

# Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS								
Applicant's Name		Applicant's Address						
B&A Planning Group		600-215 9th Ave SW, Calgary AB, T2P1K3						
Property Owner's Name		Property Owner's Address						
Melcor Developments Ltd		#900, 10310 Jasper Avenue   Edmonton, AB   T5J 1Y8						
Developer's Name		Developer's Address						
Melcor Developments Ltd		#900, 10310 Jasper Avenue   Edmonton, AB   T5J 1Y8						
Name of Community/Area				Phase/Stage				
Keystone Hills				Community D				
Legal Description			Municipal Address					
Portion of NE 1/4 35-25-1-W5M			14111 15 Street NE; 13971 15 Street NE					
Area Structure Plan/ Design Brief/ Community Plan					Hectares (ha)	Acres (ac)		
Keystone Hills ASP								
Existing Land Use Districts (Zoning)			Gross Area of Plan		21.65	53.50		
M-H1, DC, C-C2, C-R3, S-SPR, S-CRI, S-FUD			Less: Environmental Reserve					
Proposed Land Use Districts (Zoning)			Land Purchase Area					
C-R3f0.3h16, DC (C-C2f2.0h26), DC (M-H1f3), S-CRI, S-SPR, RROW			Gross Developable Area		21.65	53.50		
		Net Area			Anticipated Number of Lots	Maximum Number of Lots		
		Hectares	Acres					
LOW DENSITY RESIDENTIAL	R-C1L	ha	ac					
	R-C1	ha	ac					
	R-C1N	ha	ac					
	R-C2	ha	ac					
	R-1	ha	ac					
	R-1N	ha	ac					
	R-2	ha	ac					
	R-2M	ha	ac					
	R-MH	ha	ac					
	R-CG	ha	ac					
R-G	ha	ac						
OTHER RESIDENTIAL (comprehensively-designed residential, multi-family, etc.)	Parcel Number				Anticipated # of units	Max # of units		
	Parcel #	DC(M-H1f3)	1.90	ha	4.69	ac	225	282
	Parcel #	DC(C-C2f2.0h26)	5.13	ha	12.68	ac	79	190
	Parcel #			ha		ac		
OTHER LAND USES	Industrial			ha		ac		
	Commercial		4.73	ha	11.69	ac	21.8	%
	Other			ha		ac		%
ROADS	Credit		5.57	ha	13.76	ac	25.7	%
	Non-Credit			ha		ac		%
	Public Utility Lot		2.33	ha	5.76	ac	11	%
RESERVES	Credit		1.99	ha	4.92	ac	9.4	%
	Non-Credit			ha		ac		%
DENSITY			Projected			Maximum		
	Total Number of Units		304		units	471 units		
	Overall Density of Outline Plan		30.9	uph	17.5	upa	63.2 uph	27.1 upa
*All the percentages are based on gross developable area								