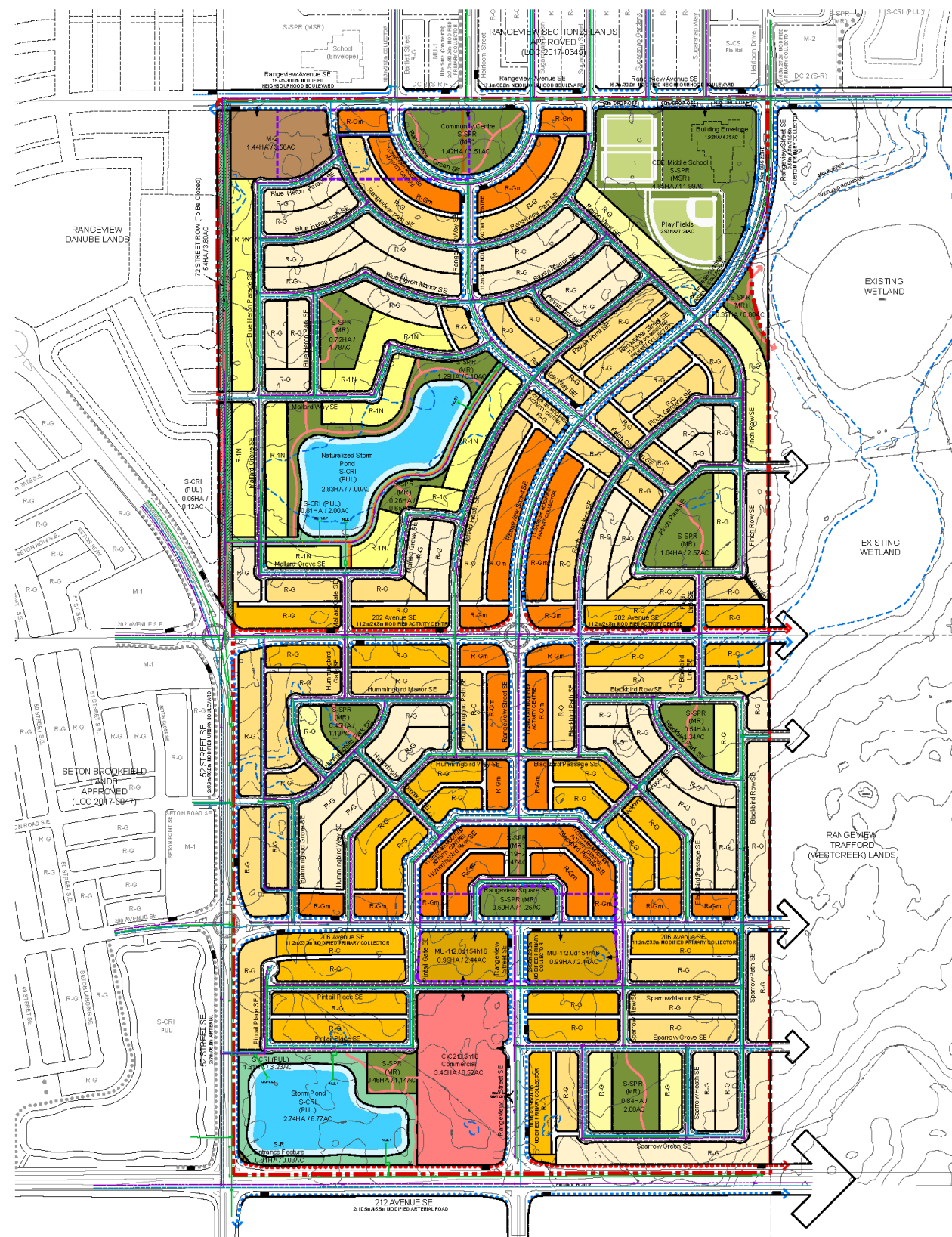


Proposed Outline Plan



Legend:

- Outline Plan & Land use Amendment Boundary
- NAC Boundary
- Contour Interval 1.0m
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi-use Pathway
- 3.0m Local Pathway
- 2.5m Local Pathway
- 4.0m Maintenance Access Road
- Bus Pad Location
- Existing Wetlands
- All Turn Access
- ↔ Right In/Out Access

- Deep Services - Proposed
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant

Notes:

All unlabelled street are residential roads: 9.0m/16.0m.

All lanes are 7.0m wide unless otherwise noted.

All roads connection east to Trafford (WestCreek) lands will be staged with a temporary turn around or barricades in advance of development approvals or construction.

client: _____



sub-consultant: _____



prime consultant: _____

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca
t: 403 269 4733 f: 403 262 4480

file description: _____

pre-app: PE2017-00171
LOC: LOC2018-0088
bylaw no.: --

file info: _____

project no.: #1773
current date: Sep 30, 2019

location map: _____



* Subject Site

copyright: _____

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revisions: _____

no:	date:	description:
1	27-03-2018	Submission
2	05-03-2019	DTR1 Response
3	07-04-2019	DTR2 Response
4	08-29-2019	DTR3 Response
5	09-10-2019	DTR4 Response

municipal address: _____

19610 72 ST SE ; 20706 72 ST SE

legal description: _____

West 1/4 Section 14-22-29-4

project: _____

**RANGEVIEW
Genstar Lands**

sheet title: _____

Outline Plan

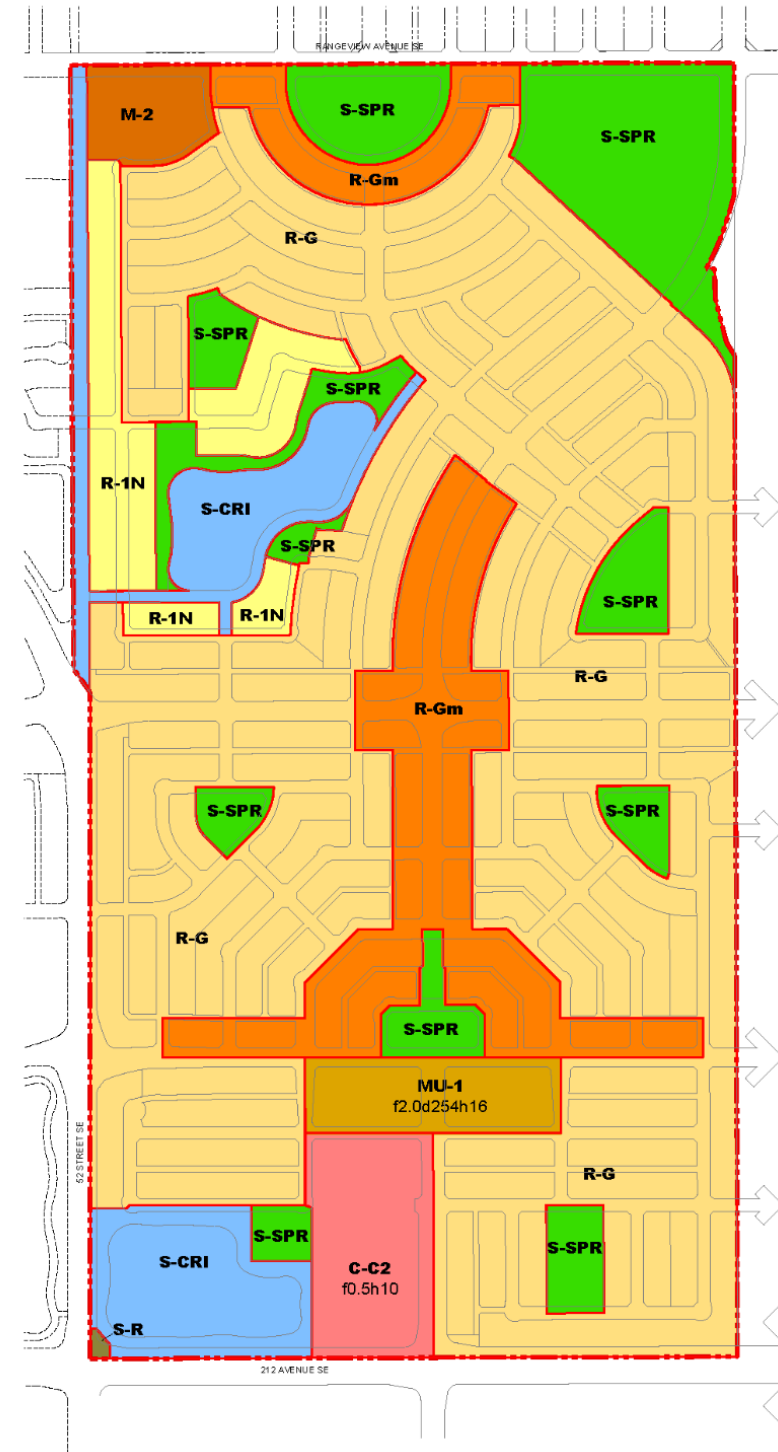
exhibit no.: _____

1.0

Proposed Outline Plan

OUTLINE PLAN STATISTICS						
	Lot width/ units per acre	Frontage	Hectares	Acres	Number of lots/units	% of GDA
	(m)/upa	(m)	(ha)	(ac)		
TOTAL Area			130.48	322.42		
Genstar Ownership			128.94	318.62		
City of Calgary Ownership-72 Street ROW Road Closure Area			1.54	3.80		
GROSS DEVELOPABLE AREA (GDA)			128.94	318.62		100.0%
RESIDENTIAL			67.67	167.22		52.5%
Low Density			64.25	158.78		49.8%
R-1N Low Density Residential - Conventional Front Drive						
Anticipated number of lots based on 10.36m lot width	10.36	1625	5.56	13.75	156 units	
Maximum number of lots based on 6.0m lot width	6.00				270 units	
R-G Low Density Residential - Conventional Front Drive						
Anticipated number of lots based on 10.36m lot width	10.36	1073	3.60	8.90	103 units	
Maximum number of lots based on 6.0m lot width	6.00				178 units	
R-G Low Density Residential - Conventional Front Drive						
Anticipated number of lots based on 8.8m lot width	8.80	5451	18.51	45.75	619 units	
Maximum number of lots based on 6.0m lot width	6.00				908 units	
R-G Low Density Residential - Conventional Landed Single Detached						
Anticipated number of lots based on 7.6m lot width	7.60	4953	16.71	41.29	651 units	
Maximum number of lots based on 6.0m lot width	6.00				825 units	
R-G Low Density Residential - Semi-detached						
Anticipated number of lots based on 7.3m lot width	7.30	3398	11.36	28.07	465 units	
Maximum number of lots based on 6.0m lot width	6.00				566 units	
R-Gm Low Density Residential - Street Towns						
Anticipated number of lots based on 6.1m lot width	6.10	2558	8.51	21.02	419 units	
Maximum number of lots based on 5.0m lot width	5.00				511 units	
Total frontage		19058				
Multi-Family			3.42	8.44		2.6%
MU-1 f2.0d125h16 Multi-Residential - Medium Profile District						
Anticipated number of units based on 50upa	50 upa		1.98	4.88	244 units	
Maximum number of units based on 60upa	60 upa				293 units	
M-2 Multi-Residential - Medium Profile District						
Anticipated number of units based on 50upa	50 upa		1.44	3.56	178 units	
Maximum number of units based on 60upa	60 upa				214 units	
C-C2 f0.5h10 Commercial			3.45	8.52		2.7%
Total Number of Units						
Total Anticipated Number of Units					2835 units	
Total Maximum Number of Units					3765 units	
DENSITY						
Anticipated Density					22.0 upha	8.9 upa
Maximum Density					29.2 upha	11.8 upa
MUNICIPAL RESERVE			12.89	31.86		10.0%
S-SPR Special Purpose - School, Park and Community Reserve District			12.89	31.86		10.0%
JUS (MSR)			4.85	11.99		
Community Centre (MR)			1.42	3.51		
Parks (MR)			6.62	16.36		
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)			7.74	19.12		
Stormwater Pond (PUL) & Easement Area			7.74	19.12		6.0%
SPECIAL PURPOSE - LANDSCAPED AREAS			1.48	3.65		
Road Closure Area (S-CRI)*			1.48	3.65		
ROADWAYS AND LANES			37.19	91.90		28.8%
212 Av. & 52 St. Road Widening			1.87	4.62		
Modified Neighbourhood Boulevard			1.23	3.05		
Modified Primary Collector Street			7.11	17.57		
Modified Activity Street			3.94	9.74		
Residential Street (16.0m)			18.45	45.59		
Lanes (7m)			4.59	11.33		

* Not part of GDA as Genstar doesn't own the area.



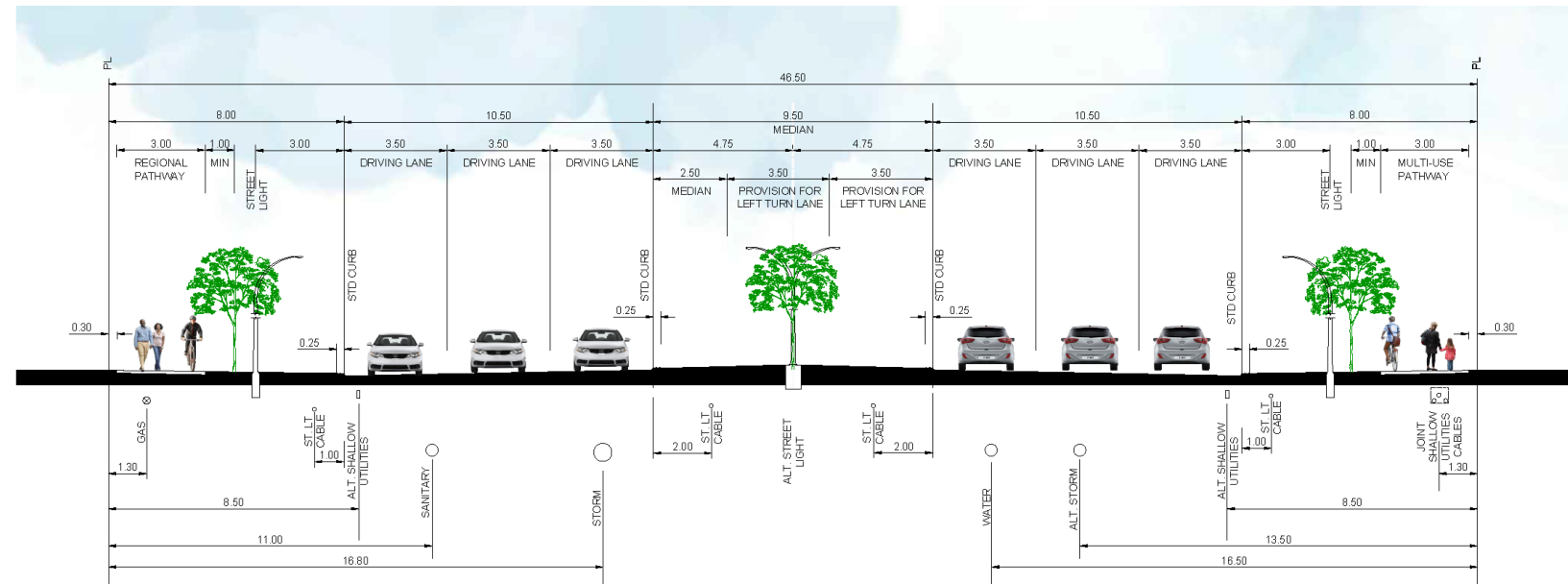
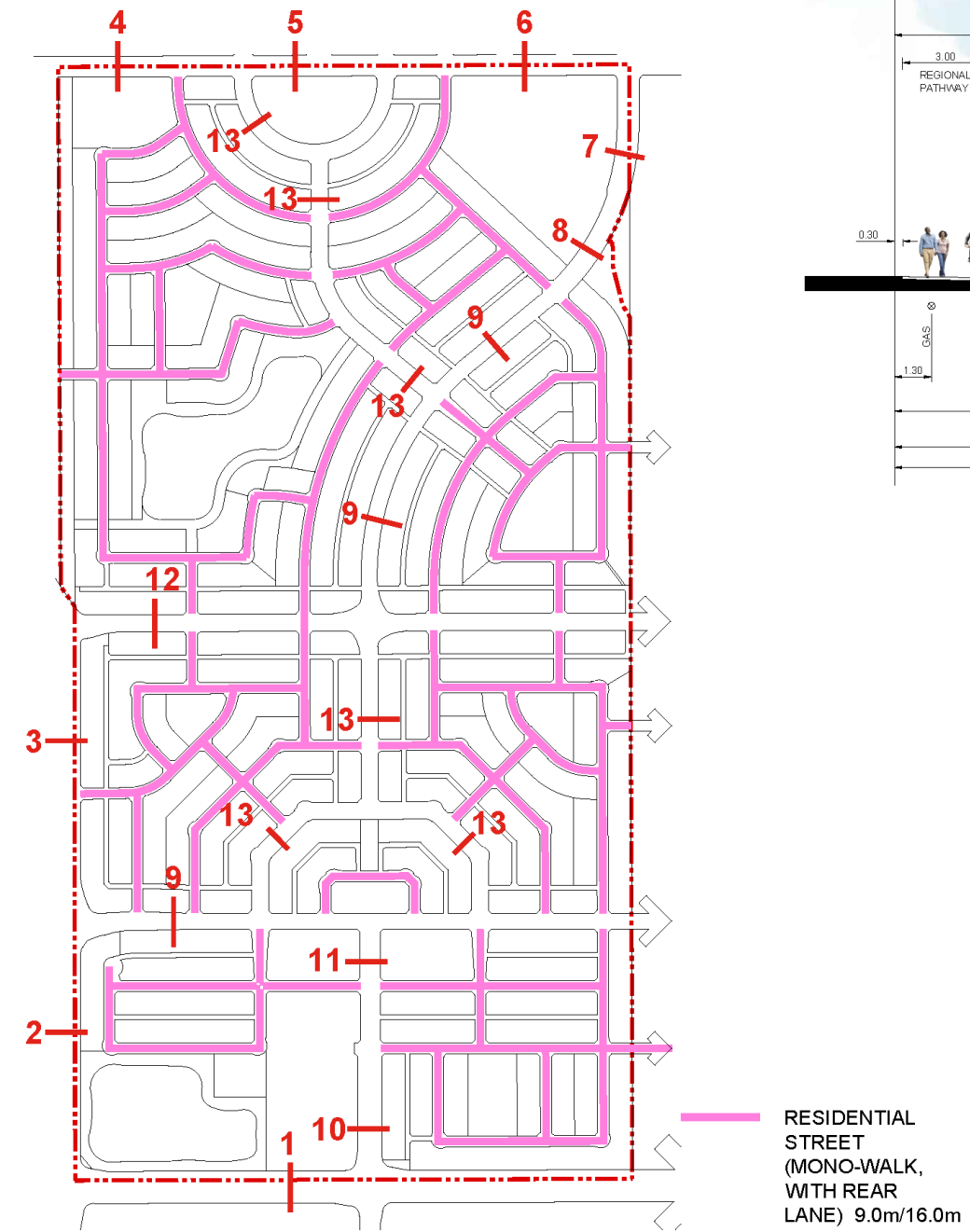
LAND USE STATISTICS				
			hectares	acres
	S-FUD TO R-G		74.7	184.5
	S-FUD TO R-1N		6.0	14.8
	S-FUD TO R-Gm		14.4	35.6
	S-FUD TO MU-1f2.0d154h16		3.0	7.4
	S-FUD TO M-2		1.8	4.4
	S-FUD TO C-C2f0.5h10		4.3	10.6
	S-FUD TO S-R		0.1	0.2
	S-FUD TO S-SPR		16.3	40.3
	S-FUD TO S-CRI		9.9	24.5
Total Area			130.5	322.4



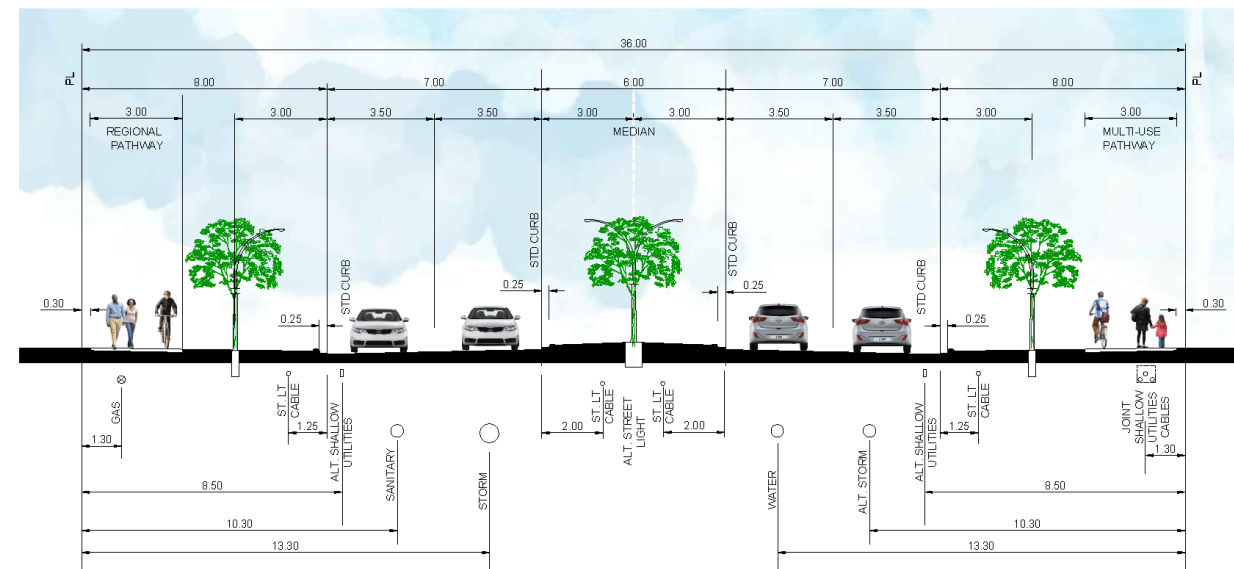
RANGEVIEW
Genstar Lands
LOC2018-0088
Land Use Redesignation

Proposed Outline Plan

Cross-Section Key map:



1 212 AVE SE
MODIFIED ARTERIAL 2X10.5m/46.5m
WIDENED MEDIAN (+0.5 m) • REGIONAL PATHWAY (NORTH SIDE) • MULTI-USE PATHWAY (SOUTH SIDE)

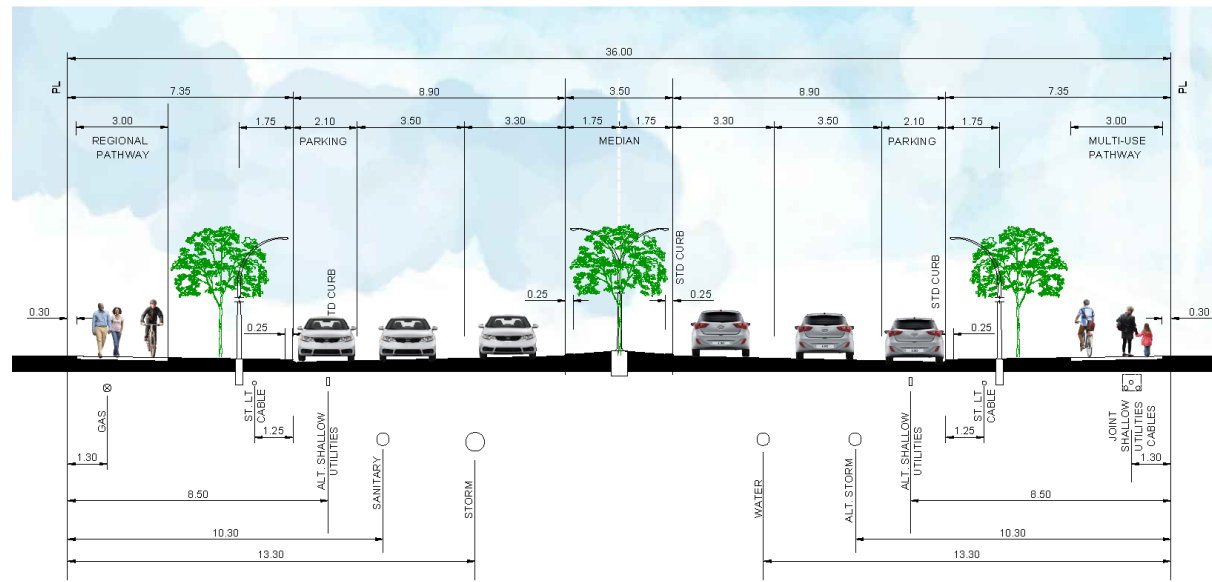


2 52 STREET SE (212 AVENUE SE TO 206 AVENUE SE)
ARTERIAL 2X7.0m/36.0m

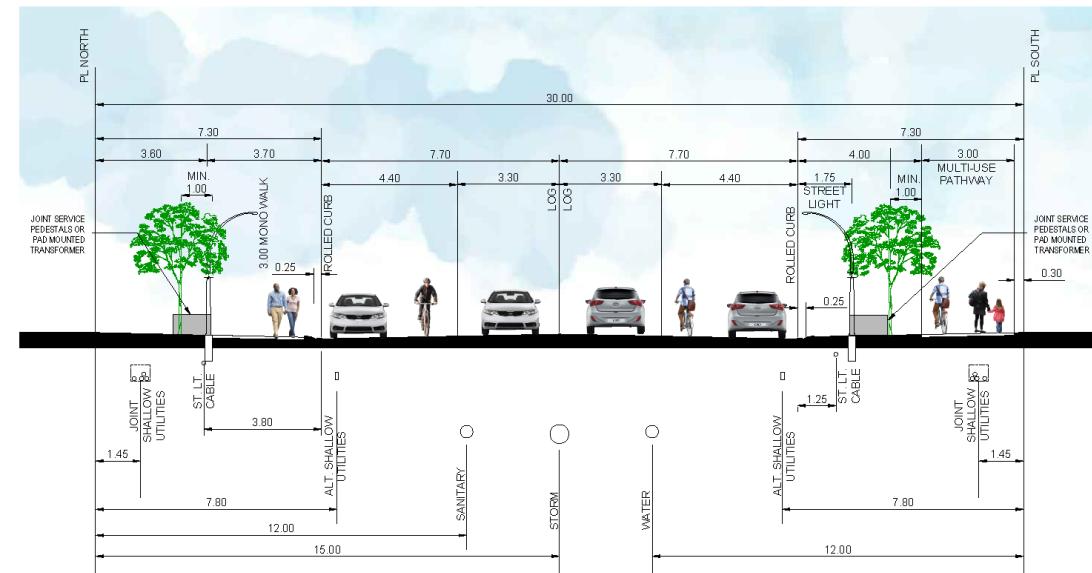


RANGEVIEW
Genstar Lands
LOC2018-0088
Street Cross Sections (Cont'd)

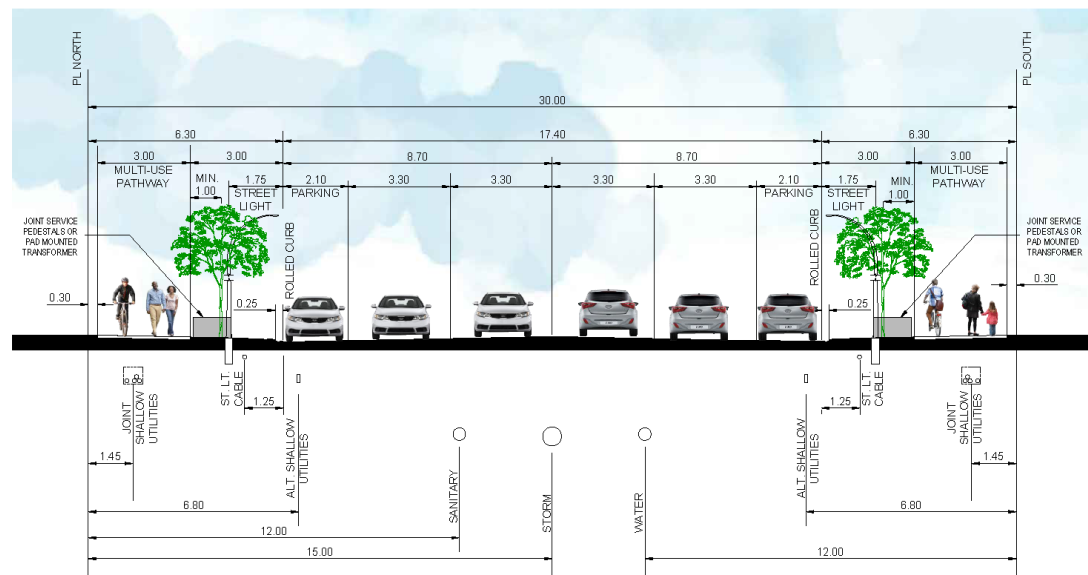
Proposed Outline Plan



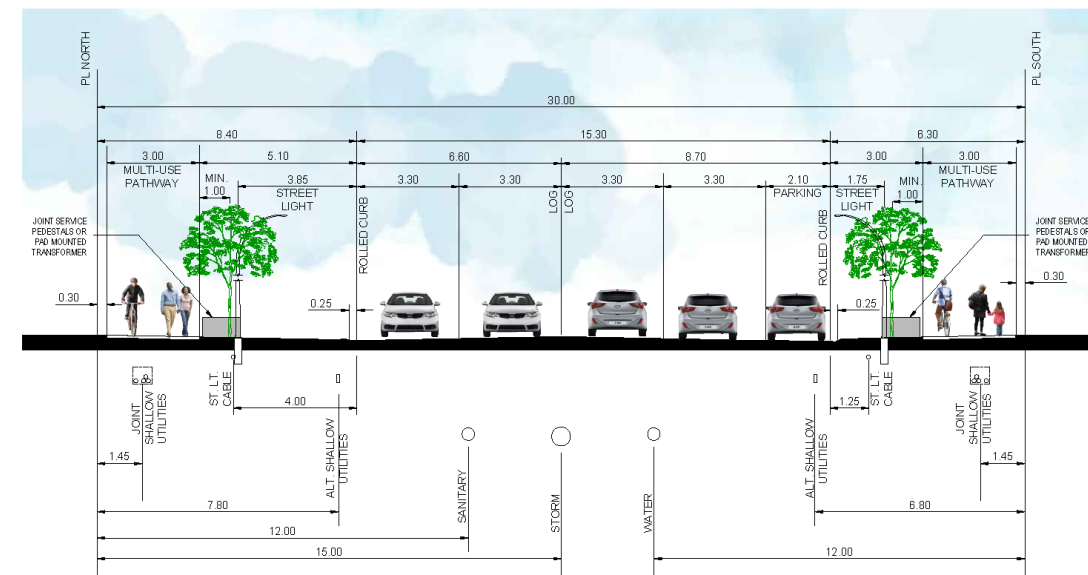
3 **52 STREET SE (206 AVENUE SE TO 202 AVENUE SE)**
MODIFIED URBAN BOULEVARD 2X8.9m/36.0m
 OFF-STREET BIKE LANES • WIDENED OUTSIDE TRAVEL LANE (3.5m) • BLVD SPACE (7.35m) • REGIONAL & MULTI-USE PATHWAYS



4 **RANGEVIEW AVENUE SE (WEST OF BARTLETT STREET)**
MODIFIED NEIGHBOURHOOD BOULEVARD 15.4m/30.0m
 MULTI-USE PATHWAY • 2 DRIVE AISLES
 * Previously approved under Section23 LOC2017-0345



5 **RANGEVIEW AVENUE SE (BARTLETT STREET TO SUGARSNAP GREEN)**
NEIGHBOURHOOD BOULEVARD 17.4m/30.0m
 * Previously approved under Section23 LOC2017-0345

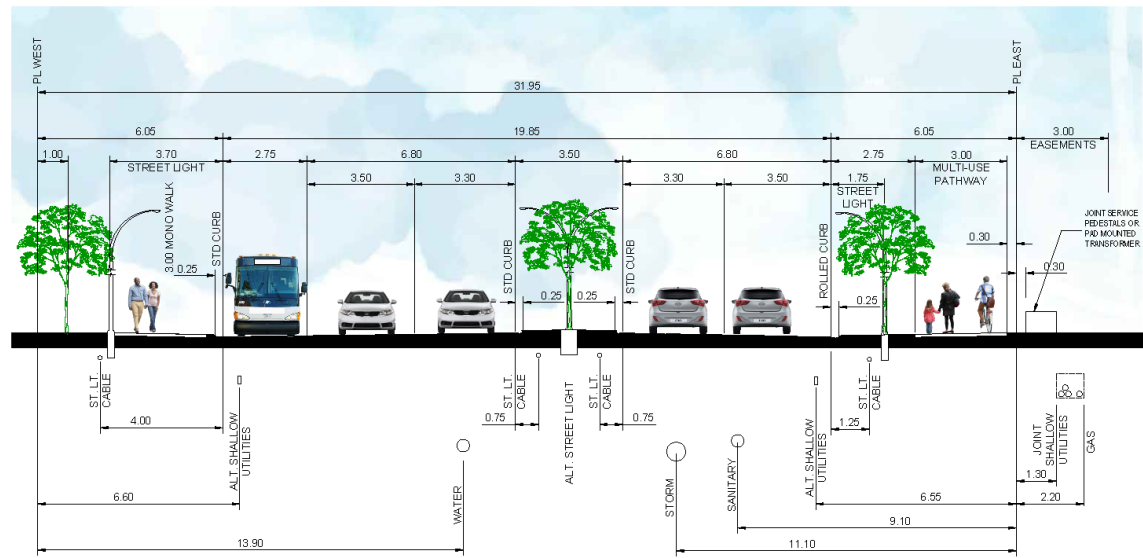


6 **RANGEVIEW AVENUE SE (SUGARSNAP GREEN TO HEIRLOOM DRIVE)**
MODIFIED NEIGHBOURHOOD BOULEVARD 15.3m/30.0m
 ALTERNATE BASE (4 LANES) • NO PARKING (NORTH SIDE) • WIDENED BOULEVARD
 * Previously approved under Section23 LOC2017-0345

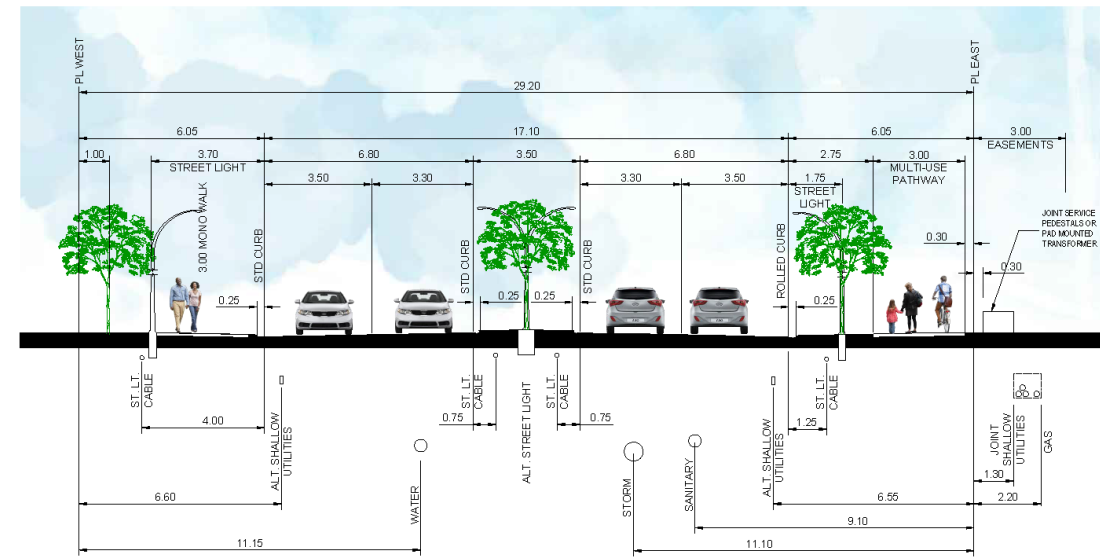


**RANGEVIEW
Genstar Lands**
 LOC2018-0088
Street Cross Sections (Cont'd)

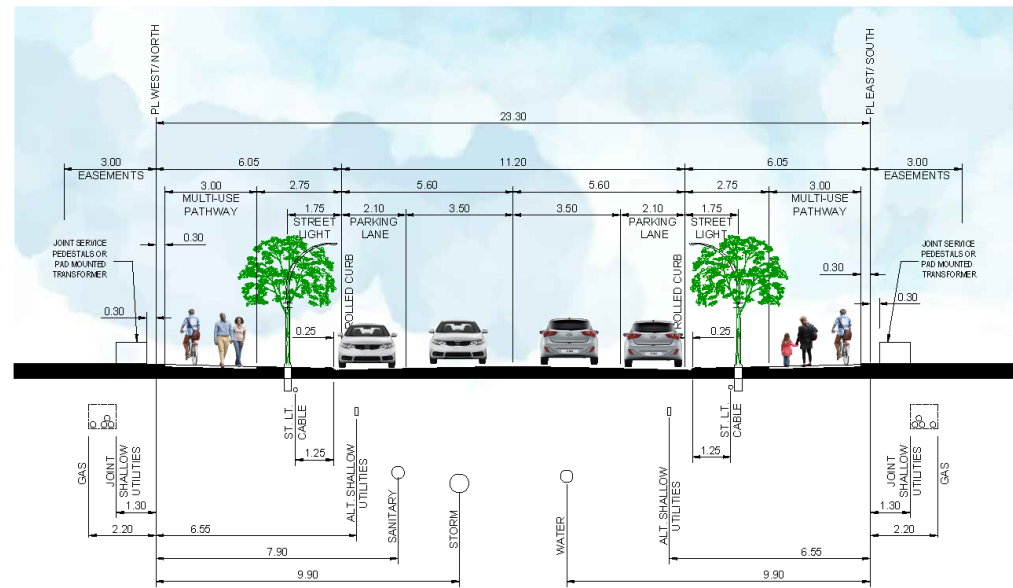
Proposed Outline Plan



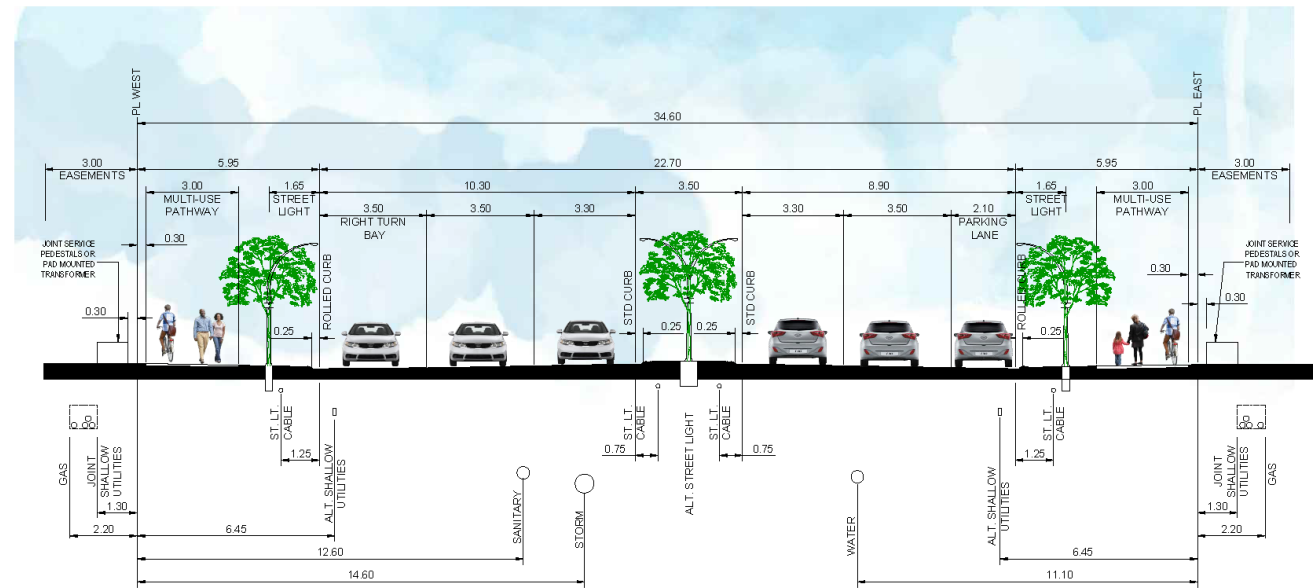
7 RANGEVIEW STREET SE (BUS LAY-BY BESIDE JUS)
CUSTOM PRIMARY COLLECTOR STREET 9.55m, 6.8m/31.95m
ALTERNATE BASE (4 LANES) • BUS LAY-BY • MONOWALK (WEST SIDE) • MULTI-USE PATHWAY (EAST SIDE)



8 RANGEVIEW STREET SE (NORTH OF RANGEVIEW WAY SE)
MODIFIED PRIMARY COLLECTOR STREET 2X6.8m/29.2m
ALTERNATE BASE (4 LANES) • MONOWALK (WEST SIDE) • MULTI-USE PATHWAY (EAST SIDE)



9 RANGEVIEW STREET (RAVEN VIEW SE TO 202 AVE) & 206 AVENUE SE
MODIFIED PRIMARY COLLECTOR STREET 11.2m/23.3m
PARKING LANE (BOTH SIDE) • MULTI-USE PATHWAY (BOTH SIDE)

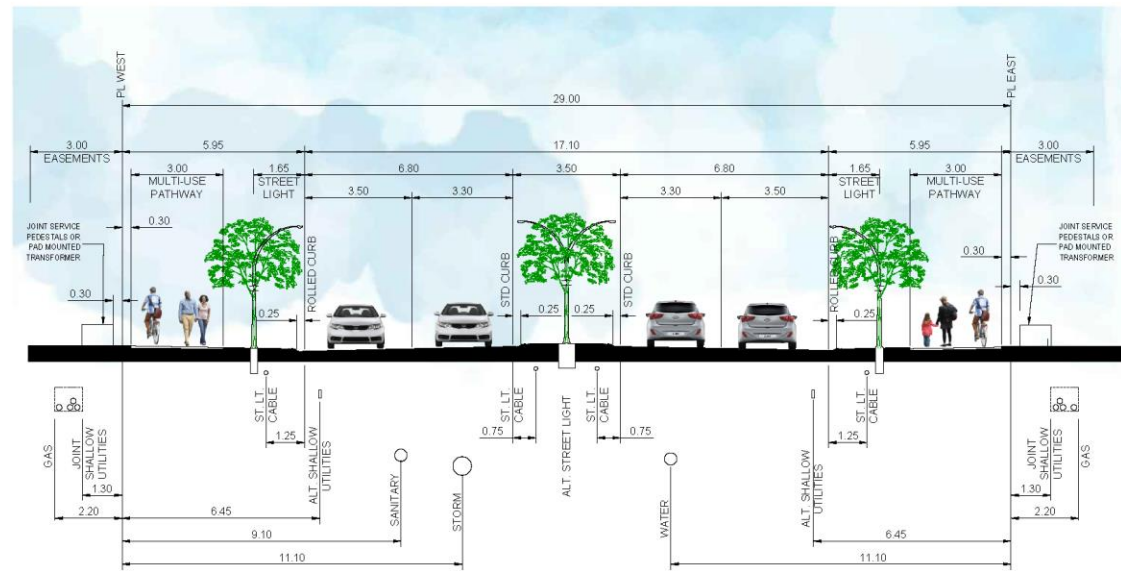


10 RANGEVIEW STREET SE (SOUTH OF SPARROW GROVE SE)
MODIFIED PRIMARY COLLECTOR STREET 10.3m, 8.9m/34.6m
ALTERNATE BASE (4 LANES) • RIGHT TURN BAY • PARKING LANE • MULTI-USE PATHWAY (BOTH SIDE)

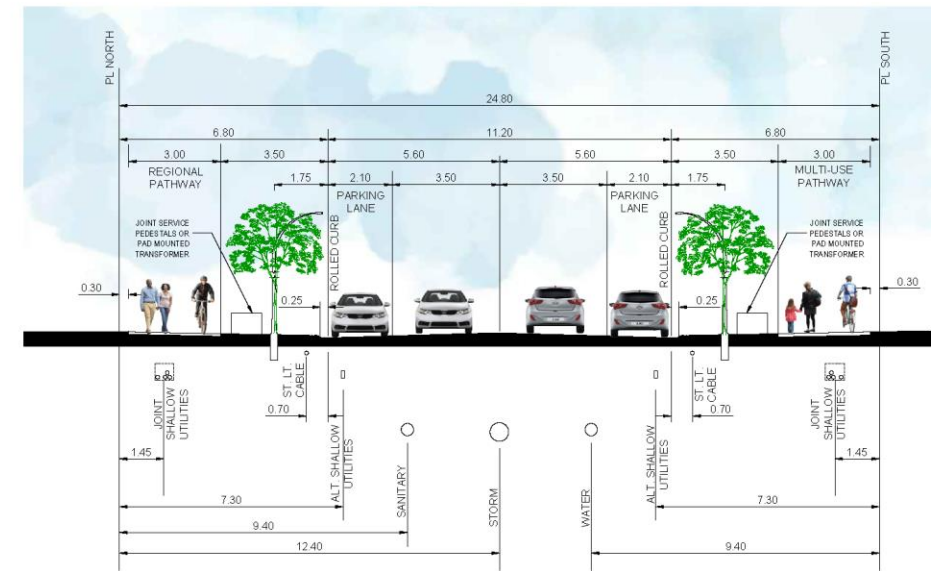


RANGEVIEW
Genstar Lands
LOC2018-0088
Street Cross Sections (Cont'd)

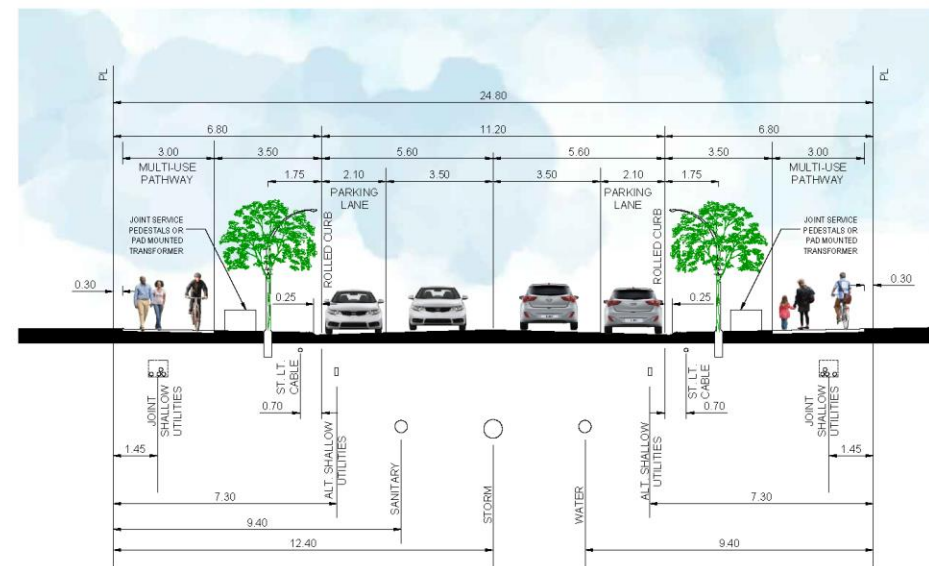
Proposed Outline Plan



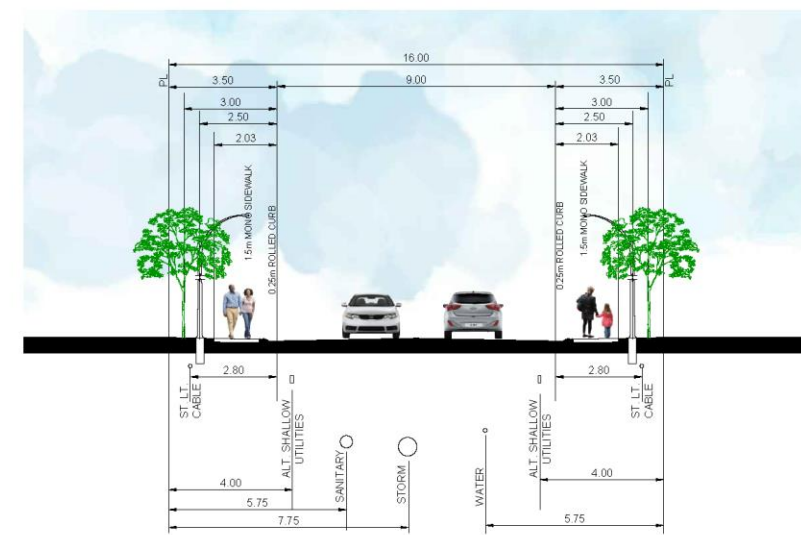
11 RANGEVIEW STREET SE (206 AVE TO SPARROW GROVE SE)
MODIFIED PRIMARY COLLECTOR STREET 2x6.8m/29.0m
ALTERNATE BASE (4 LANES) • MULTI-USE PATHWAY (BOTH SIDE)



12 202 AVENUE SE
MODIFIED ACTIVITY CENTRE 11.2m/24.8m
BUS ROUTE • REGIONAL PATHWAY (NORTH SIDE) • MULTI-USE PATHWAY (SOUTH SIDE) • WIDENED BOULEVARD



13 RANGEVIEW WAY SE, RANGEVIEW GREEN SE, RANGEVIEW STREET SE (SOUTH OF 202 AVENUE) & HUMMINGBIRD ROW / BLACKBIRD PARADE SE
MODIFIED ACTIVITY CENTRE 11.2m/24.8m
BUS ROUTE • MULTI-USE PATHWAYS • WIDENED BOULEVARD



14 RESIDENTIAL STREET (MONO-WALK) 9.0m/16.0m



RANGEVIEW
Genstar Lands
LOC2018-0088
Street Cross Sections (Cont'd)