

Applicant's Submission



 **Keystone
Hills**

APPLICANT'S SUBMISSION

October 2019

MELCOR
DEVELOPMENTS LTD.

Applicant's Submission

Site Location

The subject site is located within the northeast quadrant of the City within the Community of Keystone Hills. The lands are municipally addressed as 14111 – 15 Street NE, legally described as the North ½ of NE ¼ Section 35, Township 25, Range 1, West 5th Meridian.

The subject site includes 32.37 hectares (79.99 acres) of land bounded by:

- 11 Street NE and the future community of Lewisburg to the west;
- 144th Avenue NE on the north;
- 15 Street NE and future industrial lands to the east; and
- Stoney Trail/ TUC and future industrial lands to the south.



Applicant's Submission

Vision

Keystone Hills will be a **regional retail and service destination** for the north sector of the City. This site is identified as being within both the Regional Retail Centre and the Industrial/Employment Area of the Keystone Hills ASP Community D. Accordingly, the plan area will provide a mix of retail, office and industrial/employment development of varying scales, complemented by multi-residential.

Keystone Hills combines regional destination retailers and services with small and medium format retailers and an **industrial-commercial transition zone toward employment lands to the east.**

The plan area is divided into individual parcels. Each parcel will provide a mix of small and medium format development combined with anchor or unique uses. **Anchor retailers** will frame outside edges of the site, creating a buffer from adjacent high-volume roadways and industrial areas.

A **retail high street** internal to the site creates a destination with wide sidewalks, café and outdoor patios, programmable plaza spaces and pedestrian scaled development that will create a refuge for visitors that is not commonly found within Regional Retail Centres.

A **central public open space** encourages visitors to "shop and play, park and stay" by providing community-scale recreation amenities direct pathway connections to the surrounding commercial areas. Adjacent commercial uses frame and embrace the open space.

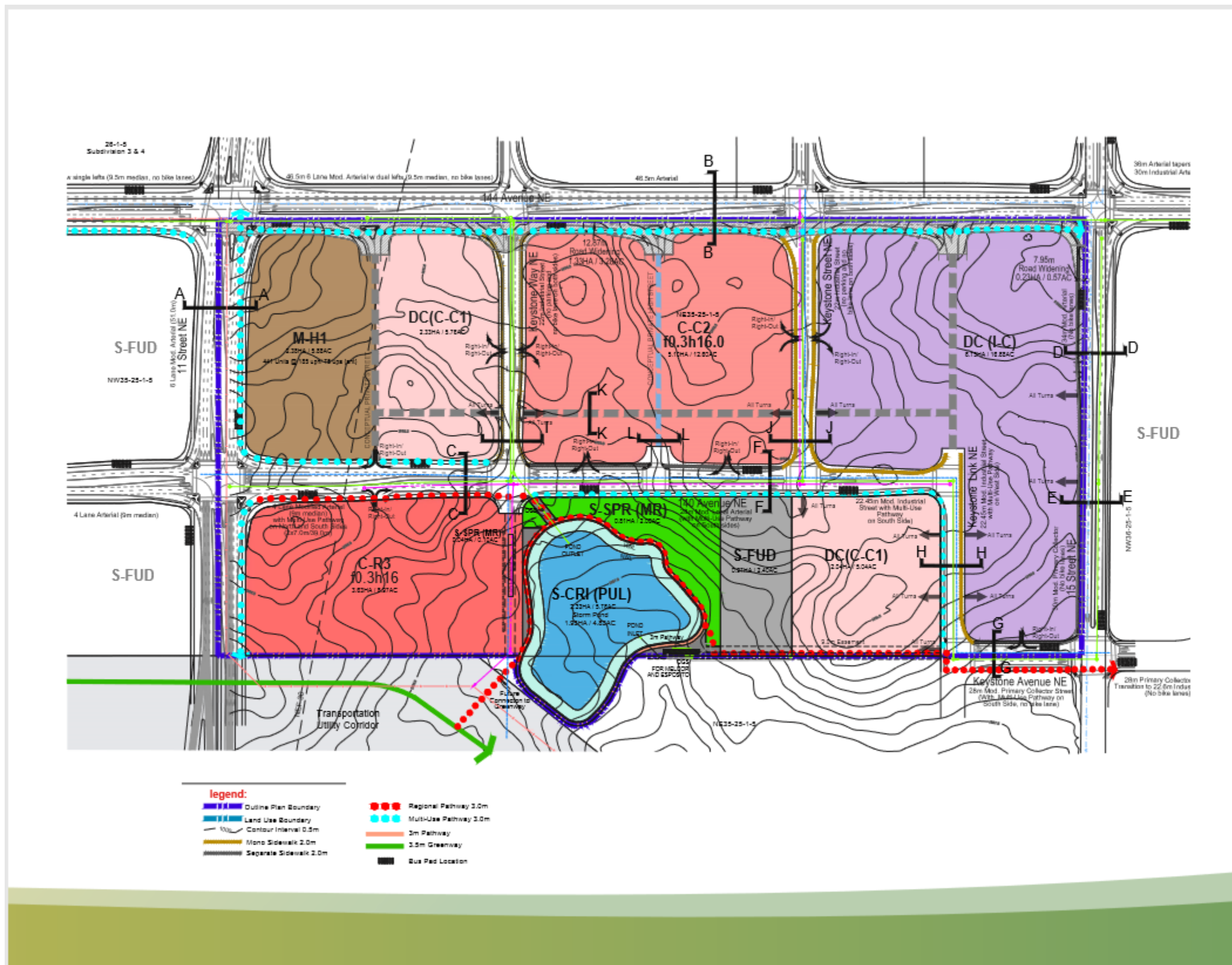


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Outline Plan Statistics



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Development Concept & Land Use

M-H1 - MULTI-RESIDENTIAL

Multi-residential with potential for ground-floor retail. Residential is currently limited to this site as it is the only part of the plan area outside the 30 NEF contour. The site will achieve approximately 75 units per acre.

C-C2 - PEDESTRIAN SCALE COMMERCIAL/ HIGH STREET

Pedestrian-oriented retail high street with opportunities for second storey development.

Medium format retailers are situated along the periphery arterial and collector streets and surface parking is located at the rear of buildings wherever possible.

The retail promenade will accommodate some vehicular traffic, but the primary user is the pedestrian with higher quality surface treatments and street furniture provided to create a pleasant shopping environment for immediate residents or employees of Keystone Hills. The retail promenade connects directly to a pedestrian crossing of 140 Avenue, leading to the park amenity space.

DC (C-C1) - COMMUNITY COMMERCIAL

The northwest site will provide **community-scale commercial uses, such as a grocer and daycare**, which are supportive of adjacent residential.

The southeast site will include **uses that interface well with the adjacent public open space** and recreation amenities, such as **pedestrian oriented retail or hotel, supported by medium format retail, office or professional uses.**

The proposed Direct Control District is intended to guide development adjacent to the park space and to ensure uses and densities are in line with the policies of the Keystone Hills ASP.

C-R3 - REGIONAL COMMERCIAL

Medium format retailers and a unique facility such as a two storey athletic facility aligned to the site's edges.

S-SPR - PUBLIC PARK

This park is envisioned as a **public space amenity for local residents as well as visitors to the regional shopping and employment centre.**

This park also provides the unique opportunity to have adjacent retail uses frame and embrace the open space.

C (I-C) - TRANSITIONAL COMMERCIAL/ INDUSTRIAL EMPLOYMENT

A range of retail, office and light industrial uses at varying scales, under a consistent design aesthetic. This site provides a transition between adjacent commercial and industrial uses.

Large format retailers/employers are intended to build to the east and north edges of the site to provide an appropriate interface with adjacent roadways and industrial areas.

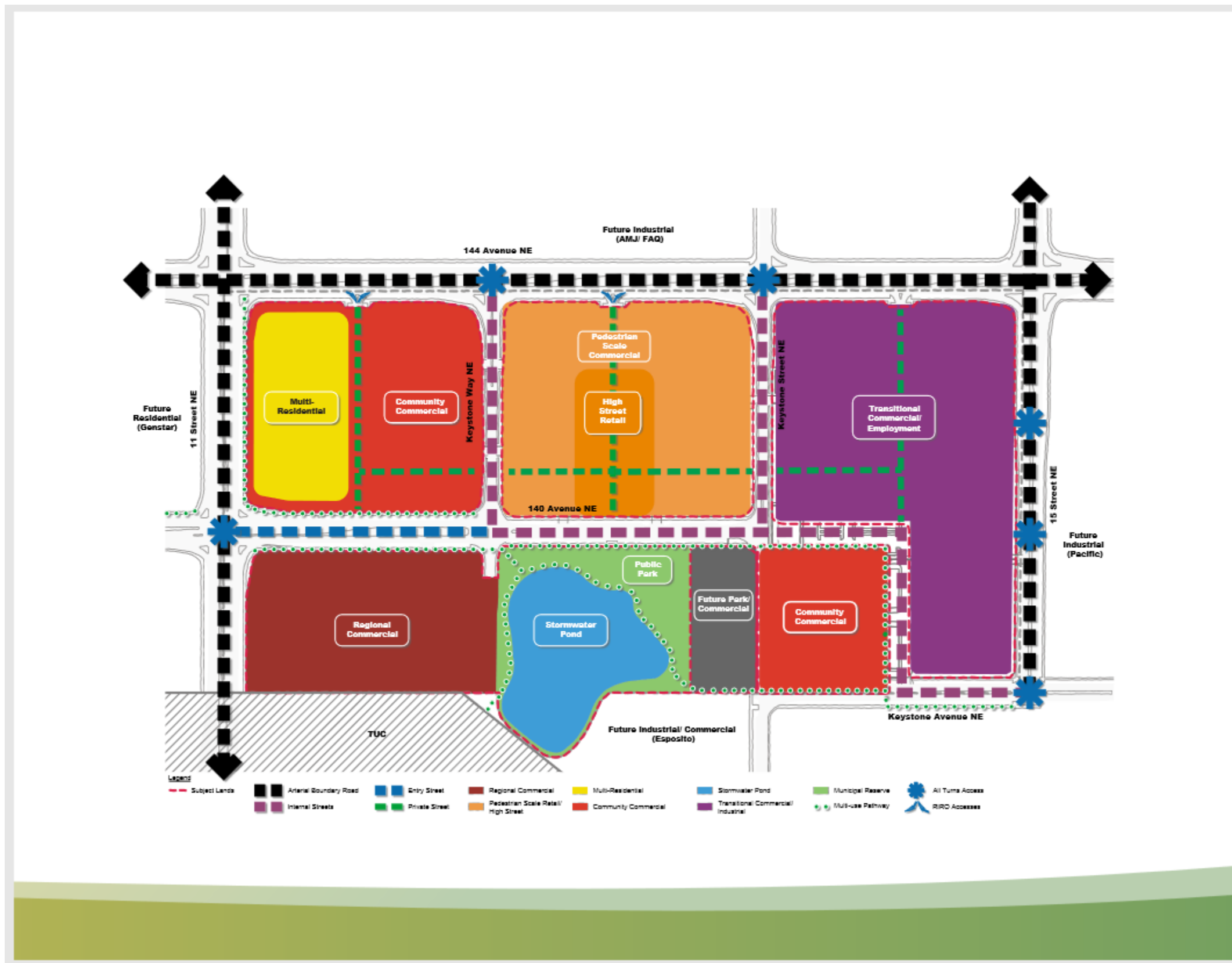
The Direct Control District provides a range of retail, office and industrial uses and facilitates the implementation of the Keystone Hills ASP policies for the Retail Centre and Industrial/Employment Centre, which each have requirements for the proportion of retail and employment uses to be provided. These regulations include a minimum industrial/employment component and a maximum retail component across the Outline Plan.

S-FUD - FUTURE PARK/ COMMERCIAL

Melcor has proposed a vision for additional regional park space amenities that are desired by adjacent communities.

This site has been set aside to allow for Melcor and the City toward a mutually beneficial solution for the provision of these regional amenities. Upon resolution of this process, this land will be redesignated to park or alternatively to commercial.

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Open Space

Keystone Hills will have a variety of private gathering spaces within office and residential development sites through courtyards, plaza spaces and pedestrian promenades. Similarly, the retail high street creates a destination with wide sidewalks, café and outdoor patios, programmable plaza spaces and pedestrian scaled development that will create a refuge for visitors that is not commonly found within Regional Retail Centres.

A public park space is proposed adjacent to the stormwater management pond which will include features such as a playground, basketball court, flex/open space and seating areas. The open space is linked to the commercial high street to the north via a public gateway and enhanced pedestrian crossing. This proposed public open space fulfills approximately 2.6% of the Municipal Reserve dedication required for the Outline Plan area; the remaining 7.3% is proposed to be provided as cash-in-lieu.

ADDITIONAL REGIONAL AMENITIES

Melcor has proposed a vision for additional regional park space amenities that are desired by adjacent communities. Preliminary open space concepts illustrated an additional +/- 2.4 acres of MR space which included certain amenities noted as 'regional' in nature, which would be maintained privately by Melcor through a Business Association fund or other similar mechanism. However, discussion is still ongoing between the City and Melcor about ensuring these regional amenities are maintained and funded in the long term.

As a result of these ongoing discussions, a 2.4 acre site has been excluded from the Land Use Redesignation application to allow for Melcor and the City toward a mutually beneficial solution for the provision of these regional amenities. Upon resolution of this process, Melcor will bring forward a Land Use Redesignation application to redesignate this site to S-SPR (MR), or alternatively to commercial.

The open space concept illustrated opposite shows the currently proposed park space without the additional regional amenities. This concept is subject to revision in future if additional regional amenities are provided.



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