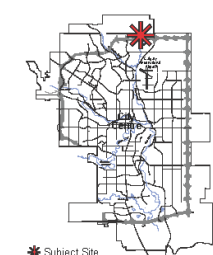


Proposed Outline Plan



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-Rge1W9M

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

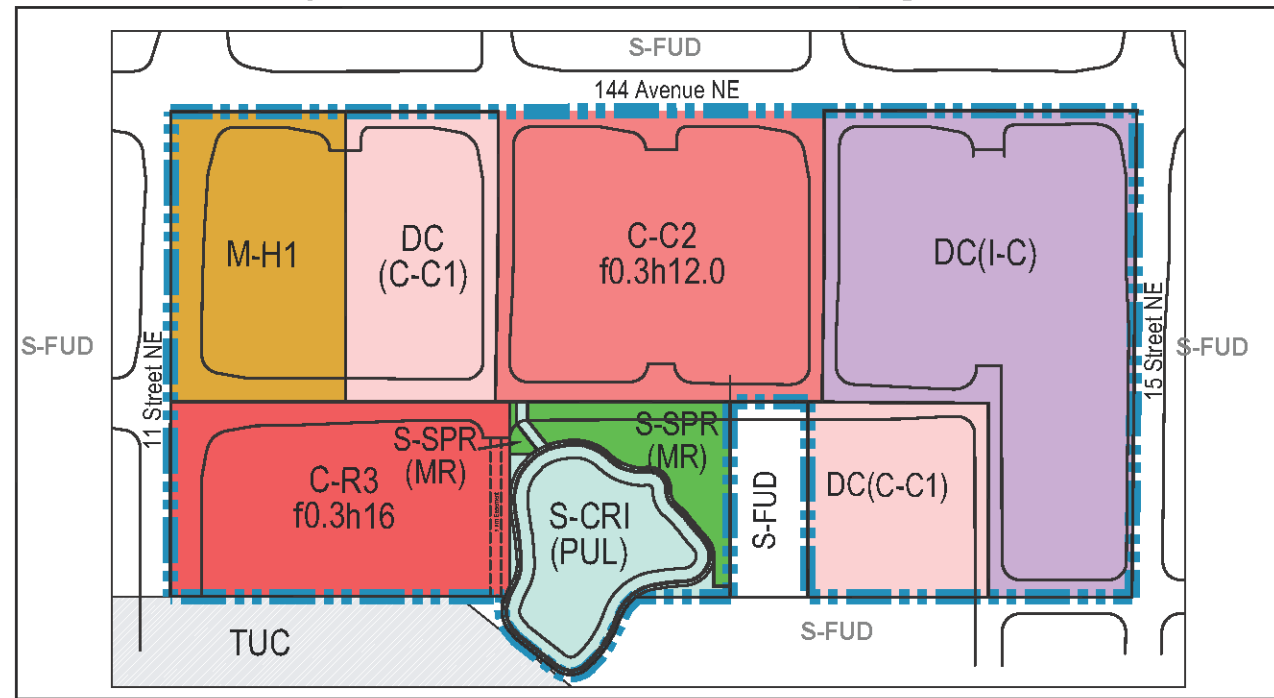


LAND USE STATISTICS			
From	To	Hectares	Acres
S-FUD	M-H1	3.51	8.67
S-FUD	DC(C-C1)	5.64	13.94
S-FUD	C-C2f0.3h12.0	6.57	16.23
S-FUD	DC(I-C)	8.24	20.36
S-FUD	C-R3f0.3h16	4.56	11.27
S-FUD	S-SPR(MR)	1.10	2.72
S-FUD	S-CRI	2.34	5.78
TOTAL		31.96	78.97

OUTLINE PLAN STATISTICS					
2019-Sept. 11th	upa	Area (ha)	Area (ac)	Units	% of GDA
Total Area		32.85	81.18		
Melcor Ownership		32.37	79.99		
Esposto Ownership		0.48	1.20		
Gross Developable Area (GDA)		32.85	81.18		100%
Multi-Residential - High Density Low Rise M-H1 District		2.38	5.88		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	
Commercial - Community 1 DC(C-C1) District		4.55	11.24		13.8%
Commercial - Community 2 C-C2f0.3h12.0 District		5.10	12.60		15.5%
Commercial - Regional 3 C-R3f0.3h16 District		3.63	8.97		11.0%
Industrial - Commercial DC(I-C) District		6.75	16.68		20.5%
Public Utility Lot / Stormpond (S-CRIPUL)		2.33	5.76		7.1%
S-FUD		0.81	2.00		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					
Municipal Reserve		3.24	8.00		10.0%
Open Space (S-SPR/MR)		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.					
Roadways and Lanes		7.27	17.96		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:

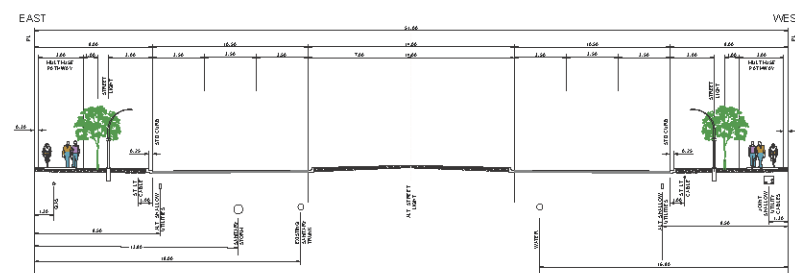
project no.: 1459d
drawn by: es
start date: May 24, 2018
current date: Sep 26, 2019

Project: Keystone Hills

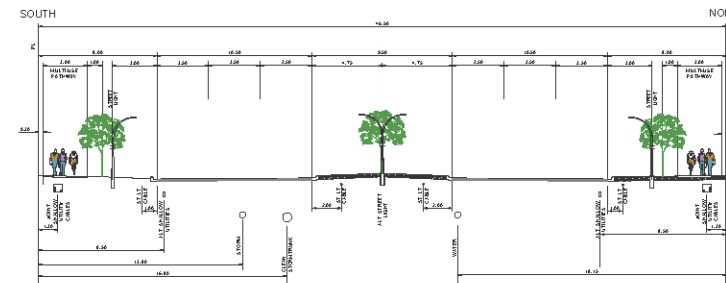
Sheet title: Outline Plan & Land Use Redesignation

Exhibit no.: 1.0

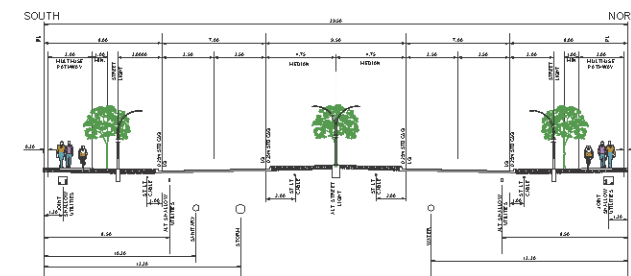
Proposed Outline Plan

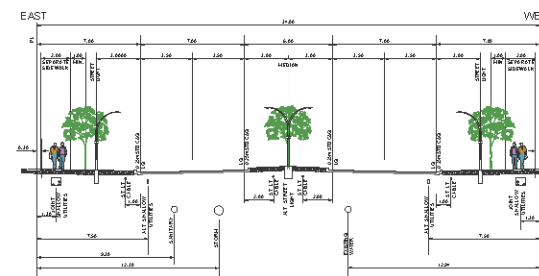
A-A: 11 Street NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/51.00m)



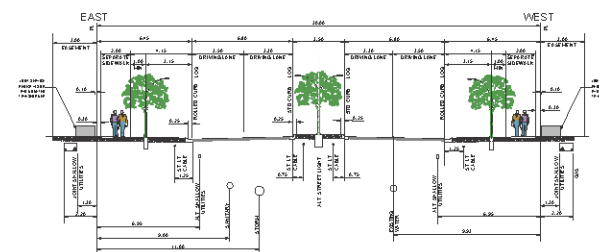
B-B: 144 Avenue NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/46.50m)



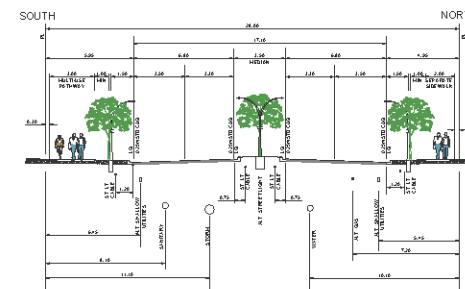
C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides
(2x7.0m/39.50m)



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

scale: 0 20 40 60
SCALE 1:2000

municipal address: 14111-15 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

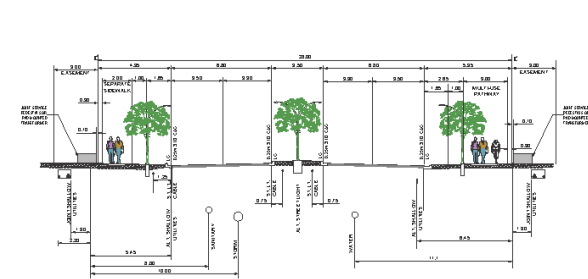
current date: Sep 26, 2019

project: Keystone Hills

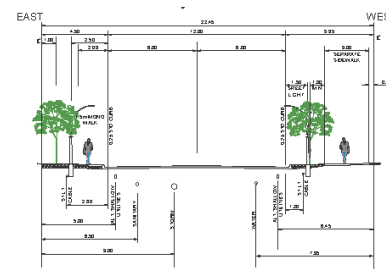
sheet title: Outline Plan & Land Use Redesignation

exhibit no.: 1.0

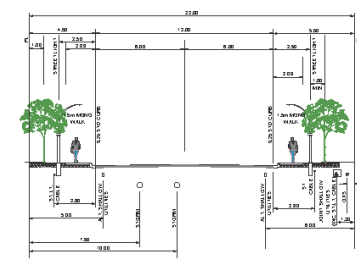
Proposed Outline Plan



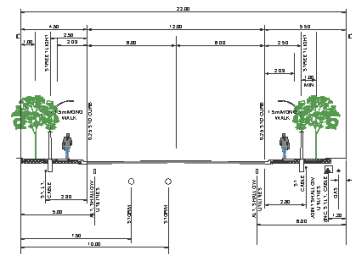
G-G: Keystone Avenue NE
Modified Primary Collector Street- 4 lanes and Multi-use Pathway
(2x6.80m/28.00m)



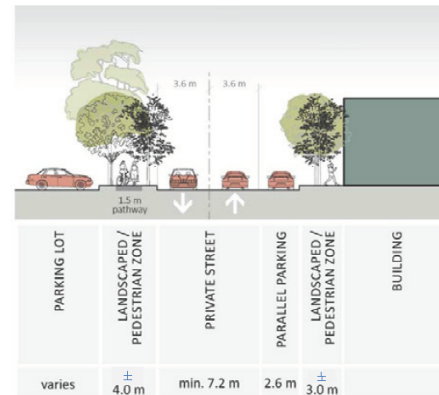
H-H: Keystone Link NE
Modified Industrial Street (no parking) - with Separate Sidewalk
(12.00m/22.45m)



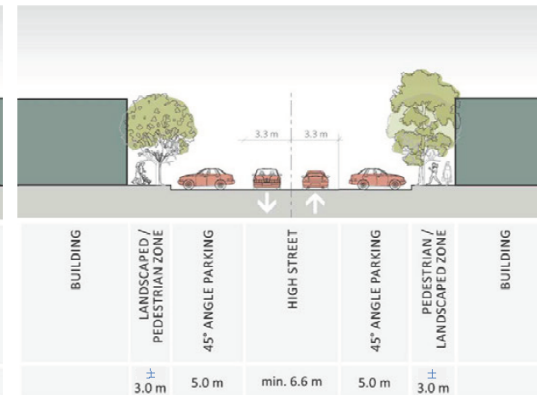
I-I: Keystone Way NE
Modified Industrial Street (no parking) - 2 storm
(12.00m/22.00m)



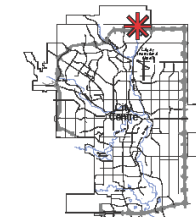
J-J: Keystone Way NE
Modified Industrial Street (no parking)
(12.00m/22.00m)



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

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