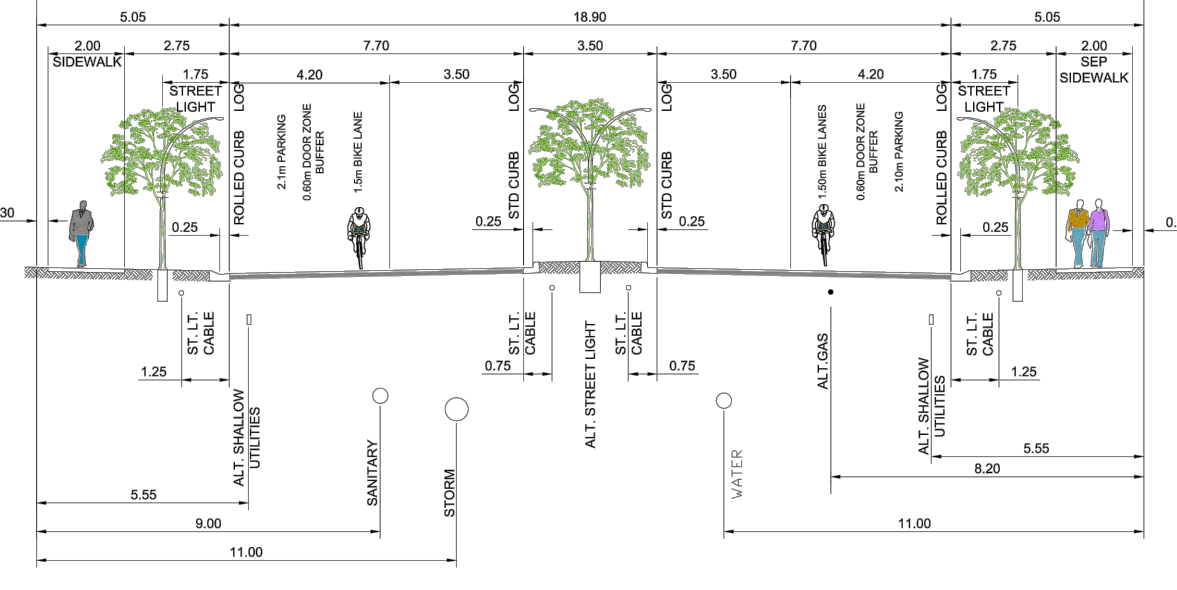
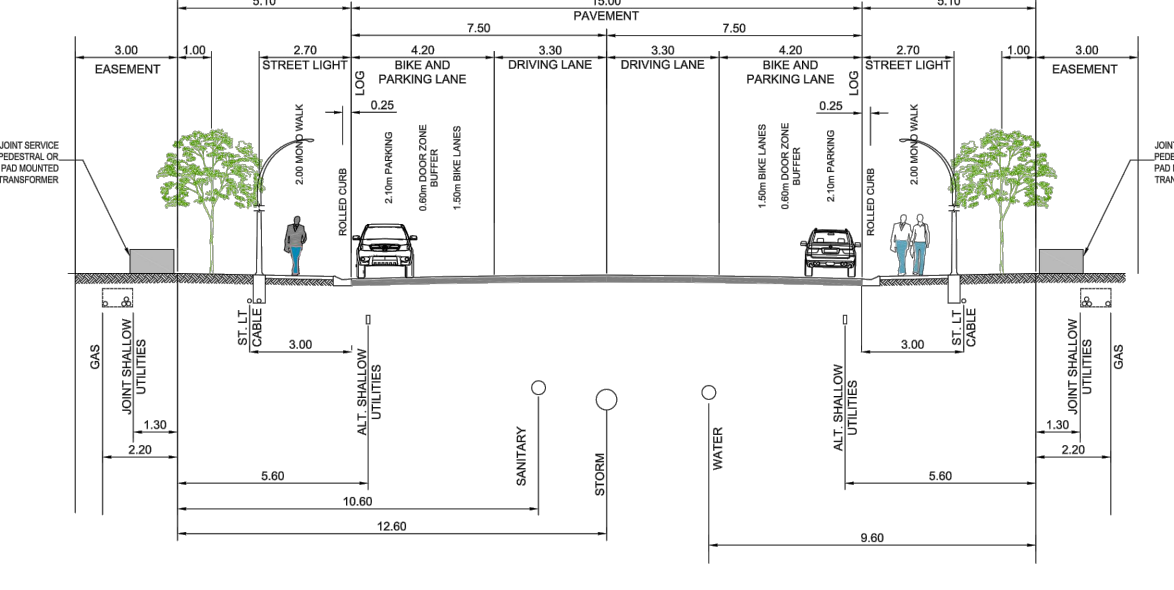


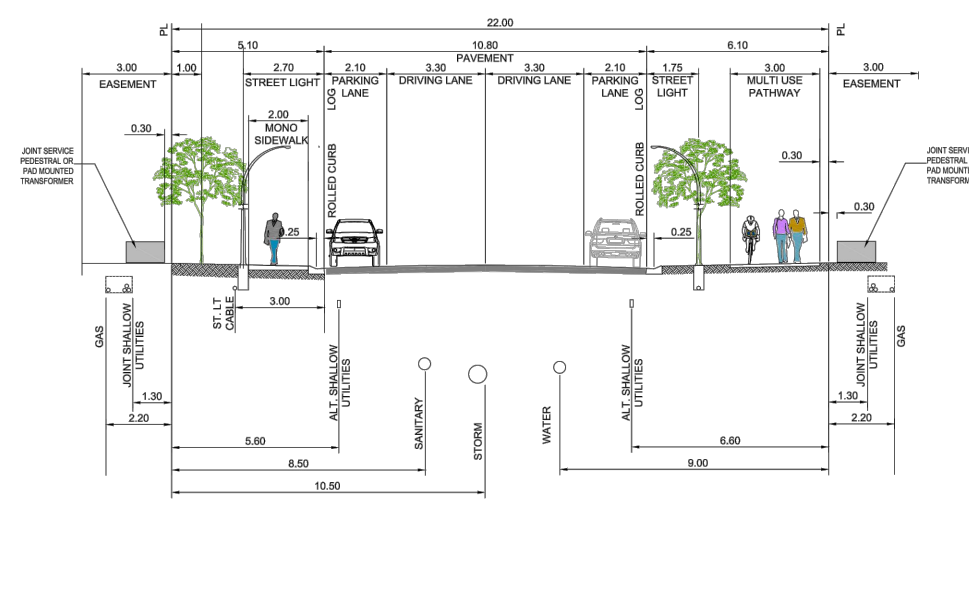
1. 2x7.7m/29m PRIMARY COLLECTOR
 Belvedere Avenue SE (westerly portion)



2. 15m/25.2m COLLECTOR
 Belvedere Boulevard SE (northerly portion)



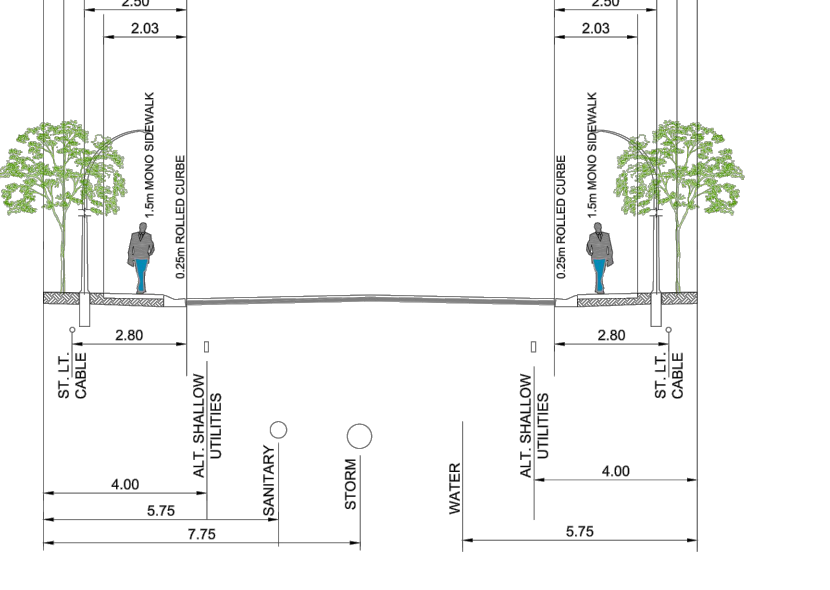
3. Modified 10.8m/22.0m COLLECTOR
 Belvedere Point SE



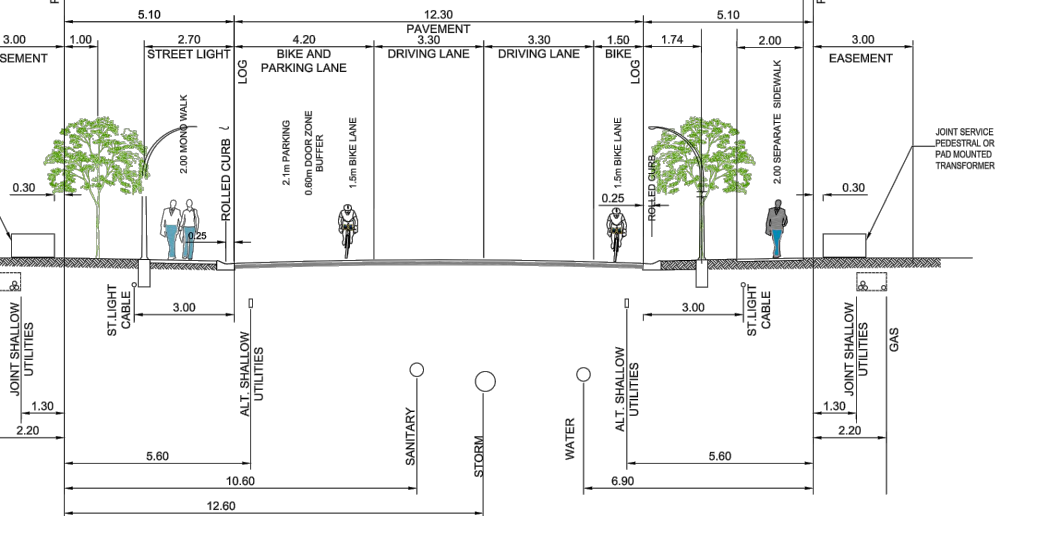
RESIDENTIAL STREET* M" 8.5m/16m



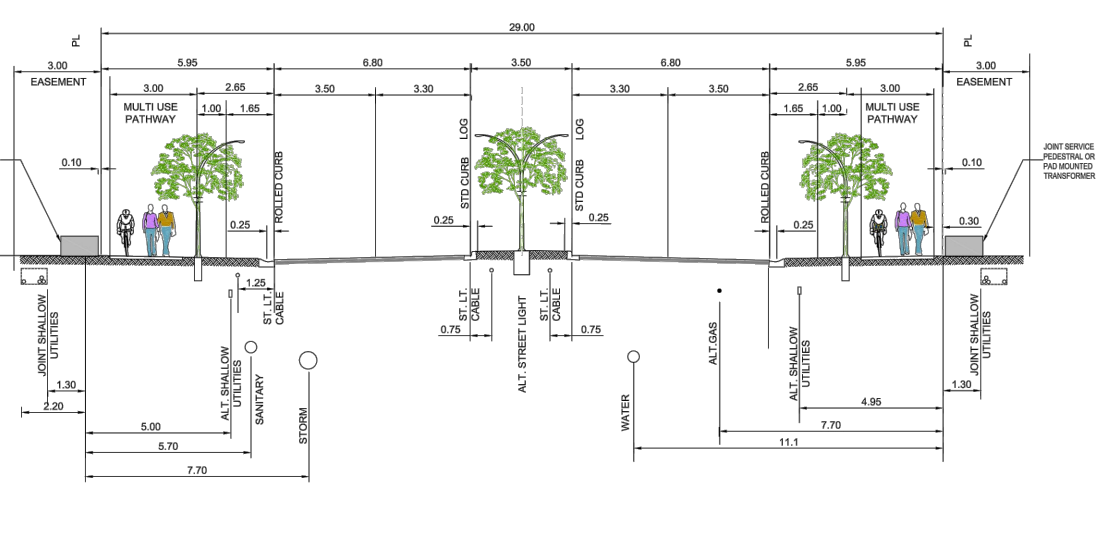
RESIDENTIAL STREET* M-L" 9.0m/16m



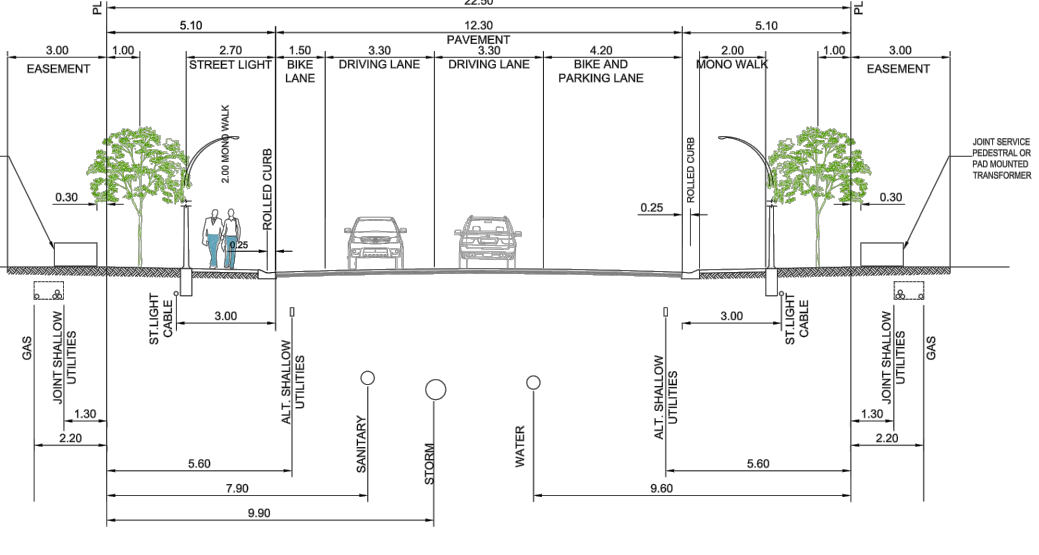
4. 12.3m/22.5m COLLECTOR STREET
 Belvedere Drive (easterly portion) Belvedere Ave SE



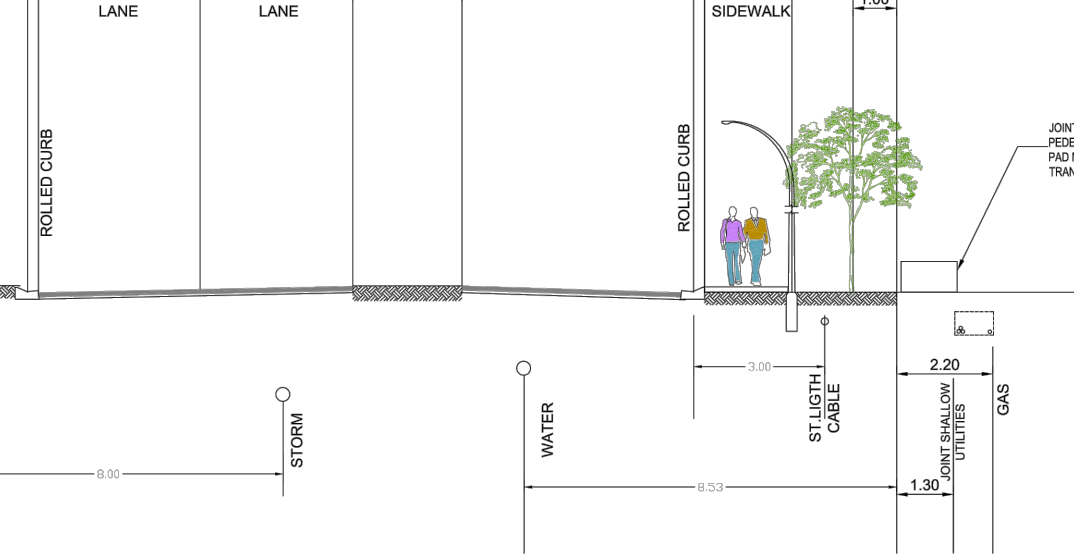
5. 2x6.8m/29.0m MODIFIED PRIMARY COLLECTOR
 Belvedere Boulevard SE (southern portion)



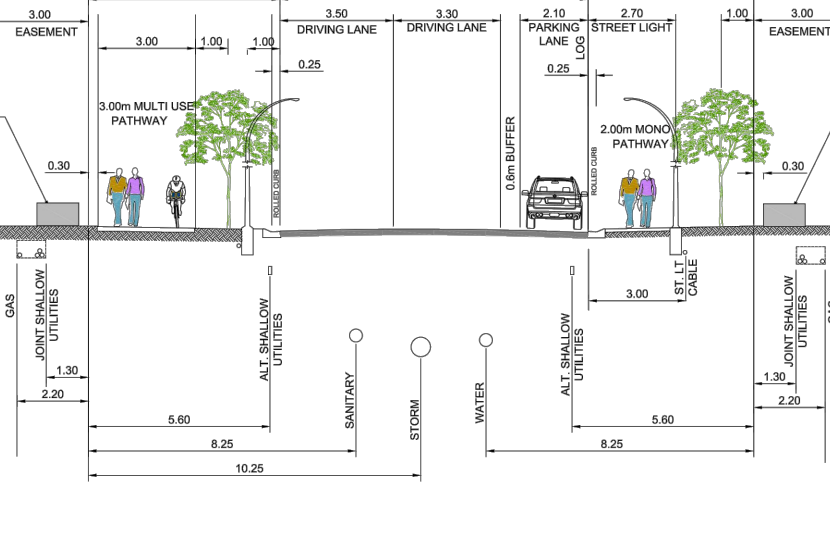
6. 12.3m/22.5m COLLECTOR
 Belvedere Ave SE (easterly portion at School Site)



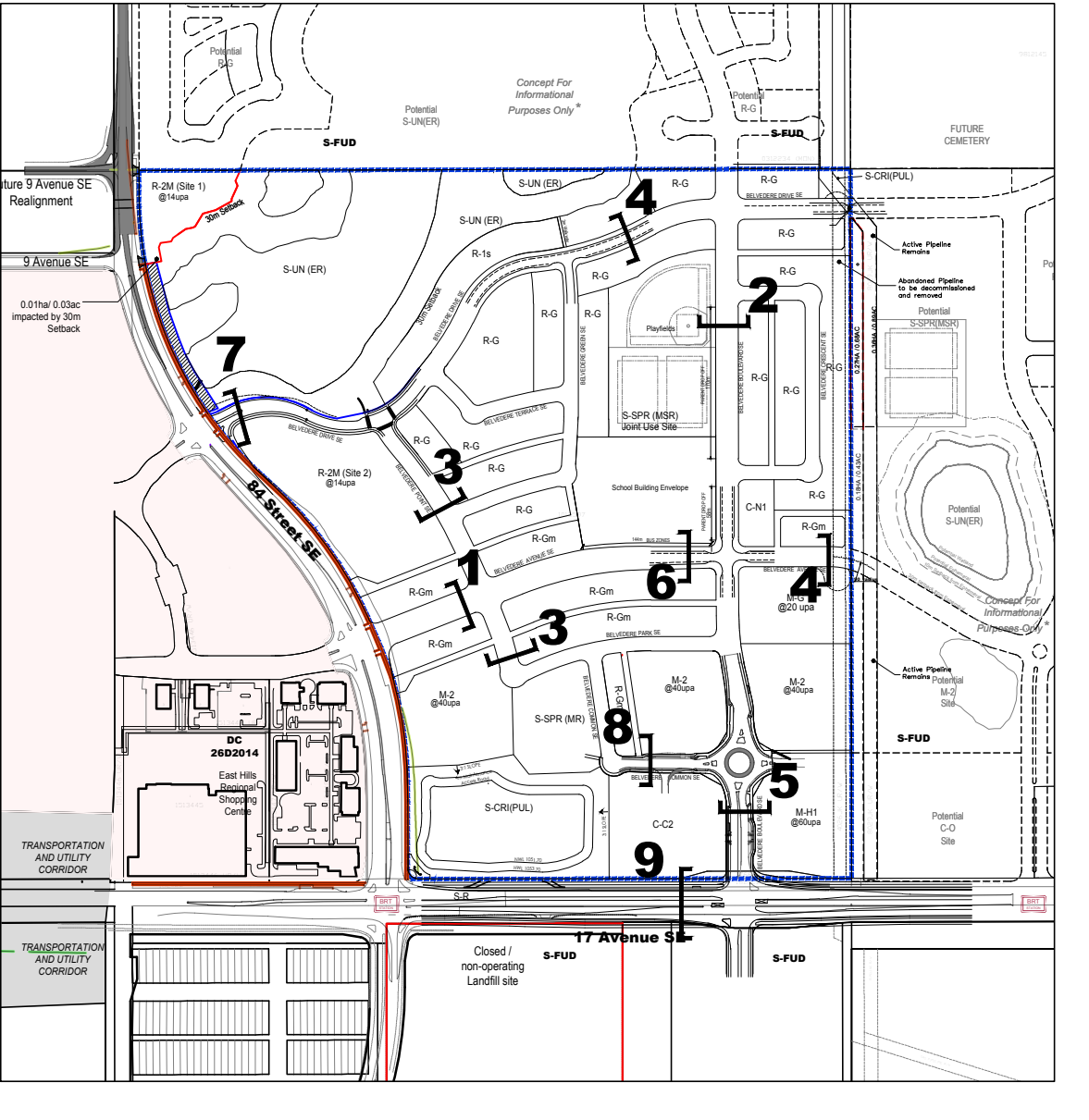
7. Modified Belvedere Drive SE (westerly portion)



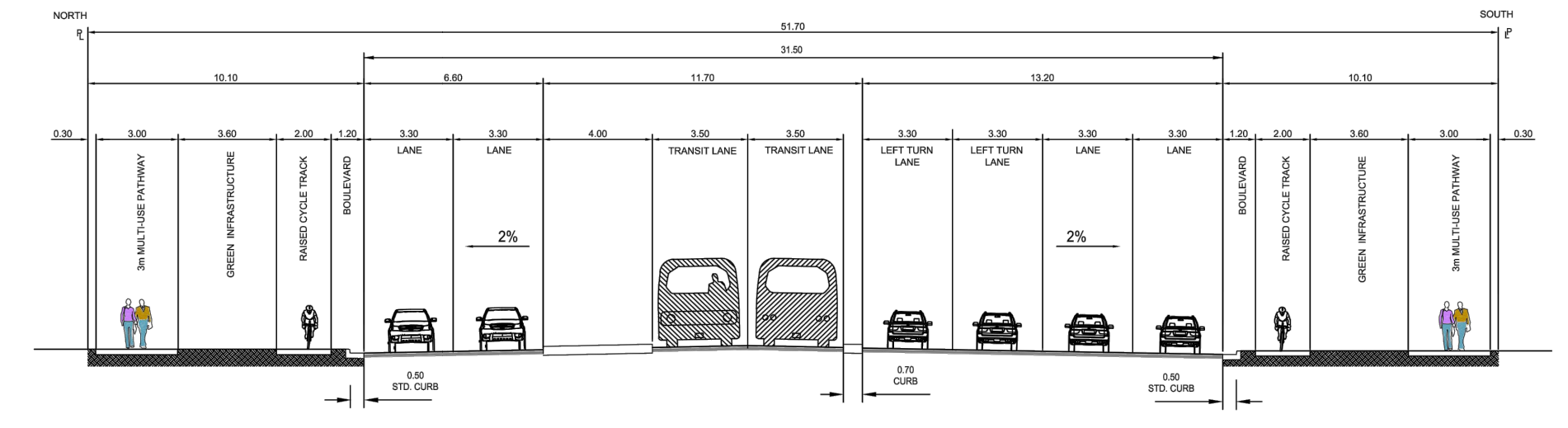
8. Modified 9.5m/20.5m COLLECTOR
 Belvedere Common SE



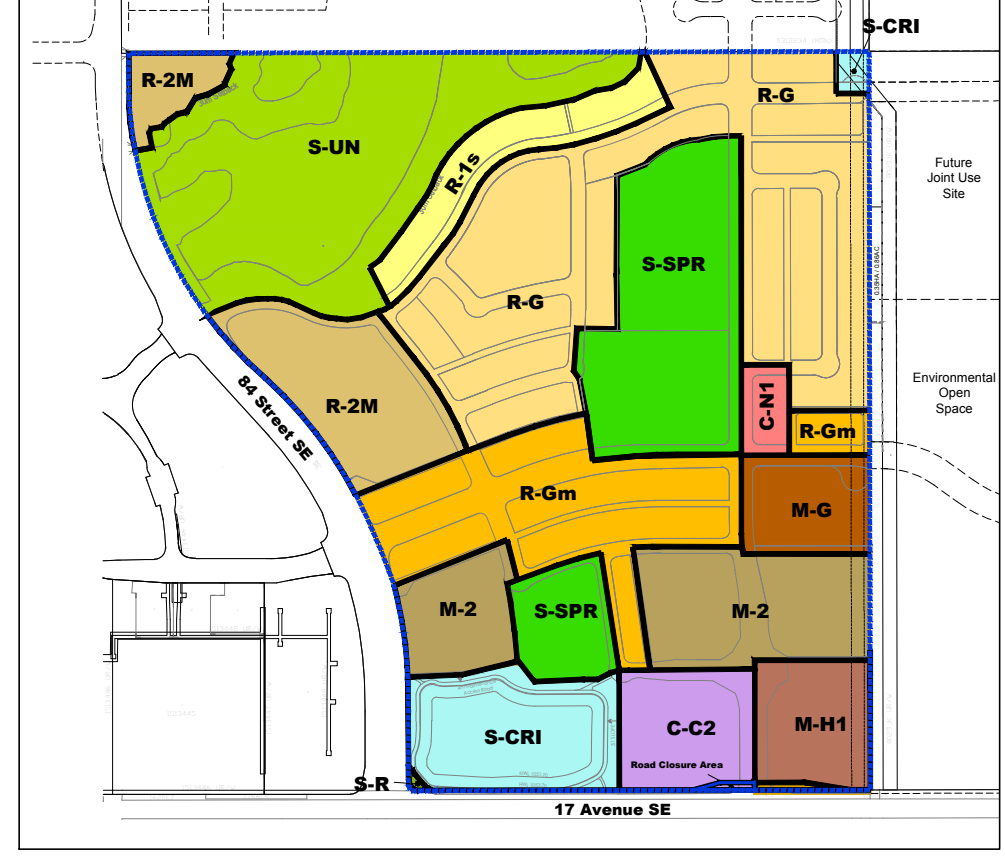
Cross-Section Location Map



9. 51.7m PARKWAY
 17 Avenue SE (east of 84 Street)

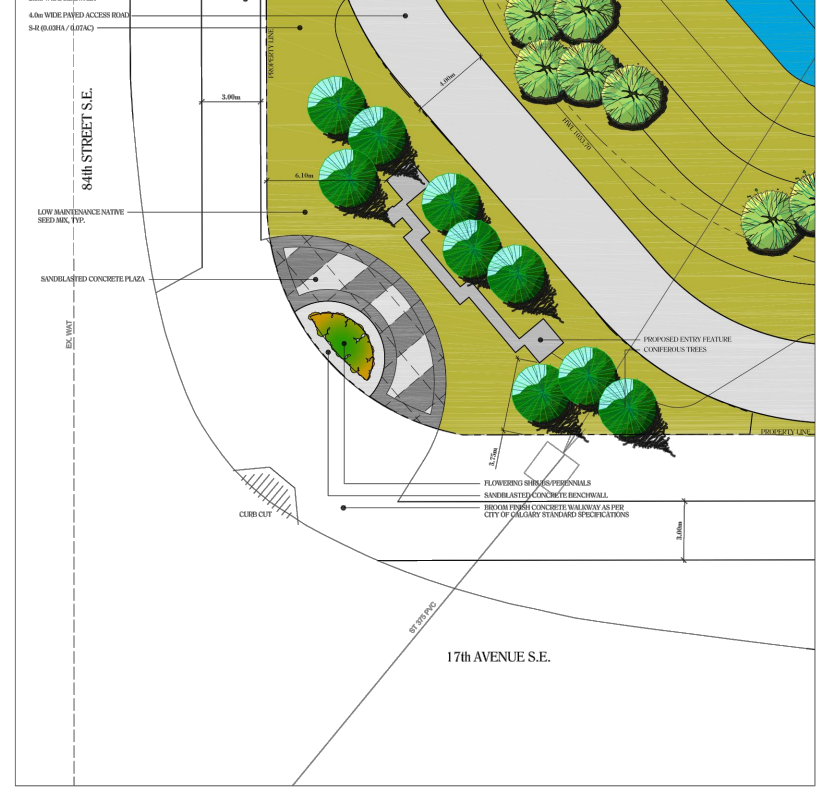


PROPOSED LAND USE REDESIGNATION SUMMARY

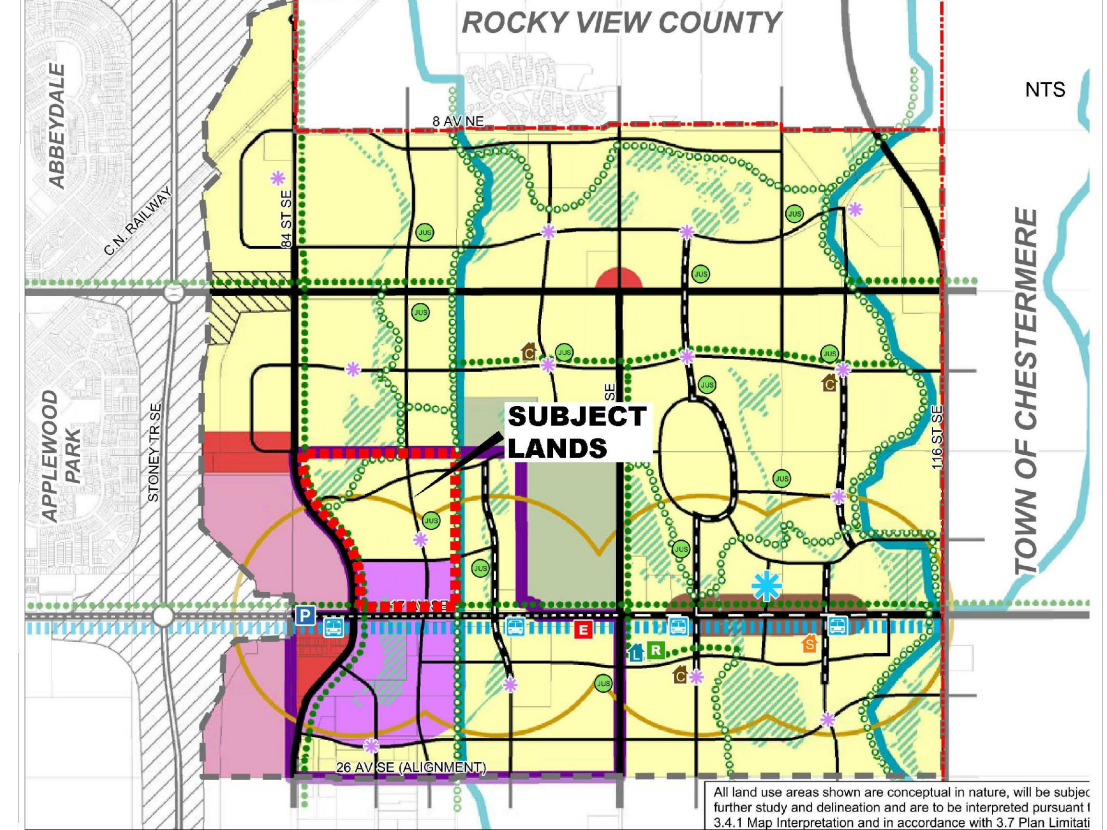


Old Land Use	TO	New Land Use	hectares	acres
S-FUD	TO	R-15	1.83	4.52
S-FUD	TO	R-G	1.41	28.19
S-FUD	TO	R-GM	3.46	13.44
S-FUD	TO	M-2	4.45	11.00
S-FUD	TO	M-H1	1.67	4.13
S-FUD	TO	M-G	1.47	3.63
S-FUD	TO	R-2M	3.70	9.14
S-FUD	TO	S-CR1	2.95	7.29
S-FUD	TO	S-UN	8.56	21.15
S-FUD	TO	S-SPR	6.19	15.29
S-FUD	TO	S-R	0.04	0.10
S-FUD	TO	C-N1	0.49	1.21
S-FUD	TO	C-C2	1.88	4.55
			50.04	123.84
Road Closure Area	TO	C-C2	0.06	0.10
ROW	TO	M-H1	0.05	0.15
ROW	TO	M-H1	0.10	0.25
			0.16	0.39
TOTAL LAND USE AREA			50.14	123.84

Community Entry Feature Detail



LOCATION IN BELVEDERE ASP



Map 5
 Land Use Concept

OUTLINE PLAN STATISTICS
 July 04, 2018

	Hectares	Acres	Frontage (metres)	Anticipated Units	Maximum Units
TOTAL AREA	50.14	123.89			
Tristar	50.07	123.72			
City of Calgary ROW (17 Avenue SE)	0.07	0.17			
Less Environmental Reserve	8.06	19.92			
GROSS DEVELOPABLE AREA	42.08	103.98			
RESIDENTIAL					
Single Family R-1s @ 11m lot width	1.36	3.36	415	38	42
Single/Semi-Duplex/Row R-G	7.06	17.44	1995	221	270
Singles @ 9.1m lot width	6.66	16.46	1875	205	250
Semi-Detached @ 7.9m lot width	0.40	0.99	120	15	20
Cottage Housing R-G @ 12 upa	0.98	2.42		29	29
Semi-Duplex/Row R-Gm @ 6.3 m lot width	3.28	8.10	891	146	178
Multi Residential M-G @ 20 upa	1.08	2.67		53	65
Singles/Semis/Townhouse-R-2M @ 14upa	3.20	7.91		111	111
High Density Low Rise Multi Res. M-H1 @ 60 upa	1.46	3.61		216	216
Multi Residential M-2 @ 40 upa	3.83	9.46	3301	379	568
COMMERCIAL-COMMUNITY 2 DISTRICT C-C2	1.52	3.76			
NEIGHBOURHOOD COMMERCIAL C-N1	0.3	0.74			
Open Space S-SPR (MR)	1.03	2.55	2.4%		
Joint Use Site S-SPR (MSR)	4.23	10.45	10.1%		
Total Open Space	5.26	13.00	12.5%		
Special Purpose Recreation S-R	0.03	0.07	0.1%		
Roads	10.81	26.71			
Modified Collector (Belvedere Drive westerly portion)	0.62	1.53			
Modified 2x8.3m/30m Primary Collector	0.44	1.07			
2x7.7m/29m Primary Collector	1.59	3.92			
15.0m/25.2m Collector	3.42	8.46			
12.3m/22.5m Collector	1.85	4.58			
10.8m/22.0m Collector	0.57	1.40			
9m/16m Residential Road	1.95	4.81			
7m Lane	0.95	2.35			
TOTAL NUMBER OF UNITS				1193	1499
For Municipal Reserve Calculations Only					
Tristar	10.39	25.67			
City of Calgary ROW (17 Avenue SE)	0.20	0.49			
TOTAL AREA	60.66	149.88			
Less ER	8.06	19.92			
GROSS DEVELOPABLE AREA	52.60	129.97			
Municipal Reserve Owing	5.26	13.00			

* Note: Total Open Space area equal 12.5% of GDA due to DRC from Trinity lands (East Hills)
 Public Utility Lot and Stormpond S-CR1 (PUL)

INTENSITY: Neighbourhood Area	ppu	Units	Anticipated Population
Low Density (R-1s, R-G)	3.3	259	855
Medium Density (R-Gm, M-G, R-2M, M-2, M-H1)	2.2	905	1991
Home Based Jobs	3.8/100		108
Retail Jobs (C-N1) 1.0 FAR - 1.5 FAR	1.50 m2		60
School Jobs			37
Daycare Jobs			10
Office (C-C2) 1.0 - 2.0 FAR	1/25 m2		608
Retail (C-C2)			91
TOTAL PEOPLE			2846
TOTAL JOBS			914
TOTAL AREA			42.08
People & Jobs/Hectare			89

* Land use and Road Networks shadowed on adjacent lands are conceptual only and may not represent the development intentions of those landowners.