



# Calgary Planning Commission

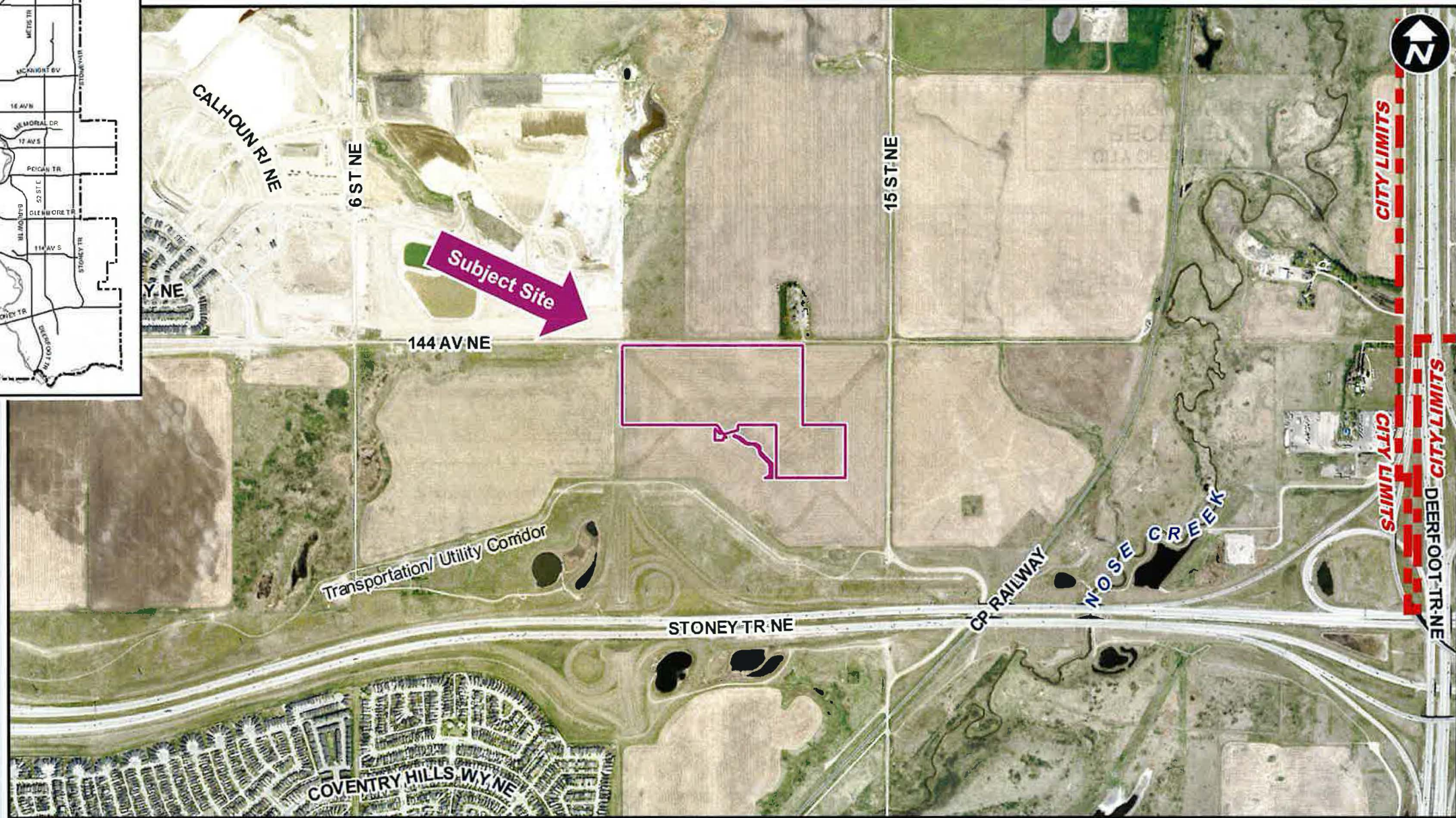
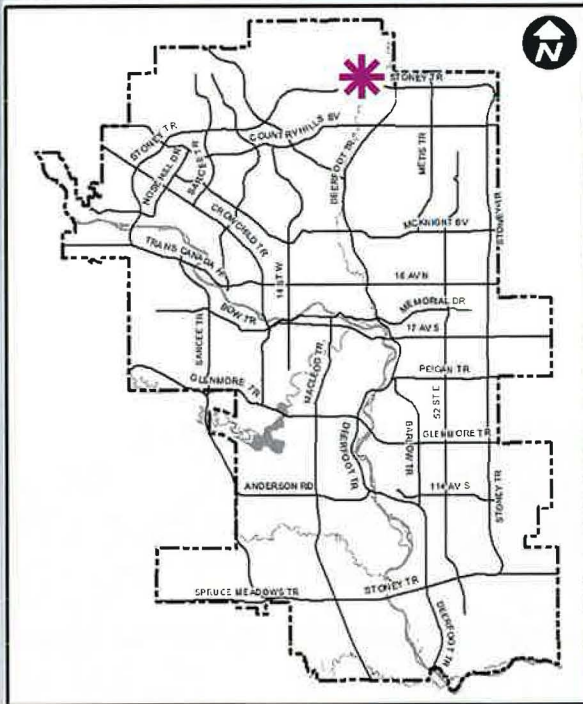
Agenda Item: 7.2.3

LOC2022-0009

Land Use Amendment

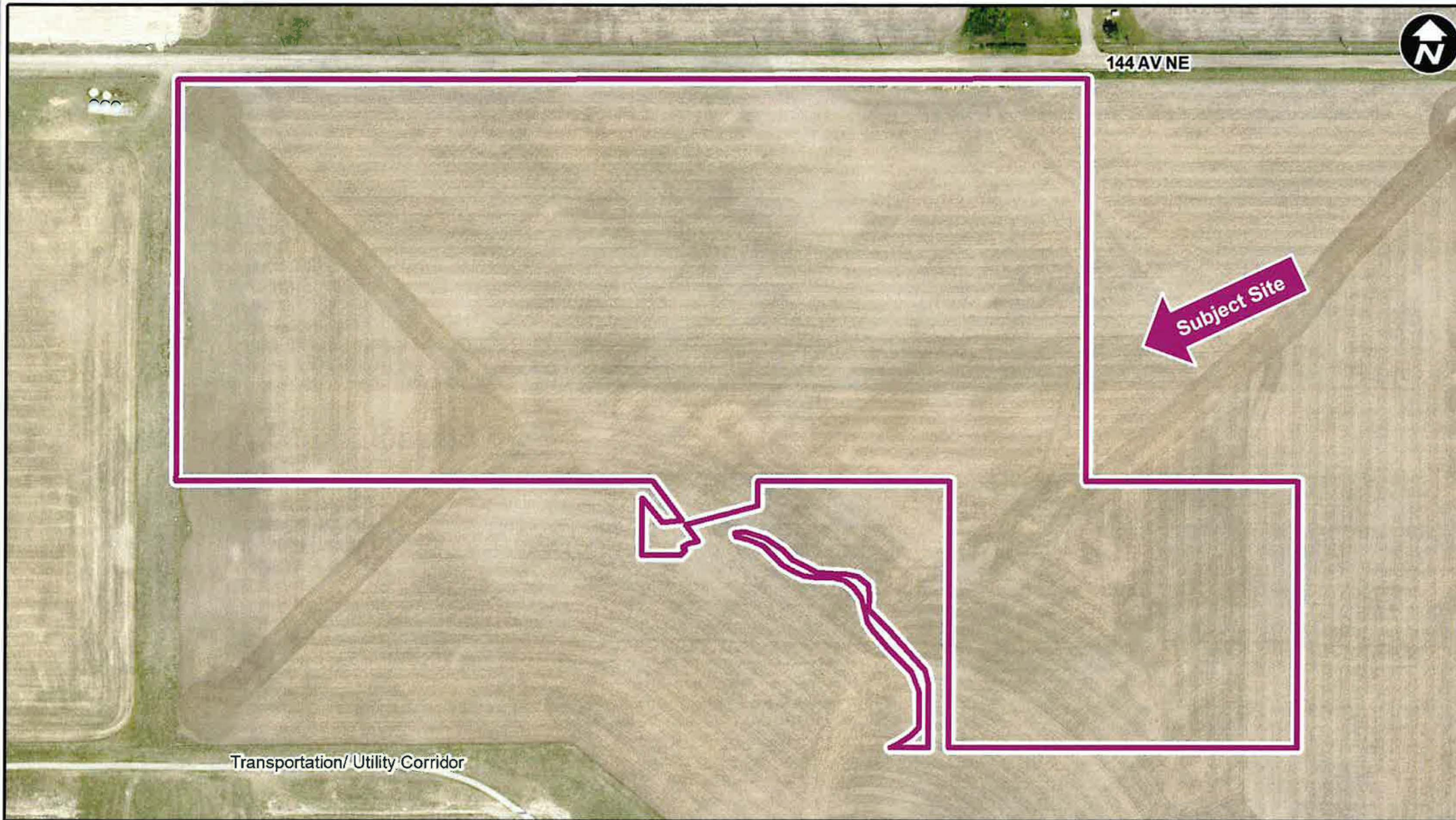
February 9, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 09 2023  
ITEM: #7.2.3 (PC2023-0017)  
Distribution  
CITY CLERK'S DEPARTMENT



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

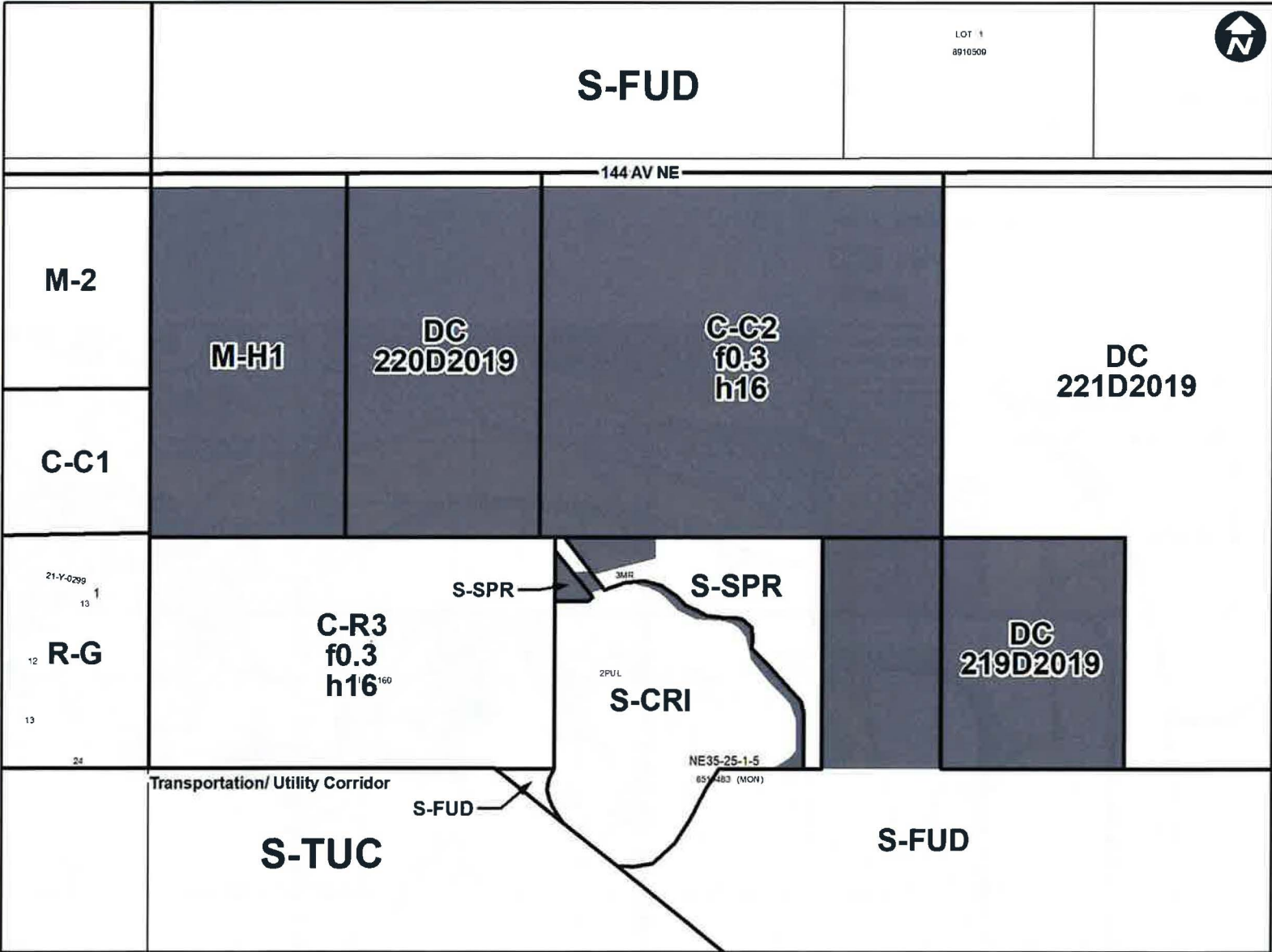
**21.6** ha (53.5 ac)



From NW corner looking SE



From NE corner looking SW



Approved by LOC2016-0234

- CPC – October 17, 2019
- Public Hearing – November 18, 2019

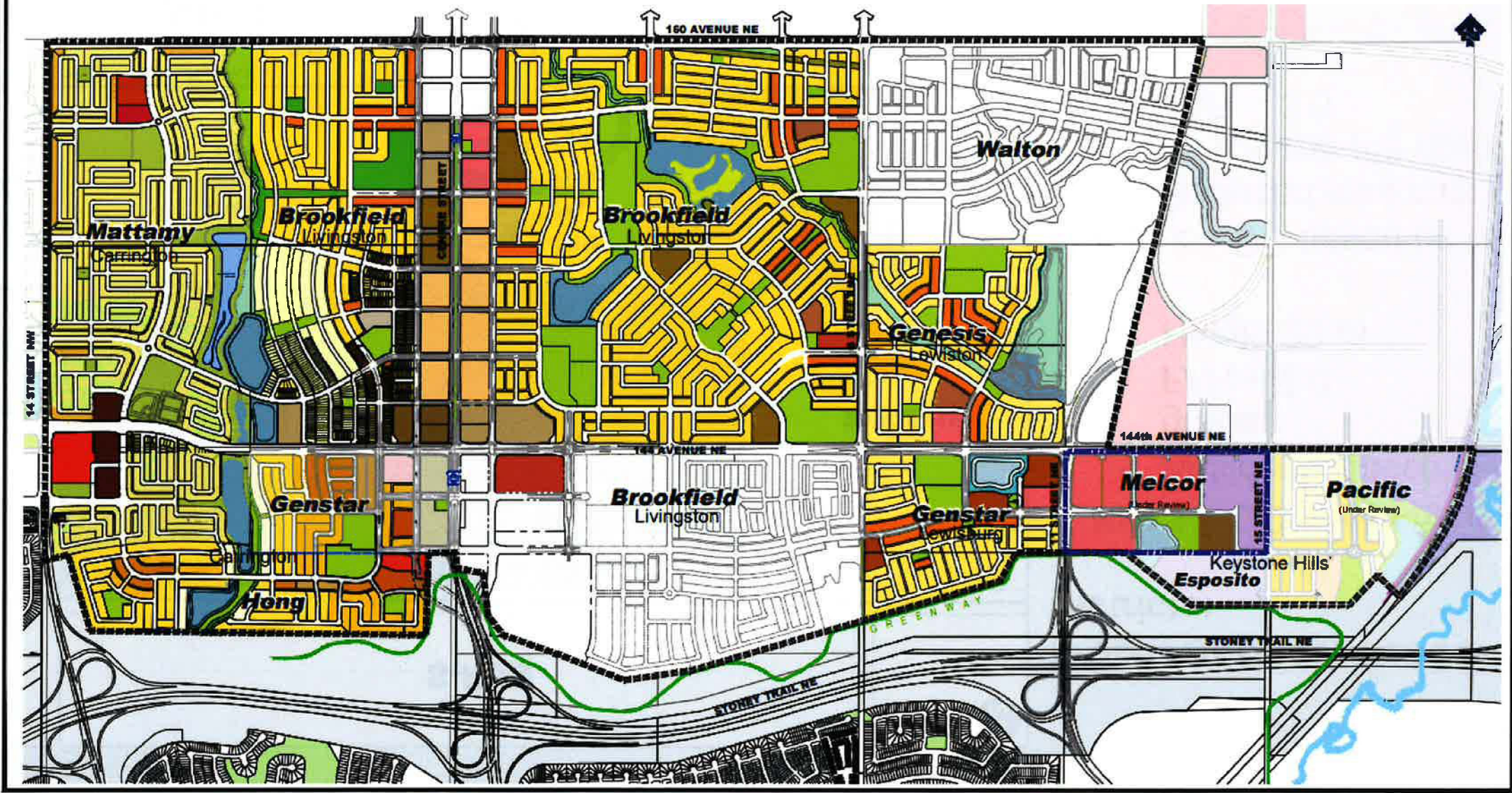


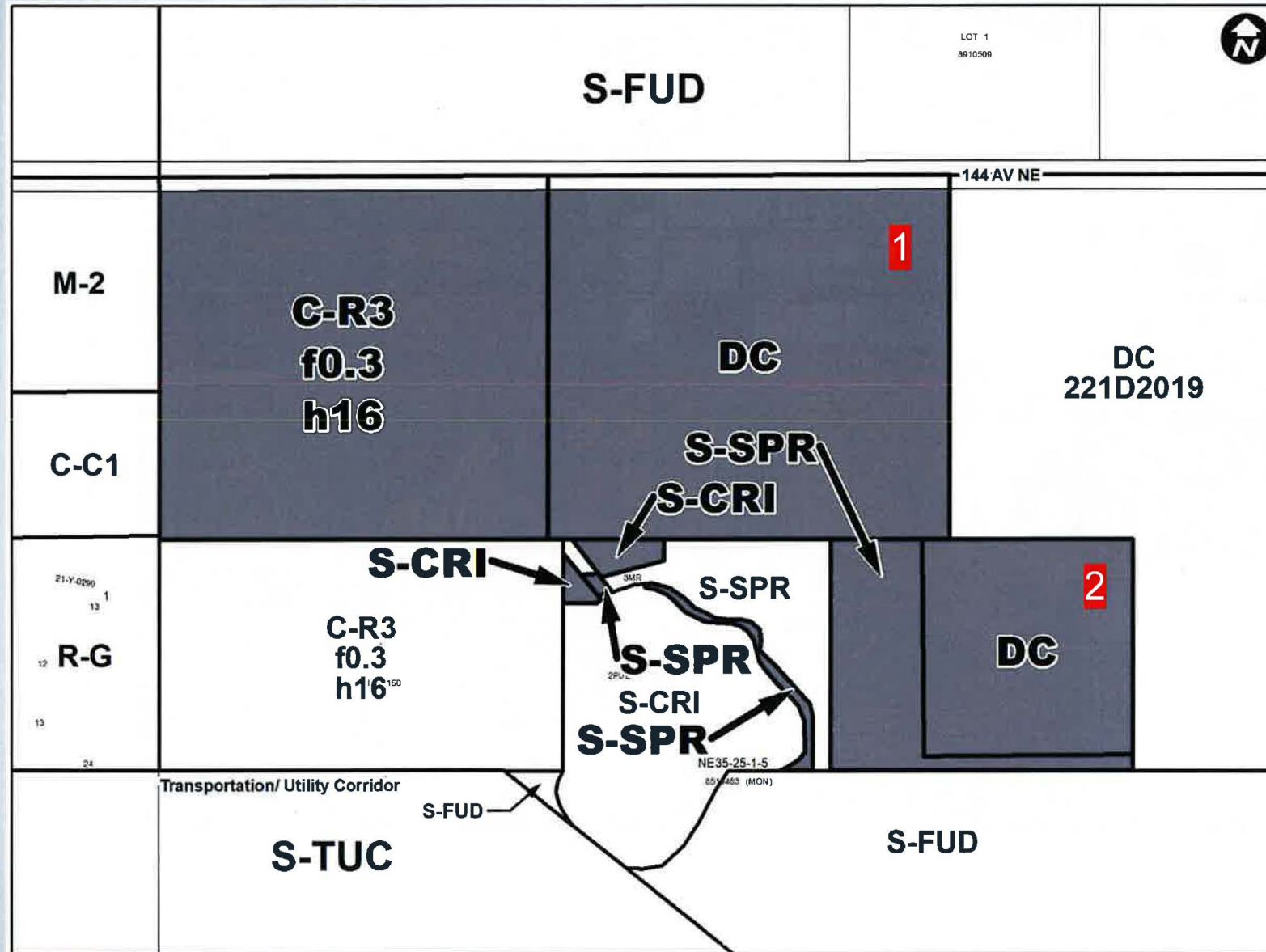
# Surrounding Land Use

## KEYSTONE ASP COMPOSITE MAP

February 2023

*\*All Plans are Conceptual and  
Subject to Change Without Notice*

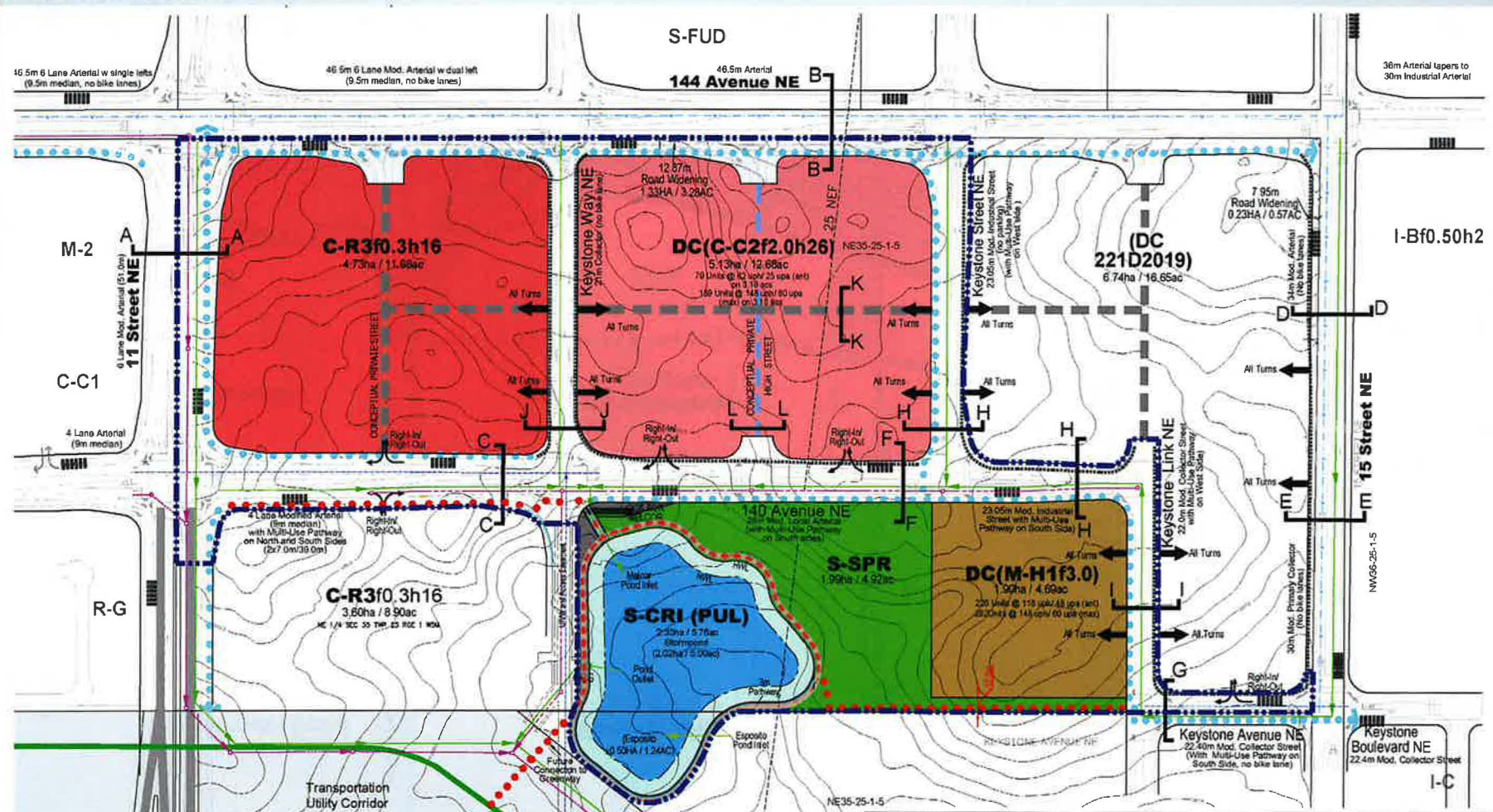




**Proposed Direct Control Districts:**

- Site 1 – DC based on C-C2
  - Residential accessed from grade
  - FAR – 2.0
  - Height 26 m
- Site 2 – DC based on M-H1
  - Reduced minimum density to 118 dph (48 dpa)
  - FAR – 3.0





**Legend:**

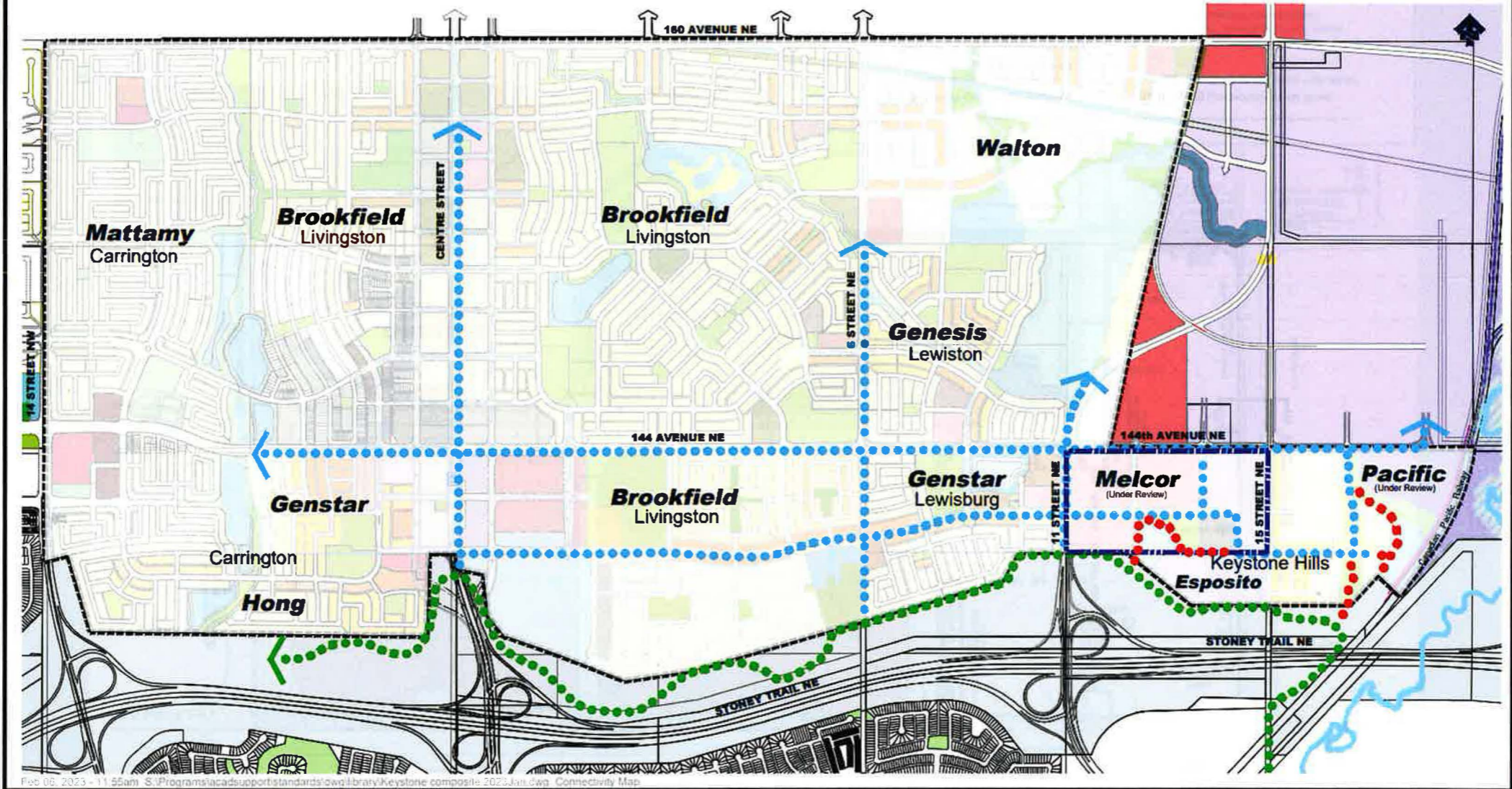
- ▬▬▬ Outline Plan Boundary
- ▬▬▬ Land Use Boundary
- ~ Contour Interval 0.5m
- - - - - Separate Sidewalk 2.0m
- Regional Pathway 3.0m
- Multi-Use Pathway 3.0m
- ▬▬▬ 3m Pathway
- ▬▬▬ 3.5m Greenway
- ▬▬▬ Bus Pad Location
- ▬▬▬ Deep Services - Proposed
- ▬▬▬ Storm Sewer/Manhole
- ▬▬▬ Sanitary Sewer/Manhole
- ▬▬▬ 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.

# KEYSTONE ASP CONNECTIVITY MAP

February 2023

*\*All Plans are Conceptual and  
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Feb 06 2023 - 11:55am S:\Programs\acad\support\standards\dwg\brav\Keystone.composite.2023 Jan.dwg Connectivity Map

## RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 14111 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares  $\pm$  (53.50 acres  $\pm$ ) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 6.48 hectares  $\pm$  (16.02 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (C R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District;
2. Give three readings to the proposed bylaw for the redesignation of 6.74 hectares  $\pm$  (16.65 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (Attachment 5); and
3. Give three readings to the proposed bylaw for the redesignation of 2.43 hectares  $\pm$  (6.01 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

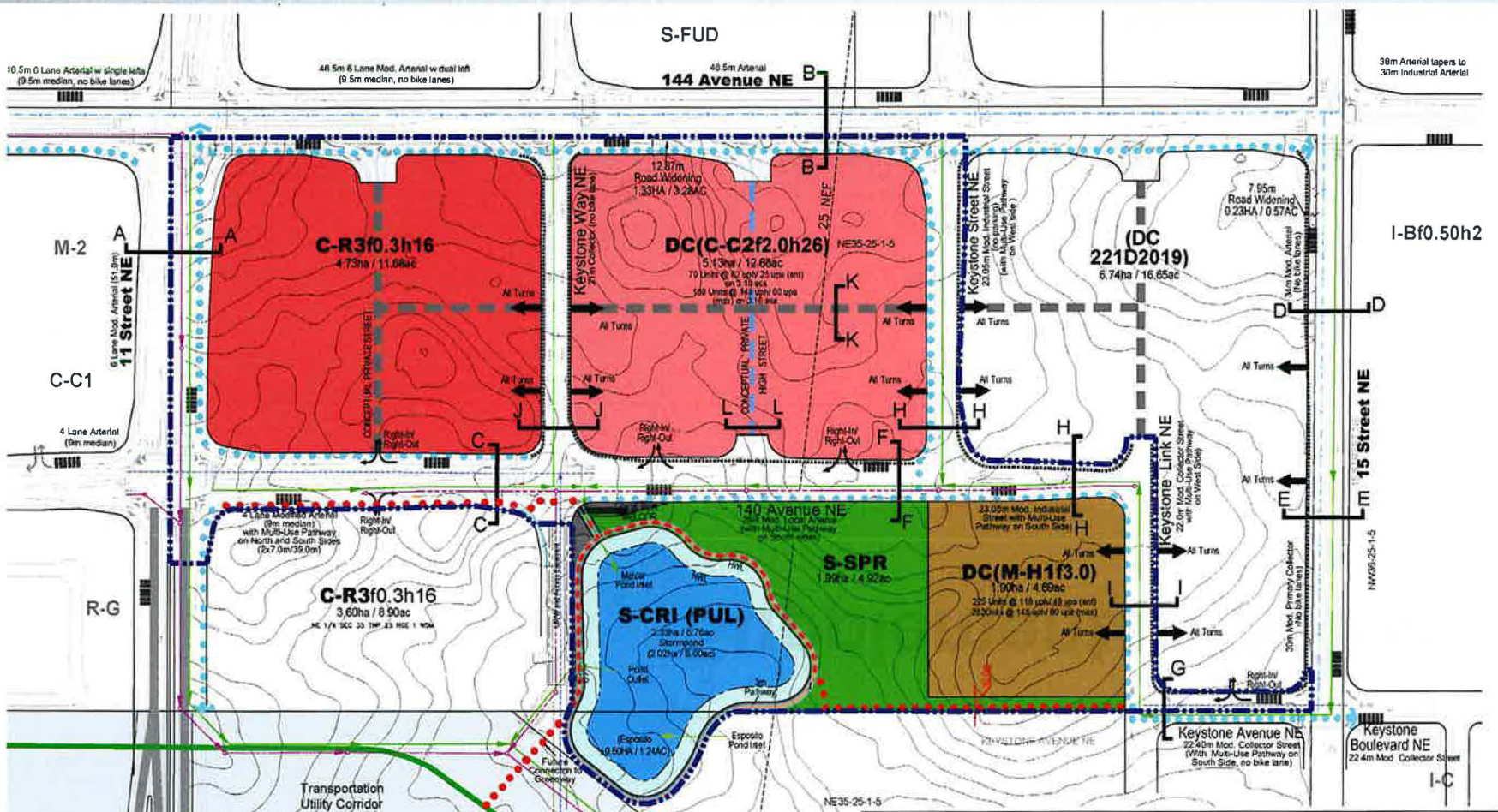


# Calgary Planning Commission

## Agenda Item: 7.2.3

QUESTIONS

# Supplementary Slides



**Legend:**

- Outline Plan Boundary (dashed blue line)
- Land Use Boundary (dashed red line)
- Contour Interval 0.5m (solid grey line)
- Separate Sidewalk 2.0m (dotted black line)
- Regional Pathway 3.0m (dotted red line)
- Multi-Use Pathway 3.0m (dotted blue line)
- 3m Pathway (dotted green line)
- 3.5m Greenway (solid green line)
- Bus Pad Location (black rectangle)
- Deep Services - Proposed:
  - Storm Sewer/Manhole (green line with arrow)
  - Sanitary Sewer/Manhole (purple line with arrow)
  - Water Main/Hydrant (blue dashed line)
  - Sanitary Trunk (red line)
  - Water Feedermain (blue dashed line)
- Conceptual Private Street (grey rectangle)
- Conceptual Private High Street (blue rectangle)

**Note:**  
The alignment of conceptual private streets is subject to refinement at subdivision/development permit stage.

OUTLINE PLAN STATISTICS					
2023-Jan 25th					
	upa	Area (ha)	Area (ac)	Units	% of GDA
<b>Total Area</b>		<b>21.85</b>	<b>53.50</b>		
Melcor Ownership		21.15	52.26		
Esposito Ownership		0.50	1.24		
<b>Gross Developable Area (GDA)</b>		<b>21.65</b>	<b>53.50</b>		<b>97%</b>
<b>Multi-Residential - High Density Low Rise DC(M-H13.0) District</b>		<b>1.90</b>	<b>4.69</b>		<b>8.8%</b>
Anticipated number of Units based on 118uph/48upa	48	1.90	4.69	225	
Maximum number of Units based on 148uph/60upa	60			282	
<b>Commercial - Community 2 DC(C-C272.0h26) District with Residential</b>		<b>5.13</b>	<b>12.68</b>		<b>23.7%</b>
Anticipated number of Units based on 62uph/25upa on 3.16 acs	25			79	
Maximum number of Units based on 148uph/60upa on 3.16 acs	60			190	
<b>Commercial - Regional 3 C-R30.3h16 District</b>		<b>4.73</b>	<b>11.69</b>		<b>21.8%</b>
<b>Public Utility Lot / Stormpond (S-CR1/PUL)</b>		<b>2.33</b>	<b>5.76</b>		<b>11%</b>
Stormpond		2.02	4.99		
<b>Total Residential Units</b>				<b>304 ant</b>	
				<b>471 max</b>	
Anticipated Density*		30.9 uph		17.5 upa	
Maximum Density		63.2 uph		27.1 upa	
<i>*The density calculation is based off two residential parcels.</i>					
<b>Municipal Reserve* - 10 % Required on 32.37ha / 79.99 acs *</b>		<b>3.24</b>	<b>8.00</b>		<b>10.0%</b>
Open Space (S-SPR/MR)		1.99	4.92		6.1%
Cash In Lieu		1.25	3.08		3.9%
* Melcor Ownership 32.37ha / 79.99acs (Approved Outline Plan)					
* MR provided only for Melcor Ownership Area. Esposito Ownership to provide MR in future.					
<b>Roadways and Lanes</b>		<b>5.57</b>	<b>13.76</b>		<b>25.7%</b>
Road Widening of 144th Avenue NE (Mod. Arterial 46.5m - 6 lanes) - Cross section B		0.93	2.30		
Road Widening of 15th Street NE (Mod. Arterial 34.0m tapers to 30.0m Mod. Primary Collector) - Cross sections D & I		0.00	0.00		
11 Street - Half of ROW (51.0m Mod. Arterial - 6 lanes) cross section A		0.82	2.03		
Mod. Arterial 140 Ave NE with Multi-Use Pathway on North and South Sides - (39.0m) Cross section C		0.86	2.17		
Mod. Local Arterial 140 Ave NE with Multi-Use Pathway on South sides - 28.0m (between Keystone Way NE & Keystone Street NE) & Keystone Street - Cross-section F		1.11	2.74		
Mod. Collector Street with Multi-Use Pathway on South Side 22.4.0m - Keystone Avenue - Cross-section G		0.14	0.35		
Mod. Industrial Street 140 Ave NE - east of Keystone Street NE (23.05m) - Cross section H		0.79	1.95		
Mod Collector Street Keystone Street NE (22.0m) - Cross-sections I		0.45	1.11		
Collector Street Keystone Way NE (21.0m) - Cross-sections J		0.45	1.11		
LAND USE STATISTICS					
From	To	Hectares	Acres		
M-H1	C-R30.3h16	3.24	8.01		
DC220D2019	C-R30.3h16	3.24	8.01		
C-C270.3h16	DC(C-C272.0h26)	6.59	16.28		
C-C270.3h16	RROW	0.15	0.37		
DC219D2019	DC(M-H13.0)	2.12	5.24		
S-SPR(MR)	S-CR1(PUL)	0.16	0.40		
S-CR1(PUL)	S-SPR(MR)	0.11	0.27		
S-FUD	S-SPR(MR)	1.09	2.62		
S-FUD	DC(M-H13.0)	0.31	0.77		
<b>TOTAL</b>		<b>16.98</b>	<b>41.96</b>		
SUMMARY OF LAND USE REDESIGNATION					
DC(M-H13.0)		2.43	6.00		
C-R30.3h16		6.48	16.01		
DC(C-C272.0h26)		6.59	16.28		
RROW		0.15	0.37		
S-SPR(MR)		1.17	2.89		
S-CR1(PUL)		0.16	0.40		
<b>TOTAL</b>		<b>16.98</b>	<b>41.96</b>		
INTENSITY STATISTICS					
Development Form	Assumption	GFA/Units	Scale	Jobs & People	
Retail	50 sq m per employee	40,000	50		800
Office	25 sq m per employee	14,800	25		592
Industrial	25-34 sq m/employee	6,750	30		225
Residential	2.2 people/unit	304	2.2		669
Home Based Jobs	3.8 jobs/100 people		0.038		25
Daycare	10 jobs/500 sq m	1,004	0.02		20
Hotel	1.7 jobs/people/room	415	1.7		500
					<b>2,831</b>
Assumes current application and Future LC Site					
people and jobs per hectare:					<b>87</b>

Summary (including remaining approved land uses):

- 304 – 477 dwellings
- 40,000m2 - Retail
- 14,800m2 - Office
- 6,750m2 – Industrial
- Total employment and residents – 2,831 = 87 jobs and people per hectare

# KEYSTONE HILLS



## Pond & Municipal Reserve

Preliminary Landscape Concept  
November 2022

1







**The elements of Urban Design – Assessment Criteria**

The Elements of Urban Design create the framework against which the urban design aspects of all project applications are assessed. Please address the following urban design principles to ensure that the highest quality of new development is achieved:

**Place** - Recognize and enhance the unique character of the site by responding to local vision and policy, contributing innovative new architecture and public realm (building-street interfaces), and creating its sense of place.

**Scale** - Ensure appropriate transitions between proposed and adjacent buildings and places; define street and open space edges and bring human scale through architectural articulation, high quality materials, architectural details, and layered landscaping.

**Amenity** - Ensure that proposed amenity spaces and focal points within your development positively address public sidewalks and any other public spaces adjacent to the site. Ensure that gathering spaces within the site are generously proportioned, landscaped, comfortable, safe, and fully accessible for residents and visitors alike all year around.

**Legibility** - Create logical, permeable site and building design with well-defined routes to primary and secondary entrances. Ensure that architectural and landscape design create distinctive, memorable attributes for the development (landscaping, wayfinding, lighting, prominent entrances).

**Vibrancy** - Ensure that new development contribute positively through well designed architecture and landscape architecture to provide choice for all users and provide vibrant, animated private and public realm.

**Resilience** - Ensure that project provide opportunities, through site layout, spatial configuration, materials, and sustainable design features for responsible operation, durability, and continuous adaptation to change over time.

**General Comments**

Overall, the intent of the LOC application proposal *currently meets the basic urban design expectations* for the site planning on a subject location. Future design approval stages (i.e., Development permit-DP) will require design more detail responding to the policies, guidelines, and standards applicable for this type of development.



- Subject Lands
- Multi-use pathway
- Retail - Main Street
- Retail
- Potential Office
- Hotel
- ▨ Future Flex Area
- Street Townhouse
- Apartment
- Green Space
- Storm Pond



\*Concept Only, Subject to Change

**Keystone Hills**  
 Development Concept plan  
 Meicor Developments Ltd.  
 14111-515 Street NE  
 November 2022



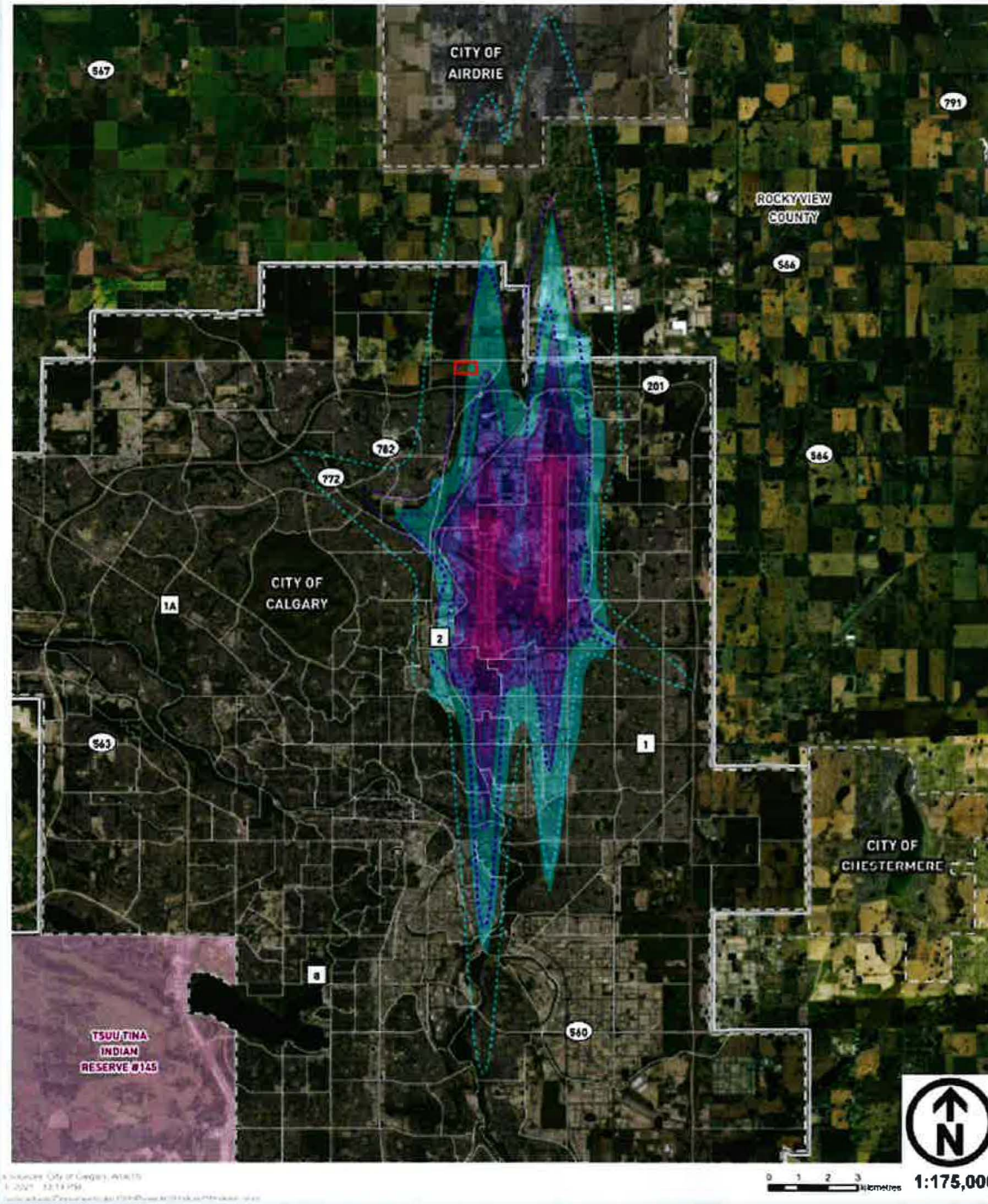
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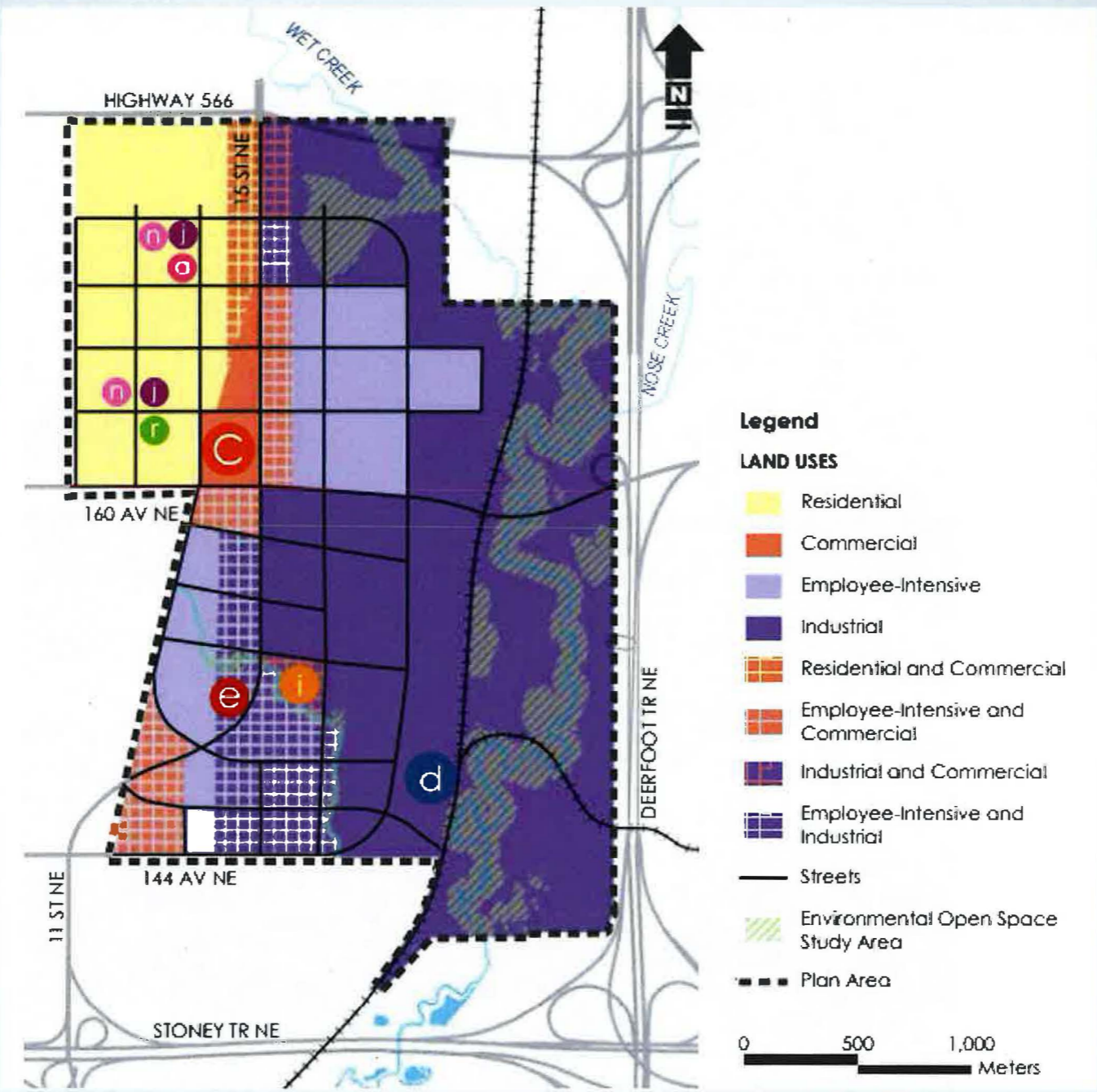
**Table 1: Community Size and Anticipated Population and Jobs**

<b>Community (Map 6)</b>	<b>Area (ha/ac)</b>	<b>Anticipated Population</b>	<b>Anticipated Jobs</b>
<b>A</b>	375 ha (927 ac)	25,900	3,200
<b>B</b>	392 ha (969 ac)	21,800	8,700
<b>C</b>	233 ha (576 ac)	12,700	2,000
<b>D*</b>	82 ha (203 ac)	100	5,600
<b>Total</b>	<b>1,082ha (2,674 ac)</b>	<b>60,500</b>	<b>19,500</b>

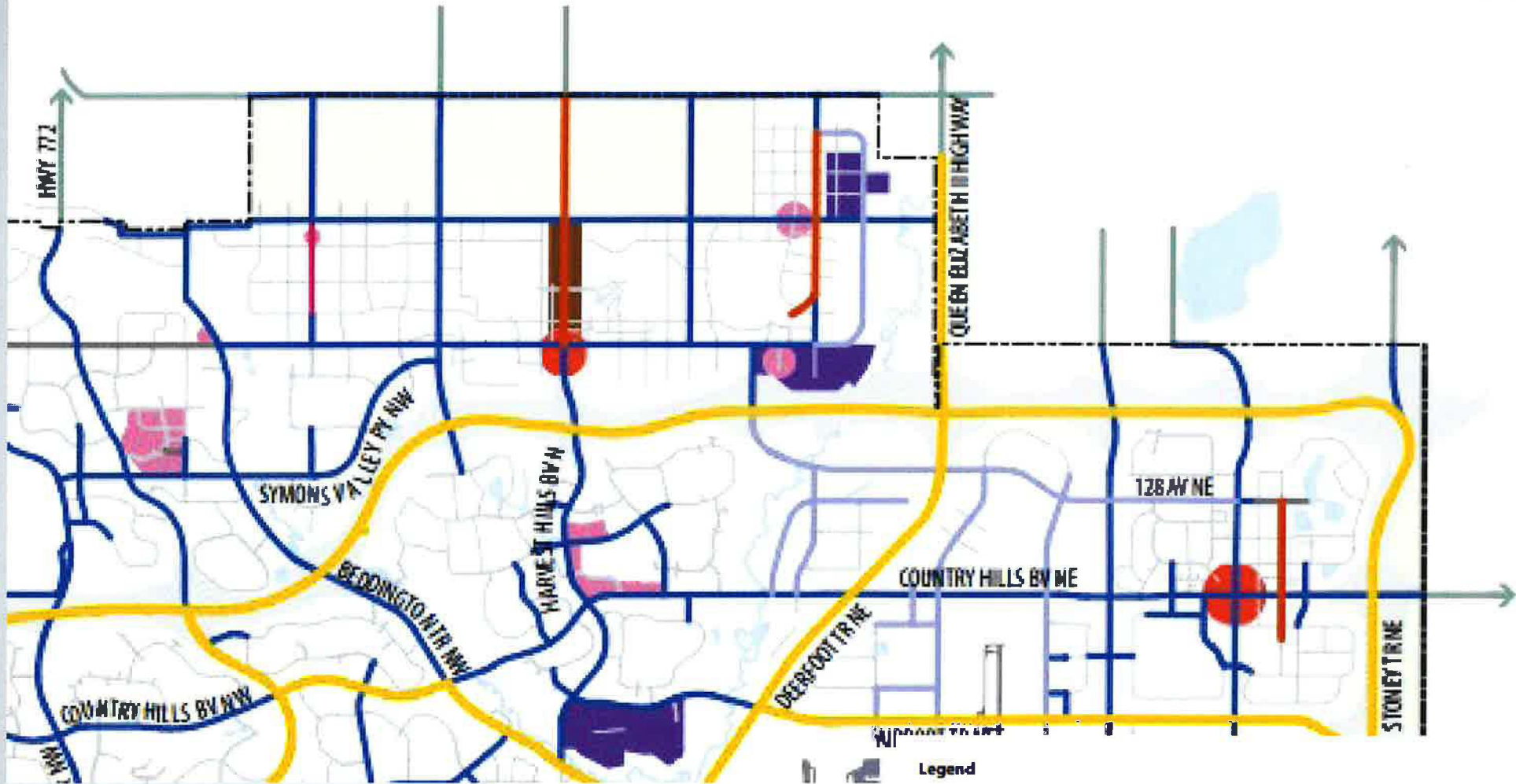
\*For Community D, anticipated population and jobs for the Neighbourhood area will be determined through the Outline Plan/Land Use Amendment process.

**Bylaw 29P2022**





### Nose Creek ASP – Land Use Concept



**Legend**

**Roads and Street Network**

- Skeletal Road
- Arterial Street
- Urban Boulevard
- Industrial Arterial
- Neighbourhood Boulevard
- Parkway

**Roadway within City limits**  
(To be classified through future local area plans)

- Roadway outside City limits
- Connection to Route in Region
- Collector Roads
- Transportation/Utility Corridor
- - - City Limits

**Urban Structure**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Future Greenfield
- Industrial - Employee Intensive