



# Outline Plan and Land Use Redesignation



September 2025

WEST  
WATERFORD



# Outline Plan and Land Use Redesignation



Submitted by **Anthem Properties Group**

Prepared by **B&A Studios**

WEST  
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# 1.0

SECTION 1.0

# Introduction



WEST WATERFORD OUTLINE PLAN & LAND USE REDESIGNATION

## 1.1 Welcome to West Waterford

This document has been prepared by B&A in support of the West Waterford Outline Plan (OP) and associated Land Use Redesignation application on behalf of the Aziz Family and Anthem Properties Group. The West Waterford community encompasses approximately 48.55 hectares (119.96 acres) of land in the southwest corner of the city of Chestermere.

The Outline Plan area is identified within the “South Community” in the Waterbridge Master Area Structure Plan (MASP). A general land use framework for the Subject Lands was provided within the Waterford Area Structure Plan (ASP). The City of Chestermere’s Municipal Development Plan, Waterbridge MASP, and Waterford ASP are the main statutory documents that provide policy direction for the West Waterford OP.

The West Waterford OP fulfills the guiding principles presented in the Waterford ASP including a distinct, complete, connected waterscape community. Anchored by core community amenities and green spaces that link to the adjacent neighbourhoods within the Waterford ASP, key community elements enhance the West Waterford OP as a walkable and connected community. A diversity of housing types is integrated within the community with key green space features. The open green space system includes a school site, regional pathways, a naturalized creek and stormpond, and strategically placed neighbourhood parks.

### **West Waterford will offer amenities and housing choice to cater to residents at different ages and stages of life.**



# 2.0

SECTION 2.0

# Site Context

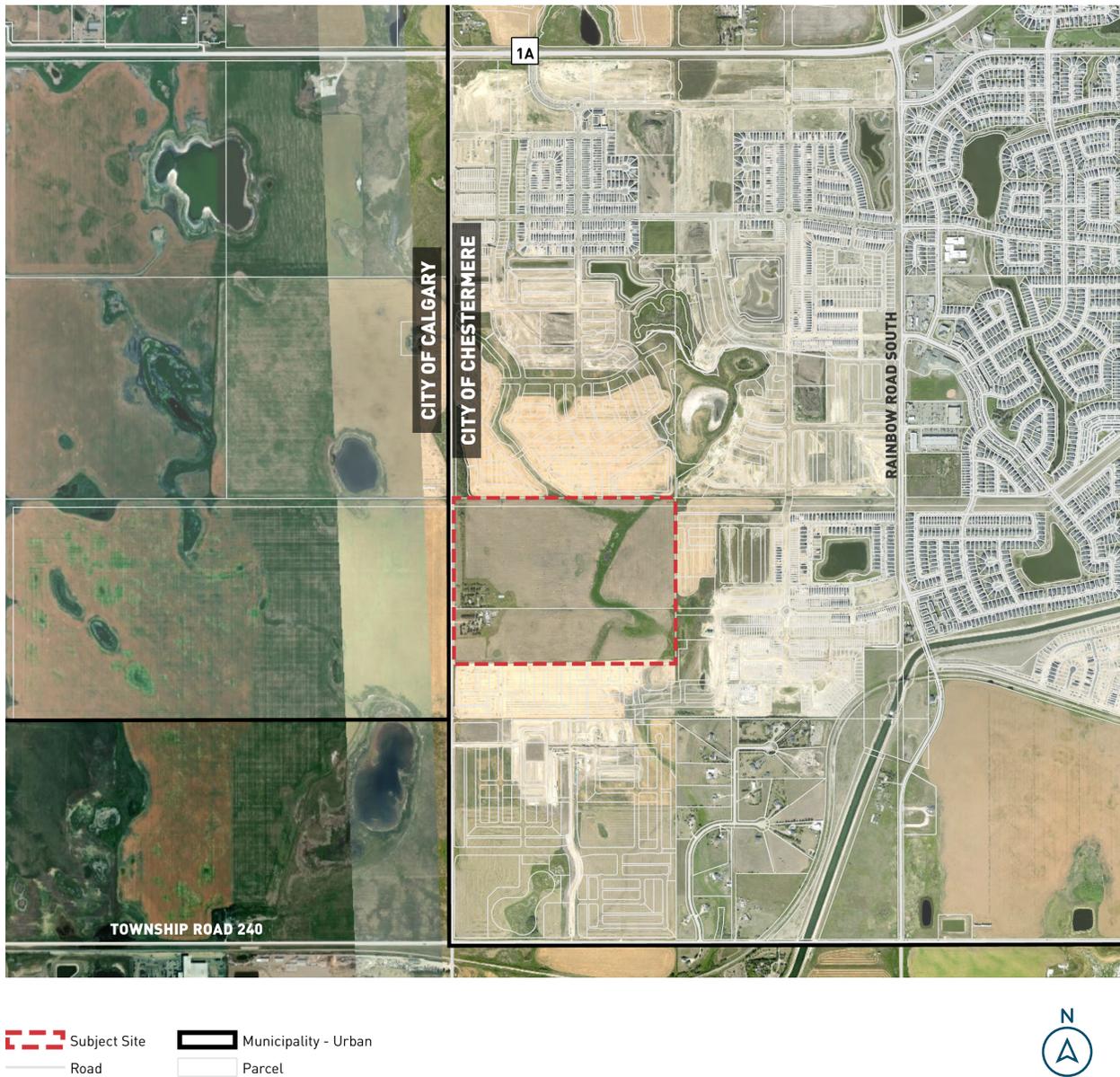


WEST WATERFORD OUTLINE PLAN & LAND USE REDESIGNATION

## 2.1 Location

The edge of the Waterford Stage 1 OP defines the eastern and southern boundaries of the OP area. The western boundary of the plan area is defined by Range Road 284 and the Altalink Corridor defines the northern boundary. The West Waterford Outline Plan & Land Use Redesignation application contains lands within the NW ¼ of Section 4-24-28-W4M. See Figure 1.

Figure 1: Location



**Table 1: Land Ownership**

Land Owner	Legal Description	Area (ha)	Area (ac)
Altalink Management Ltd.	Plan 2173JK (Transmission ROW)	~2	~6
Anthem Properties Group	Portion of NW ¼ of Section 4-24-28-W4M	~30	~74
Abdul Aziz	Portion of NW ¼ of Section 4-24-28-W4M	~16	~40

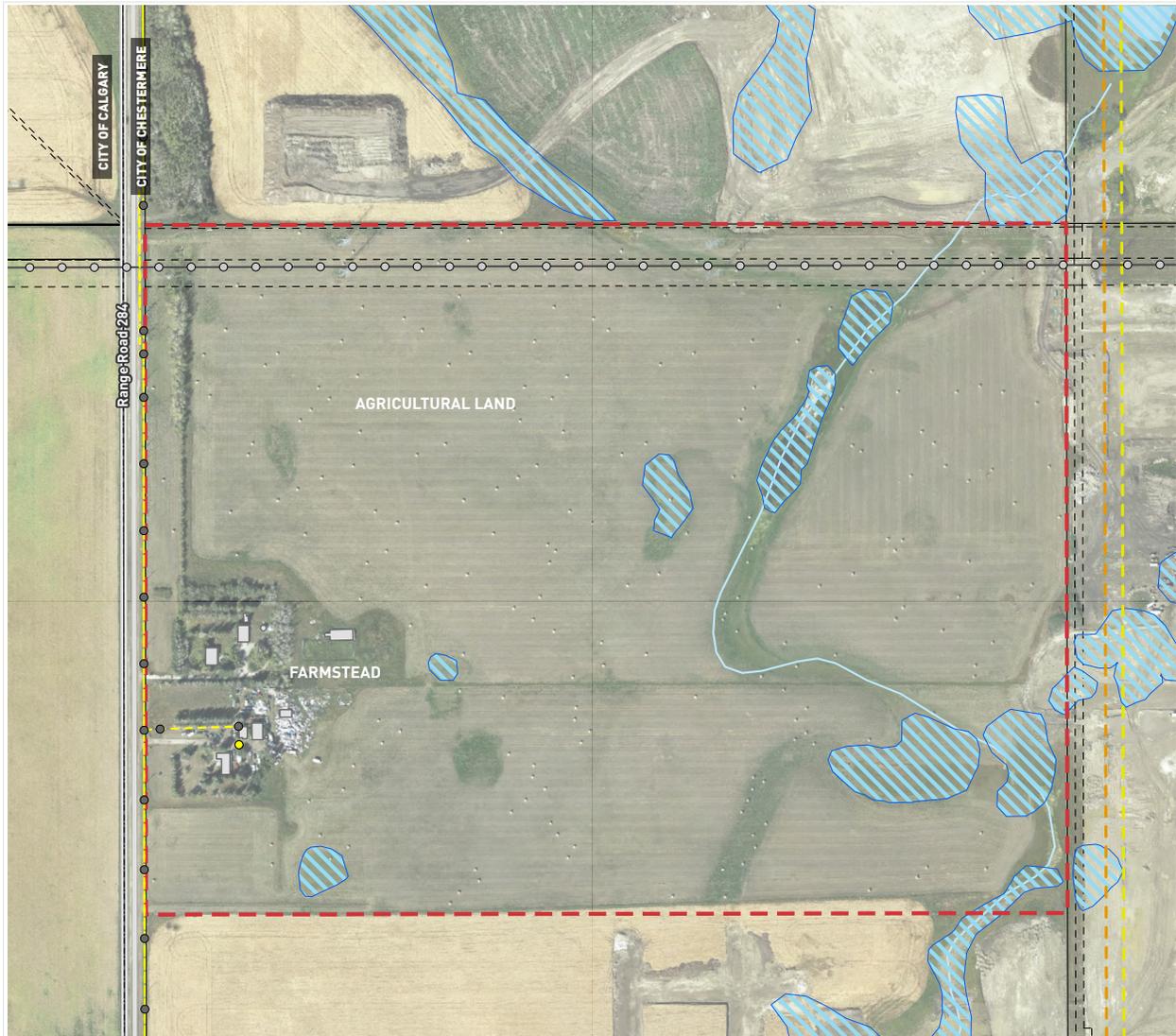
## 2.2 Existing Site Conditions and Constraints

The Subject Lands are located within Alberta’s Grassland Natural Region and the Foothills Fescue Natural Subregion, but native vegetation has been replaced by hayfield vegetation due to historical agricultural practices. The terrain is uniformly mild, with gentle slopes (none greater than 5%) and Delacour and Rockyview soils, primarily Orthic Black Chernozems, with Orthic Humic Gleysols in depressional areas.

The site contains eight wetlands and two ephemeral waterbodies, covering a total of 1.778 ha, all of which are graminoid marshes impacted by cultivation. None of the wetlands on the Subject Lands meet the criteria for Crown ownership claim. A vegetated ephemeral drainage with low side slopes traverses the site. Although a variety of wildlife may be present, the site is not designated as an Environmentally Significant Area and has no potential historic resources. On the west side of the Subject Lands is an existing farmstead site. See the associated June 2024 Biophysical Impact Assessment completed by CIMA+ for full details.



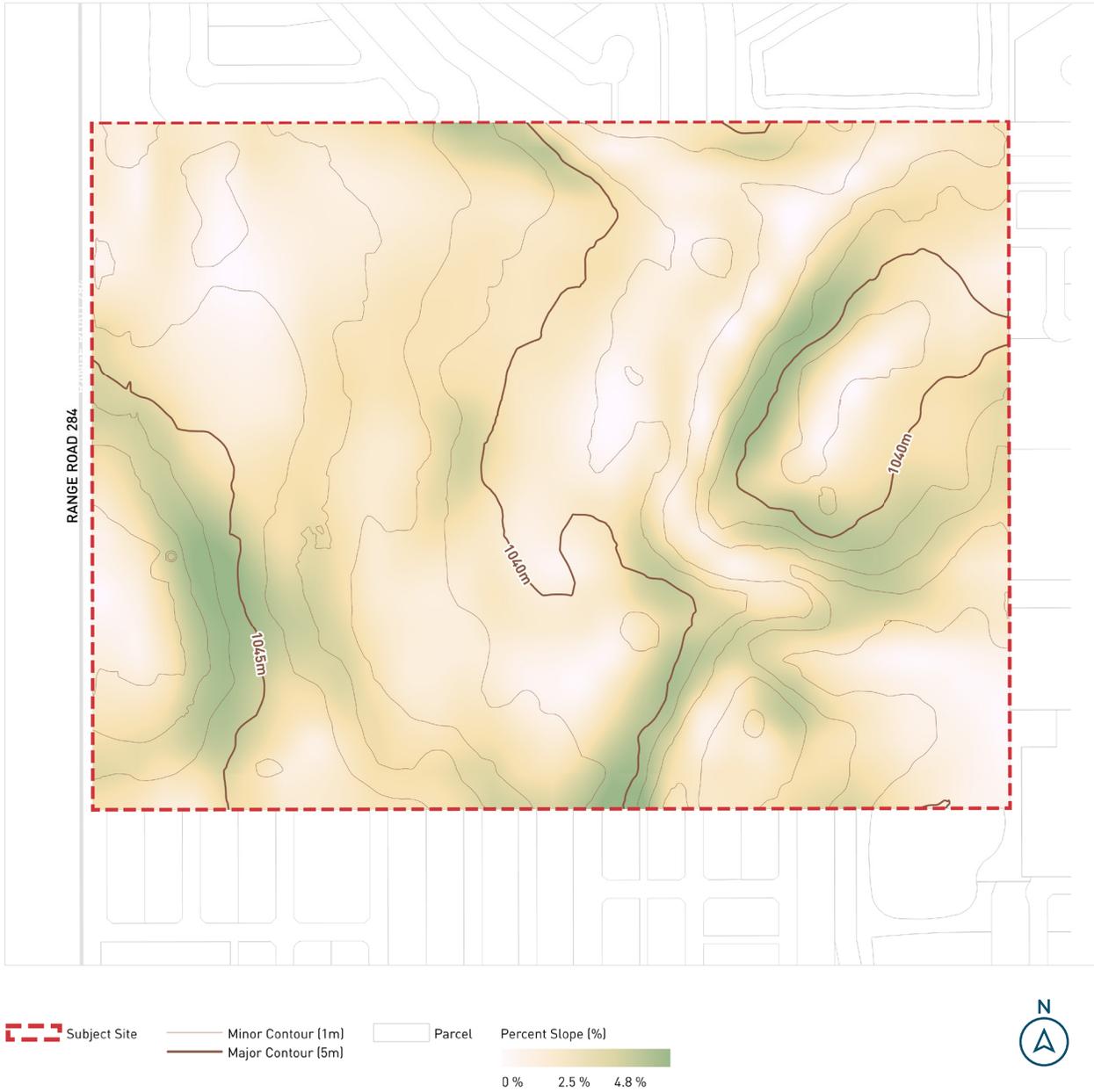
**Figure 2: Existing Conditions & Constraints**



- |  |   |  |
|--|---|--|
|  Subject Site             | <b>Pipelines (Owner, Fluid, Status)</b>   |  Watercourse        |
|  Fortis Distribution Pole |  Lexin Resources Ltd., Salt Water, Discontinued    |  Building           |
|  Fortis Streetlight       |  Lexin Resources Ltd., Sour Natural Gas, Abandoned |  Municipal Boundary |
|  Fortis Conduit           |  Right-of-Way Boundary                             |  Parcel Boundary    |
|  |  Transmission Line (AttaLink)                      |  Wetland            |



Figure 3: Slope Analysis



## 2.3 External Transportation Network

**Range Road 284** - The Subject Lands are bounded by Range Road 284 to the west, which connects to Highway 1A to the north and Township Road 240 and Glenmore Trail to the south. Range Road 284 delineates Chestermere's western border with the City of Calgary.

**Township Road 240** - Township Road 240 is the closest major east-west road to the Subject Lands and marks Chestermere's south border with Rocky View County. Township Road 240 ultimately connects to Peigan Trail, linking Chestermere to Calgary's major road system.

**Chelsea Drive** - Chelsea Drive is the north-south collector road that links the Subject Lands to the neighbourhood of Chelsea to the north, cutting across the AltaLink Utility Right-of-Way.

**Waterford Boulevard** - Waterford Boulevard is the east-west collector road that connects the Subject Lands to the rest of the Waterford community to the east.

**Waterbury Road** - Waterbury Road is the north-south collector road that connects the Subject Lands to the rest of the Waterford community to the south.

**AltaLink Utility Right-of-Way** - The AltaLink Utility Right-of-Way is a green strip with overhead transmission lines that runs along the north edge of the OP area and is intended to support an active transportation pathway.

**WID Canal & Pathway** - To the southeast of the Subject lands lies the irrigation canal, operated by the Western Irrigation District (WID) which contains a regional pathway connecting Calgary and Chestermere.

## 2.4 Adjacent Lands

The adjacent lands are comprised of the following:

- + Directly North – Altalink Utility Right of Way
- + North – Approved and developing Chelsea Outline Plan
- + South and East – Approved and developing Waterford Stage 1 Outline Plan
- + Farther South – Approved and developing Waterford Estates SW Outline Plan
- + West – City of Calgary lands, reserved for future urban development. Currently used for agriculture

## 2.5 Current Land Uses

All West Waterford OP lands are currently designated with the Urban Transition District (UT). The purpose of this District is to preserve land in an environmentally sustainable manner and in a relatively undeveloped state awaiting urban development and utility servicing while allowing a limited range of temporary uses and recognizing existing agricultural operations. Lands surrounding the Subject Lands include Public Service, Residential (single detached, semi-detached, and multi-unit), and commercial.



# 3.0

SECTION 3.0

# Policy & Land Use Context



### 3.1 Calgary-Chestermere Interface Intermunicipal Development Plan (2020)

This plan was developed jointly by The City of Calgary and The City of Chestermere as a common vision and framework for development along the common boundary, Range Road 284/116 Street E (Interface Street). The vision for The Plan emphasizes the pedestrian experience by supporting high-quality residential areas, vibrant mixed-use Nodes, gathering areas near Natural Features and all modes of travel. This Plan was approved in 2020, after the approvals of the Chelsea and Waterford ASPs and all other respective Outline Plans. The Plan identifies the Subject Lands that interface with Range Road 284 as the following:

- ✦ Residential Corridor
- ✦ The Greenway Node (at the NW corner including the Altalink lands)
- ✦ Pathway (along the Altalink lands)



### 3.1.1 Range Road 284 Interface

The West Waterford OP is designed in a manner that adheres to these IDP interface elements while accounting for continuity with all other adjacent Chestermere development along this portion of Range Road 284. The interface primarily consists of multi-family development in the form of street fronting townhouses and a comprehensive apartment development.

Along the southmost portion of the Plan Area the block of window street Residential Multi-Family (R-3) is continued from the Waterford Stage 1 OP until the apartment block site. The short window street will contain attractive local vegetation and plantings to provide partial screening, but also allow for visual permeability into the neighbourhood. At the northmost end of the Plan Area is the Altalink utility corridor that will include an attractive feature welcoming pedestrians and active transportation users to Chestermere from the west municipal boundary. The design of this portion of the Plan Area effectively addresses the Section 2.2 “Greenway Node” policies in the IDP.

Just south of the utility corridor is a block of R-3 Townhouses that face Range Road 284, with vehicle access from the internal road network. The block is separated in the middle by a pedestrian connection that allows for better permeability and access to the north portion of the Plan area from Range Road 284.

The entirety of the west boundary of the West Waterford OP adheres to the spirit of the Section 2.1 General Policies. In addressing the Land Use and Development policies, the OP provides low-rise and multi-family residential development, the multi-family sites are a minimum of 40m in depth, and there are no backyards facing Range Road 284. To address Universal Accessibility policies, the OP is designed in a way that does not hinder universal accessibility and mobility, concept to be further refined at detailed design stage. Regarding Street Layout and Landscaping, the OP will avoid disturbing and will integrate notable existing Natural Features wherever feasible. While there is one section of window street continued from development to the South, as noted above, these sections will contain thoughtful landscaping and planting using native and draught-tolerant vegetation to enhance the interface experience.

The OP also aligns with the 2.3 Residential Corridors policies. Most notably that the area is “primarily residential, with pockets of Open Space and a comfortable Public Realm” and consists of a “mix of low-rise residential development”. Section 2.3.1 notes the maximum height for buildings along the corridor is 3 storeys. As noted below, the apartment block R-4 site may exceed this height on the site, but through site design will implement controls to ensure maximum height along Rangeroad 284 aligns with the IDP maximum of 3 storeys.

The interface of the West Waterford OP concept was developed in consideration of comments received from Administration through focused discussions regarding the Plan interface. The Range Road 284 ROW discussion is ongoing through the Functional Planning Study process. If the ROW directions provided in the final Functional Planning Study impact the proposed development, potential amendments will be addressed at such time.

## 3.2 Municipal Development Plan (2025)

The City of Chestermere Municipal Development Plan (MDP) identifies the land use and development goals, objectives, and policies that are intended to guide the future actions and decisions of City of Chestermere Council and Administration. The MDP sets forth a policy and regulatory framework for the development of public and private land within the city. The MDP identifies important infrastructure and servicing issues for the City and sets out policies to achieve appropriate development within the community. The MDP identifies the following policy areas for the Subject Lands. Here is how the OP complies:

- + **Growing Neighbourhood** - West Waterford provides a diverse housing mix including single detached, semi-detached, townhouse, and apartment units, suitable for residents of every age and stage of life. The density of the OP is slightly higher than the MDP proposed 8 units per acre (upa), providing opportunities for gentle growth that respects the low-density context of Chestermere. The connectivity of the OP is maximized to provide easy and effective transportation routes for all modes.
- + **Parks and Open Space** - West Waterford integrates the existing drainage course that connects Chelsea down to the stormpond and pairs the watercourse with a parallel pathway to connect pedestrians and active transportation across the region with an off-street network. The reconstructed drainage course, along with the stormpond, maintain and enhance natural vegetation and site features. Park spaces are equitable across the OP providing accessible passive and active recreation opportunities for all residents.

## 3.3 Waterbridge Master Area Structure Plan (2014)

The Subject Lands fall within the Waterbridge Master Area Structure Plan (MASP). The intention of the MASP is to refine and implement the broader policies of the City of Chestermere's MDP and to guide and direct the preparation of subsequent Area Structure Plans (ASPs) and the approval of outline plans, land use amendments, subdivision and development permits applications. The MASP governs an area that is 971 ha (2,399 ac) in size that is bounded between Highway 1 to the north, Rainbow Road to the east, Township Road 240 to the south and Range Road 284 to the west. The MASP divides the Subject Lands into a variety of policy areas:

- + Residential Area
- + School Site (1/2 shared with West Waterford Stage 1 OP)
- + Neighbourhood Node 3.3 Waterford Area Structure Plan (2016)

Figure 5: Chestermere MDP

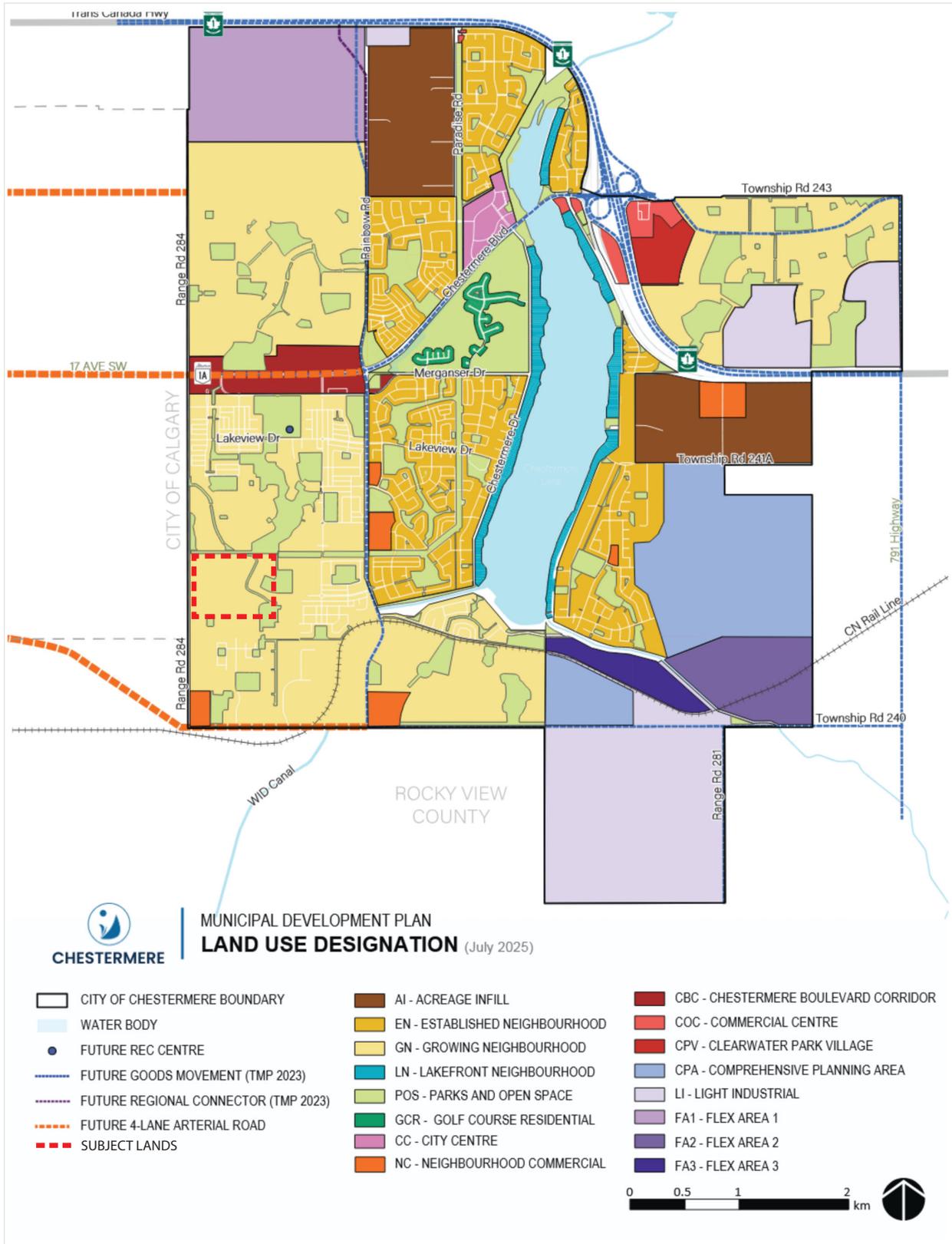
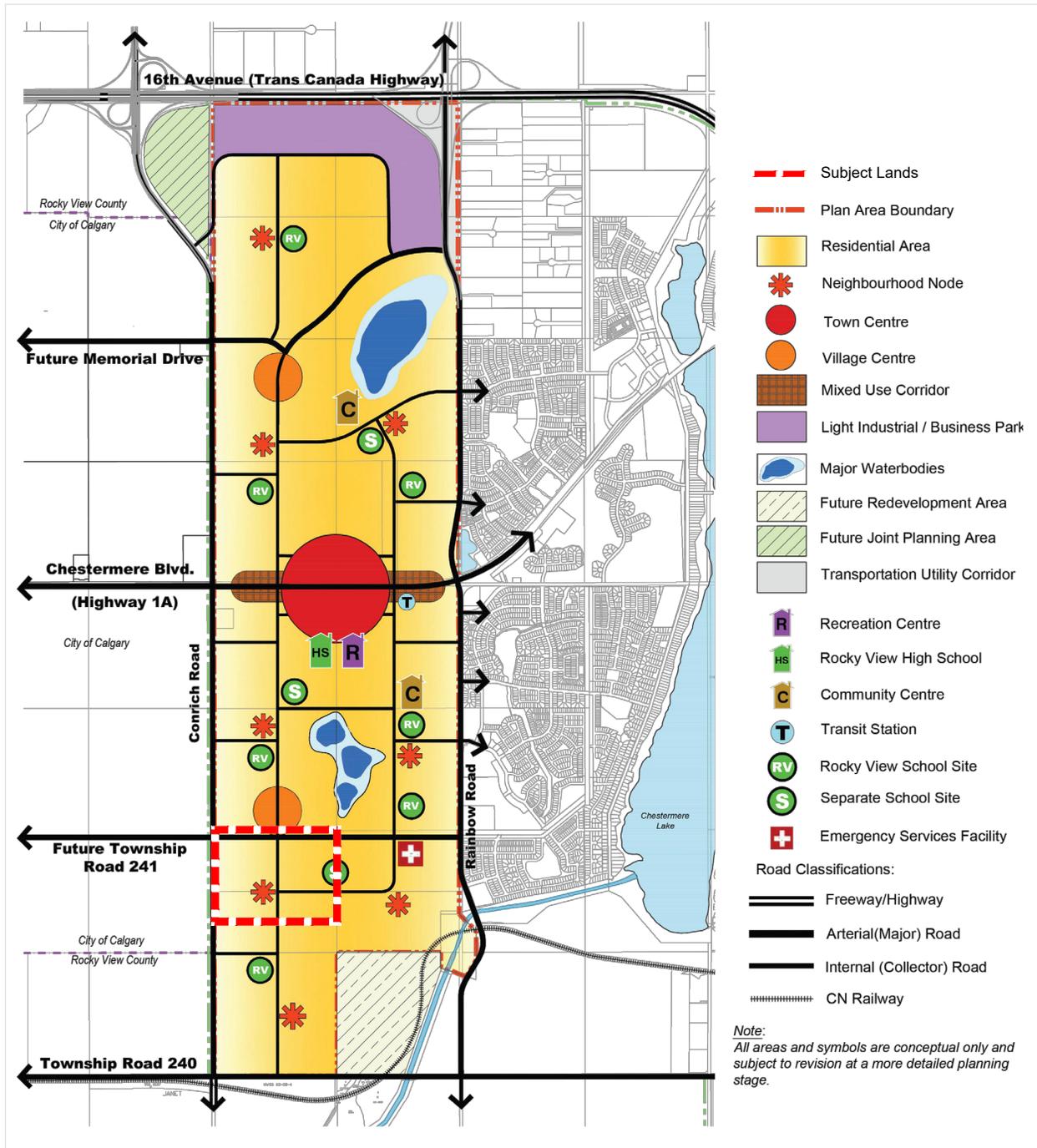


Figure 6: Waterbridge MASP



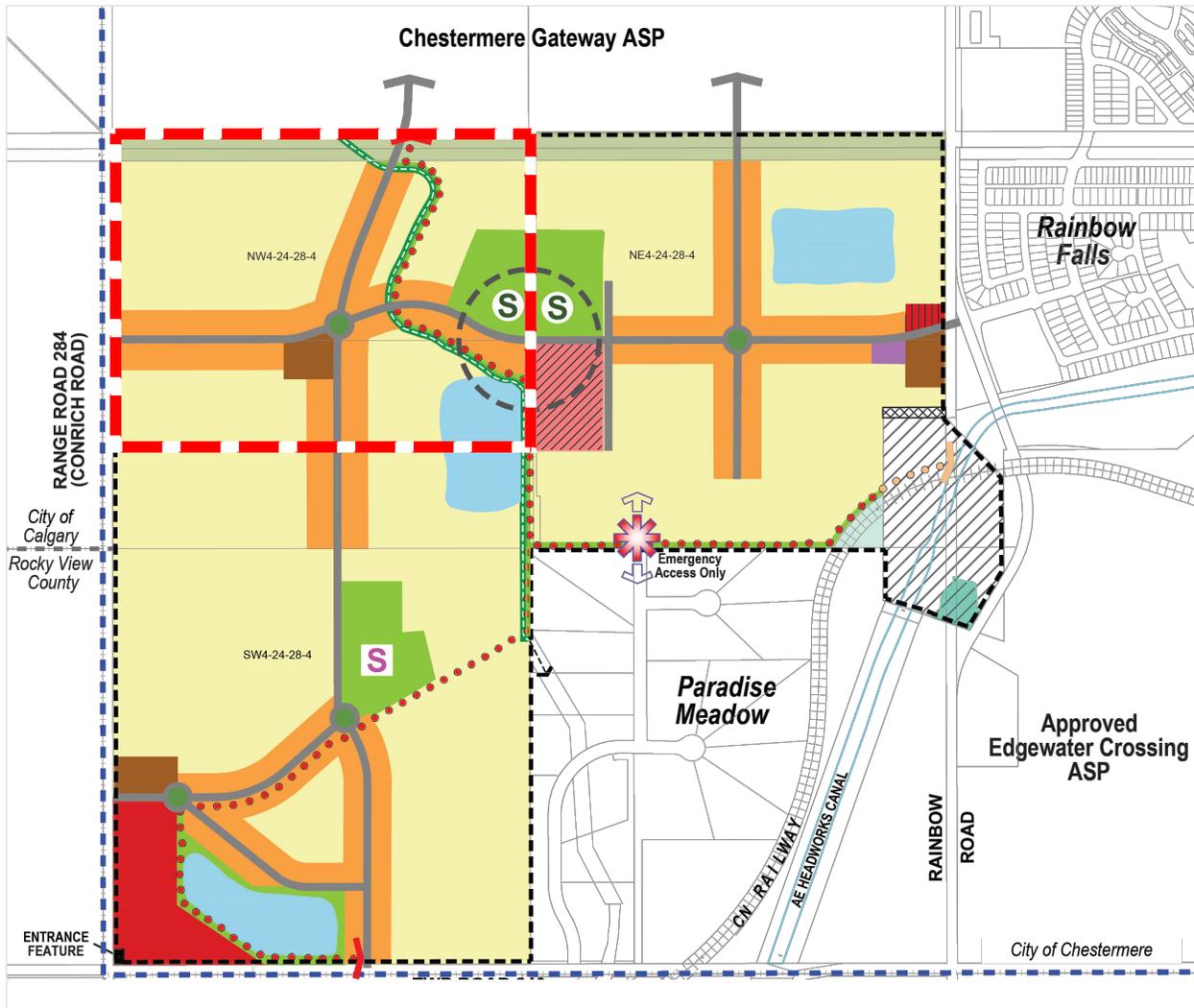
### 3.4 Waterford Area Structure Plan (2016)

The Waterford Area Structure Plan (ASP) refines the broader policies contained in the City of Chestermere MDP and the Waterbridge MASP and provides a framework for future community development. The ASP also guides and directs the preparation of subsequent Outline Plan and Land Use Amendment applications within the Plan Area. The ASP divides the area into land use concept components and provides policy direction for each. The concept components expands upon the policy areas of the MASP. The Subject Lands include the following components:

- + Low, medium, and high density residential
- + Community Open Space
- + Joint Rocky View School Site
- + Naturalize Stormwater Facility
- + Regional Pathway
- + O/H Transmission Line / Easement (at the north end of the site includes Altalink lands)

The ASP illustrates the high density residential area as the neighbourhood node indicated in the MASP.

Figure 7: Waterford ASP



- |  |                                    |                                  |
|--|------------------------------------|----------------------------------|
| Subject Lands                          | Government of Alberta              | Emergency Services Facility      |
| Waterford Area Structure Plan Boundary | Alberta Environment                | Community Open Space             |
| City of Calgary Boundary               | CN Railway                         | Naturalized Storm Water Facility |
| City of Chestermere Boundary           | Low Density Residential            | Naturalized Drainage Course      |
| CN Railway                             | Medium Density Residential         | O/H Transmission Line / Easement |
| Collector Street                       | High Density Residential           | Joint Rocky View School Sites    |
| Roundabout                             | Mixed Use Residential / Commercial | Calgary Catholic School Site     |
| Regional Pathway                       | Commercial                         | Neighbourhood Node               |
| Potential Regional Pathway             | Village Centre                     |                                  |
| Class IV Wetland (Crown-Claimed)       |                                    |                                  |
- \* Land Use areas are conceptual only and will be refined at the Outline Plan Stage.



# 4.0

SECTION 4.0

# Vision, Principles, & Community Naming

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## 4.1 Vision

The vision for West Waterford elevates the growing nature of the City of Chestermere while emphasizing the existing appeal: the place where natural and built environments complement each other to create a high standard of family-focused living. West Waterford achieves this by integrating existing natural features while accommodating opportunities for recreation, education, and homes that support a diverse community. What creates the real identity of West Waterford is the proximity to naturalized green spaces and water courses that allow residents and visitors to experience the local sense of place, belonging, and well-being. The benefits of the West Waterford community are supported by efficient transportation and servicing, and links that connect open spaces, the pedestrian and active transportation network.



## 4.2 Guiding Principles



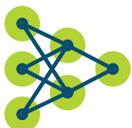
### Principle 1: Complete Community

West Waterford promotes relaxation, active living, and prosperity through a diversity of residential, commercial, educational, and open space uses.



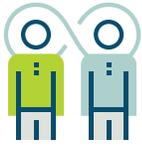
### Principle 2: Integration of Nature and Water

Nature and water are key place-making elements that are integrated throughout the community to support the waterscape theme of West Waterford by relating to the existing natural landscape.



### Principle 3: Recreation Focused Open Space System

Green corridors connect the various open space components of the community through a unified open space system for ease of access to active and passive recreation spaces.



#### **Principle 4: Pedestrian and Transit Friendly**

A comprehensive network of sidewalks, pathways and trails allow for safe pedestrian and active transportation circulation and access to amenities and transit.

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#### **Principle 5: Efficient Road Network**

The road network is a modified grid that moves vehicles efficiently through the community and provides effective connections with the regional road system.

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#### **Principle 6: Effective Servicing**

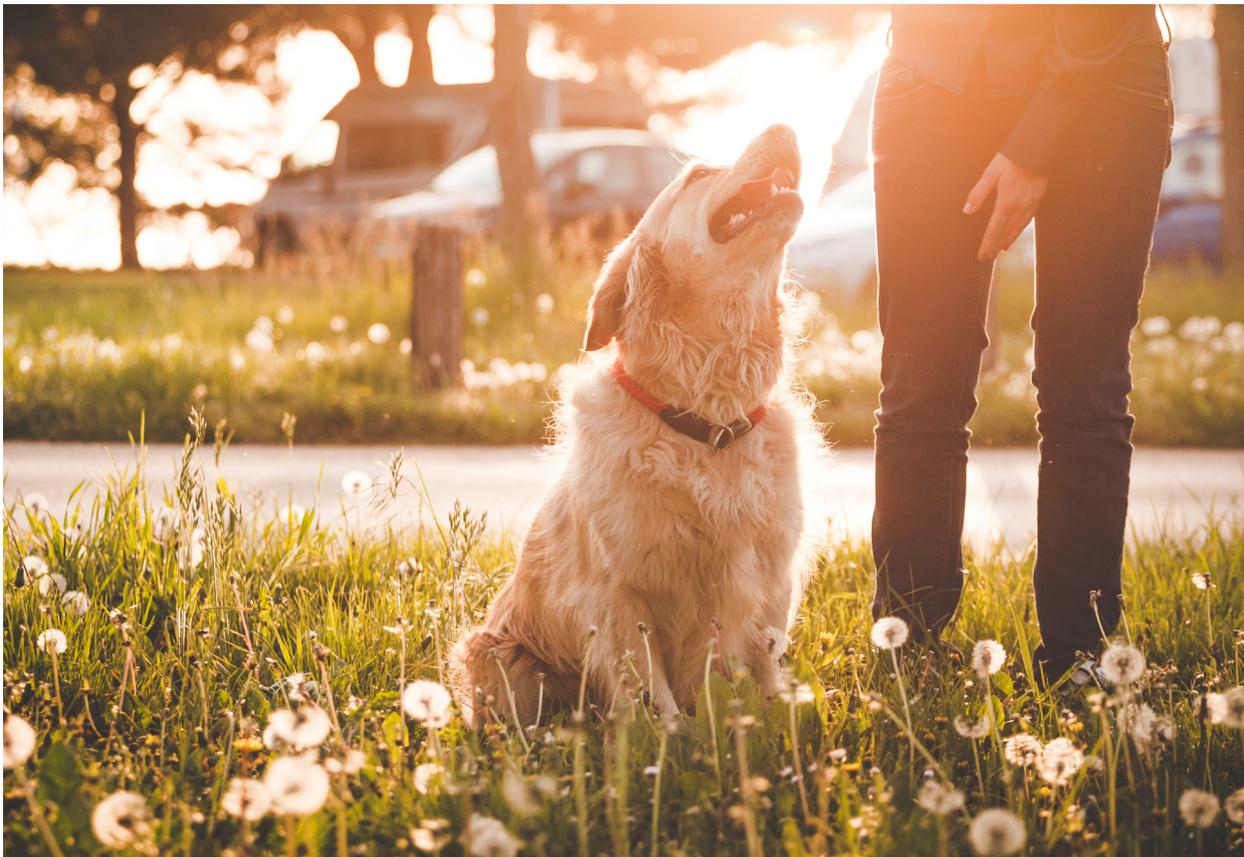
Servicing including water, sanitary and stormwater infrastructure meets the needs of the community through best practices and integration of sustainability principles.



### 4.3 Community Naming

The name “West Waterford” reiterates the identity presented in the Waterford ASP and the adjacent Waterford Phase 1 OP. The name relates to the naturalized drainage course which runs north-south through the plan area and the location of the community, being on the west side of the ASP and the west boundary of City.

**The reserve areas that respect the drainage course include a regional pathway that runs along the central collector linking the community’s residential areas with school sites, open spaces, and the broader active transportation network across West Chestermere.**



# 5.0

SECTION 5.0

# The West Waterford Concept



WEST WATERFORD OUTLINE PLAN & LAND USE REDESIGNATION

**The concept for the West Waterford OP and Land Use provides a variety of housing types, recreation and environmental spaces, and stormwater infrastructure laced together by a modified grid road network that connects to the neighbouring approved and developing neighbourhoods of Chelsea and Waterford Stage 1.**

## **5.1 Residential**

The majority of land within the West Waterford OP is dedicated to residential uses. West Waterford provides a strategic mix of housing types that integrates various low, medium, and high density forms throughout the community, accenting main thoroughfares with the higher density built forms.

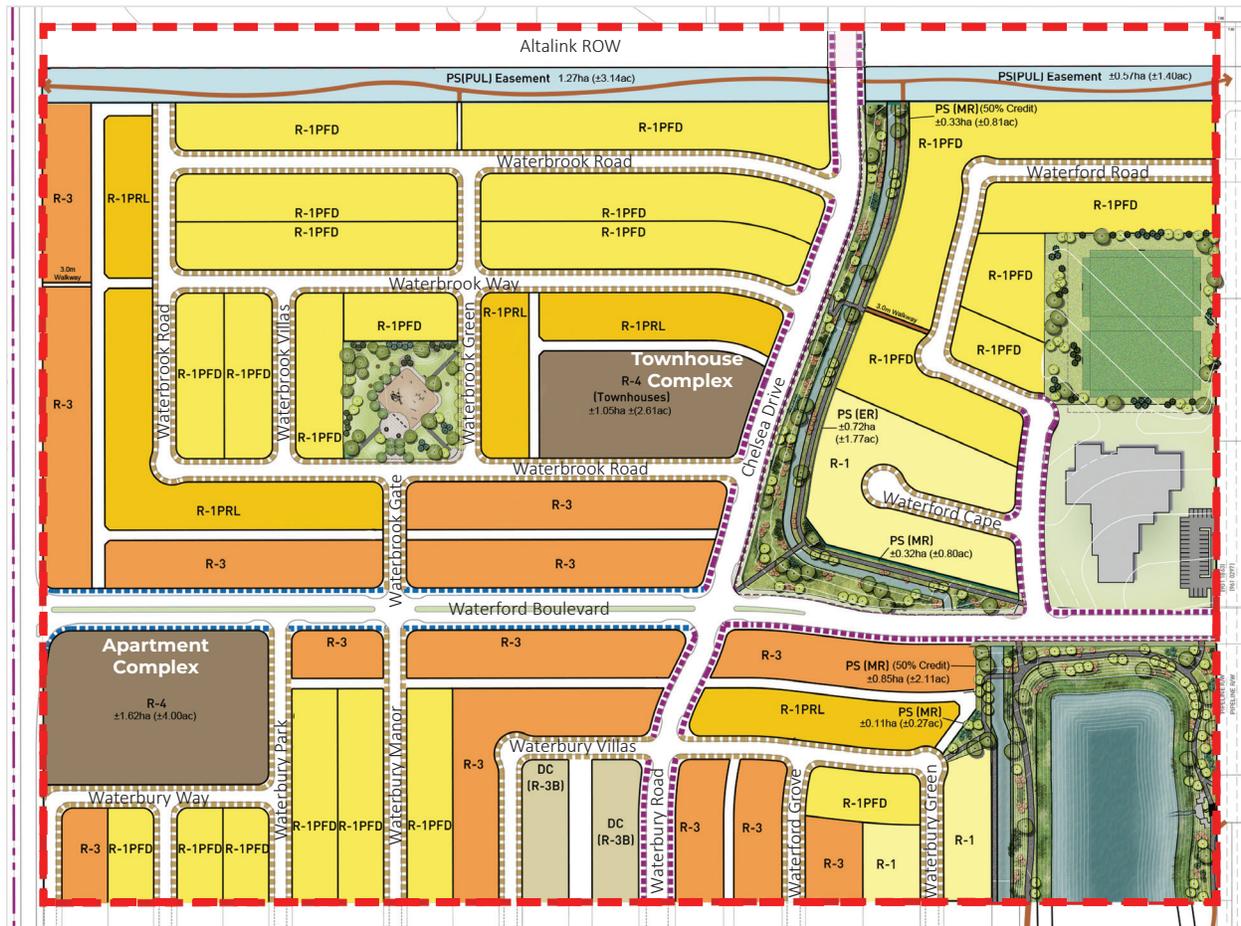
Overall West Waterford exceeds the required density target of eight (8) units per gross residential acre identified in both the Waterford ASP and City's MDP. This is a result of the multi-family sites and medium density blocks located along Range Road 284 and the internal collector roads. As recommended in the MDP and Waterford ASP, medium and high density housing is strategically located adjacent to open space amenities and/or major thoroughfares.

### **5.1.1 Built Form and Housing Diversity**

Inspired by modern lake communities across Western Canada, West Waterford will endeavor to balance traditional and contemporary elements that distinguish timeless communities. West Waterford's carefully curated identity will be achieved through a variety of architectural styles. This will ensure eclectic exterior facades, contrary colours and contrasting exterior finishes as part of each streetscape. Craftsman, Prairie, Modern and Farmhouse styles will be accented with a number of elements, including but not limited to:

- + Stained/Wood Grain Carriage style Garage doors
- + Stonework used for Architectural style specific
- + Black window frames
- + Duplex homes to have the look of two different homes joined at the party wall.
- + Prominent window trim

**Figure 8: West Waterford Concept**



Housing types, illustrated in Figure 9, include single-detached and semi-detached homes, townhomes, and low-rise apartments. This diversity provides opportunities for residents of all ages and stages of life to find a place to call home. The higher density built forms are strategically located along the collector roads and adjacent to RR284 to improve access and minimize impact on lower density residential areas. See Appendix D for draft multi-family site access points and basic layouts.

The design of the OP and the intentions of the streetscapes and architectural styles align with the Chestermere Design Guidelines. The Plan works with the natural elevations of the land where feasible and realigns and renaturalizes the drainage course that runs through the site. Multi-family areas are distributed across the Plan in strategic locations to provide greater architectural styles to the neighbourhood. The open and public spaces are designed to draw attention of users and passersby alike creating safe, social spaces for residents to gather, see Section 5.2 for more detail. These spaces are connected by a pedestrian and active transportation network of sidewalks and pathways that provide convenient access throughout the Plan area as well as to adjacent neighbourhoods and beyond.

Figure 9: Housing Typology



Single-Detached Homes



Semi-Detached Homes



Townhomes



Multi-Unit Homes



### 5.2.1 The School

The school site is a joint school site between this OP and the approved Waterford Stage 1 OP. This portion of the site will include one of the two public Rockyview Schools and one of the two playfields. These playfields provide a valuable recreation space for the community as a whole. Site planning for the joint school site has considered walkability, safety, and efficiency for all transportation modes to and from the school site. The proposed school site concept plan (see Figure 11: The School Concept) illustrates how the school site will be integrated within the West Waterford community. Landscaping and building placement will ensure proper buffering to adjacent residential development.

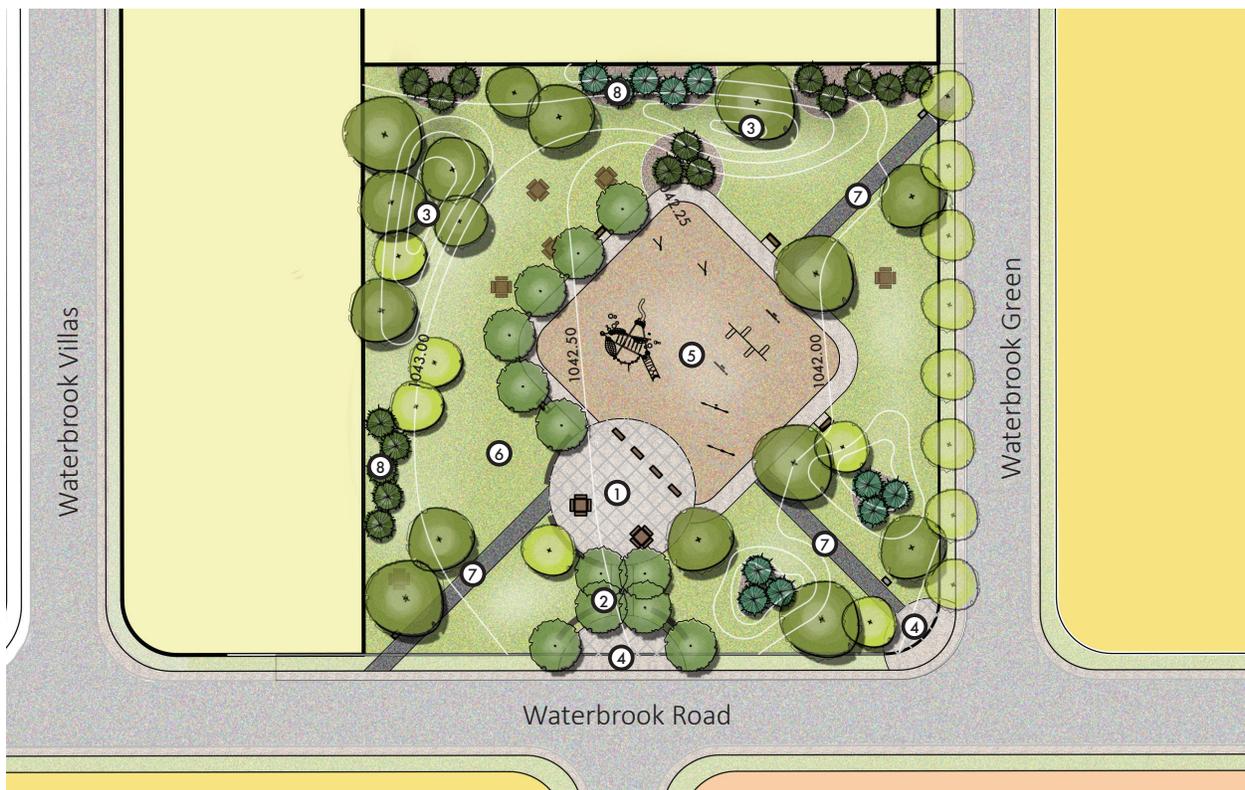
**Figure 11: The School Concept**



### 5.2.2 The Square

The Square is the central gathering space for the northwest portion of the neighbourhood. As it is bound on two sides by residential development, the Square is an ideal space for programmed events such as community barbeques, pop up markets, and provides a safe space for children to play with the passive observation of nearby neighbours.

Figure 12: The Square Concept



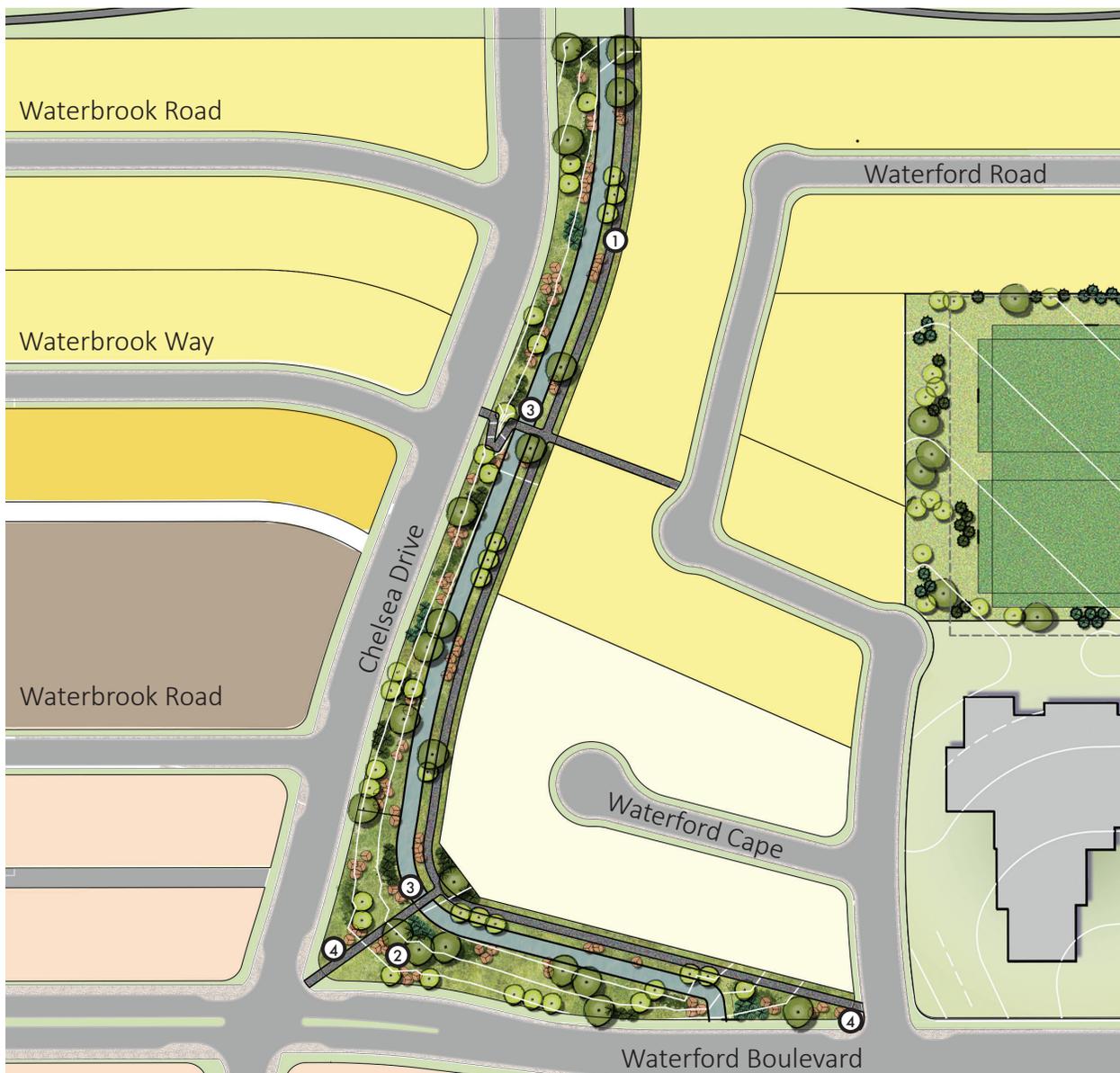
- ① HARDSCAPE ENTRANCE & PICNIC PLAZA (POSSIBLE CONCRETE OR PRECAST UNIT PAVERS)
- ② ORNAMENTAL/ACCENT PLANTING
- ③ ACCENT/SPATIAL DEFINITION GRADING
- ④ POSSIBLE ENTRANCE/ACCENT FEATURES
- ⑤ PLAYGROUND (STRUCTURE FOR AGES 5-12 AND SWINGS)
- ⑥ OPEN/FLEX SPACE (TURF)
- ⑦ PEDESTRIAN PATHWAY (3 METRE WIDE; ASPHALT)
- ⑧ BUFFER PLANTING



### 5.2.3 The Creek

The Creek is a natural drainage course that will be re-naturalized and maintained as an environmental reserve, surrounded by municipal reserve to accommodate comfort amenities, such as human-scale lighting, seating areas and garbage, recycling, and organics receptacles along the regional pathway. At the north end, the Creek connects across the Altalink corridor and continues north through Chelsea. South of Waterford Blvd, the Creek connects to the stormpond and south through Waterford Phase 1.

**Figure 13: The Creek Concept**



- ① PEDESTRIAN PATHWAY (3 METRE WIDE; ASPHALT)
- ② NATURALIZED/ NATIVE PLANTING
- ③ CHANNEL CROSSING
- ④ POSSIBLE SEATING NODE



#### 5.2.4 The Pond

The Pond is not only a naturalized stormwater facility that services the surrounding community, but a place for West Waterford residents to embrace the nature of the community and appreciate the flora and fauna that also call West Waterford home. The Pond incorporates amenities such as walking paths, seating areas, natural landscaping, and lookout points. The regional pathway that coincides with the Creek will connect with the Pond pathway network, and together connect the area to the surrounding greater region and citywide pathway network making it easier for residents to choose active transportation for all types of trips.

**The interface between the Pond and the commercial and multi-family sites in West Waterford Phase 1 will be designed in a manner that accentuates permeability and visibility for the enjoyment of both residents and visitors.**

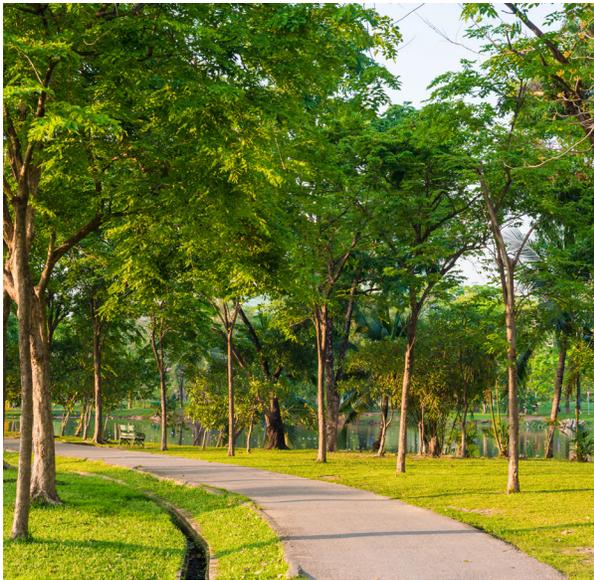
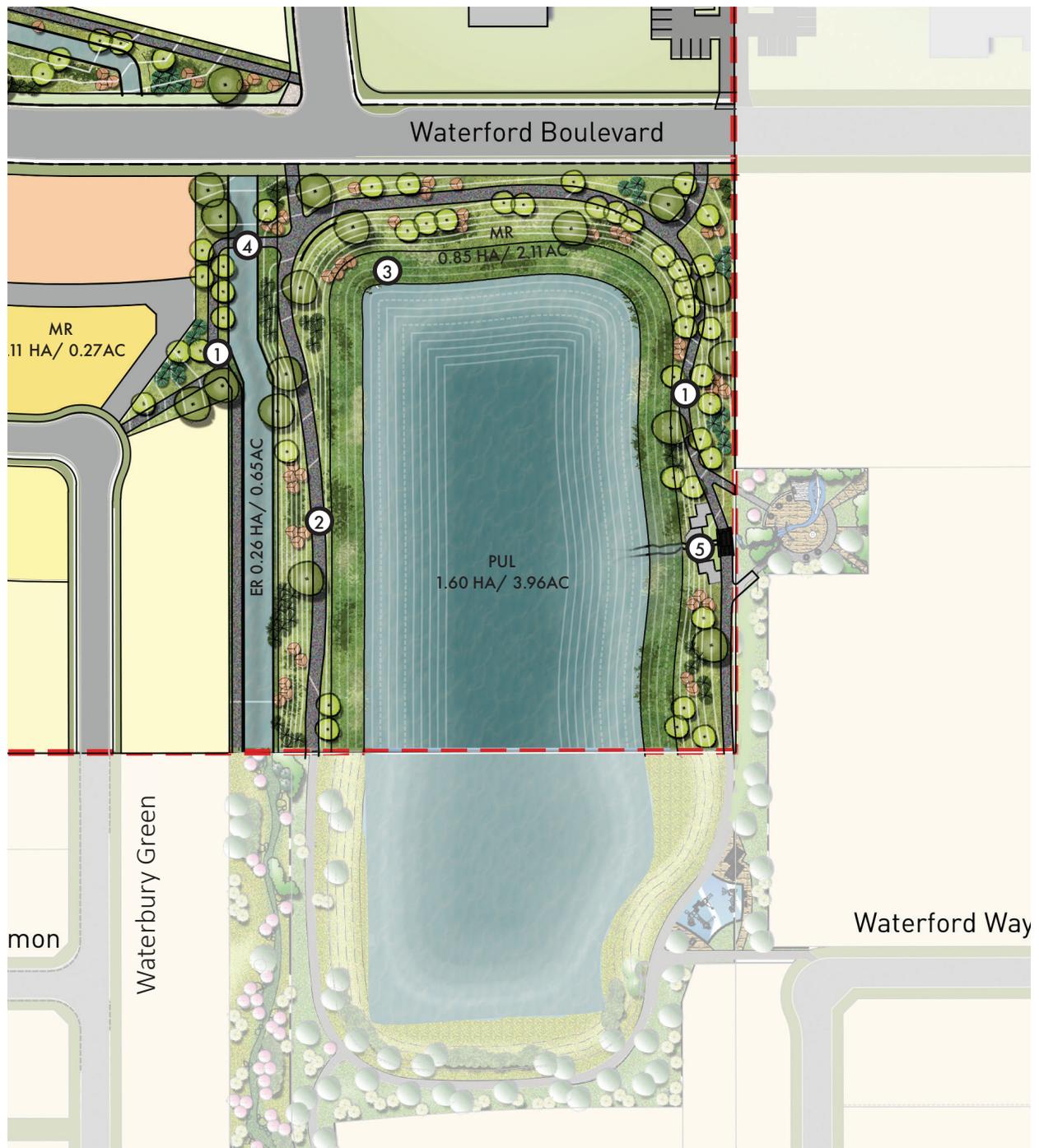


Figure 14: The Pond Concept



- ① PEDESTRIAN PATHWAY (3 METRE WIDE; ASPHALT)
- ② MAINTENANCE ACCESS (4 METRE WIDE; ASPHALT)
- ③ NATURALIZED/ NATIVE PLANTING
- ④ CHANNEL CROSSING
- ⑤ POSSIBLE OBSERVATION DECK/ BOARDWALK



# 6.0

SECTION 6.0

# Outline Plan & Land Use



## 6.1 Outline Plan

The Outline Plan illustrated in Figure 15, indicates the proposed land use districts for the subject site to achieve the envisioned development.

Figure 15: Outline Plan



- |  |  |   |
|--|--|---|
|  Subject Lands            |  City of Calgary Boundary     |  R-1: Residential Single Detached                            |
|  1.5m Conc. Mono Sidewalk |  2.0m Conc. Separate Sidewalk |  R-1PFD: Residential Planned Lot Front Drive                 |
|  2.0m Conc. Mono Sidewalk |  3.0m Trail                   |  R-1PRL: Residential Planned Lot Rear-Lane                   |
|  |  |  DC(R-3B): Direct Control District                           |
|  |  |  R-3: Residential Multi-Family Unit                          |
|  |  |  R-4: Low Rise Multi-Unit Residential                        |
|  |  |  PS (PUL): Public Services (Storm Pond & Public Utility Lot) |
|  |  |  PS (MR): Public Services (Open Space)                       |
|  |  |  PS (MSR): Public Services (School Site)                     |
|  |  |  PS (ER): Public Services (Environmental Reserve)            |



**Table 2: Outline Plan Statistics**

	Frontage (m)	Lot Width/ Density	ha	ac	%	Units
<b>Total Ownership Area</b>			<b>48.57</b>	<b>120.03</b>		
PS (ER)			0.98	2.42		
Altalink ROW			2.35	5.81		
<b>Developable Area</b>			<b>45.24</b>	<b>111.80</b>	<b>100%</b>	
<b>Residential</b>			<b>25.23</b>	<b>62.35</b>	<b>55.77%</b>	
R-1	419.18 m	13.75 m	1.69	4.17	3.73%	31
R-1PFD	3126.91 m	10.97 m	10.91	26.96	24.11%	285
R-1PRL	861.77 m	9.14 m	2.92	7.22	6.46%	94
DC (R-3B)	195.18 m	7.02 m	0.63	1.55	1.39%	28
R-3	1912.69 m	6.50 m	6.41	15.84	14.17%	294
R-4 (Townhouses)		25 upa	1.05	2.61	2.33%	65
R-4)		35 upa	1.62	4.00	3.58%	140
<b>Residential Total</b>	<b>6516.36 m</b>					<b>937</b>
<b>Density</b>			<b>20.7 upha</b>	<b>8.4 upa</b>		
<b>Open Space</b>			<b>5.21</b>	<b>12.87</b>	<b>11.51% ^(10.21%)</b>	
PS (MSR)			1.62	4.00	3.58%	
PS (MR)			2.41	5.95	5.33%	
<b>Subtotal</b>			<b>4.03</b>	<b>9.95</b>	<b>8.90%</b>	
<b>PS (MR) near pond and creek (assumes 50% credit)</b>			<b>1.18 ^(0.59)</b>	<b>2.92 ^(1.46)</b>	<b>2.61% ^(1.31%)</b>	
<b>PUL</b>			<b>3.44</b>	<b>8.49</b>	<b>7.60%</b>	
PS (PUL) Storm Pond			1.60	3.96	3.54%	
PS (PUL) Easement			1.8	4.53	4.06%	
<b>Roads</b>			<b>11.36</b>	<b>28.08</b>	<b>25.12%</b>	

\* Total areas/percentages may vary due to rounding

^ The total land area for Open Space is 11.51% of the plan area, however only 10.21% will count towards the MR dedication as the PS area "near pond" counts for 50% credit.

\*\* See Table 4 below for further MR clarification

## 6.2 Land Use Districts

**Approximately 56% of the developable area within the West Waterford OP consists of residential land uses. The remaining developable areas include parks and municipal infrastructure.**

### 6.2.1 Residential Single Detached District (R-1)

Most of the residential lands are proposed to be redesignated to Residential Single Detached (R-1) district. The purpose of this District is to provide for low density residential development in the form of single-detached dwellings that have high standards of design and appearance.

### 6.2.2 Residential Planned Lot District (R-IPFD / R-IPRL)

Similar to the R-1 district, the Residential Planned Lot District are intended to provide a narrower single-family lot within a comprehensively planned block to ensure high quality streetscapes through strict District guidelines. This land use district is applied across West Waterford to offer and expand the housing types available to potential residents in a uniquely Chestermere manner.

### 6.2.3 Residential Multi-Unit District (R-3)

The purpose of the R-3 District is to provide for street-facing townhome and semi-detached development to increase the variety of dwelling types available in the community. Unit types allowed within the district include duplex dwellings, semi-detached, stacked townhouses and townhouses.

### 6.2.4 Low Rise Multi-Unit Residential District (R-4)

The purpose of the R-4 District within the West Waterford OP is to provide comprehensive multi-family developments in the form of one apartment complex site (south) and one townhouse development site (north). These sites are strategically located along Range Road 284 and Chelsea Drive. As per City direction, the R-4 District does not abut any R-1 district to ensure an appropriate gradient between densities. These land uses are to be buffered by a laneway, road, open space, or other land uses suitable for adjacency to both R-1 and R-4 parcels.

### 6.2.5 DC (R-3B - Back to Back Townhomes)

The purpose of this District is to continue the DC from the Waterford Stage 1 Outline Plan to provide a continuation of the back-to-back form of townhouse development east and west of Waterbury Court. Development in this district is intended to increase density while being compatible with adjacent low and medium density residential uses. This district is intended to be used in close proximity to major corridors where higher density development is supported by public amenities. Refer to Appendix A for the proposed Direct Control District.

### 6.2.6 Public Service District (PS)

The Public Service district includes all proposed municipal reserves, municipal school reserves, environment reserves and Public Utility Lot components of the Outline Plan. The purpose of this District is to accommodate natural areas, recreational and educational facilities and public utilities to service the community. Table 4 details the breakdown of municipal reserves for each space. There are two scenarios illustrated for the Creek and Pond, one in which the PS space around each is granted 100% towards the 10% minimum for municipal reserve lands within the OP, the other considers if each were only granted 50% credit.

**Table 4: Municipal Reserve Analysis**

	ha	ac	OP Area %
School Site	1.62	4.00	3.58 %
The Square	0.63	1.55	1.38 %
Other MR areas (ER and School adjacent)	1.78	4.41	3.94 %
<i>Creek &amp; Pond adjacent (50% credit)</i>	<i>1.18 &gt; 0.59</i>	<i>2.92 &gt; 1.46</i>	<i>1.31 %</i>
<b>Total MR Area</b>	<b>4.62</b>	<b>11.42</b>	<b>10.21 %</b>

\* Total areas/percentages may vary due to rounding

### 6.3 Density

The proposed number of residential units is approximately 937 units, giving the OP a density of 20.7 units per hectare or 8.4 units per acre. As outlined in Table 5 below, anticipated population of West Waterford at full buildout is 2,491 residents. The persons per unit density calculations align with the Sanitary Servicing Study calculations. Approximately 53% of residents will live in single detached homes, while the remaining 47% will be in semi-detached homes, townhouses, and apartments.

**Table 5: Housing Density per Housing Type**

Housing Type	Number of Units	Density	Population
Single Detached	410	3.2	1,312
Street Townhouses / Semi-Detached	322	2.5	805
Townhouse Developments	65	2.1	136
Apartment Developments	140	1.7	238
<b>Total</b>	<b>937</b>		<b>2,491</b>



# 7.0

SECTION 7.0

# Transportation



## 7.1 Road Network

The intent of the transportation system is to provide convenient and safe connections for people to reach destinations within Chestermere and beyond. Connections to surrounding areas are made possible by the external transportation network, which includes Chelsea Drive to the north, Waterford Boulevard to the east, Waterbury Road to the south, and Range Road 284 (Conrich Road) to the west. The internal transportation network is a modified grid system that integrates minimal crescents, cul-de-sacs, and lanes, which aligns with adjacent future communities systems, see Figure 16. The following collector roads maintain the structure of the internal modified grid system:

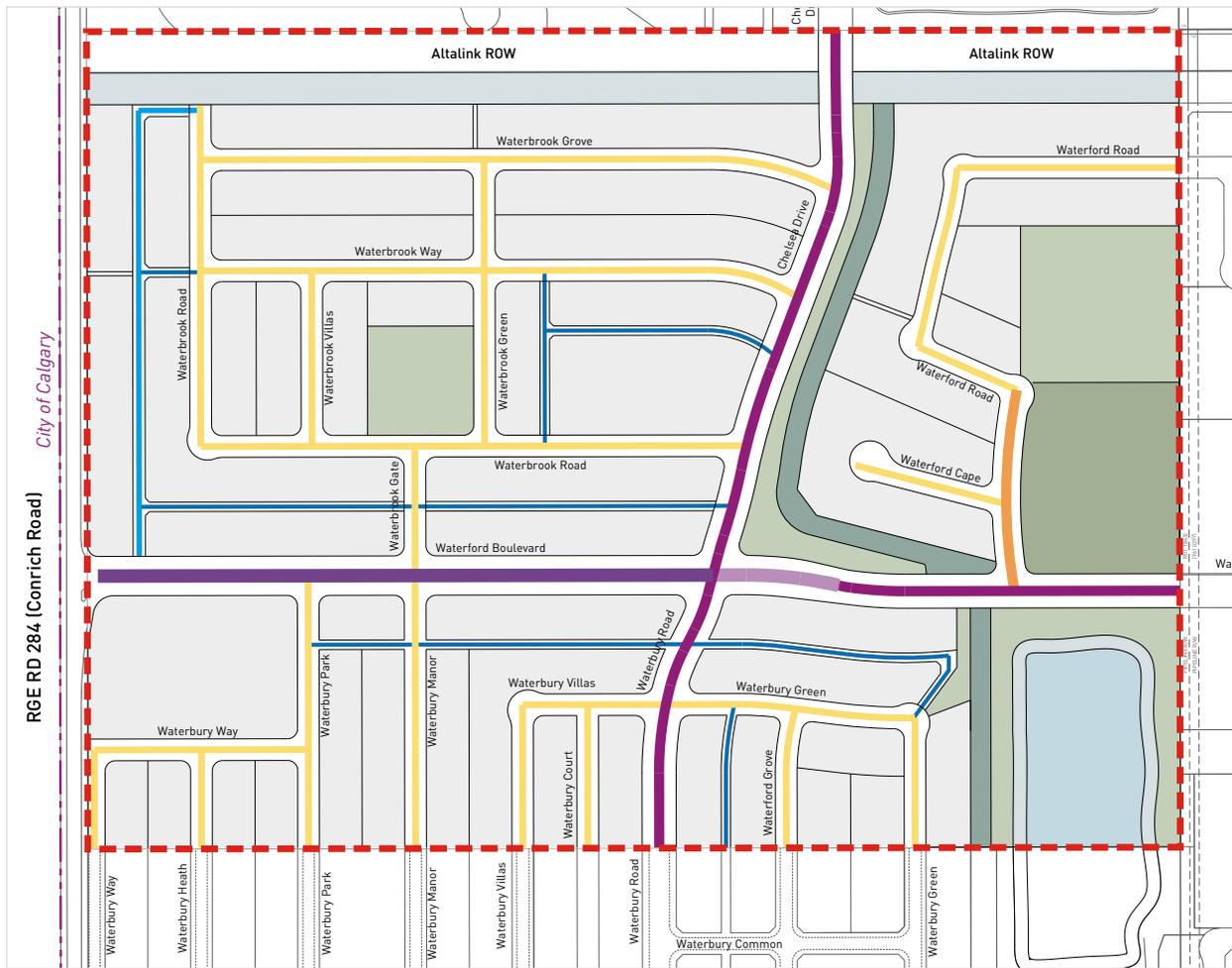
- ✦ Waterford Boulevard - East-West, 29.0 m Primary Collector that transitions to a 25.2m Collector east of the Chelsea Drive intersection
- ✦ Chelsea Drive / Waterbury Road - North-South, 25.2 m Collector
- ✦ Waterford Road - the south most portion of Waterford Road, adjacent to the school, shall be a 21.0m Collector to accomodate school dropoff and pickup requirements.

The non-standard cross-sections reflect examples of street types outlines in the 2023 Transportation Master Plan (TMP). These cross-sections align with City of Calgary DGSS cross-sections, also referenced by the 2023 TMP, and maintain consistency with adjacent Outline Plans, approved under the prior Transportation Master Plan. Refer to Appendix C for these cross-sections.

Residential roads connect from the collector roads to provide access to dwelling units. The road layout consists of 23 nodes and 40 links, and has a Street Connectivity Index of 1.74, which scores above the MDP target of 1.4. This plan identifies the anticipated street names for the area. At the time of subdivision, the proposed street names will be submitted for the City for review.

**The naming of roads that intersect surrounding subdivisions or existing communities will be coordinated with developers of active outline plans. Street names will comply with the City of Chestermere street naming policies and are subject to City approval.**

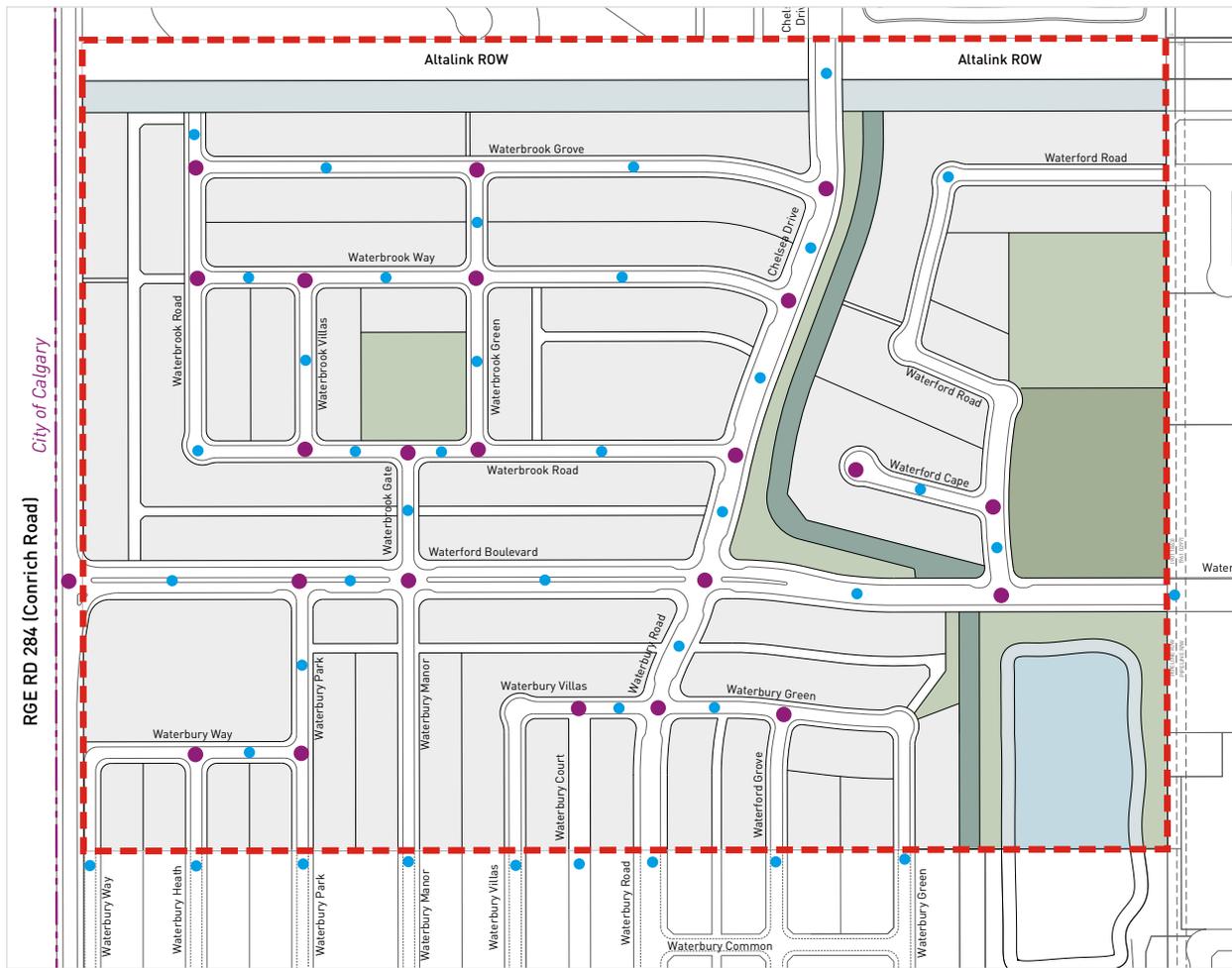
Figure 16: Road Network



- Subject Lands
- City of Calgary Boundary
- 7.0m Lane
- 9.0m Lane
- 16.0m Residential Street
- 21.0m Modified Collector Street
- 25.2m Modified Collector Street
- 29.0m Modified Primary Collector Street
- 29.0m Primary Collector Street



Figure 17: Street Connectivity



- - - Subject Lands
- - - City of Calgary Boundary
- Nodes: 23
- Links: 40
- Index: 1.74



## 7.2 Public Transit Network

**Transit service is not currently provided within this area of Chestermere. However, West Waterford has been designed to accommodate future transit routes when they become operational.**

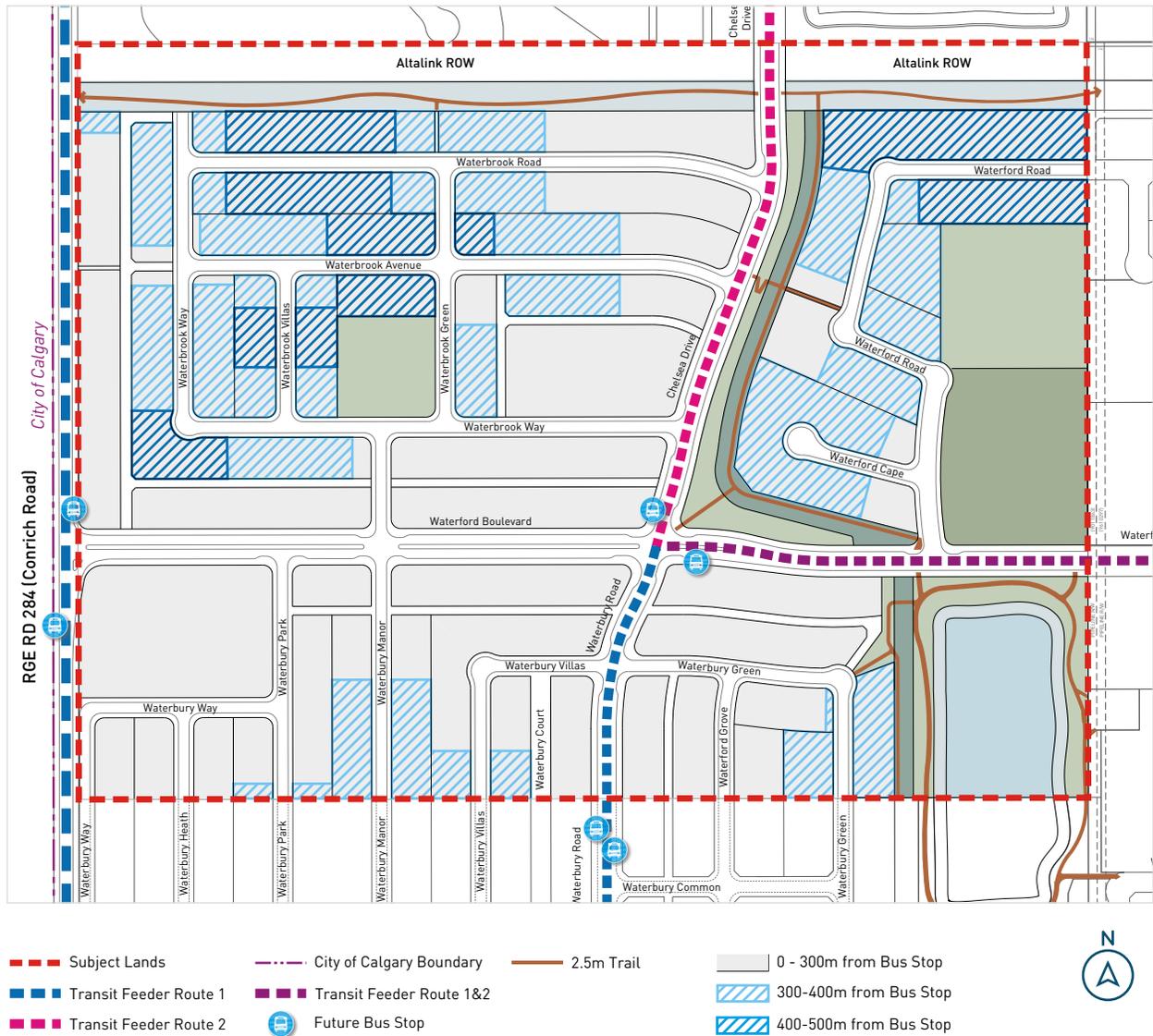
The OP illustrates potential transit routes conveniently located on Arterial and Collector roads, to provide connections to the potential transit routes noted in the surrounding active Outline Plan areas. The potential roads to be utilized as transit routes include:

- + Range Road 284 (Conrich Road)
- + West Waterford Boulevard
- + Waterbury Road

Figure 18 demonstrates the distribution of the transit stops strategically located near main intersections, amenity areas, and regional pathway connections, to provide access to all residents. In terms of walkability, all residential units are within a 400 - 500m (5-6 minute) walking distance to a transit stop, with the majority of residents under 300m away from a transit stop.



**Figure 18: Potential Transit Network**



### 7.3 Active Transportation

The plan has a network of pathways and sidewalks to facilitate pedestrian and cyclist movement throughout the Plan Area. The pedestrian and cycling routes provide connectivity to residences and community amenities within the area and to surrounding destinations through the Regional Pathway system. The plans pathway system will connect to the Western Irrigation District (WID) irrigation canal that links active modes of transportation from Chestermere to Calgary. Additionally, the AltaLink Utility Right-of-Way at the north edge of the Plan Area will support an active transportation pathway. Overall, the community has an Active Mode Index score of 1.74, which exceeds the MDP target of 1.4 for Greenfield Residential development.

**Figure 19: Pedestrian Network**

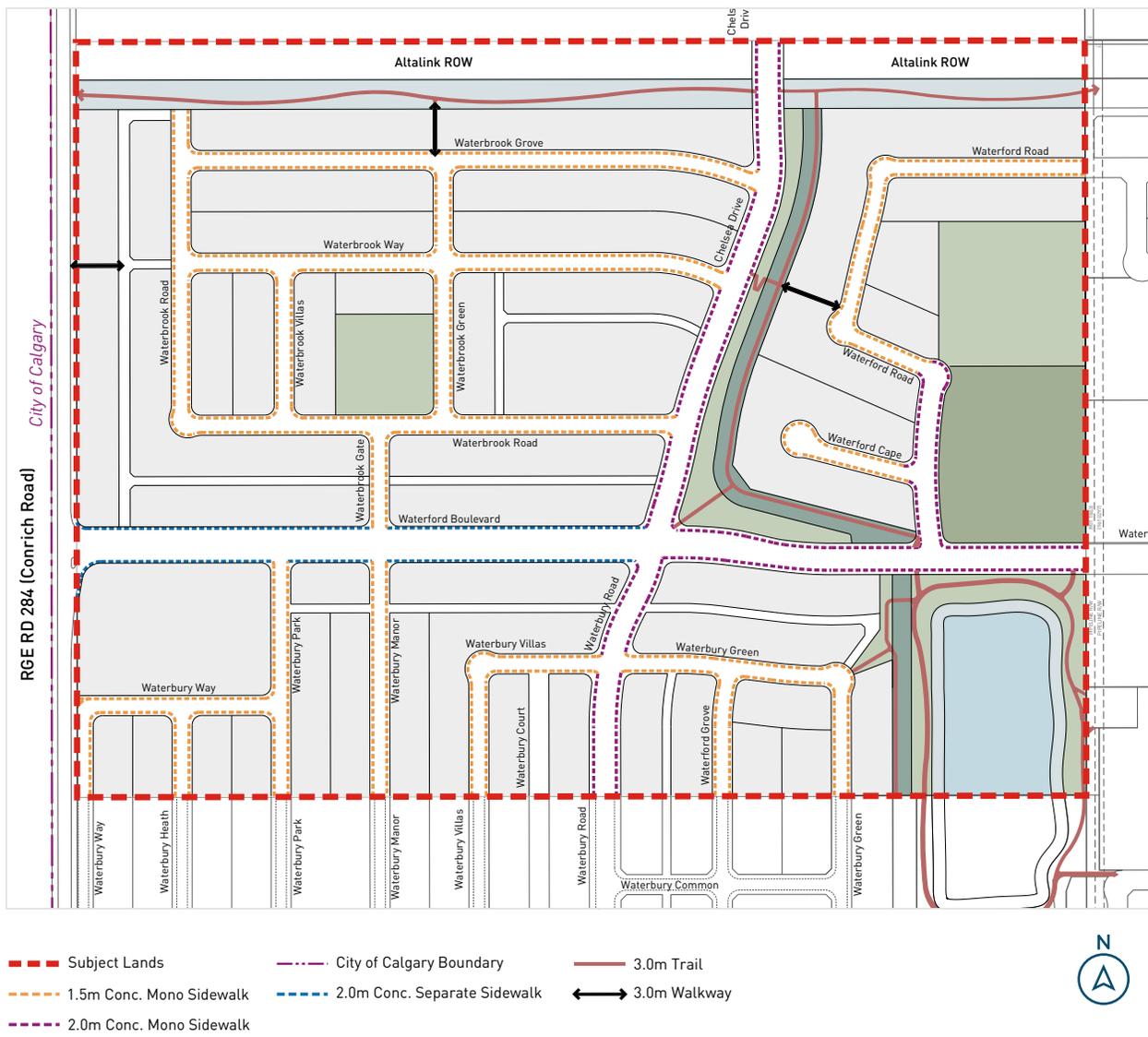
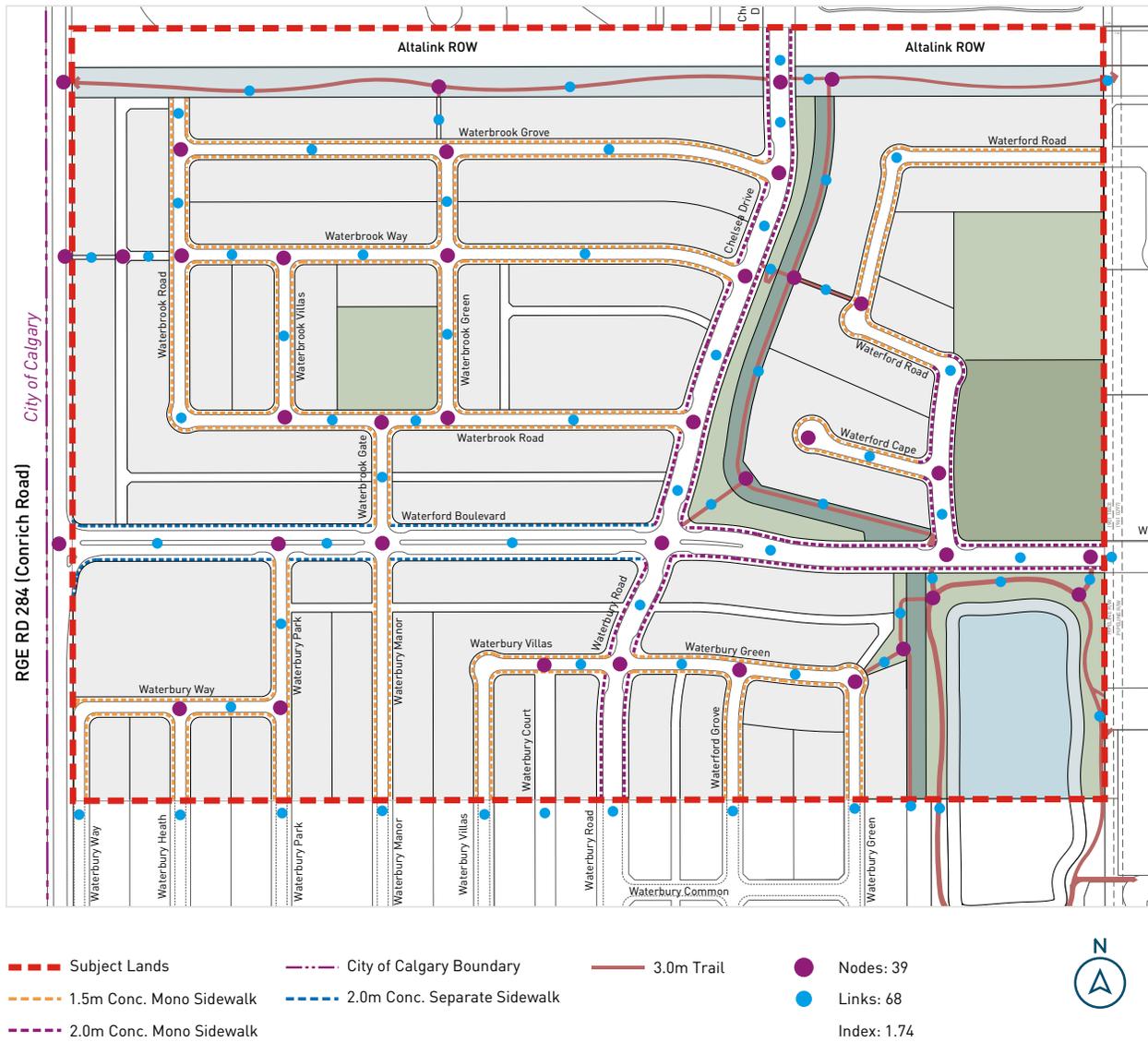


Figure 20: Active Modes Connectivity



# 8.0

SECTION 8.0

# Servicing & Phasing



## 8.1 Water

The Waterbridge Master Area Structure Plan (WMSAP) indicates that the West Waterford OP lands, straddle two different pressure zones. The two (2) pressure zones are defined as follow:

- ✦ Pressure Zone 1 (Existing or South Pressure Zone): This pressure zone can supply water from 1,026.3 MASL up to an elevation of 1,045.0 MASL and is currently serviced by Booster Station #13 which received an upgrade as part of the Chelsea Phase 1 Off-sites.
- ✦ Pressure Zone 2 (Proposed or North Pressure Zone): This pressure zone can supply water from elevation 1,045.0 MASL up to 1,072.0 MASL and will be serviced by a future reservoir to be located on Rainbow Road north of Chestermere Blvd. This new reservoir will service the remaining of the MASP lands. Construction of this new reservoir was anticipated to be completed by 2018; however, we were unable to confirm its construction at the time of writing this memo.

Since, the initial phases for the West Waterford OP lands will be within the elevation range for Pressure Zone 1, water service for these initial development phases can be provided either via an extension of the existing watermains from the Community of Chelsea to the north and/or from the east via an extension of the existing (or soon to be built) watermains from the Waterford Development by Douglas Homes (Waterford Stage 1).

Since the timeline for the development of phases located within the upper elevations in West Waterford OP lands is not immediate, it is most likely that either the upgrades to the Main Pump Station will be completed or the construction of the new future reservoir and pump station will be in place by the time of the construction of these future development phases; which will provide the required flow and pressure for these upper elevations phases.

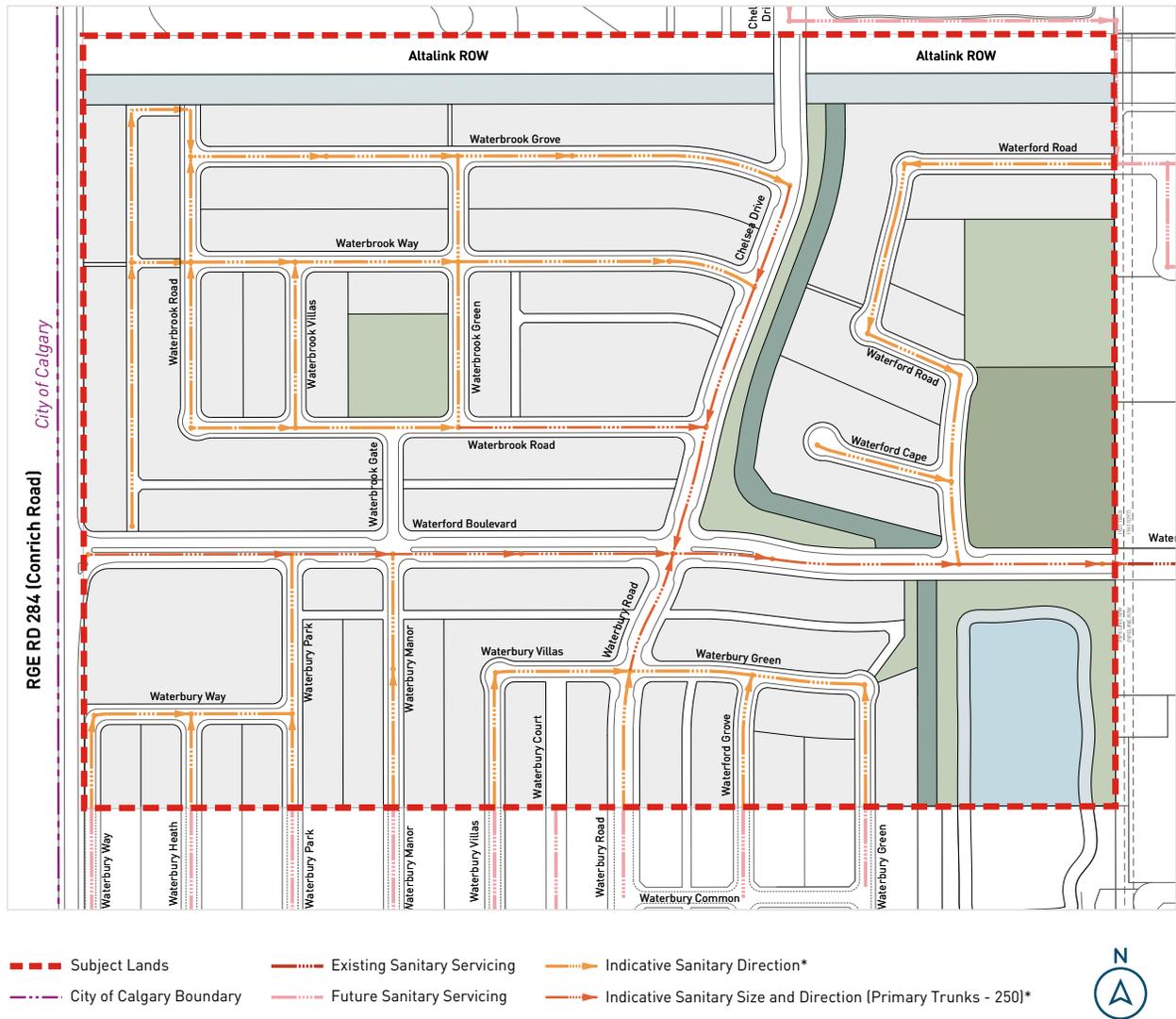
The onsite potable water supply network for the subject lands will consist of a looped public potable water network to maintain flows and provide security of supply and will generally be located within the public road alignments and/or public utility right of ways with the layout to be determined at the Outline Plan application. The network will be sized based on layout, topography, population projections and land uses. Figure 21 shows the conceptual preliminary water distribution network proposed for West Waterford OP development.

## 8.2 Sanitary

Wastewater from the West Waterford OP area will be serviced through a series of sanitary sewer gravity system that conveys flow from west to east through Waterford Stage 1 development by Douglas Homes and discharges to the City of Chestermere existing Sanitary gravity trunk along Rainbow Rd (that has been adequately sized to service these lands and the Chelsea Stage 2 development which lies to the north); which ultimately conveys the flow to Lift Station #13. From there the effluents, through a forcemain system, will be pumped out to The City of Calgary sanitary system. This existing infrastructure is located under Waterford Blvd where a 450mm tie in is available and will be carried westward as the West Waterford Stage 1 development progresses.



Figure 22: Sanitary Servicing



- Subject Lands
- Existing Sanitary Servicing
- Indicative Sanitary Direction\*
- City of Calgary Boundary
- Future Sanitary Servicing
- Indicative Sanitary Size and Direction (Primary Trunks - 250)\*



Note: Underground design is preliminary and subject to change.

\*Subject to change through detailed design

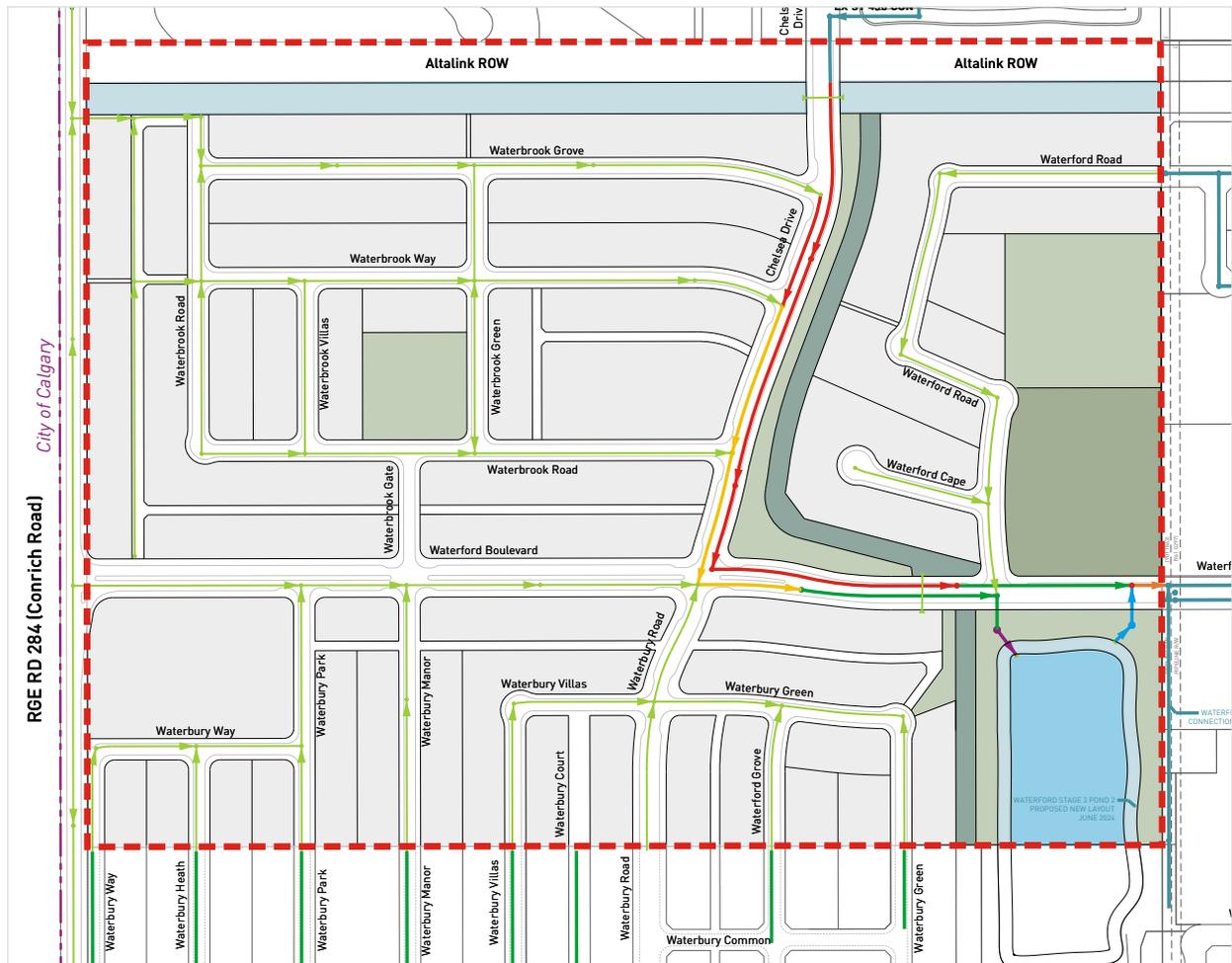
### 8.3 Stormwater

Stormwater Servicing for the Outline Plan Area will be by gravity sewer system constructed within proposed roadways and Right-of-Ways, see Figure 23. As per the approved Waterford ASP, October 2016 and the Waterford Stage 1 Outline Plan and Land Use Redesignation, March 2018 bylaws; the stormwater runoff for the entire West Waterford Outline Plan Area will be conveyed to a central stormwater storage facility located immediately adjacent to the southwest corner of the land within the Waterford Stage 1 area, and with a portion shared with the Waterford Stage 1 neighboring subdivision to the south. The specified location is in proximity to the existing wetland in the area and serves as the low point in the surrounding topography within the east boundary of the Subject Lands.

The discharge of Stormwater from the facility within the Outline Plan will only be permitted once the regional stormwater infrastructure is available and operational. Until such time, this storm facility will temporarily adhere to a zero-discharge condition through the implementation of an enhanced evaporation pond.

The interim zero discharge condition will involve the irrigation of absorbent landscaping and Municipal Reserve (MR) in developable areas with remaining catchment set aside for irrigation of agricultural land. The specific areas of land required for agricultural irrigation is manageable and will be determined on a phase-by-phase basis. The stormwater management strategies will achieve the regional stormwater targets for 1:100-year unit release rate of 0.80 L/s/ha, and long-term annual volume target of 40mm as outlined in Chestermere's Integrated Stormwater Master Plan (ISMP). A 750mm piped stormwater conveyance system has been constructed along Waterford Blvd through Waterford Stage 1, that will ultimately allow for off-site discharge to a location determined by the City of Chestermere and Chestermere Utilities Incorporated and future Utility Master Plans. A preliminary stormwater network system is shown in Figure 23.

**Figure 23: Stormwater Servicing**



- Subject Lands
- PS (PUL)
- City of Calgary Boundary
- PS (PUL) - Storm Pond
- Future Stormwater Servicing
- Existing Stormwater Servicing
- Indicative Storm Direction\*



- Indicative Storm Size & Direction (Primary Trunks)\*
- ST 450 CON
  - ST 1050 CON
  - ST 650 CON
  - ST 1650 CON
  - ST 750 CON
  - ST 1350 CON

Note: Underground design is preliminary and subject to change.  
 \*Subject to change through detailed design

## 8.4 Shallow Utilities

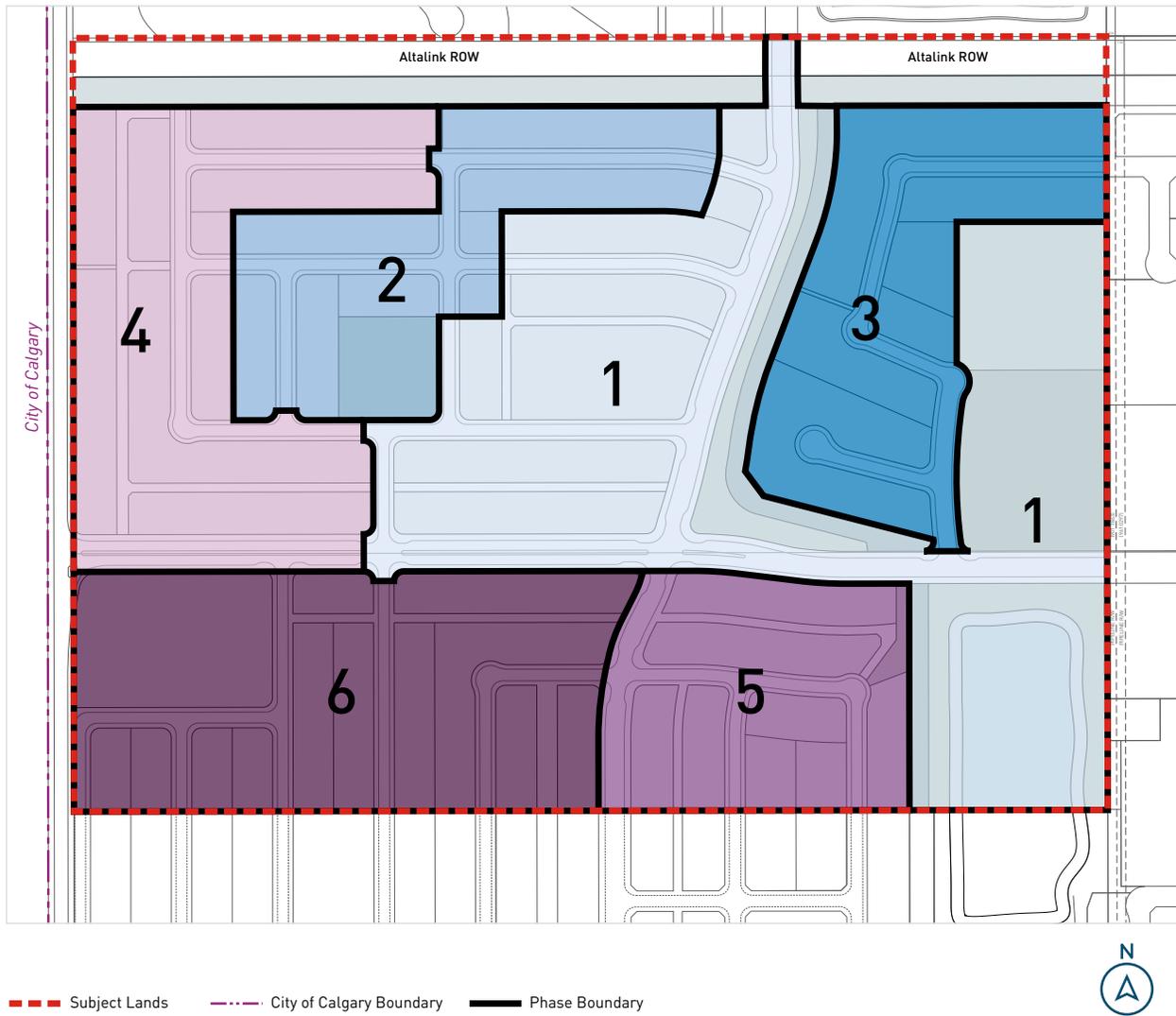
Gas, power, telephone, cable TV and other appropriate private services are to be provided to the Subject Lands. The necessary easements and utility Right-of-Ways shall be provided to each of the proposed lots to the specifications of the utility company at the time of subdivision.



## 8.5 Development Phasing

It's anticipated that the West Waterford OP will be developed in approximately 6 phases, as shown in Figure 24. The phase boundaries have been ordered sequentially based on servicing needs of the development and forecasts for housing absorption. Development will generally begin with connection points to Chelsea Dr and Waterford Blvd at the north and east limits of the plan, respectively. These two connection points will allow for servicing trunks and downstream infrastructure connections to be made to service the community. The phasing numbers are shown in chronological order based on natural servicing sequencing of this development. Actual phasing size and location will be dependent on future market conditions and infrastructure requirements.

Figure 24: Development Phasing



# 9.0

SECTION 9.0

# Supporting Studies



## 9.1 Geotechnical Study

A geotechnical evaluation was prepared by Englobe for the subject lands to provide preliminary recommendations for construction, including site grading, and deep or shallow foundation design. The assessment evaluated the subsurface soil conditions through index testing from borehole drilling and the installation of standpipe wells. The report findings note that due to site topography, a water saturated zone was formed across the site generally in north-south orientation. The width of the saturated zone ranges from 10 meters to about 50 meters. During drilling, water was ponding in the wide portion of this zone approximately at the middle of the site. The surface soil layer in saturated zones appeared to have weaker strength and had a darker grass colour compared to adjacent soils outside of this zone. Surface settlement was observed during rig crossing the saturated zone due to low shear strength of upper soil layer as illustrated in the full geotechnical report, which can be found in the Appendices.

## 9.2 Historical Resources Impact Assessment

The Historical Resources Impact Assessment (HRIA) was prepared by Bison Historical Services Ltd.. The exploratory testing included 128 test holes and recovered no archaeological materials. As such, the HRIA recommends Historical Resources Act approval.

## 9.3 Staged Master Drainage Plan

This Staged Master Drainage Plan (SMDP) is submitted in support of the proposed OP development which describes the drainage concepts to manage stormwater runoff generated by the proposed development. The drainage concept addresses fundamental design criteria developed by the City of Chestermere in their integrated Stormwater Waste Plan (ISMP). Best Management Practices (BMPs) and Low Impact Development (LID) techniques are incorporated into the design to accomplish regional stormwater targets.

The objectives of this SMDP are to present stormwater management plan and strategies for the proposed development for both under the interim and ultimate conditions (full build-out). The SMDP also adheres to the volume control targets outlined and set out by the City of Chestermere in the Chestermere ISMP.

## 9.4 Sanitary Servicing Study

The Sanitary Servicing Study indicates that the sanitary servicing for the West Waterford OP will connect to the sanitary line at Waterford Boulevard, as specified in the Waterford ASP. The proposed grading allows the entire development to be serviced by a single connection, with a calculated sanitary flow of 33.3 L/s, below the designed capacity of 40 L/s from Waterford Stage 1. The calculated flow for the pipe within West Waterford needs a minimum pipe diameter of 250mm with a slope of 0.45%, achieving an 82% Flow/Pipe Capacity and a Peak Dry Weather Flow velocity of 0.85 m/s, exceeding the city's minimum requirement of 0.60 m/s. Additionally, a sanitary pipe connecting the existing Waterford Stage 1 should be designed for the original allocation of 40 L/s plus any local flow from Stage 1 to ensure future development flexibility. The Sanitary Servicing Study is attached in the Appendices and can be reviewed for further detail.

## 9.5 Transportation Impact Assessment

The Transportation Impact Assessment (TIA) indicates that the transportation impacts of the West Waterford OP amendment area are expected to be accommodated by the proposed and planned road network for a 75,000-population horizon. The study analyzed key intersections that will impact traffic into/out of the OP area: Chelsea Drive/Merganser Drive W, Range Road 284/Waterford Boulevard, and Rainbow Road/Waterford Boulevard. All intersections are projected to operate at acceptable levels of service with short queues and low volume-to-capacity (v/c) ratios, except for the northbound approach at Rainbow Road/Waterford Boulevard, which is near capacity with a v/c ratio of 0.96 and 170-meter queues. It is recommended that the Rainbow Road/Waterford Boulevard intersection be signalized in the ultimate configuration. Background volumes were estimated based on the 75,000-population forecast, assuming the same residential trip distribution and assignment without significant adjustments. The TIA is attached in the Appendices and can be reviewed for further detail.

## 9.6 Biophysical Impact Assessment

The Biophysical Impact Assessment (BIA) identifies the Subject Lands are located within the Grassland Natural Region and Foothills Fescue Natural Subregion, lack native vegetation due to historical agriculture and are characterized by hayfield vegetation and mild terrain. Dominant soils are Orthic Black Chernozems and Orthic Humic Gleysols in depressions. Eight wetlands and two ephemeral waterbodies are identified, covering 1.78 ha and are classified as Temporary to Seasonal graminoid marshes, with vegetated ephemeral drainage. The Subject Lands are not an Environmentally Significant Area. Potential environmental impacts of development include soil, terrain, and native vegetation loss, wetland destruction, and wildlife disturbance. Mitigation measures include erosion control, environmental planning, stormwater management, and sensitive construction timing. Residual impacts will be managed through application of provincially approved wetland replacement measures.

## 9.7 Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) was conducted on the lands for the purpose of identifying any potential environmental concerns that may have resulted from previous site use. The southwest corner of the site was developed for residential use, while the rest of the site remained an open field. The assessment identified scattered drug paraphernalia during a site visit, which are biohazardous and require disposal. No other potential or actual environmental concerns were identified. The ESA is attached in the Appendices and can be reviewed for further detail.

# A

APPENDIX A:

# Direct Control DC (R-3B): Back-to-Back Townhouse Residential District



## Purpose and Intent

The purpose of this district is to provide for a back-to-back form of townhouse development. Development in this district is intended to be designed to increase density while providing a housing form that is compatible when adjacent to low density residential uses. This district is intended to be used in close proximity to major corridors where higher density development is supported by public amenities.

### Permitted Land Uses

- + Dwelling, Back-to-Back Townhouse
- + Minor Home Business

### Discretionary Land Uses

- + Accessory Building
- + Child Care Facilities
- + Major Home Businesses
- + Residential Care Facilities

General Requirements	
	Site Standard
Lot Area (Minimum)	<ul style="list-style-type: none"> <li>• 80m<sup>2</sup> for interior unit</li> <li>• 100m<sup>2</sup> for end unit</li> <li>• 129m<sup>2</sup> for corner unit</li> </ul>
Lot Width (Minimum)	<ul style="list-style-type: none"> <li>• 6.1m for interior unit</li> <li>• 7.3m for end unit</li> <li>• 9.0m for corner unit</li> </ul>
Front Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• 4.5m</li> </ul>
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• N/A for interior unit</li> <li>• 1.2m for end unit</li> <li>• 3.0m for corner unit</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Density (Maximum)	<ul style="list-style-type: none"> <li>• 6 units per grouping, or 45.0m of continuous frontage, whichever is less</li> </ul>
Building Height (Maximum)	<ul style="list-style-type: none"> <li>• 3 storeys not to exceed 12.0 m</li> </ul>
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>• 75% of site area</li> </ul>
Landscaping (Minimum)	<ul style="list-style-type: none"> <li>• 10% of site area</li> </ul>
Amenity Area (Minimum)	<ul style="list-style-type: none"> <li>• 8.0m<sup>2</sup> per unit</li> </ul>

### Additional Requirements

- (1) Signs in this district shall be regulated in accordance with the Chestermere Land Use Bylaws.
- (2) Each unit must include landscaping to include 1 tree or 2 shrubs as per the City of Chestermere Guidelines.

# B

APPENDIX B:

# Waterford ASP Conformance



**To better understand the conformance of the West Waterford Outline Plan to the Waterford ASP policies a thorough assessment has been completed below:**

<b>Waterford ASP Conformance</b>	
<b>Applicable Policies</b>	<b>Conformance</b>
<b>2.0 Vision</b>	
2.0 Waterford Planning Principles: Distinct Community; Complete Community; Connected Community & Waterscape Theme.	West Waterford integrates these principles throughout the OP design by providing a variety of land uses and housing types, an interconnected road/pathway system, and celebration of water features.
<b>3.0 Land Use Concept</b>	
3.0 Land Use Concept	The West Waterford OP closely reflects the guidance of the land uses and layout presented in the ASP Concept.
3.2 Residential Area	The OP includes a variety of low, medium, and high density housing forms, with single detached as the dominant form. Medium and High Density forms are strategically located to be context-sensitive and maximize access to transportation options and amenities. The OP achieves a upa of 8.2.
3.5 Central Neighbourhood Node	West Waterford integrates with the Waterford Phase 1 OP to complete the Central Neighbourhood node identified in the ASP. The node is located along the Waterford Blvd collector. The regional pathway system connects the school site and stormpond to the adjacent school and commercial area in Phase 1. The regional pathways also connect residents from beyond the ASP boundaries to the central node.
<b>4.0 Community Amenities</b>	
4.1 Municipal Reserve Analysis	The West Waterford OP, as noted in Table 4 above, presents two calculations for the Municipal Reserve area based on permitted dedications. Both scenarios exceed the minimum 10% required dedication.
4.2 School Sites 4.3 Parks 4.4 Naturalized Drainage Course	Concepts of all natural and green spaces including the school site, parks, and naturalized drainage course have been included in Section 5.2 of this Outline Plan Report with further location, size, composition, configuration, and programming details.
<b>5.0 Transportation Network</b>	
5.2 Major Street Network	The applicable all direction access to Range Road 284 is provided through the extension of Waterford Blvd from the Waterford Phase 1 OP. Other major street connections noted in the ASP are not directly applicable, but the West Waterford street network does provide the appropriate connections to the adjacent OP major road networks that connect to Rainbow Road and Township Road 240.
5.3 Internal Street Network	The collector street network aligns with the ASP concept and the residential street network is based on a modified grid to provide multiple convenient access points throughout the Plan Area and connections to adjacent neighbourhoods. The street connectivity index, at 1.71, exceeds the ASP requirement of 1.40. Stantec has prepared a TIA for the West Waterford OP, submitted under separate cover.

5.4 Transit Service	Section 7.2 of the OP provides potential transit service alignment through West Waterford and details the transit coverage of the neighbourhood, showing approximate walking distances from each residential block to a potential bus stop.
5.5 Regional Pathway System	Section 5.2 of the OP illustrates the alignment regional pathway system that runs along the utility corridor at the north end of the Plan Area and parallel to the north-south naturalized drainage course and connects to the school site to the east and the stormpond to the south. These regional pathway connections provide residents eventual access to the WID canal and Lake Chestermere.
<b>6.0 Servicing</b>	
6.1 Water 6.2 Sanitary Sewer 6.4 Stormwater	Stantec has provided the associated studies under separate cover to demonstrate the serviceability of the OP.
<b>7.0 Implementation</b>	
7.1 Outline Plan Areas	The West Waterford OP adheres to these policies by providing the required outline plan and land use redesignation prior to subdivision. The OP boundary aligns with Figure 15 of the ASP and does not require an ASP amendment.
7.2 Intermunicipal Interface	The proposed interface of the West Waterford OP addresses the interface requirements of the ASP, as well as the later and higher order Calgary-Chestermere Interface IDP, by fronting the majority of homes to Range Road 284, with thoughtfully integrating and designed window streets and siding properties along the remaining interface pockets.



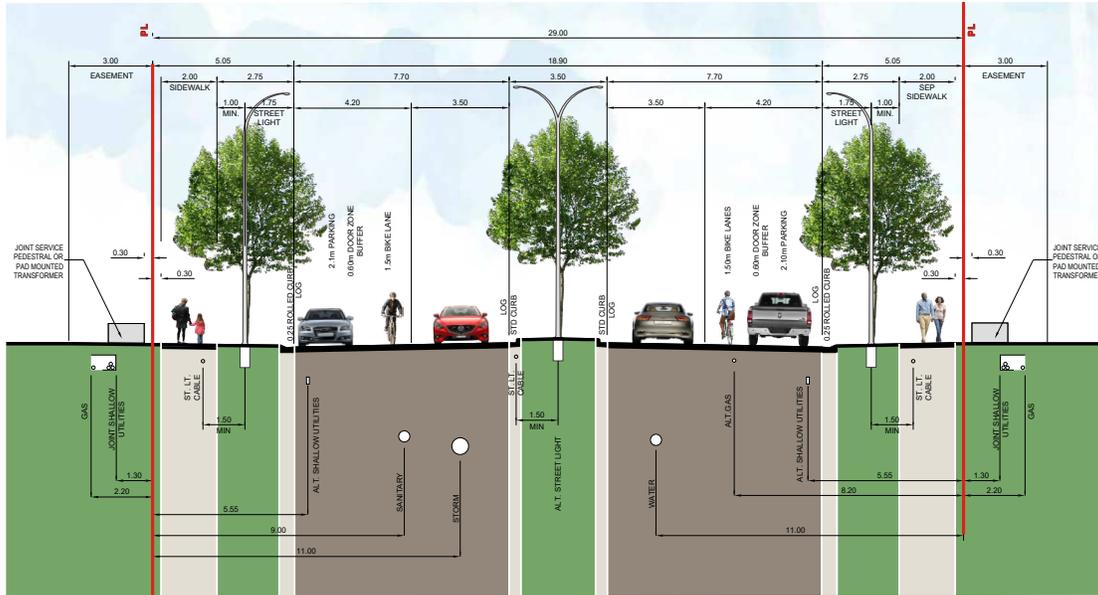
# C

APPENDIX C:

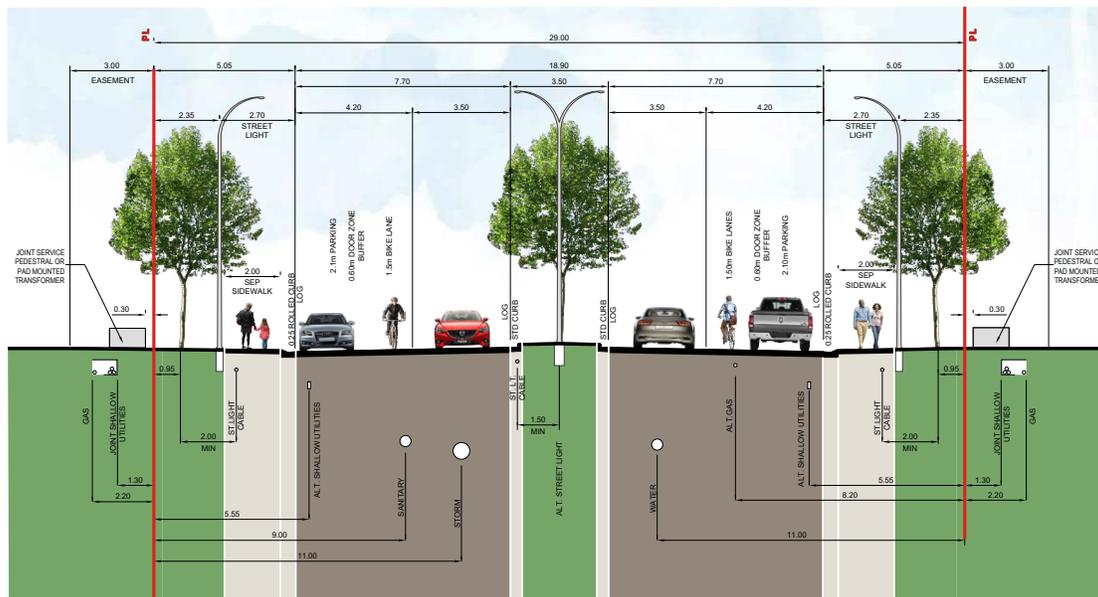
# Cross Sections



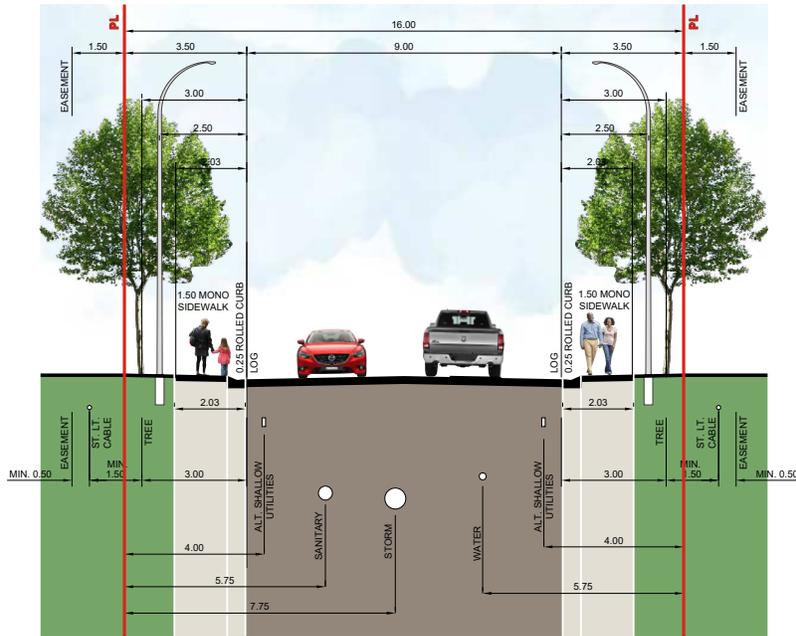




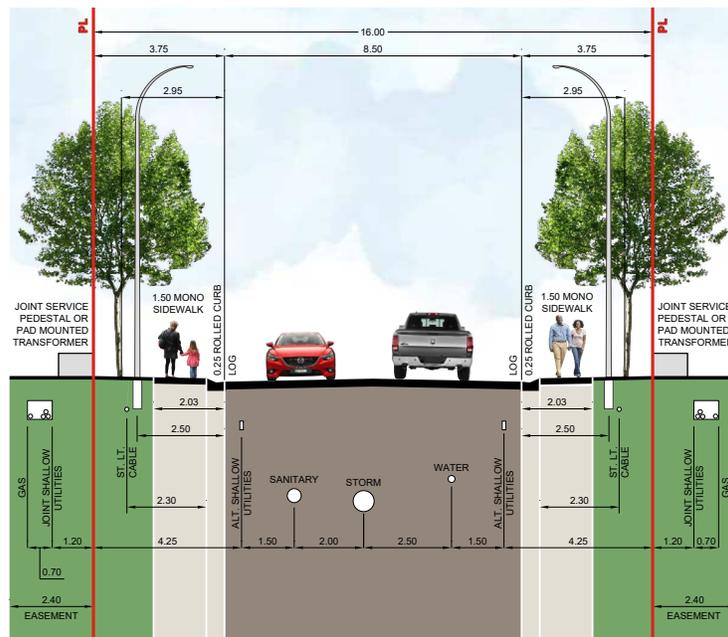
**Primary Collector Street**  
 2@7.7m (29.0m ROW)  
 Scale 1:250



**Modified Primary Collector Street**  
 2@7.7m (29.0m ROW)  
 Scale 1:250



**Residential Street (Laned)**  
 9.0m (16.0m ROW)  
 Scale 1:200



**Residential Street (Laneless)**  
 8.5m (16.0m ROW)  
 Scale 1:200

# D

APPENDIX D:

# Multi-Family Sites Access and Interface





- Subject Lands
- Site Access
- Units Fronting\*
- Units Fronting or Siding\*
- Attention to the Pedestrian Realm
- Potential Internal Roads



**\* Subject to Change**

WEST WATERFORD OUTLINE PLAN & LAND USE REDESIGNATION

WEST  
**WATERFORD**