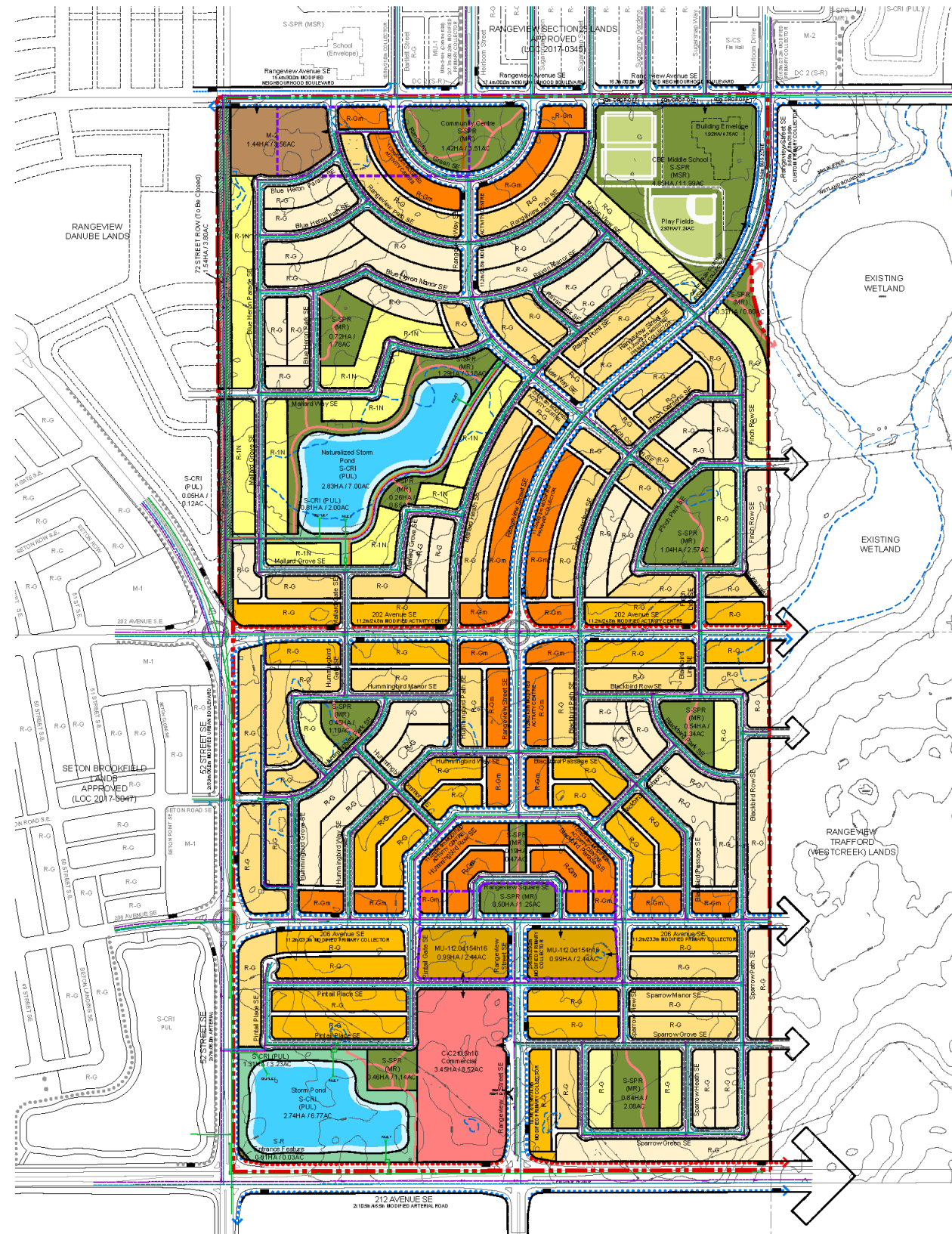


Proposed Outline Plan



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 - 9<sup>th</sup> Ave SW  
| Calgary, Alberta | T2P 1K3 | [bapg.ca](http://bapg.ca)  
t: 403 269 4733 f: 403 262 4480

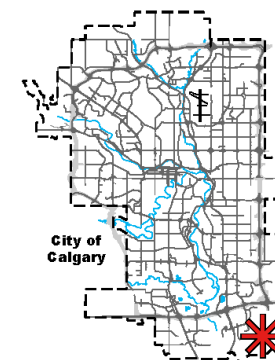
file description: \_\_\_\_\_

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**

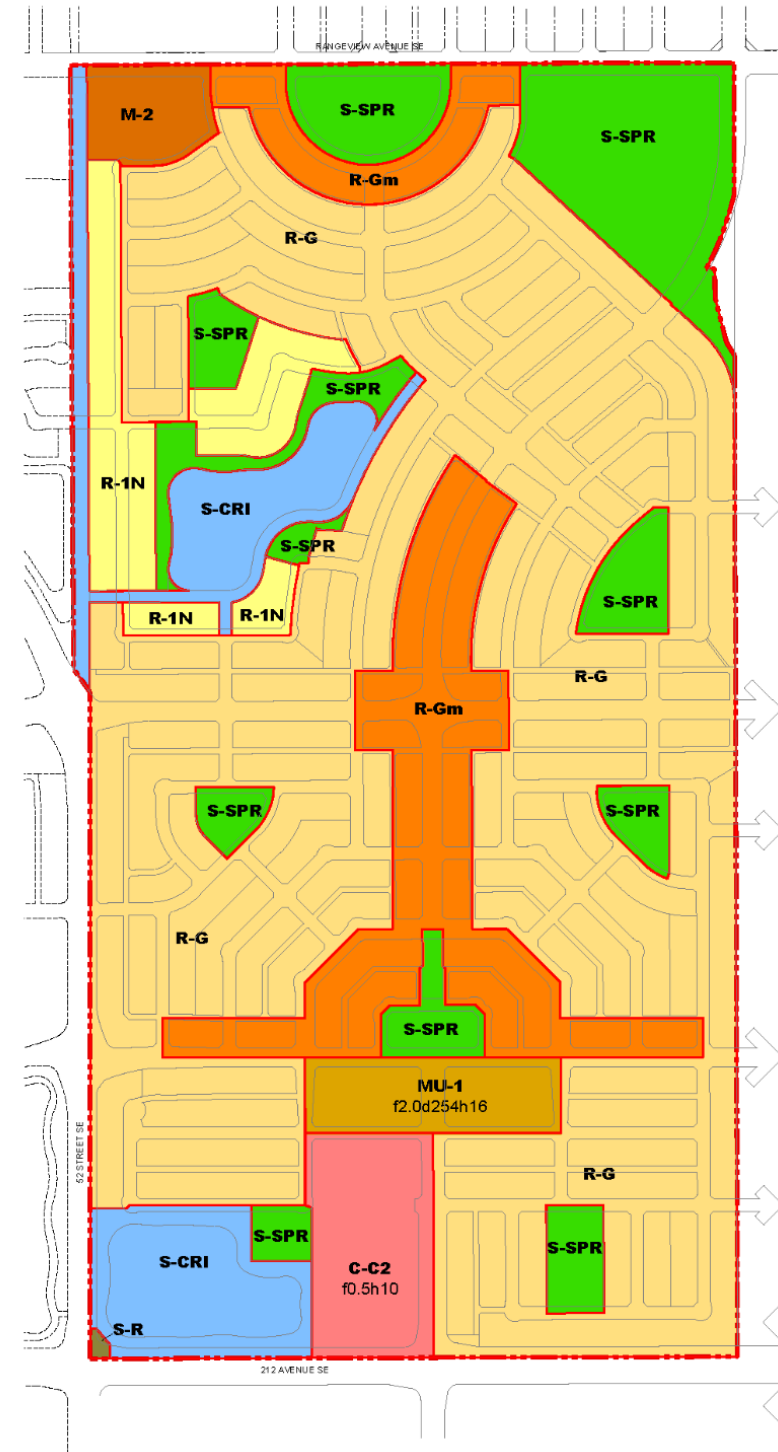
exhibit no.: \_\_\_\_\_

**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)		
<b>TOTAL Area</b>			130.48	322.42		
Genstar Ownership			128.94	318.62		
City of Calgary Ownership-72 Street ROW Road Closure Area			1.54	3.80		
<b>GROSS DEVELOPABLE AREA (GDA)</b>			128.94	318.62		100.0%
<b>RESIDENTIAL</b>			67.67	167.22		52.5%
<b>Low Density</b>			64.25	158.78		49.8%
<b>R-1N Low Density Residential - Conventional Front Drive</b>						
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	
<b>R-G Low Density Residential - Conventional Front Drive</b>						
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	
<b>R-G Low Density Residential - Conventional Front Drive</b>						
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	
<b>R-G Low Density Residential - Conventional Landed Single Detached</b>						
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	
<b>R-G Low Density Residential - Semi-detached</b>						
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	
<b>R-Gm Low Density Residential - Street Towns</b>						
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				
<b>Multi-Family</b>			3.42	8.44		2.6%
<b>MU-1 f2.0d125h16 Multi-Residential - Medium Profile District</b>						
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	
<b>M-2 Multi-Residential - Medium Profile District</b>						
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	
<b>C-C2 f0.5h10 Commercial</b>			3.45	8.52		2.7%
<b>Total Number of Units</b>						
Total Anticipated Number of Units					2835 units	
Total Maximum Number of Units					3765 units	
<b>DENSITY</b>						
Anticipated Density					22.0 upha	8.9 upa
Maximum Density					29.2 upha	11.8 upa
<b>MUNICIPAL RESERVE</b>			12.89	31.86		10.0%
<b>S-SPR Special Purpose - School, Park and Community Reserve District</b>			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		
<b>SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)</b>			7.74	19.12		
Stormwater Pond (PUL) & Easement Area			7.74	19.12		6.0%
<b>SPECIAL PURPOSE - LANDSCAPED AREAS</b>			1.48	3.65		
Road Closure Area (S-CRI)*			1.48	3.65		
<b>ROADWAYS AND LANES</b>			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.



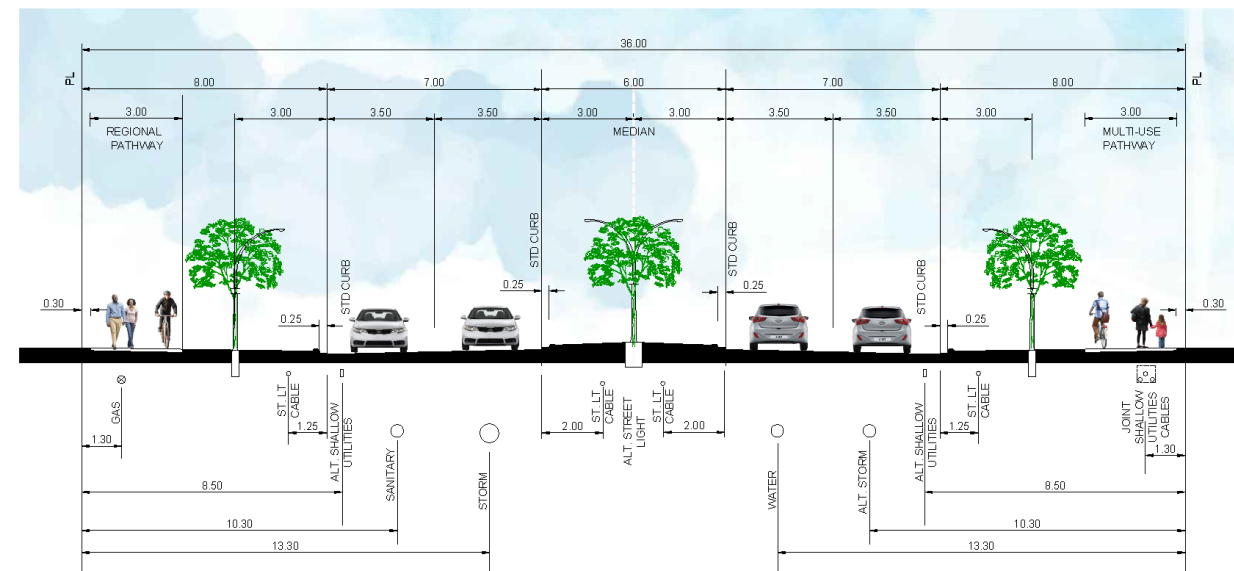
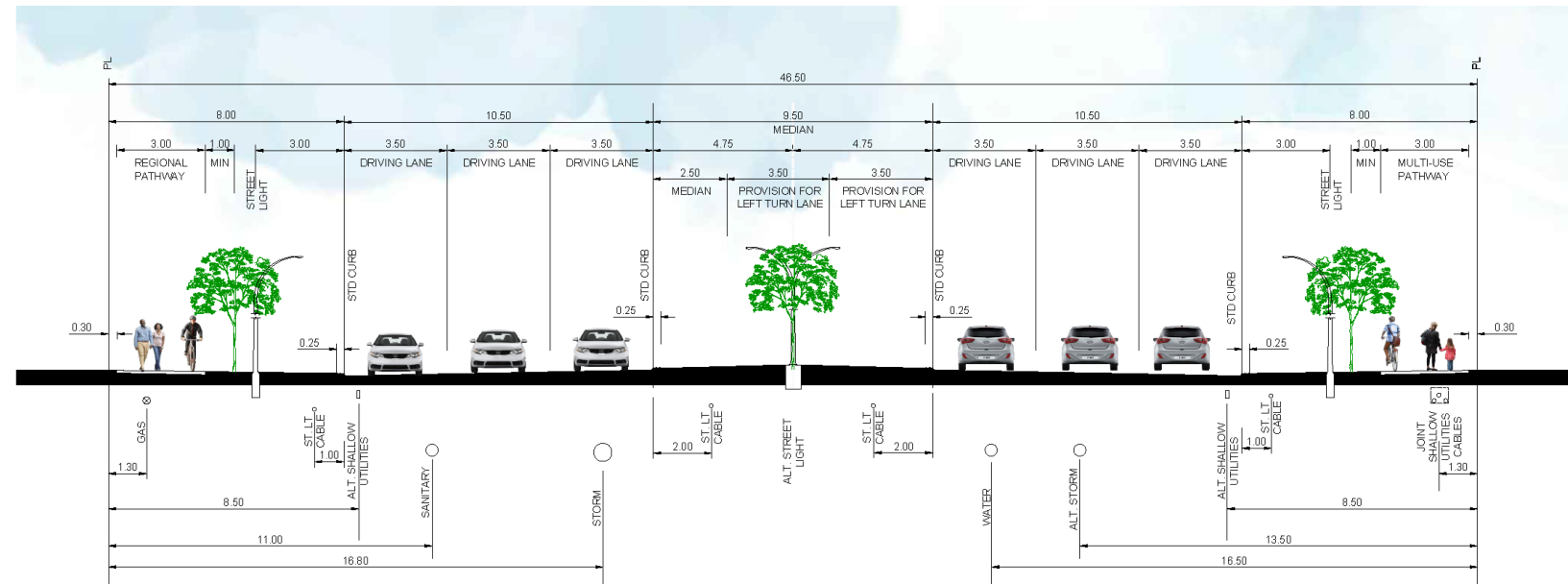
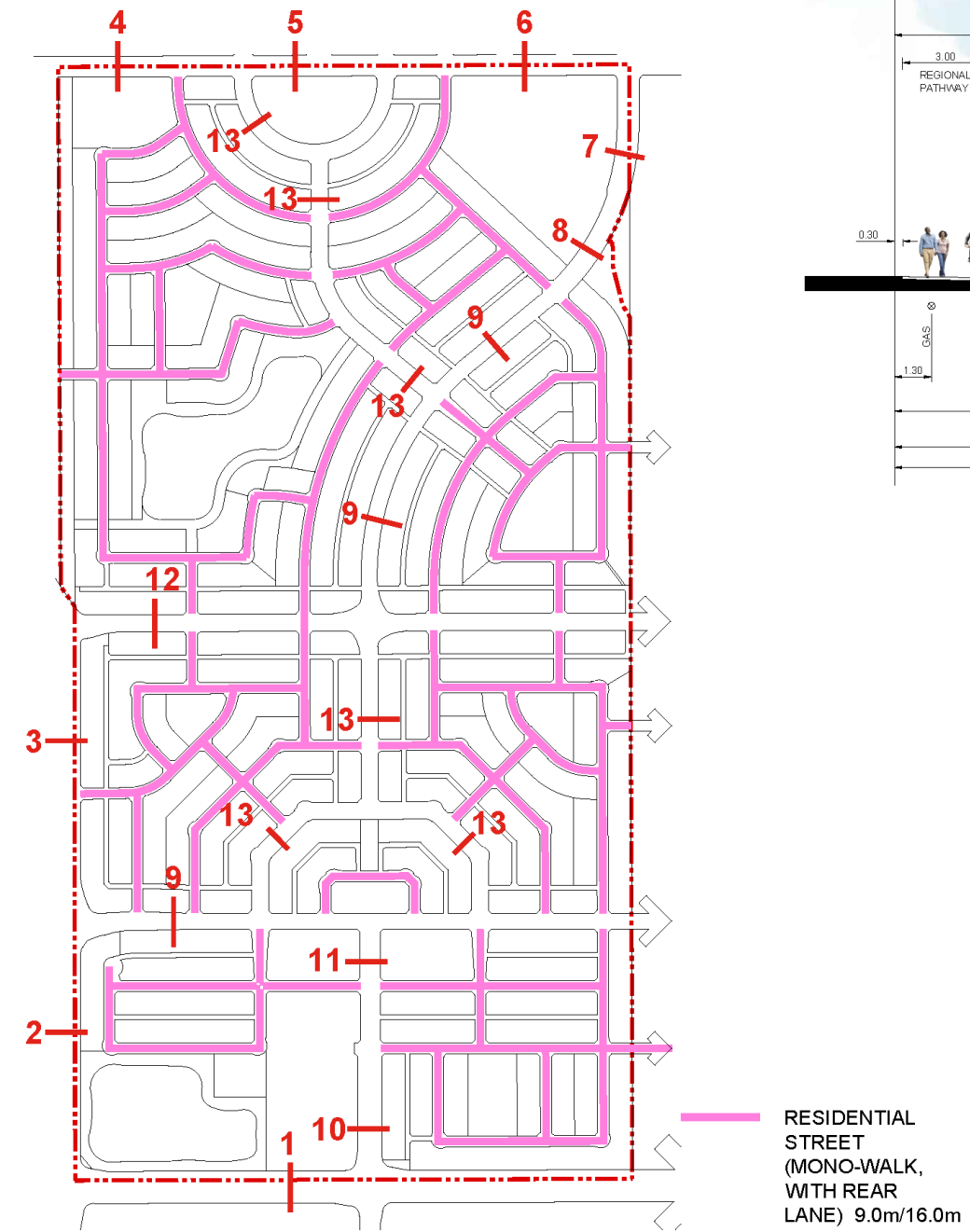
LAND USE STATISTICS				
			hectares	acres
	S-FUD TO R-G		74.7	184.5
	S-FUD TO R-1N		6.0	14.8
	S-FUD TO R-Gm		14.4	35.6
	S-FUD TO MU-1f2.0d154h16		3.0	7.4
	S-FUD TO M-2		1.8	4.4
	S-FUD TO C-C2f0.5h10		4.3	10.6
	S-FUD TO S-R		0.1	0.2
	S-FUD TO S-SPR		16.3	40.3
	S-FUD TO S-CRI		9.9	24.5
<b>Total Area</b>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



RANGEVIEW  
Genstar Lands  
LOC2018-0088  
Land Use Redesignation

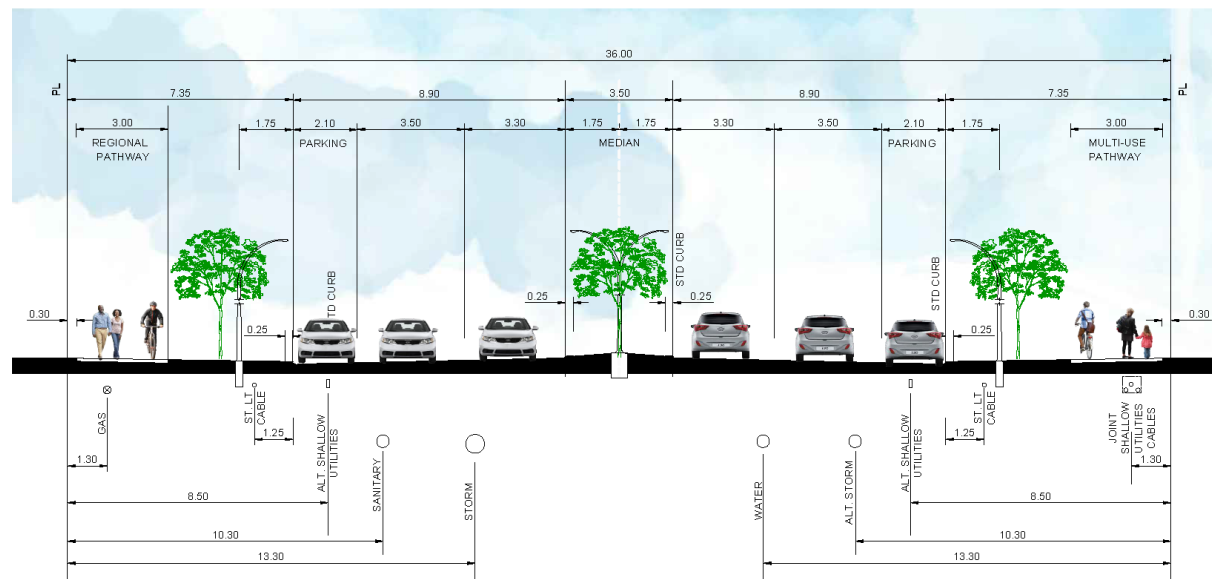
Proposed Outline Plan

Cross-Section Key map:

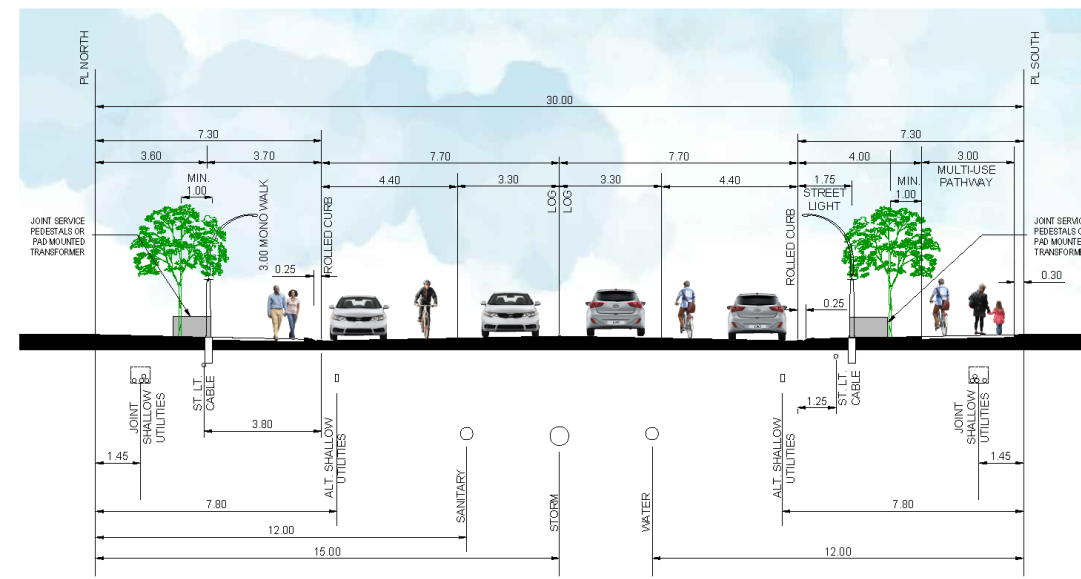


RANGEVIEW  
Genstar Lands  
LOC2018-0088  
Street Cross Sections (Cont'd)

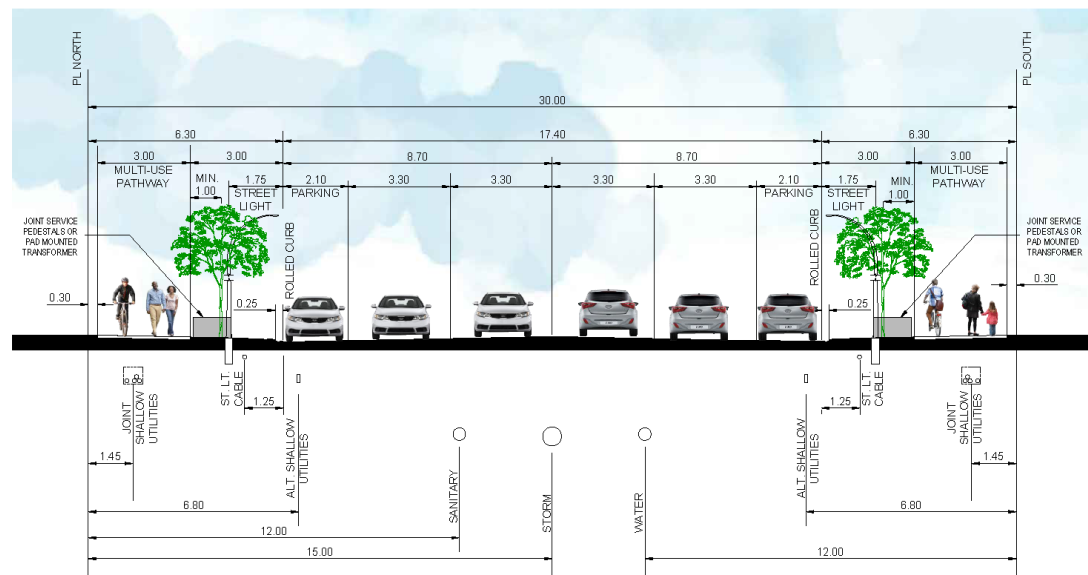
Proposed Outline Plan



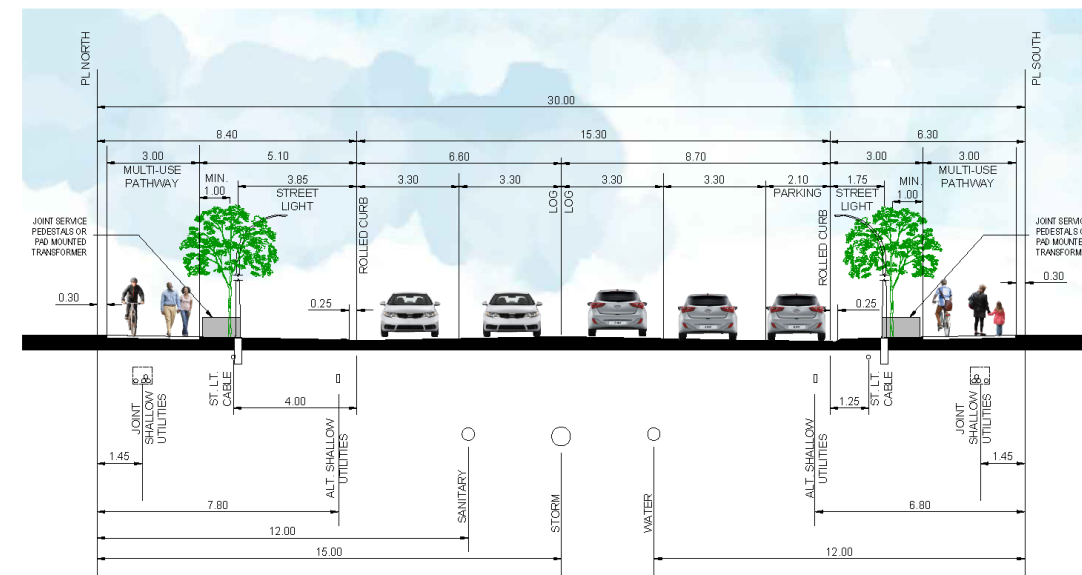
**3** **52 STREET SE (206 AVENUE SE TO 202 AVENUE SE)**  
**MODIFIED URBAN BOULEVARD 2X8.9m/36.0m**  
 OFF-STREET BIKE LANES • WIDENED OUTSIDE TRAVEL LANE (3.5m) • BLVD SPACE (7.35m) • REGIONAL & MULTI-USE PATHWAYS



**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

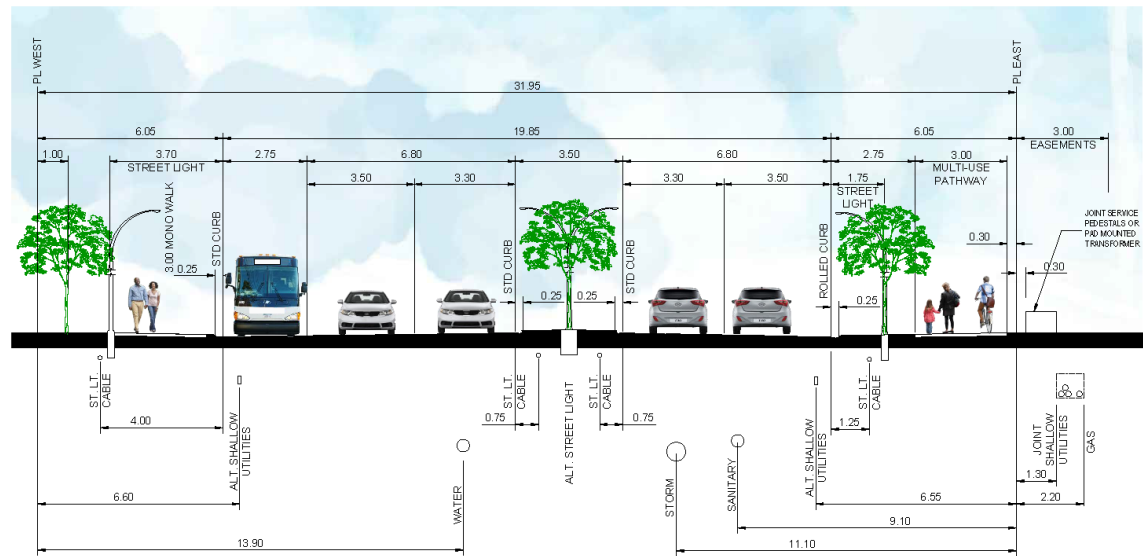


**6** **RANGEVIEW AVENUE SE (SUGARSNAP GREEN TO HEIRLOOM DRIVE)**  
**MODIFIED NEIGHBOURHOOD BOULEVARD 15.3m/30.0m**  
 ALTERNATE BASE (4 LANES) • NO PARKING (NORTH SIDE) • WIDENED BOULEVARD  
 \* Previously approved under Section23 LOC2017-0345

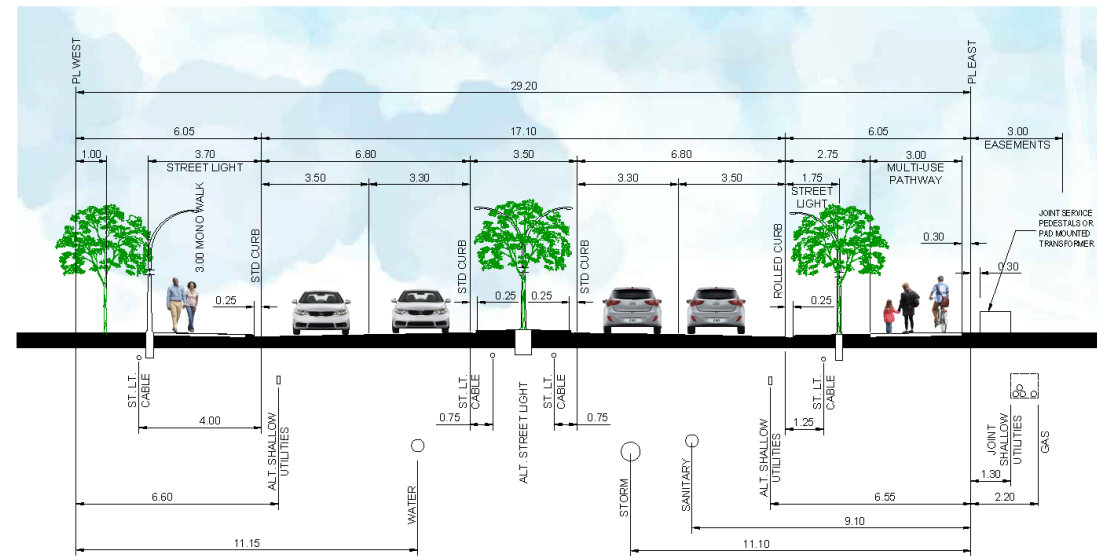


RANGEVIEW  
 Genstar Lands  
 LOC2018-0088  
 Street Cross Sections (Cont'd)

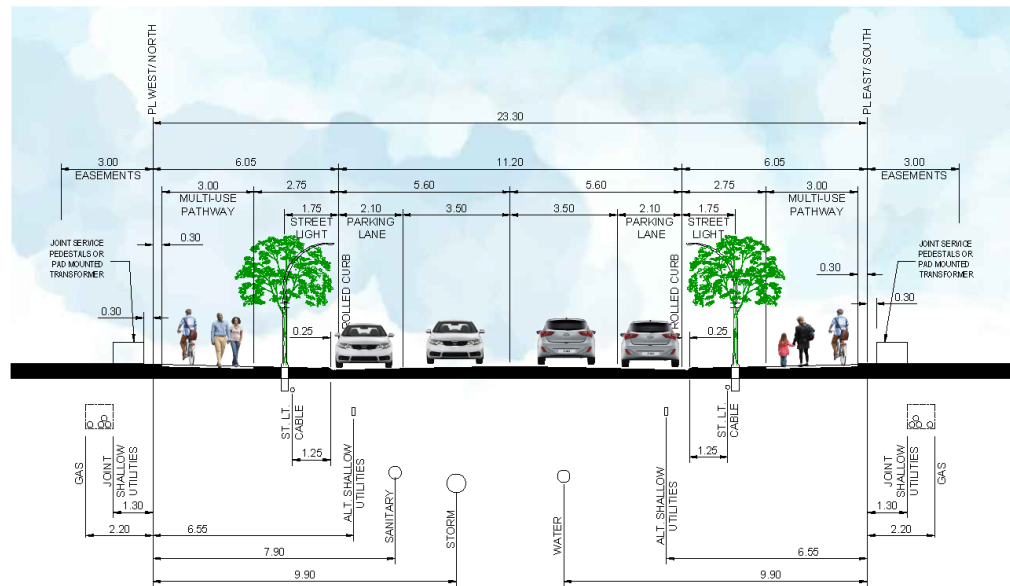
Proposed Outline Plan



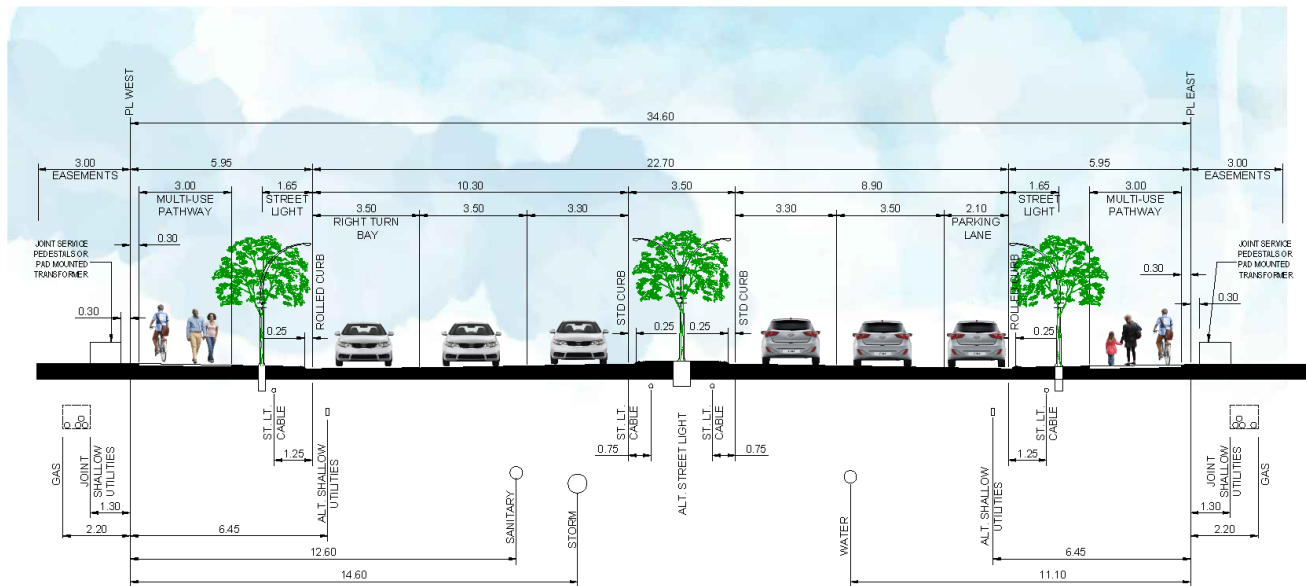
**7** RANGEVIEW STREET SE (BUS LAY-BY BESIDE JUS)  
CUSTOM PRIMARY COLLECTOR STREET 9.55m, 6.8m/31.95m  
ALTERNATE BASE (4 LANES) • BUS LAY-BY • MONOWALK (WEST SIDE) • MULTI-USE PATHWAY (EAST SIDE)



**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)

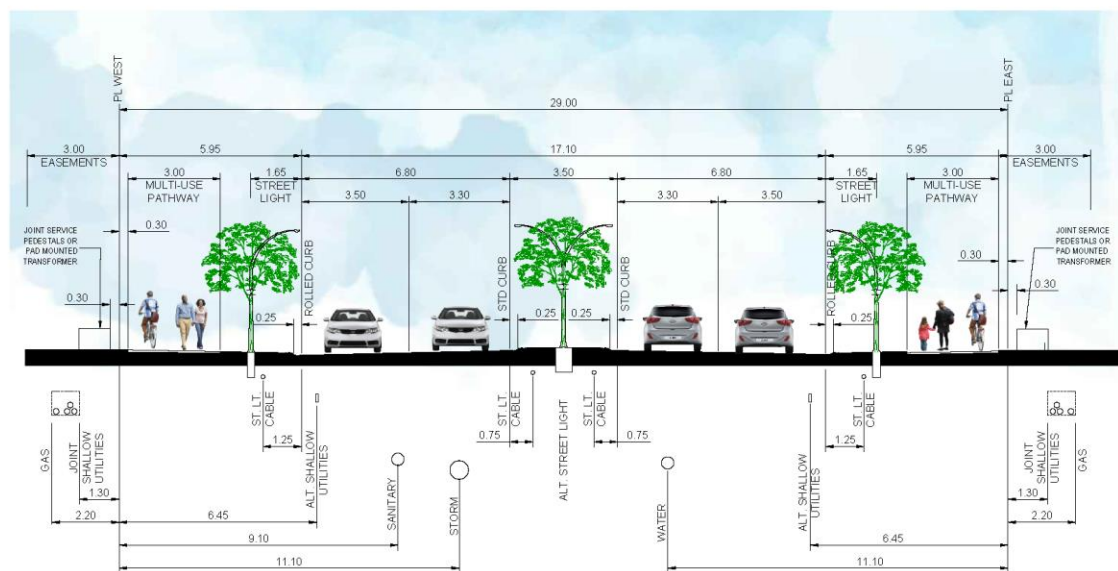


**10** RANGEVIEW STREET SE (SOUTH OF SPARROW GROVE SE)  
MODIFIED PRIMARY COLLECTOR STREET 10.3m, 8.9m/34.6m  
ALTERNATE BASE (4 LANES) • RIGHT TURN BAY • PARKING LANE • MULTI-USE PATHWAY (BOTH SIDE)

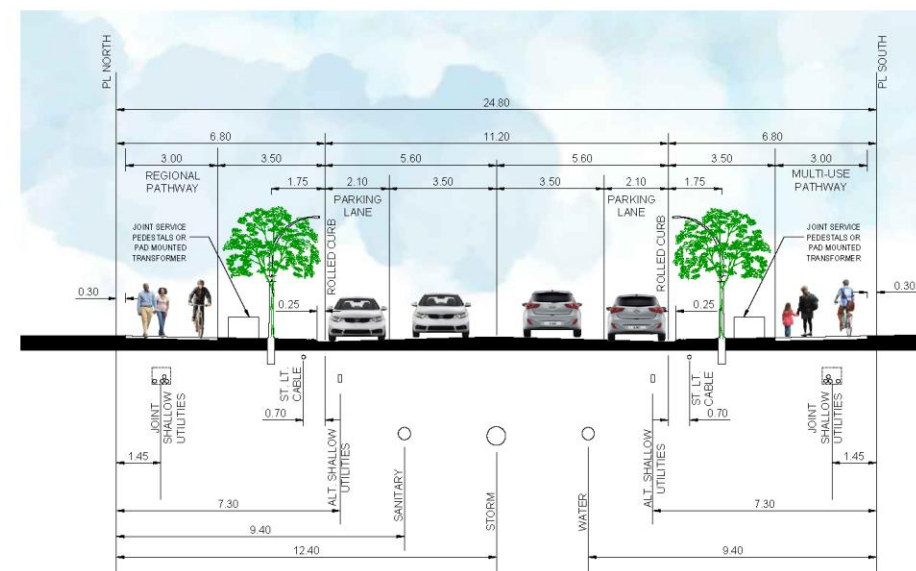


RANGEVIEW  
Genstar Lands  
LOC2018-0088  
Street Cross Sections (Cont'd)

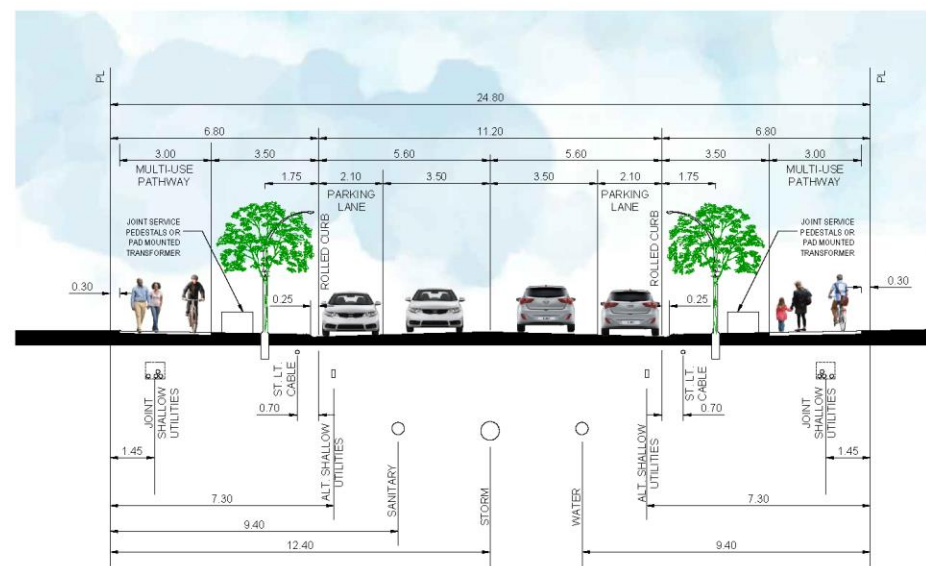
Proposed Outline Plan



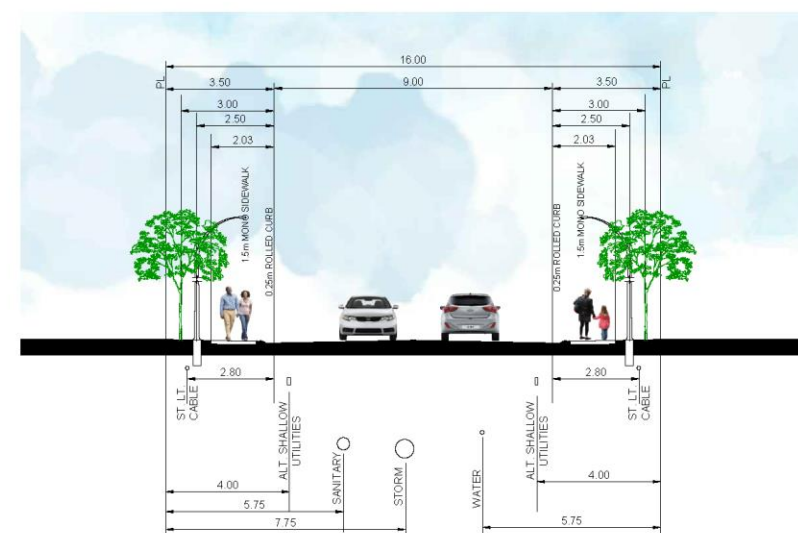
**11** RANGEVIEW STREET SE (206 AVE TO SPARROW GROVE SE)  
MODIFIED PRIMARY COLLECTOR STREET 2x6.8m/29.0m  
ALTERNATE BASE (4 LANES) • MULTI-USE PATHWAY (BOTH SIDE)



**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)