

Approved Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS								
Applicant's Name B&A Planning Group			Applicant's Address 600-215 9th Ave SW, Calgary AB, T2P1K3					
Property Owner's Name Melcor Developments Ltd			Property Owner's Address #900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8					
Developer's Name Melcor Developments Ltd			Developer's Address #900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8					
Name of Community/Area Keystone Hills					Phase/Stage Community D			
Legal Description Portion of NE 1/4 35-25-1-W5M			Municipal Address 14111 15 Street NE; 13971 15 Street NE					
Area Structure Plan/ Design Brief/ Community Plan Keystone Hills ASP					Hectares (ha)	Acres (ac)		
Existing Land Use Districts (Zoning) M-H1, DC, C-C2, C-R3, S-SPR, S-CRI, S-FUD			Gross Area of Plan		21.65	53.50		
			Less: Environmental Reserve					
Proposed Land Use Districts (Zoning) C-R3f0.3h16, DC (C-C2f2.0h26), DC (M-H1f3), S-CRI, S-SPR, RROW			Land Purchase Area					
			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								