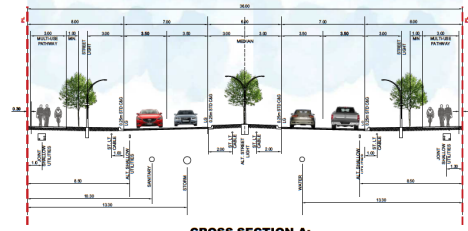
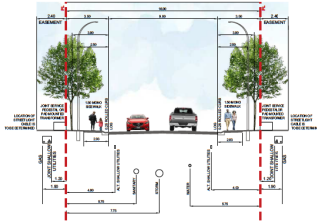


# Proposed Outline Plan

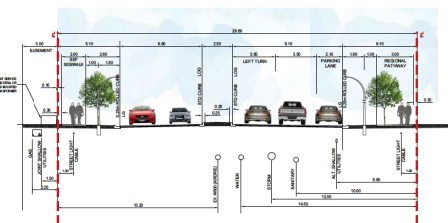
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



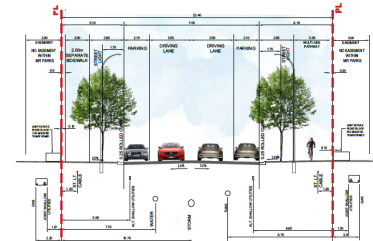
**CROSS-SECTION A:**  
Arterial / Alternative for off-street bikes - 2x7.00m/36.00m  
144 Avenue NE (West of Keystone Creek Drive NE)



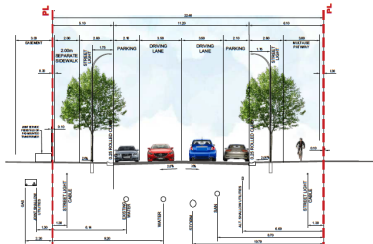
**CROSS-SECTION D:**  
Residential Street - 9.0m/16.00m



**CROSS-SECTION F:**  
Mod. Primary Collector - 6.80m+9.1m/29.6m  
15 Street NE



**CROSS-SECTION C:**  
Mod. Collector 11.20m/22.4m  
Keystone Avenue NE & Keystone Creek Drive NE



**CROSS-SECTION E:**  
Mod. Collector 11.20m/22.4m  
15 Street NE

Context within ASP Plan:



prime consultant:  
**B&A Planning Group**  
600, 215 - 9<sup>th</sup> Ave SW  
Calgary, Alberta | T2P 1K3 | baalp.ca  
t: 403 289 4733 f: 403 282 4480

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client:

partners  
Development Group

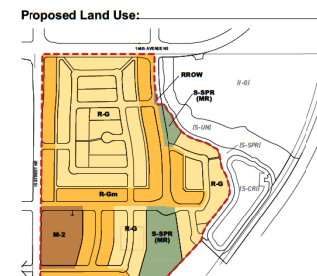
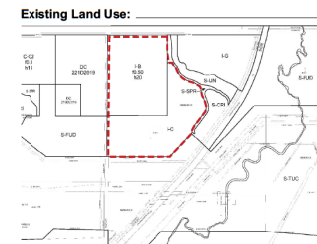
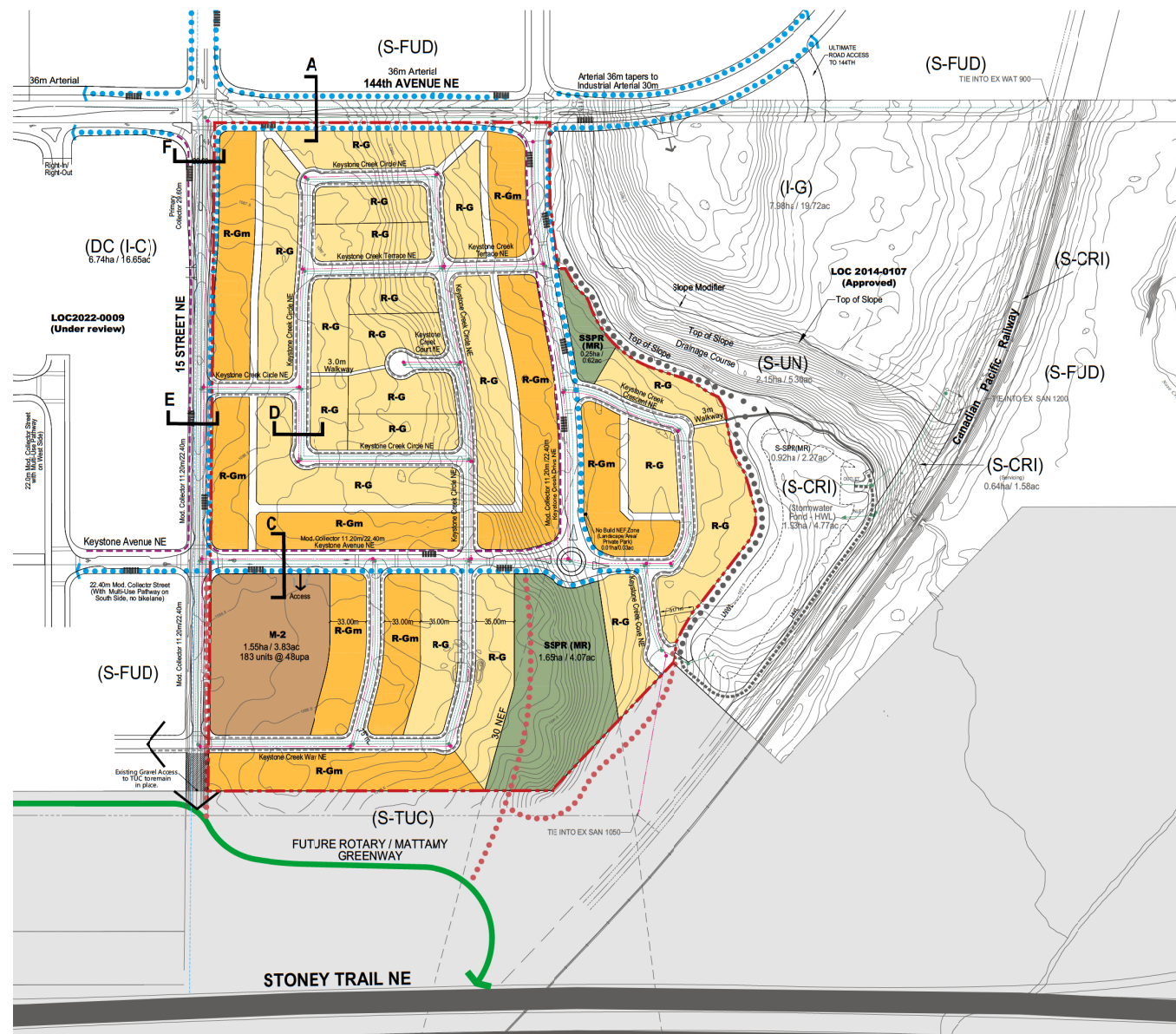
sub-consultant:  
LAWEST URBAN SYSTEMS

revisions:

no.	date	description
1	June, 2021	Pre-application
2	Nov 2021	Submission
3	9 Jun 2023	Resubmission
4	28 June, 2023	Dir Comments
5	09/08/2023	Dir Comments

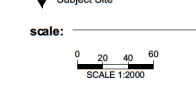
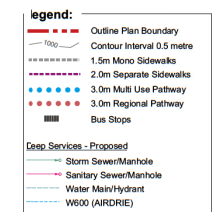
OUTLINE PLAN STATISTICS

Category	Lot Width	Frontage	Number of Areas	Area (m <sup>2</sup> )	% of GDA
Outline Plan			2423	59.87	
Grass Developable Area (GDA) - (for Density calculation)			2423	59.87	100%
RESIDENTIAL			5983	39.36	65.1%
Residential - Low Density Mixed Housing - Single Family (R-G)			240	874	21.00
Residential - Low Density Mixed Housing (R-Gm)			308	564	13.94
Multi-Residential - Medium Profile District (M-2)			48	155	3.93
Number of units based on 15 upu					6.4%
DENSITY	4.024	13,202.10	729	1218	19.68
Municipal Reserve (S-SPR)			189	4.89	7.83
ROWWAYS & LANS			680	15.81	26.4%
14th Avenue NE Road (11.20m/22.4m)			124	1.39	2.32
15th Street NE Road (9.0m/16.00m)			109	0.22	0.37
Keystone Avenue & Keystone Creek Drive 12.4m/22.4m with the Multi-Use Pathway			179	4.40	7.35
Residential Street 9.0m/16.00m			347	8.57	14.32
Other			182	2.03	3.39



LAND USE STATISTICS

From	To	Hectares	Acres
L-800 S-800	R-G	8.07	19.88
L-800 S-800	R-Gm	3.94	10.29
L-C	R-G	4.12	10.36
L-C	R-Gm	4.14	10.24
L-C	M-2	1.76	4.36
L-C	S-SPR	2.16	5.15
S-SPR	ROW	0.04	0.10
TOTAL		24.23	59.87



municipal address:  
13818 15th Street NE  
13920 15th Street NE

legal description:  
Portion of NW 36-25-1-5M  
Plan 6268 FT/OT

file description:  
pre-app: xxx  
LDC: xxx  
bylaw no.: --  
file info:  
project no.: 2021-044  
drawn by: es  
start date: Dec 2020  
current date: Aug 25, 2023

project:  
**KEYSTONE HILLS**

sheet title:  
Outline Plan & Land Use  
Redesignation

exhibit no.:  
**1.0**