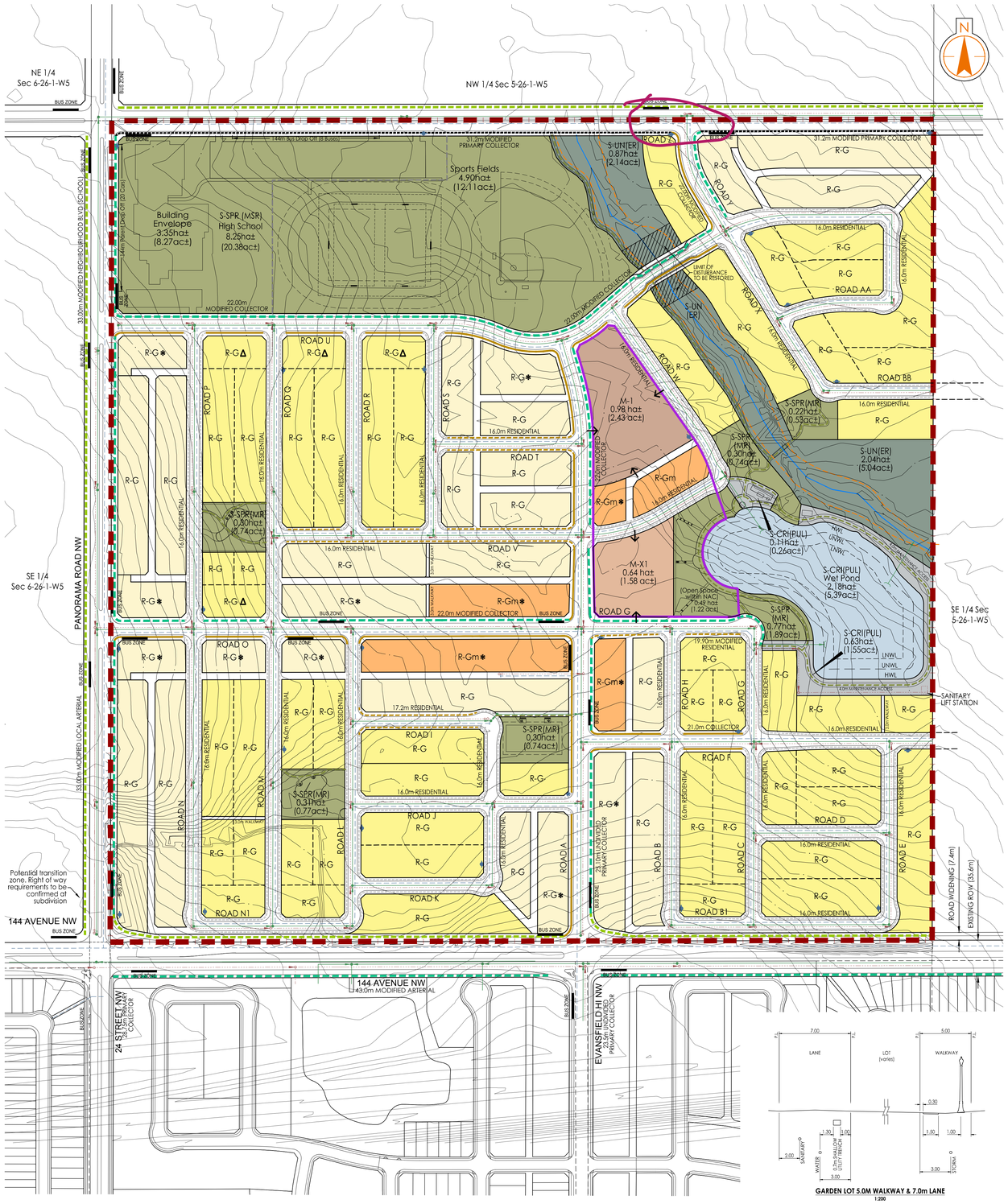
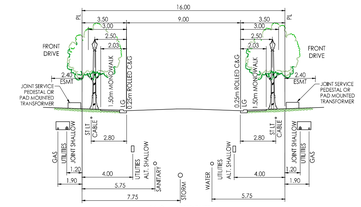
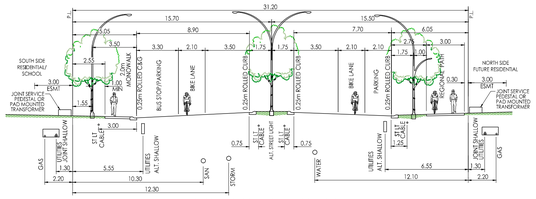
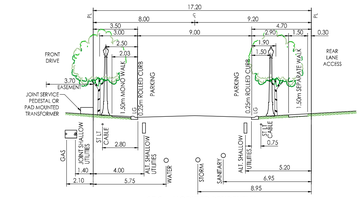




16.0m RESIDENTIAL
1:200

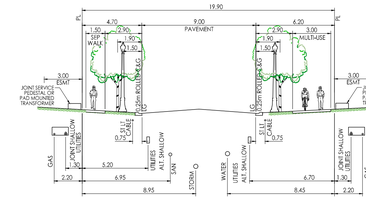


31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200

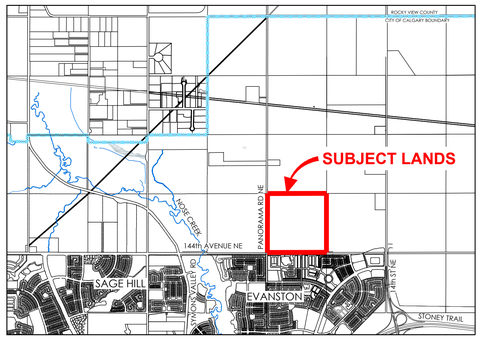


17.2m MODIFIED RESIDENTIAL
1.5m MONO WALK ONE SIDE /1.5m SEPARATE WALK ONE SIDE
Scale 1:200

Typical 144 Avenue NW/Residential Road Interface Treatment
1:500

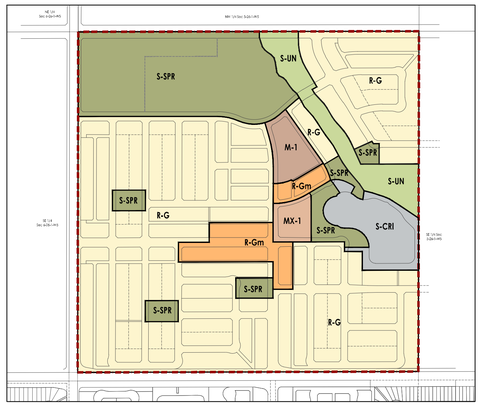


19.9m MODIFIED RESIDENTIAL
1.5m SEPARATE WALK ONE SIDE/ MULTI-USE ONE SIDE
1:200

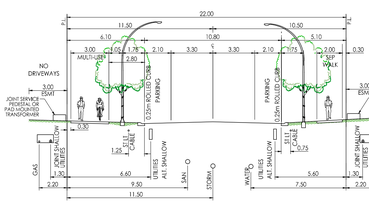


Location Plan Portions of Sec 5, Twp 26, Rge 1, W5 (Located within the Glacier Ridge ASP)

21.0m COLLECTOR
PARKING BOTH SIDES - NO BIKE LANES - 2.0m SEPARATE SIDEWALK BOTH SIDES
BUS ROUTE
1:200

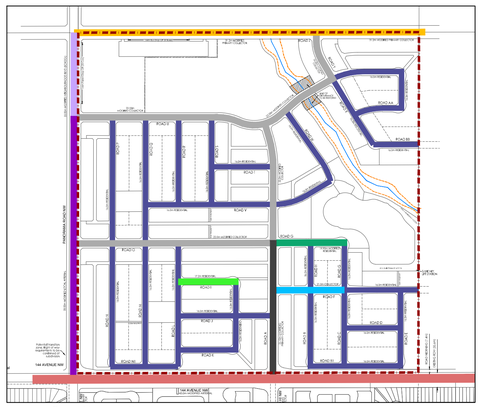


Proposed Land Use NTS



22.0m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE
BUS ROUTE
1:200

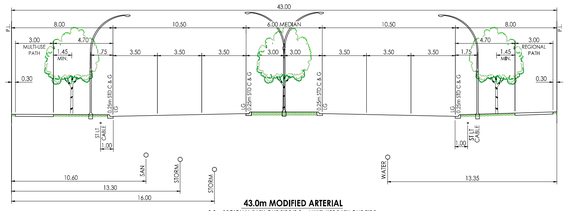
25.1m MODIFIED UNDIVIDED PRIMARY COLLECTOR (MAIN ENTRANCE ROAD)
3.0m MULTI-USE PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE
BUS ROUTE
1:200



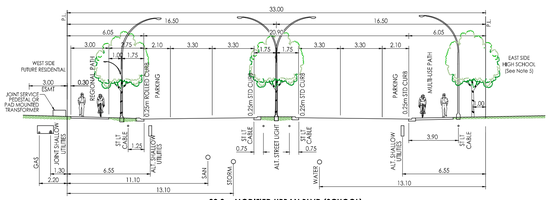
Road Network Key Map NTS

- 43.0 Modified Arterial
- 33.0m Modified Local Arterial
- 33.0m Modified Neighbourhood Boulevard
- 32.1m Modified Primary Collector
- 25.1m Modified Undivided Primary Collector
- 22.0m Modified Collector
- 21.0m Standard Collector
- 19.9m Modified Residential
- 17.2m Modified Residential
- 16.0m Standard Residential

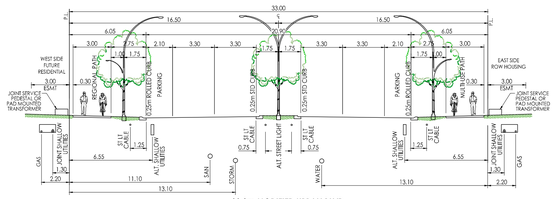
GARDEN LOT 5.0M WALKWAY & 7.0m LANE
1:200



43.0m MODIFIED ARTERIAL
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED URBAN BLVD (SCHOOL)
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED URBAN BLVD
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200

QUALICO communities

Outline Plan Statistics

Total Area Outlined	64.81 hat (160.15 acε)
Environmental Reserve (S-UN)	2.91 hat (7.20 acε)
Net Developable Area	61.90 hat (152.95 acε)
R-G (Laneless) Approximate Frontage Ant. No. of Lots (Avg 10.0m) Max. No. of Lots (Avg 7.5m)	17.28 hat (42.71 acε) 5,160 mε (16,929 ftε) 516 lotsε 688 lotsε
R-G (Laned) Approximate Frontage Ant. No. of Lots (Avg 9.7m) Max. No. of Lots (Avg 7.5m)	10.75 hat (26.57 acε) 3,370 mε (11,056 ftε) 347 lotsε 449 lotsε
R-Gm Approximate Frontage Ant. No. of Lots (Avg 6.1m) Max. No. of Lots (Avg 5.0m)	1.75 hat (4.32 acε) 548 mε (1,797 ftε) 89 lotsε 109 lotsε
M-1 Ant. No. of Lots (120upha) Max. No. of Lots (148upha)	0.98 hat (2.43 acε) 117 units 145 units
M-X1 Ant. No. of Lots (120 upha) Max. No. of Lots (148 upha)	0.64 hat (1.58 acε) 76 units 94 units
Anticipated Density	516+347+89+117+76=1145 53.65 hat (132.57 acε) =21.34 uphat (8.6 upacε)
Maximum Density	688+449+109+145+94=1485 53.65 hat (132.57 acε) =27.68 uphat (11.2 upacε)

Areas of Public Dedication

Roads	
Total Roads	17.14 hat (42.35 acε) (27.7%)
S-CRI	2.92 hat (7.20 acε) (4.7%)
Total Public Dedication	20.06 hat (49.55 acε) (32.4%)
Open Space Areas	
S-SPR(MR)	2.20 hat (5.41 acε)
S-SPR(MSR)(High School)	8.25 hat (20.38 acε)
Total	10.45 hat (25.79 acε) (16.8%)
Minus High School Purchase Area	4.26 hat (10.49 acε)
Net MR	6.19 hat (15.30 acε) (10.0%)

Land Use Statistics

S-FUD to R-G	41.29 hat (102.02 acε)
S-FUD to R-Gm	2.89 hat (7.15 acε)
S-FUD to M-1	1.35 hat (3.32 acε)
S-FUD to MX-1	0.89 hat (2.21 acε)
S-FUD to S-CRI	2.93 hat (7.23 acε)
S-FUD to S-SPR	12.32 hat (30.45 acε)
S-FUD to S-UN	3.14 hat (7.77 acε)
Total Redesignation	64.81 hat (160.15 acε)
Neighbourhood Activity Centre	2.79 hat (6.90 acε)

Project Information

LOC2017-0311

Revision

NO	DATE	DESCRIPTION
1	17-10-2017	Submission
2	05-02-2019	DTR1 Submission
3	29-04-2019	DTR2 Submission

Legend

- Outline Plan Boundary
- Neighbourhood Activity Centre
- Hydrant shown thus
- Sanitary Sewer shown thus
- Storm Sewer shown thus
- Water Lines shown thus
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 1.5m Separate Sidewalk
- 2.0m Separate Sidewalk
- 2.5m Local Pathway System
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- Top of Bank
- Potential Access Locations
- Restrictive Covenant (See Note 7) ✱
- Flexible Housing Product Δ

Notes

1. 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.
2. All lanes are 7m unless otherwise noted.
3. All lane cornercuts are to be 3m x 3m.
4. All road cornercuts are to be 4.5m x 4.5m.
5. Utility servicing and/or utility easements are not permitted within MR5, MR and ER lands. All instances where this applies the servicing shall be located on the opposite side of the street.
6. Street light cables to be located in joint shallow utilities trench where appropriate. To be confirmed at subdivision.
7. Identified blocks will have restrictive covenant stating that no direct vehicular access shall be permitted to or from the primary collector roadway.

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

50 0 50 100 (m) 1:2000

Consultants

Stantec

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Client/Project

QUALICO DEVELOPMENTS WEST LTD.

GLACIER RIDGE

Calgary, Alberta, Canada

Title

Outline Plan and Land Use Redesignation

Project No. 116500337

Date April 26, 2019

V:\1165\active\116500337\200_planning\300_Outline Plan\00_cad\glacier_glrd2.dwg Layout: OP