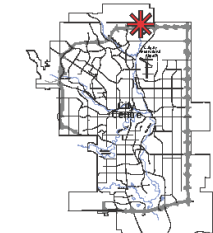


Proposed Outline Plan



Scale: 0 20 40 60  
SCALE 1:2000

municipal address: 14111-15 Street N.E.  
Portion of 1397-15 Street N.E.  
legal description: Portion of NE35-Twp25-Rge1-W9M

file description:  
pre-app: PE2014-03740  
LOC: EX2016-0019  
bylaw no.: LOC 2016-0234

file info:  
project no.: 1459d  
drawn by: es  
start date: May 24, 2016  
current date: Sep 26, 2019

project: Keystone Hills  
sheet title: Outline Plan & Land Use Redesignation  
exhibit no.: 1.0

- legend:**
- Outline Plan Boundary
  - Land Use Boundary
  - Contour Interval 0.5m
  - Mono Sidewalk 2.0m
  - Separate Sidewalk 2.0m
  - Regional Pathway 3.0m
  - Multi-Use Pathway 3.0m
  - 3m Pathway
  - 3.5m Greenway
  - Bus Pad Location
  - Deep Services - Proposed
  - Storm Sewer/Manhole
  - Sanitary Sewer/Manhole
  - Water Main/Hydrant
  - Conceptual Private Street
  - Conceptual Private High Street
- Note:**  
The alignment of conceptual private streets is subject to refinement at subdivision/development permit stage.

Proposed Outline Plan

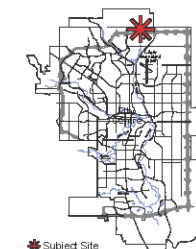
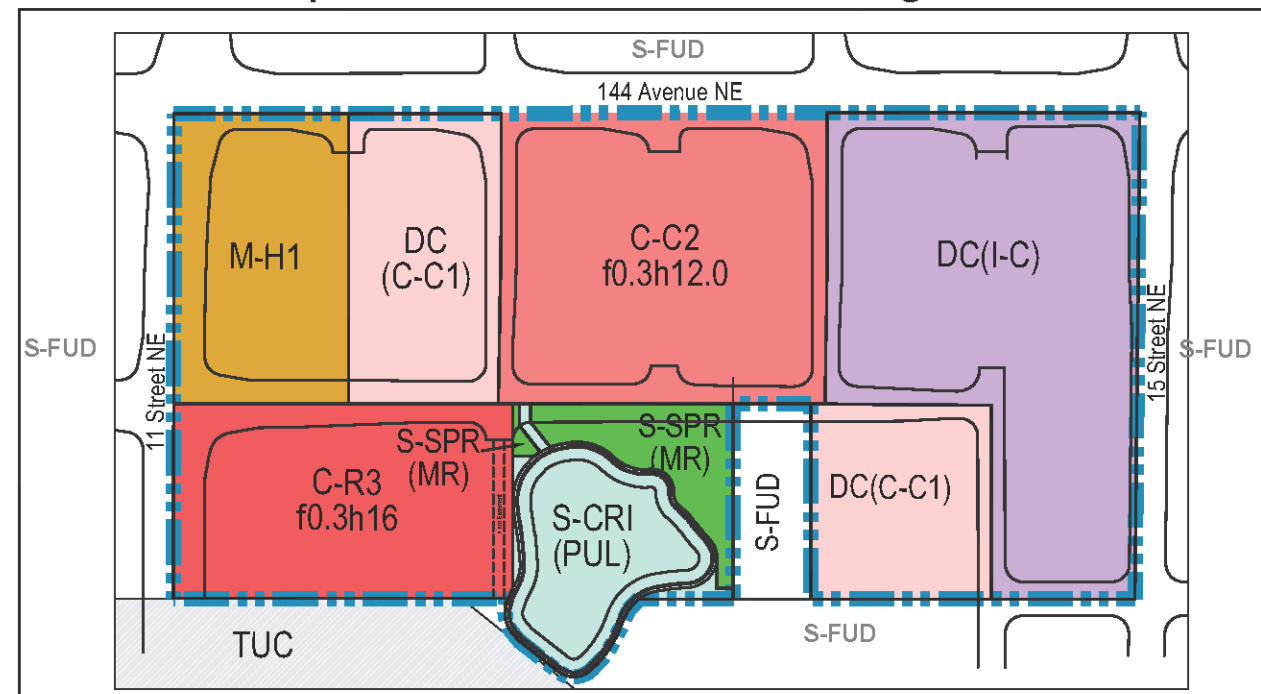


LAND USE STATISTICS			
From	To	Hectares	Acres
S-FUD	M-H1	3.51	8.67
S-FUD	DC(C-C1)	5.64	13.94
S-FUD	C-C2f0.3h12.0	6.57	16.23
S-FUD	DC(I-C)	8.24	20.36
S-FUD	C-R3f0.3h16	4.56	11.27
S-FUD	S-SPR(MR)	1.10	2.72
S-FUD	S-CRI	2.34	5.78
<b>TOTAL</b>		<b>31.96</b>	<b>78.97</b>

OUTLINE PLAN STATISTICS					
2019-Sept. 11th	upa	Area (ha)	Area (ac)	Units	% of GDA
<b>Total Area</b>		<b>32.85</b>	<b>81.18</b>		
Melcor Ownership		32.37	79.99		
Esposto Ownership		0.48	1.20		
<b>Gross Developable Area (GDA)</b>		<b>32.85</b>	<b>81.18</b>		100%
<b>Multi-Residential - High Density Low Rise M-H1 District</b>		<b>2.38</b>	<b>5.88</b>		7.2%
Minimum number of Units based on 150 uph/ 61 upa	61			359	
Anticipated number of Units based on 185 uph/ 75 upa	75			441	
<b>Commercial - Community 1 DC(C-C1) District</b>		<b>4.55</b>	<b>11.24</b>		13.8%
<b>Commercial - Community 2 C-C2f0.3h12.0 District</b>		<b>5.10</b>	<b>12.60</b>		15.5%
<b>Commercial - Regional 3 C-R3f0.3h16 District</b>		<b>3.63</b>	<b>8.97</b>		11.0%
<b>Industrial - Commercial DC(I-C) District</b>		<b>6.75</b>	<b>16.68</b>		20.5%
<b>Public Utility Lot / Stormpond (S-CRIPUL)</b>		<b>2.33</b>	<b>5.76</b>		7.1%
S-FUD		<b>0.81</b>	<b>2.00</b>		2.5%
Minimum Density*		28.0 uph		11.3 upa	
Anticipated Density*		34.4 uph		13.9 upa	
*The density calculation does not include Commercial or Industrial Sites					
<b>Municipal Reserve</b>		<b>3.24</b>	<b>8.00</b>		10.0%
Open Space (S-SPRMR)		0.84	2.09		2.6%
Cash in Lieu		2.39	5.91		7.3%
* MR possible only for Melcor Ownership Area. Esposto Ownership to provide MR in other.					
<b>Roadways and Lanes</b>		<b>7.27</b>	<b>17.96</b>		22.1%
Road Widening of 144th Avenue NE (Mod. Arterial 46.5m - 6 lane) - Cross section B		2.08	5.14		
Road Widening of 15th Street NE (Mod. Arterial 34.0m tapers to 30.0m Mod. Primary Collector) - Cross sections D & E		0.22	0.54		
11 Street - Half of ROW (51.0m Mod. Arterial - 6 lanes) cross section A		1.09	2.69		
Mod. Arterial 140 Ave NE with Multi-Use Pathway on North and South Sides - (39.0m) Cross section C		0.84	2.08		
Mod. Local Arterial 140 Ave NE with Multi-Use Pathway on South sides - 28.0m (between Keystone Way NE & Keystone Street NE) - Cross-section F		1.14	2.82		
Mod. Primary Collector Street with Multi-Use Pathway on South Side 28.0m - (half road) Keystone Avenue - Cross-section G		0.14	0.35		
Mod. Industrial Street 140 Ave NE - east of Keystone Street NE (22.45m) - Cross section H		0.72	1.78		
Industrial Streets: Keystone Way NE & Keystone Street NE (22.0m) - Cross-sections I & J		1.04	2.57		

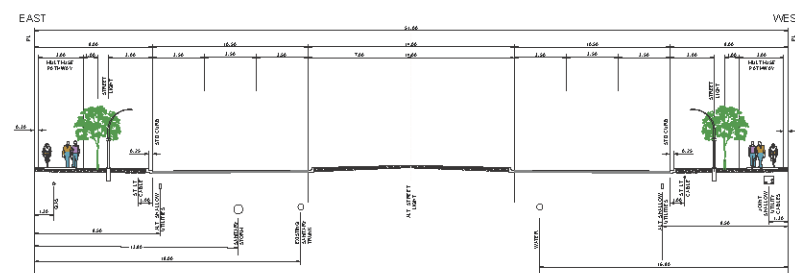


Proposed Land Use Redesignation

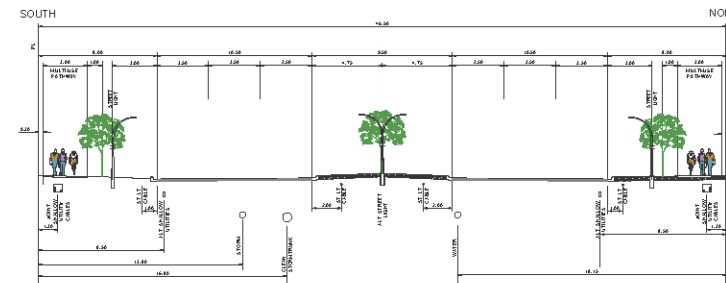


\* Subject Site  
 scale: 0 20 40 60  
 SCALE 1:2000  
 municipal address: 1411-15 Street N.E.  
 Portion of 13971-15 Street N.E.  
 legal description: Portion of NE35-Twp25-Rge1-W5M  
 file description:  
 pre-app: P2014-00740  
 E2018-0019  
 L.O.C. LOC2018-0234  
 bylaw no.:  
 file info:  
 project no.: 1459d  
 drawn by: es  
 start date: May 24, 2018  
 current date: Sep 26, 2019  
 project:  
**Keystone Hills**  
 sheet title: Outline Plan & Land Use Redesignation  
 exhibit no.: **1.0**

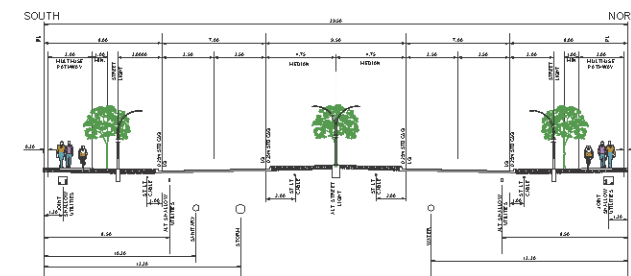
Proposed Outline Plan

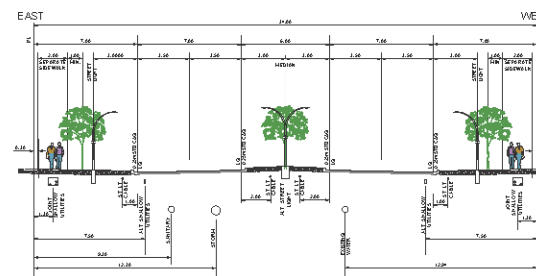
**A-A: 11 Street NE**  
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides  
(2x10.5m/51.00m)



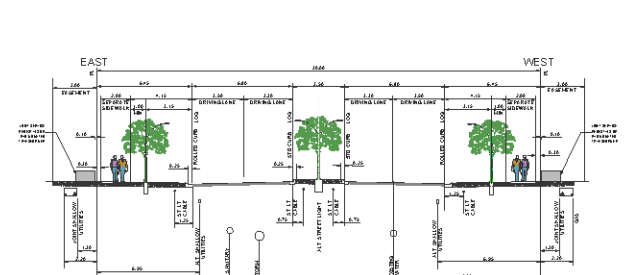
**B-B: 144 Avenue NE**  
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides  
(2x10.5m/46.50m)



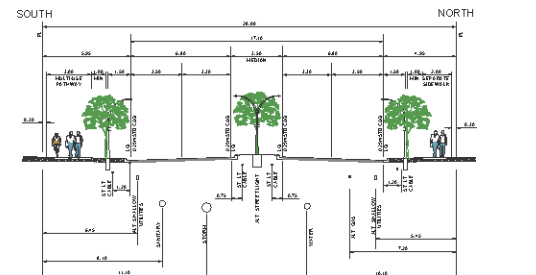
**C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)**  
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides  
(2x7.0m/39.50m)



**D-D: 15 Street NE (near 144 Avenue NE)**  
Modified Arterial Street - 4 lanes and separate sidewalks on both sides  
(2x7.00m/34.00m)



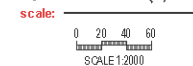
**E-E: 15 Street NE (near 144 Avenue NE)**  
Modified Primary collector Street - 4 lanes and separate sidewalks on both sides  
(2x6.80m/30.00m)



**F-F: 140 Avenue NE (between Keystone Way NE and Keystone Street NE)**  
Modified Local Arterial Street - 4 lanes and Multi-use Pathway south side  
(2x6.80m/28.00m)



Subject Site



municipal address: \_\_\_\_\_

1411-15 Street N.E.

Portion of 13971-15 Street N.E.

legal description: \_\_\_\_\_

Portion of NE35-Twp25-Rge1-W5M

file description: \_\_\_\_\_

pre-app: P2014-00740

EX2018-0019

L.O.C. LOC2018-0234

bylaw no. \_\_\_\_\_

file info: \_\_\_\_\_

project no.: 1459d

drawn by: es

start date: May 24, 2018

current date: Sep 26, 2019

project: \_\_\_\_\_

Keystone Hills

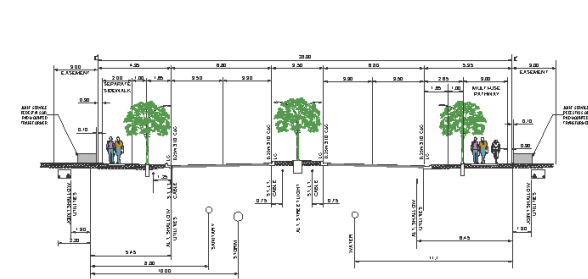
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Outline Plan & Land Use Redesignation

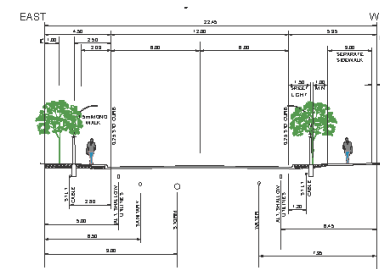
exhibit no.: \_\_\_\_\_

1.0

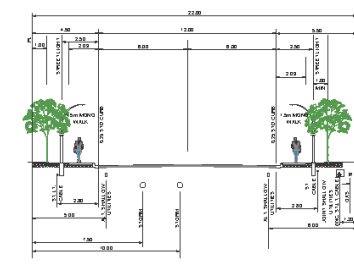
Proposed Outline Plan

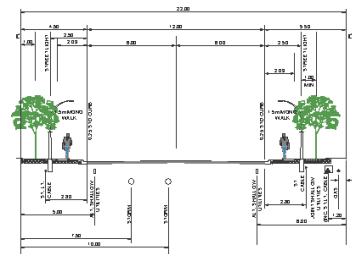
**G-G: Keystone Avenue NE**  
Modified Primary Collector Street- 4 lanes and Multi-use Pathway  
(2x6.80m/28.00m)



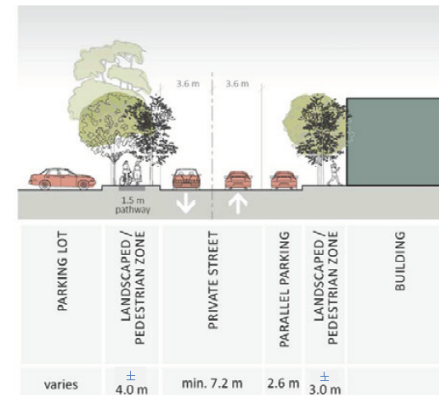
**H-H: Keystone Link NE**  
Modified Industrial Street (no parking) - with Seperate Sidewalk  
(12.00m/22.45m)



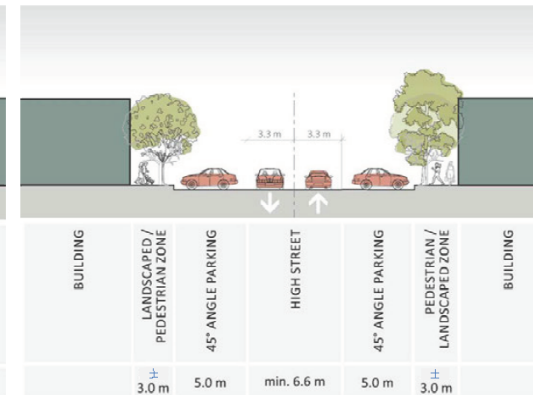
**I-I: Keystone Way NE**  
Modified Industrial Street (no parking) - 2 storm  
(12.00m/22.00m)



**J-J: Keystone Way NE**  
Modified Industrial Street (no parking)  
(12.00m/22.00m)



**K-K: Conceptual Private Street**  
(conceptual to be confirmed at subdivision and/or development permit stage)



**L-L: Conceptual Private High Street**  
(conceptual to be confirmed at subdivision and/or development permit stage)



\* Subject Site

scale: 0 20 40 60  
SCALE 1:2000

municipal address: \_\_\_\_\_

1411-15 Street N.E.  
Portion of 1371-15 Street N.E.

legal description: \_\_\_\_\_

Portion of NE35-Twp25-Rge1-W6M

file description: \_\_\_\_\_

pre app: PE2014-00740

start date: May 24, 2016

L.O.C: LOC 2015-0234

bylaw no.: \_\_\_\_\_

file info: \_\_\_\_\_

project no.: 1459d

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start date: May 24, 2016

current date: Sep 26, 2019

project: \_\_\_\_\_

Keystone Hills

sheet title: \_\_\_\_\_

Outline Plan &  
Land Use Redesignation

exhibit no.: \_\_\_\_\_

1.0