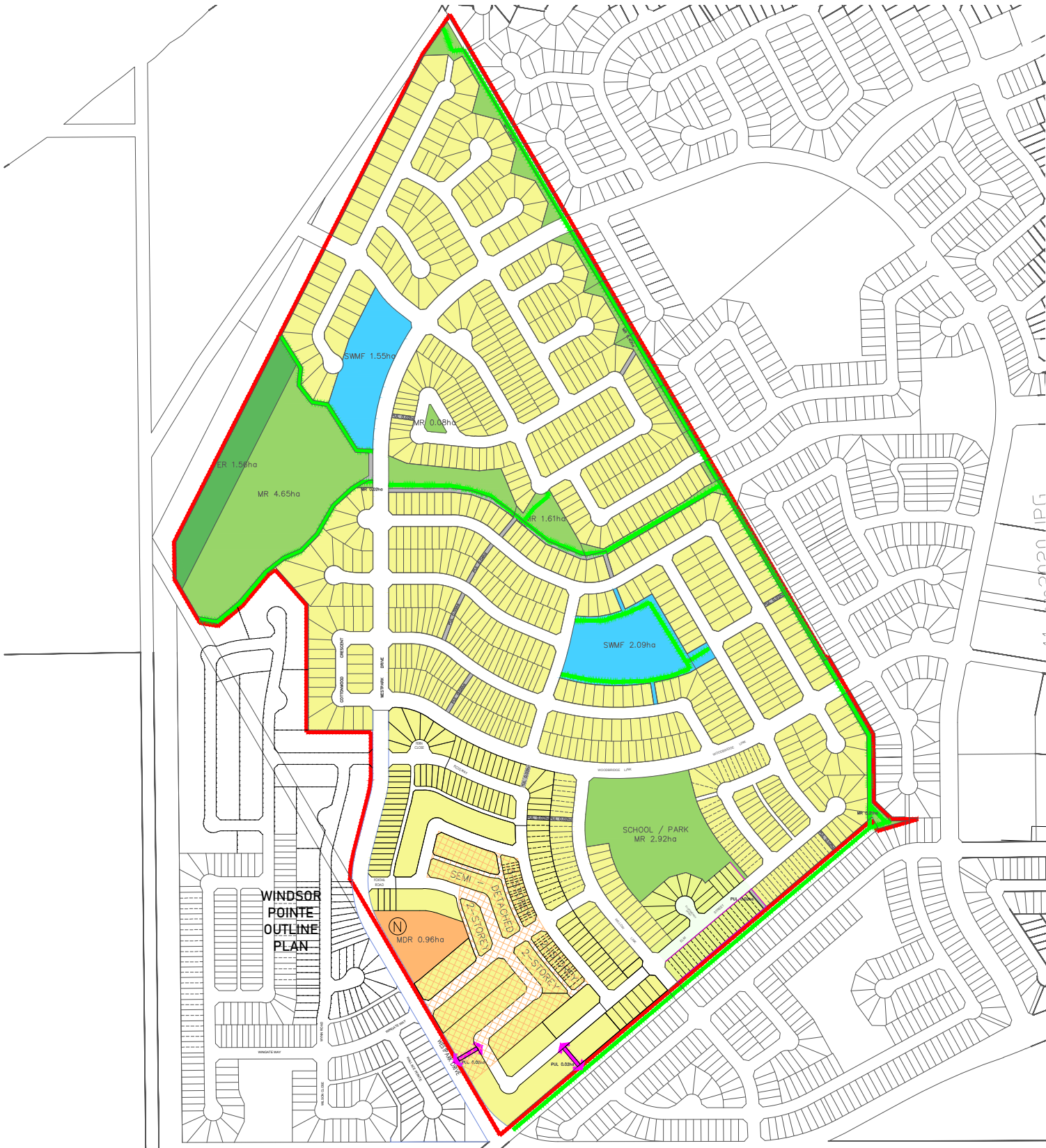




Forest Ridge Outline Plan Concept - Amendment  
February 24, 2026

- Plan Boundary
- Trail (existing)
- Pedestrian Connection (location TBD at Subdivision)
- Neighbourhood Service
- PUL
- Low Density Residential
- Flexible Mixed Low and Medium Density Residential
- Medium Density Residential
- School/Park
- Environmental Reserve
- Stormwater Management Facility



February 24, 2026

## Forest Ridge Outline Plan

## LAND USE STATISTICS AND POPULATION CALCULATIONS

|                                         | Area (ha)    | %            |
|-----------------------------------------|--------------|--------------|
| <b>GROSS AREA</b>                       | <b>92.42</b> |              |
| Environmental Reserve                   | 1.56         | 1.69         |
| Pipeline & Utility Right-of-Way         | 0.00         |              |
| Arterial Road Right-of-Way              | 0.00         |              |
| <b>GROSS DEVELOPABLE AREA</b>           | <b>90.86</b> | <b>100.0</b> |
| Municipal Reserve - Schools and Parks   | 10.50        | 11.6         |
| Stormwater Management Facilities & PULs | 4.97         | 5.5          |
| Roads                                   |              |              |
| Local Roads / Collector Roads / Lanes   | 21.83        | 24.0         |
| <b>NET DEVELOPABLE AREA</b>             | <b>53.55</b> | <b>58.9</b>  |

## LAND USES

| Residential Land Uses <sup>2</sup>                                                | Area (ha)    | Units/ha | Units       | People/Unit | Population  | % GDA       |
|-----------------------------------------------------------------------------------|--------------|----------|-------------|-------------|-------------|-------------|
| Low Density Residential – Existing (SFD/Duplex)                                   | 45.88        |          | 912         | 2.80        | 2554        | 50.5        |
| Low Density Residential – Future                                                  | 5.20         | 35       | 182         |             | 510         | 5.7         |
| Flexible Mixed Low and Medium Density Residential – Existing (FRSO District Only) | 0.55         |          | 38          | 2.3         | 87          | 0.6         |
| Flexible Mixed Low and Medium Density Residential – Future (FRSO District Only)   | 0.96         | 70       | 67          | 2.3         | 155         | 1.1         |
| Medium Density Residential – Future Site                                          | 0.96         | 60       | 58          | 2.3         | 133         | 1.1         |
| <b>Total</b>                                                                      | <b>53.55</b> |          | <b>1257</b> |             | <b>3424</b> | <b>58.9</b> |

23.4 upnrha

STUDENT GENERATIONS<sup>1</sup>

|                              |            |
|------------------------------|------------|
| <b>Public School Board</b>   | 625        |
| Elementary School            | 327        |
| Junior High School           | 138        |
| Senior High School           | 163        |
| <b>Separate School Board</b> | 176        |
| Elementary School            | 101        |
| Junior High School           | 50         |
| Senior High School           | 25         |
| <b>TOTAL STUDENTS</b>        | <b>804</b> |

Note:

1 Student Generation Factors:

Public School Board (Elementary 0.26/unit, Junior High 0.11/unit, Senior High 0.13/unit)

Separate School Board (Elementary 0.08/unit, Junior High 0.04/unit, Senior High 0.02/unit)

2 Forest Ridge unit total is based on a count of existing units up to and including Stage 10 and projected densities for future areas

# FOREST RIDGE OUTLINE PLAN

## 1. PURPOSE

The purpose of the Forest Ridge Outline Plan is to provide localized context and detail, respecting the intended development concept of the subject area within the Westpark ASP. This Plan provides a development concept for the existing and proposed areas of the neighborhood and details the housing types that will apply. An approximation of the intended phasing is also included in this Plan.

## 2. LOCATIONAL CONTEXT

Forest Ridge is located in the western portion of Westpark, south of West River's Edge and east of the Windsor Pointe Outline Plan area. Forest Ridge is wholly contained within original River Lot 21, with a gross area of approximately 92.42 hectares.

Since 2004 and as of the date of this Plan, approximately 90% of Forest Ridge has been developed.

## 3. OWNERSHIP

Forest Ridge is being marketed and developed by Qualico Communities on behalf of the partnership that owns the land, Westpark Land Company Ltd.

## 4. STATUTORY PLAN AND POLICY CONTEXT

Forest Ridge has been planned and developed under the policies and provisions of all over-arching statutory plans and guiding documents including but not limited to the, the Municipal Development Plan, the Westpark Area Structure Plan and the Community Sustainability Plan.

## 5. LAND USE AND HOUSING

Forest Ridge's land use composition is a mix of residential with supporting parks and open space.

Park and open space areas are dispersed throughout Forest Ridge to ensure residents have proximity to passive and active recreational use. A comprehensive network of trails and walkways link the Forest Ridge parks and open space areas to each other. The Forest Ridge trail and walkway system has also been designed to integrate with the broader network within Westpark and the city as a whole.

The residential land uses within Forest Ridge are comprised of Low Density Residential with a single Medium Density Residential site. The mix of housing types include single detached housing, semi-detached housing and multi-attached housing.

The majority of Forest Ridge, including existing development, consists of predominantly front-drive housing; however, the future stages of Forest Ridge include a higher ratio of housing serviced by a rear alley.

The Forest Ridge Street-Oriented Residential District (FRSO) is encouraged to be applied within the Flexible Mixed Low and Medium Density Residential area identified in the ASP, provided the Outline Plan density does not exceed the anticipated Westpark ASP density range of 25-30 du/nrha. The presently known FRSO areas, as of the date of this Outline Plan, are as shown on the Forest Ridge Outline Plan Concept labelled Semi-Detached, Two-Storey and Three-Storey. This Outline Plan may be amended in the future to add additional areas of FRSO encouraged and in accordance with the Westpark ASP and the FRSO District.

Additional innovative housing forms providing a range of affordability and improved housing efficiency may be considered through discussions with City Administration and amendment to the Land Use Bylaw and the Westpark ASP, as required.