

## Applicant's Submission



### SE Keystone - Applicant's Submission – LOC2014-0107

On behalf of Pacific Developments, B&A submits an Outline Plan and Land Use Redesignation for lands located within the Keystone Hills Business and Industrial Park. The Outline Plan area is located north of Stoney Trail and the community of Panorama Hills, east of 15 Street NE, south of 144 Avenue NW, and west of the Canadian Pacific Railway tracks.

The Outline Plan Area is 38.27 hectares (94.57 acres) in size, and is anticipated to accommodate approximately 2200 jobs.

As per Keystone Hills ASP policy, the Keystone Hills Industrial/Employment area is to achieve between 60 and 70 people/jobs per hectare. The Outline Plan area is currently anticipating 61 people/jobs per hectare. As the development moves forward, this number is anticipated to increase with the intensification of retail, commercial, and business land uses in the area.

The subject lands have been comprehensively designed to accommodate Industrial- Business, Industrial – Commercial and General Industrial uses through an efficient road system, accommodating transit services, pedestrian walkability, and cyclist connectivity.

Based on the consideration of site opportunities and constraints, as well as the technical evaluations completed to date, the proposed land use configuration for the proposed Keystone Hills Business and Industrial Park will include I-Bf0.5h20, I-G, I-C, S-SPR, S-UN, and S-CRI.

Open space in the Outline Plan area will be provided as linear space with pedestrian seating nodes along the top of a small drainage course and the edge of a stormwater management facility. Stormwater servicing for the Outline Plan area will be provided by construction of a stormwater management facility along the east side of the plan boundary. The stormwater facility is sized to retain stormwater runoff for the Outline Plan area only, where it will then be treated for water quality prior to release into Nose Creek.

The Outline Plan area will have direct vehicular access to the 144th Avenue, and 15 Street NE. These roads in turn provide access to Stoney Trail through a future interchange at 11 Street NE.

The proposal reflects City policy as contained in the Municipal Development Plan, Keystone Hills Area Structure Plan and the Calgary Transportation Plan.