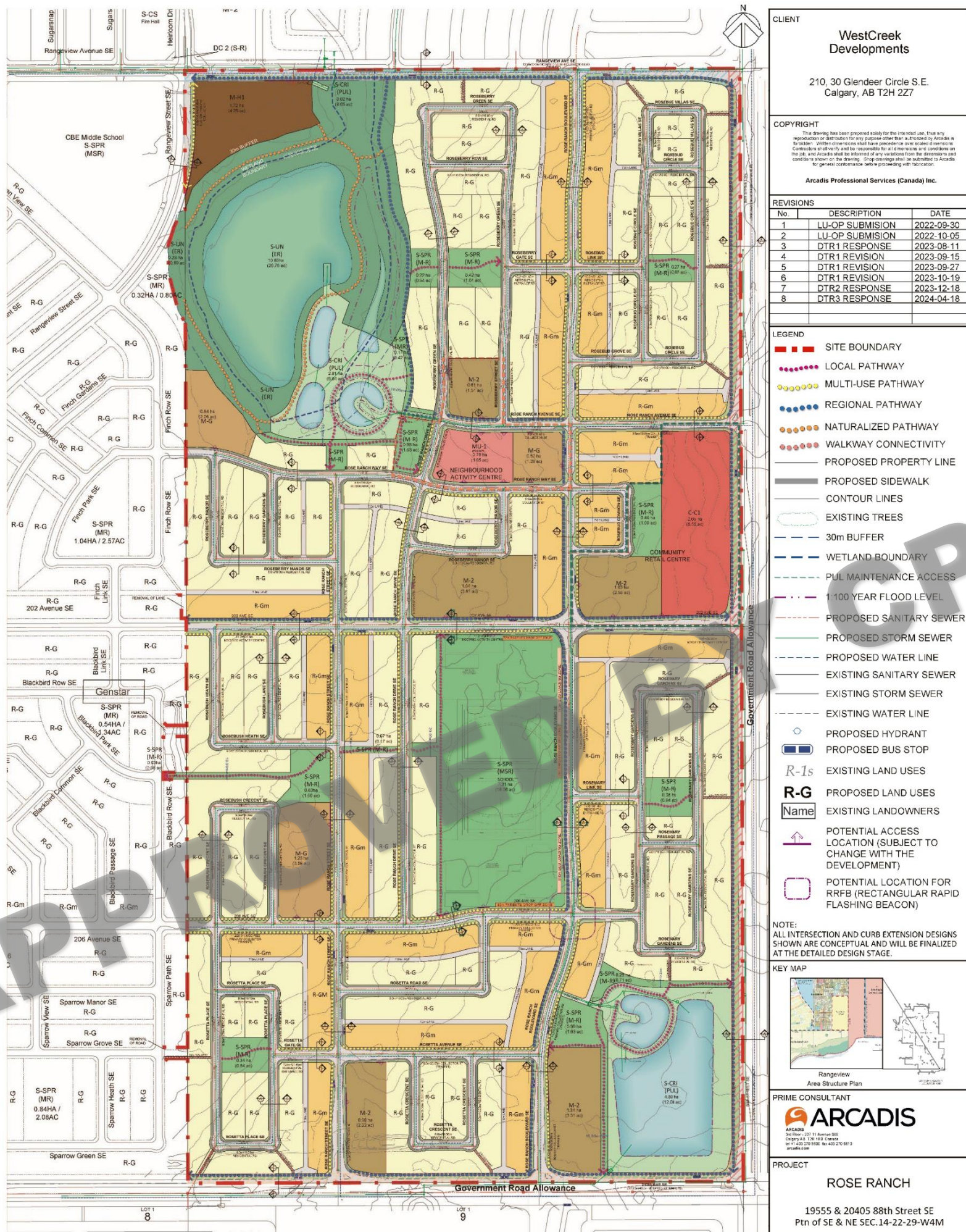


# Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



**CLIENT**  
WestCreek Developments  
210, 30 Glendee Circle S.E.  
Calgary, AB T2H 2Z7

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**Arcadis Professional Services (Canada) Inc.**

REVISIONS		
No.	DESCRIPTION	DATE
1	LU-OP SUBMISSION	2022-09-30
2	LU-OP SUBMISSION	2022-10-05
3	DTR1 RESPONSE	2023-08-11
4	DTR1 REVISION	2023-09-15
5	DTR1 REVISION	2023-09-27
6	DTR1 REVISION	2023-10-19
7	DTR2 RESPONSE	2023-12-18
8	DTR3 RESPONSE	2024-04-18

**LEGEND**

- SITE BOUNDARY
- LOCAL PATHWAY
- MULTI-USE PATHWAY
- REGIONAL PATHWAY
- NATURALIZED PATHWAY
- WALKWAY CONNECTIVITY
- PROPOSED PROPERTY LINE
- PROPOSED SIDEWALK
- CONTOUR LINES
- EXISTING TREES
- 30m BUFFER
- WETLAND BOUNDARY
- PUL MAINTENANCE ACCESS
- 1 100 YEAR FLOOD LEVEL
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED HYDRANT
- PROPOSED BUS STOP
- R-1s EXISTING LAND USES
- R-G PROPOSED LAND USES
- Name EXISTING LANDOWNERS
- POTENTIAL ACCESS LOCATION (SUBJECT TO CHANGE WITH THE DEVELOPMENT)
- POTENTIAL LOCATION FOR RRFB (RECTANGULAR RAPID FLASHING BEACON)

**NOTE:**  
ALL INTERSECTION AND CURB EXTENSION DESIGNS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED AT THE DETAILED DESIGN STAGE.

**KEY MAP**

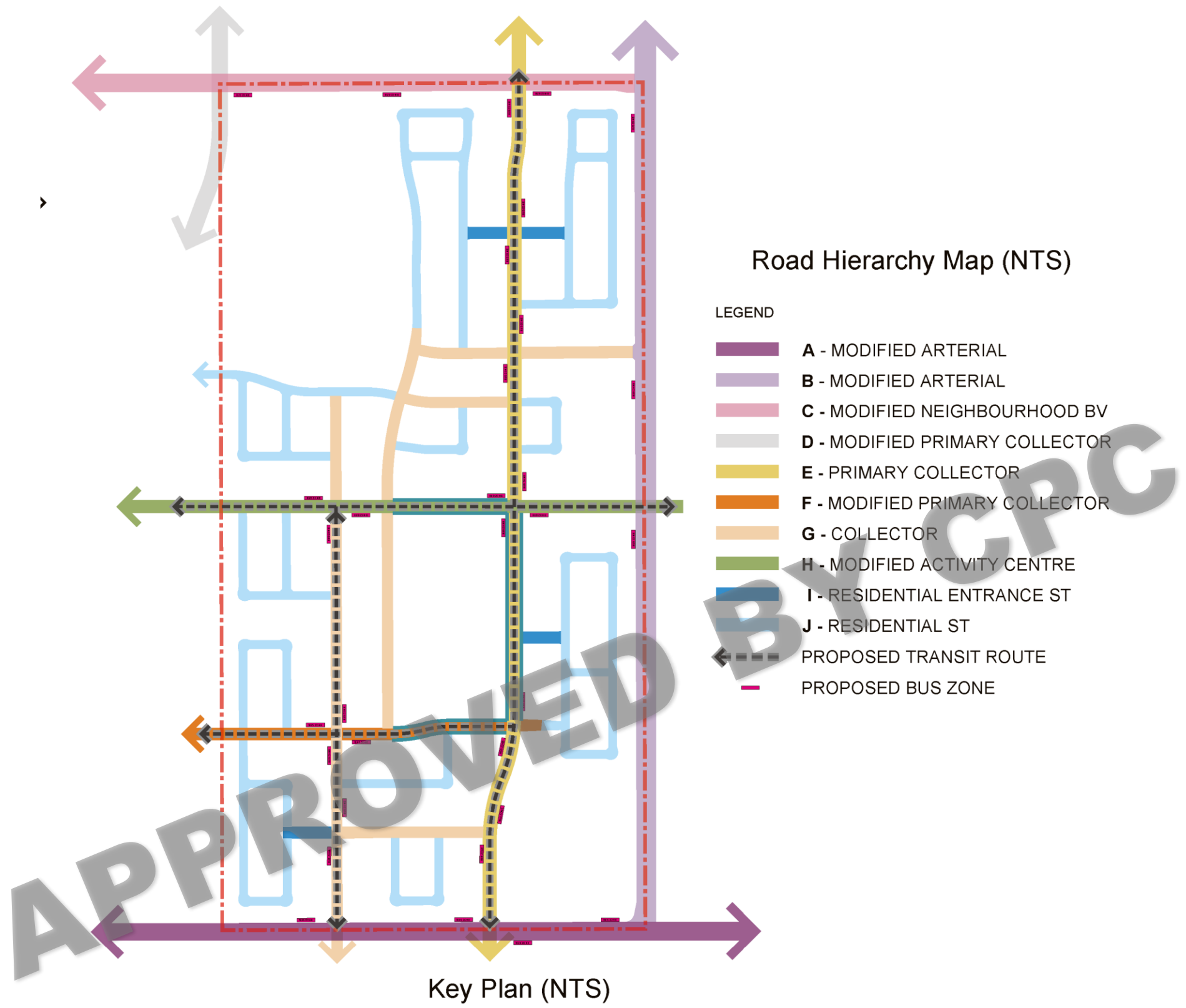
**PRIME CONSULTANT**  
**ARCADIS**  
ARCADIS  
360 Street, 2211 St. James Ave.  
Calgary, AB T2H 1K6 Canada  
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arcadis.com

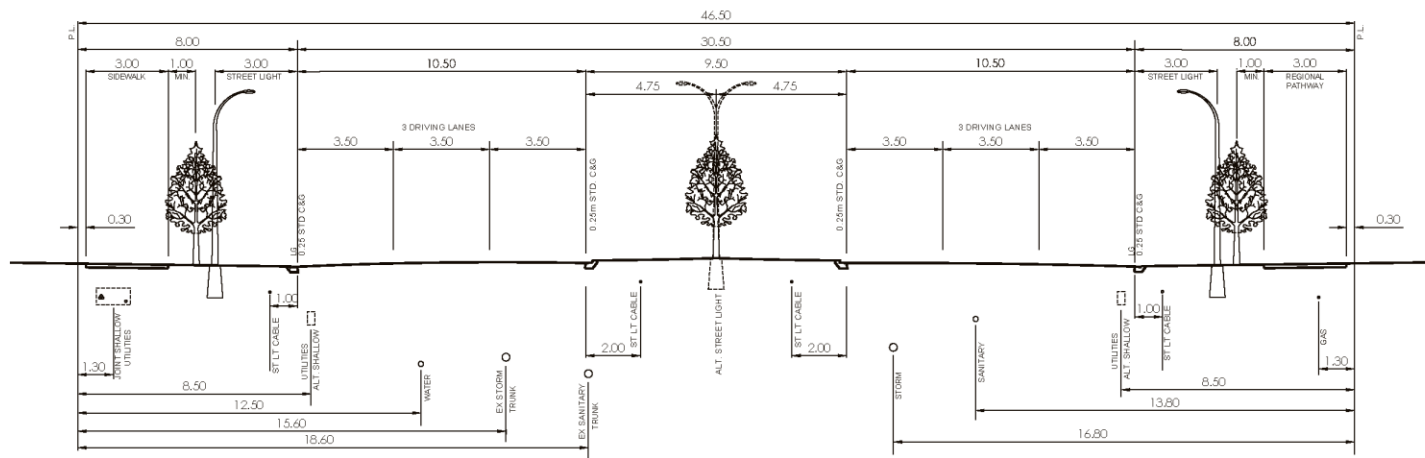
**PROJECT**  
**ROSE RANCH**  
19555 & 20405 88th Street SE  
Ptn of SE & NE SEC.14-22-29-W4M

Outline Plan Statistics:			
Gross Area with Genstar Land:	±129.90 ha	±320.99 ac	
Less Genstar R-G Land:	±0.13 ha	±0.32 ac	
Less Genstar S-SPR Land:	±0.03 ha	±0.08 ac	
Less ER (S-UN) Genstar:	± 0.28 ha	±0.69 ac	
Gross Area Westcreek Land:	±129.46 ha	±319.90 ac	
Less ER (S-UN):	±10.83 ha	±26.76 ac	
<b>Total Net Developable:</b>	<b>±118.63 ha</b>	<b>±293.14 ac</b>	<b>100%</b>
<b>Residential</b>			
R-G	±38.63 ha	±95.46 ac	
R-GM	±14.78 ha	±36.52 ac	
M-G	±2.61 ha	±6.45 ac	
M-2	±5.42 ha	±13.39 ac	
M-H1	±1.72 ha	±4.25 ac	
<b>Total</b>	<b>±63.16 ha</b>	<b>±156.06 ac</b>	<b>53.24%</b>
<b>Commercial</b>			
C-C1	±2.65 ha	±6.55 ac	
MU-1 (R3.0 h24)	±0.79 ha	±1.95 ac	
<b>Total</b>	<b>±3.44 ha</b>	<b>±8.50 ac</b>	<b>2.90%</b>
<b>Park / Open Space</b>			
S-SPR	±11.86 ha	±29.31 ac	10.00%
<b>PUL</b>			
S-CRI	±7.72 ha	±19.08 ac	6.51%
<b>Roads</b>			
ROW Widening (88 St SE)	±2.60 ha	±6.42 ac	
ROW Widening (212 Ave SE)	±1.04 ha	±2.57 ac	
ROW Dedication (Rangeview Ave SE)	±1.24ha	±3.07 ac	
ROW Widening (Rangeview St SE)	±0.20 ha	±0.49 ac	
Internal Roads:	±27.37 ha	±67.63 ac	
<b>Total Roads:</b>	<b>±32.45 ha</b>	<b>±80.19 ac</b>	<b>27.36%</b>
<b>Total</b>	<b>±118.63 ha</b>	<b>±293.14 ac</b>	<b>100%</b>

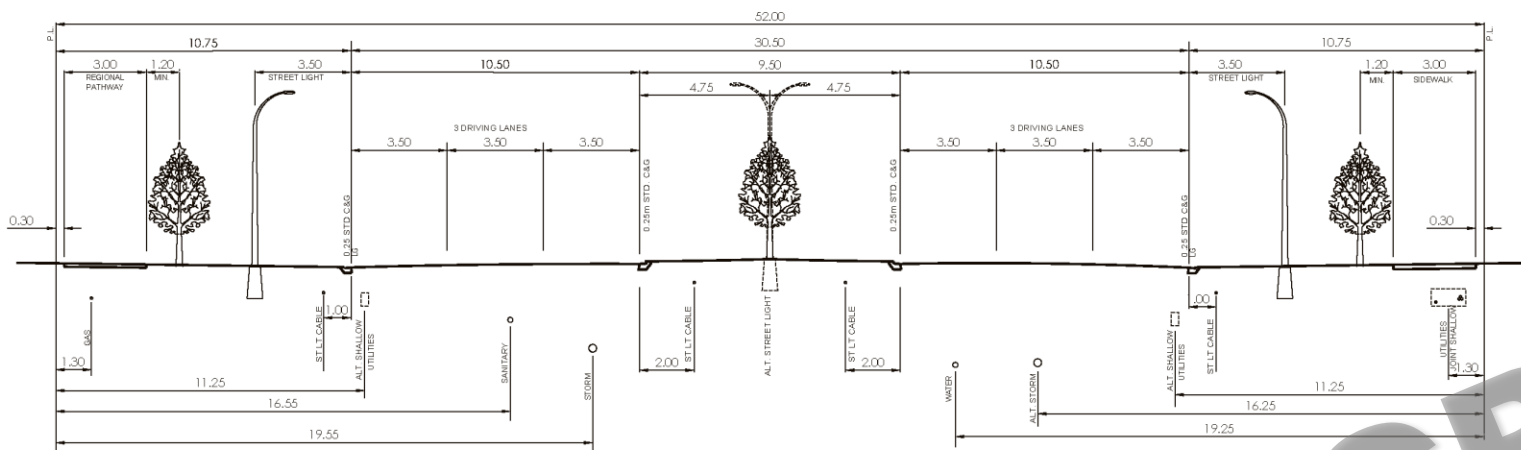
Land Use Statistics:		
<b>Lands to be Redesignated</b>		
S-FUD to R-G	±55.04 ha	±136.01 ac
S-FUD to R-GM	±23.67 ha	±58.49 ac
S-FUD to M-G	±3.37 ha	±8.33 ac
S-FUD to M-2	±7.28 ha	±18.00 ac
S-FUD to M-U1 (R3.0 h24)	±1.12 ha	±2.76 ac
S-FUD to M-H1	±2.19 ha	±5.41 ac
S-FUD to C-C1	±3.41 ha	±8.43 ac
S-FUD to S-UN	±11.32 ha	±27.97 ac
S-FUD to S-SPR	±13.86 ha	±34.25 ac
S-FUD to S-CRI	±8.48 ha	±20.95 ac
R-G (Genstar) to S-SPR	±0.03 ha	±0.08 ac
<b>Total</b>	<b>±129.77 ha</b>	<b>±320.68 ac</b>

Residential Density/Intensity Projections:					
R-G	±38.63 ha (±95.46 ac)	Frontage ±10,951 m (±35,928.3 ft)	Anticipated Density (Avg ±10.363.0m/ 34.0ft): 1,057 Units		
R-GM	±14.78 ha (±36.52 ac)	Frontage ±4,283.8 m (±14,054.4 ft)	Anticipated Density (Avg ±9.144.0m/ 30.0ft): 468 Units		
M-G	±2.61 ha (±6.45 ac)	Frontage (N/A)	Anticipated Density : 142 Units		
M-2	±5.42ha (±13.39 ac)	Frontage (N/A)	Anticipated Density : 938 Units		
M-U1	±0.79 ha (±1.95 ac)	Frontage (N/A)	Anticipated Density : 127 Units		
M-H1	±1.72 ha (±4.25 ac)	Frontage (N/A)	Anticipated Density : 424 Units		
<b>Anticipated Density</b>	$\frac{3156}{±118.63 \text{ ha } (±293.14 \text{ ac})}$		<b>= 26.60 upha (10.77 upa)</b>		
<b>Land Use</b>	<b>Area</b>	<b>Anticipated Units</b>	<b>Occupancy Rate</b>	<b>Anticipated People</b>	
R-G	±38.63 ha	1057	3.40	3593	
R-GM	±14.78 ha	468	3.40	1593	
M-G	±2.61 ha	142	2.85	404	
M-2	±5.42 ha	938	1.85	1734	
M-U1	±0.79 ha	127	1.85	235	
M-H1	±1.72 ha	424	1.85	785	
<b>Total</b>				<b>8344</b>	
<b>Anticipated Residential Intensity</b>	$\frac{8344}{±118.63 \text{ ha } (±293.14 \text{ ac})}$		<b>= 70.34 ppha (28.46 ppa)</b>		
Job Intensity Projections:					
<b>Land Use</b>	<b>Area</b>	<b>Proposed Gross Floor Area</b>		<b>Intensity Assumption /Employee</b>	<b>Jobs</b>
	(ha) (ac)	(m²)	(ft²)	(m²)	(ft²)
Commercial	±3.44 ha ±8.50 ac	9,652.5	103,898.5	32.52	350
Office/Live Work	±1.5 ha ±3.71 ac	1393.5	15,000	18.58	200
<b>Total</b>					<b>372</b>
<b>Anticipated Combined Intensity</b>	$\frac{372+8344}{±118.63 \text{ ha } (±293.14 \text{ ac})}$		<b>= 73.47 jpha (29.73 jpa)</b>		
NAC	Area: 3.20 ha / 7.92 ac	Intensity: +/- 188.7 ppl & Jobs per ha			
CRC	Area: 5.21 ha / 12.88 ac	Intensity: +/- 102.4 ppl & Jobs per ha			

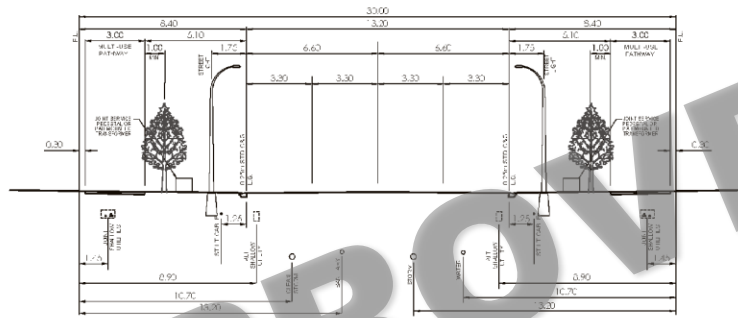




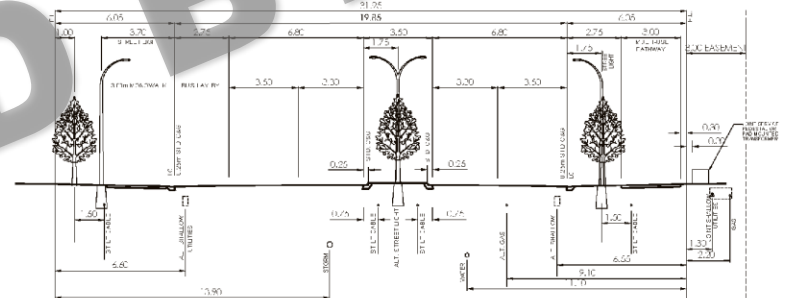
**A** 212th AVENUE SE (MODIFIED ARTERIAL)  
2x10.5m/46.5m ROW (NTS)



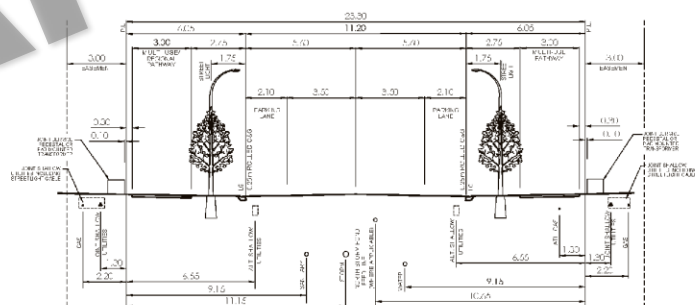
**B** 88th STREET SE (MODIFIED ARTERIAL)  
2x10.5m/52.0m ROW (NTS)



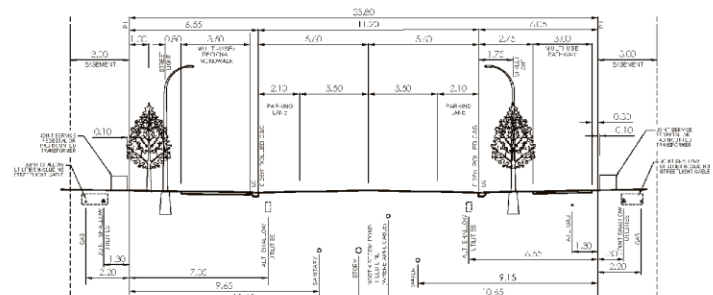
**C** RANGEVIEW AVE SE (MODIFIED NEIGHBOURHOOD BLVD)  
13.2m/30m ROW (NTS)



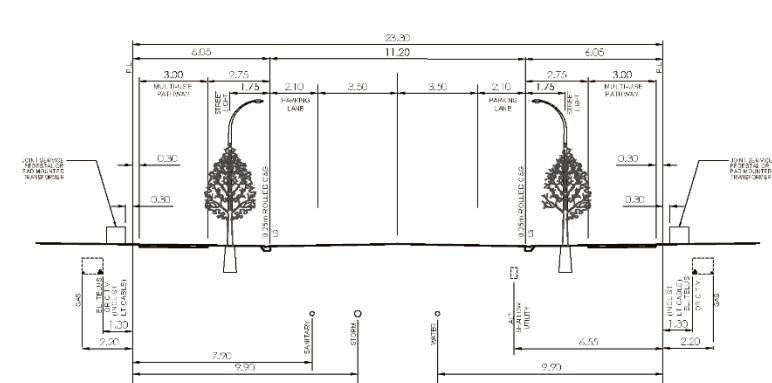
**D** RANGEVIEW ST SE (MODIFIED PRIMARY COLLECTOR)  
19.85/19.6m ROW (NTS)



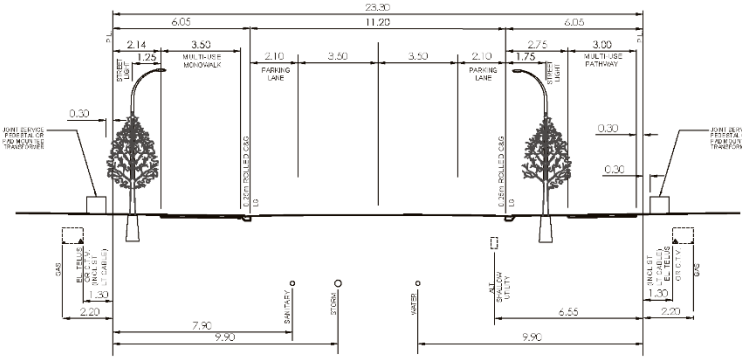
**E** ROSE RANCH BOULEVARD SE (PRIMARY COLLECTOR)  
11.20m/23.3m ROW (NTS)



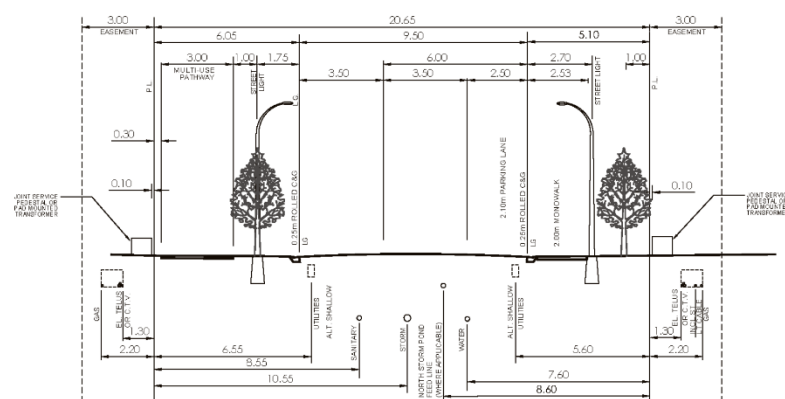
**E** ROSE RANCH BOULEVARD SE (PRIMARY COLLECTOR SCHOOL SITE)  
11.20m/23.8m ROW (NTS)



**F** 206 AV SE (MODIFIED PRIMARY COLLECTOR)  
11.2m/23.3m ROW (NTS)

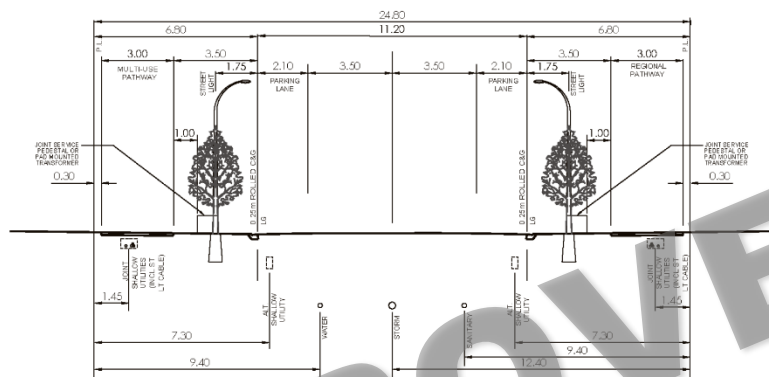


**F** 206 AV SE (MODIFIED PRIMARY COLLECTOR)  
(PRIMARY COLLECTOR SCHOOL SITE)  
11.2m/23.3m ROW (NTS)

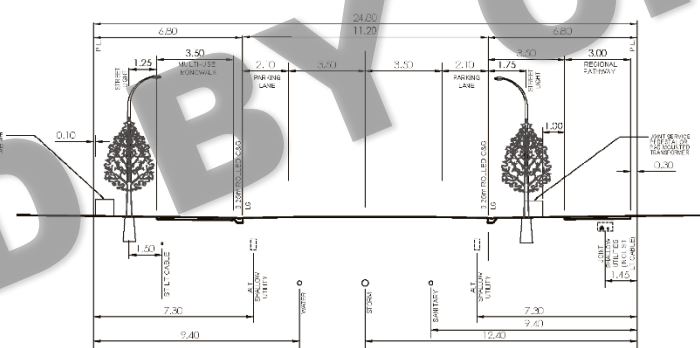


ROSE RANCH DR/ ROSE RANCH AV/  
ROSE RANCH ST/ ROSETTA AV & ROSE  
RANCH WY (EAST OF ROSE RANCH DR)  
(COLLECTOR STREET)

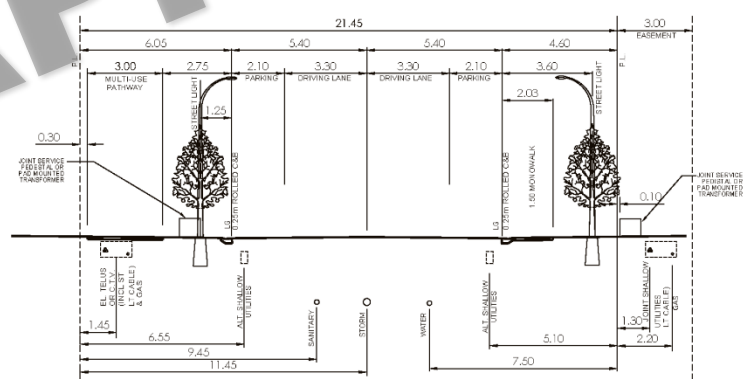
**G** 9.50m/20.65m ROW (NTS)



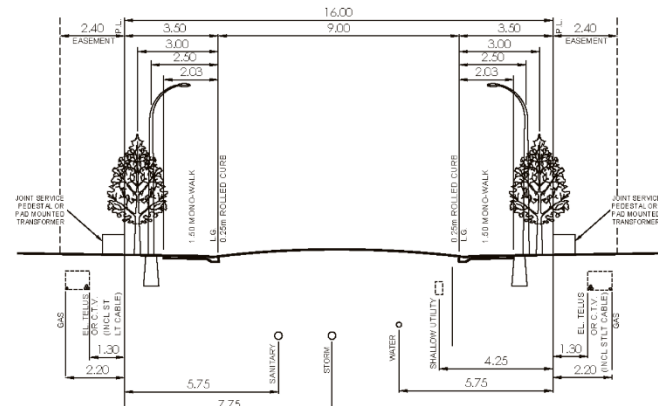
**H** 202 AV SE (MODIFIED ACTIVITY CENTRE)  
11.2m/24.8m ROW (NTS)



202 AV SE (MODIFIED ACTIVITY CENTRE)  
(PRIMARY COLLECTOR SCHOOL SITE)  
11.2m/24.8m ROW (NTS)



**I** RESIDENTIAL ENTRANCE STREET  
10.8m/21.45m ROW (NTS)



**J** RESIDENTIAL STREET  
9.0m/16.0m ROW- WITH AND WITHOUT REAR LANE  
(NTS)