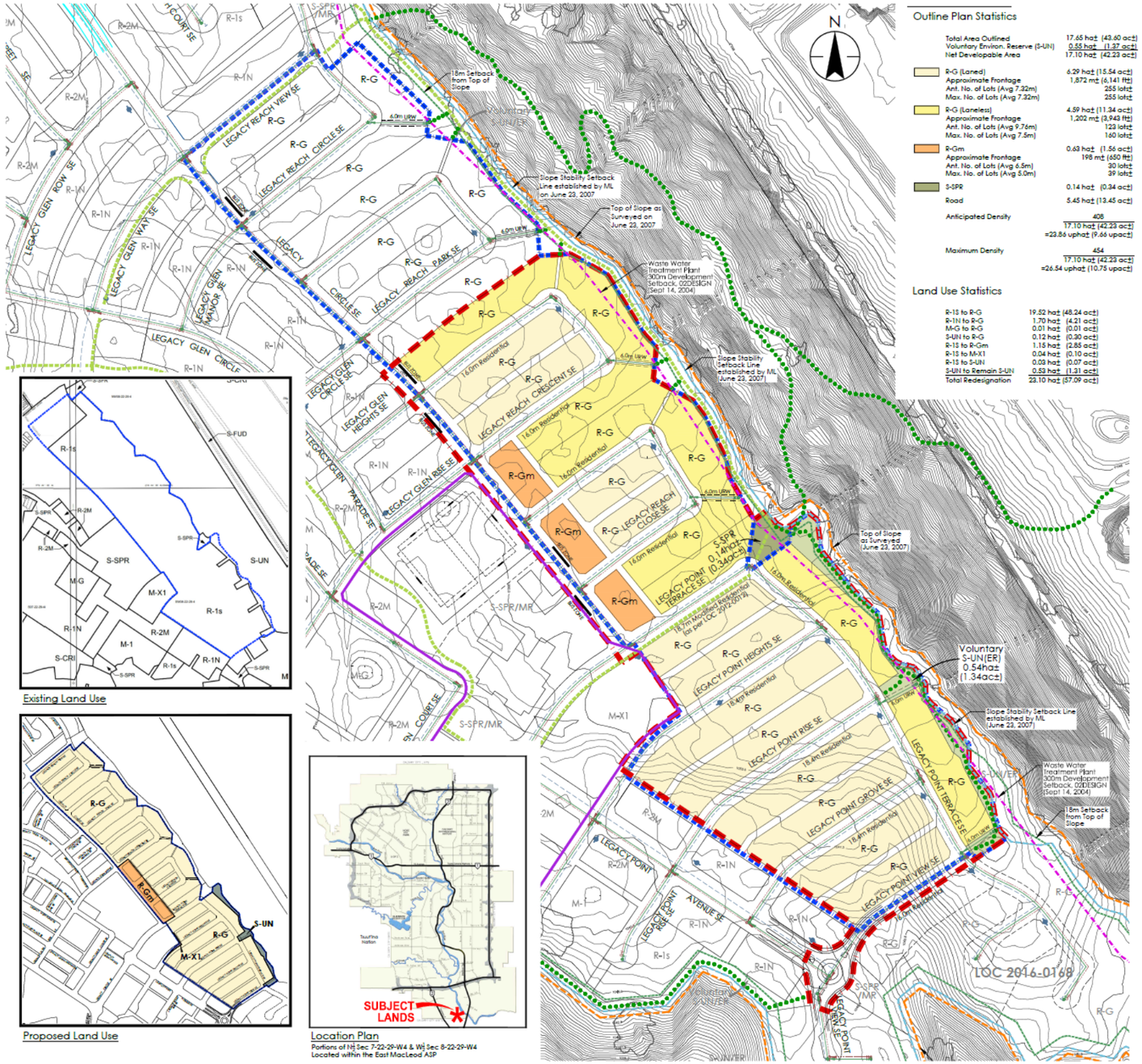
Proposed Outline Plan



Outline Plan Statistics

Total Area Outlined	17.65 ha± (43.60 ac±)
Voluntary Environ. Reserve (S-UN)	0.55 ha± (1.37 ac±)
Net Developable Area	17.10 ha± (42.23 ac±)
R-G (Laned)	6.29 ha± (15.54 ac±)
Approximate Frontage	1,872 m± (6,141 ft±)
Ant. No. of Lots (Avg 7.32m)	255 lots±
Max. No. of Lots (Avg 7.32m)	255 lots±
R-G (Laneless)	4.59 ha± (11.34 ac±)
Approximate Frontage	1,202 m± (3,943 ft±)
Ant. No. of Lots (Avg 9.76m)	123 lots±
Max. No. of Lots (Avg 7.5m)	160 lots±
R-Gm	0.63 ha± (1.56 ac±)
Approximate Frontage	198 m± (650 ft±)
Ant. No. of Lots (Avg 6.5m)	30 lots±
Max. No. of Lots (Avg 5.0m)	39 lots±
S-SPR	0.14 ha± (0.34 ac±)
Road	5.45 ha± (13.45 ac±)
Anticipated Density	408
	17.10 ha± (42.23 ac±)
	=23.86 uph± (9.66 upac±)
Maximum Density	454
	17.10 ha± (42.23 ac±)
	=26.54 uph± (10.75 upac±)

Land Use Statistics

R-1s to R-G	19.52 ha± (48.24 ac±)
R-1N to R-G	1.70 ha± (4.21 ac±)
M-G to R-G	0.01 ha± (0.01 ac±)
S-UN to R-G	0.12 ha± (0.30 ac±)
R-1s to R-Gm	1.15 ha± (2.85 ac±)
R-1s to M-X1	0.04 ha± (0.10 ac±)
R-1s to S-UN	0.03 ha± (0.07 ac±)
S-UN to Remain S-UN	0.53 ha± (1.31 ac±)
Total Redesignation	23.10 ha± (57.09 ac±)

LEGACY
Timeless Living

WESTCREEK DEVELOPMENTS

Legend

- Outline Plan Boundary
- Land Use Redesignation Boundary
- Neighbourhood Node
- Regional Pathway
- Local Pathway System
- Hydrant shown thus
- Sanitary Sewer shown thus
- Storm Sewer shown thus
- Water Lines shown thus

Notes

All walkways are intended to be 3.0m in width.
Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
All lanes are 7m unless otherwise noted.
All lane cornercuts are to be 3m x3m.
All road cornercuts are to be 4.5m x4.5m.

Approved by CPC on
Approved by City Council on
City File No.

Project Information

LOC2016-0161

Revision

NO	DATE	DESCRIPTION
1	15-06-2016	Submission
2	09-01-2019	DTR1 Submission
3	26-04-2019	DTR2 Submission
4		
5		

Consultants

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Client/Project
WEST PINE CREEK DEVELOPMENTS
LEGACY STAGE II
Calgary, Alberta, Canada

Title
Outline Plan and
Land Use Redesignation

Project No. 116500267
Date April 26, 2019

0 20 40 60 80 100 (m)
1:2500