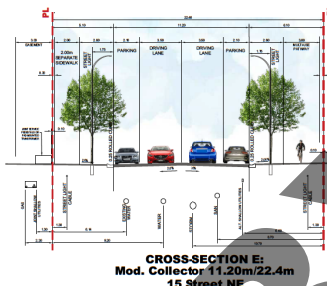
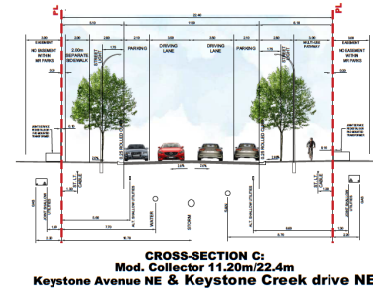
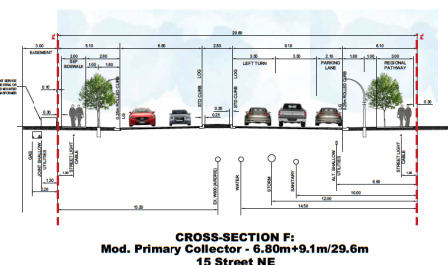
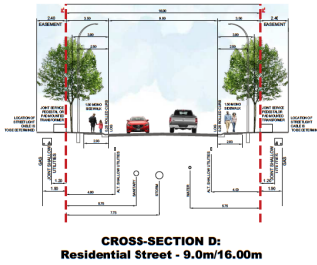
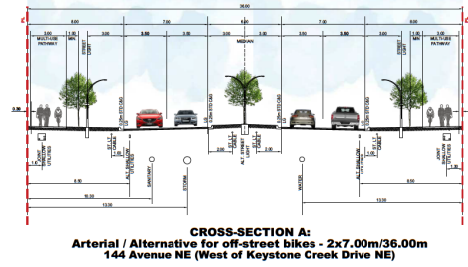
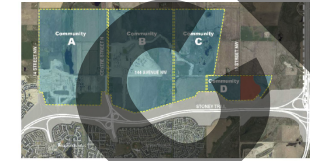


Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.

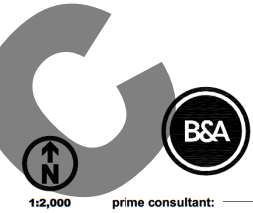


Context within ASP Plan:



OUTLINE PLAN STATISTICS

Category	Lot Width	Footage	Number of Areas	Area (m ²)	Area (%)
Outline Plan			2423	59.87	
Grass Developable Area (GDA) - (for Density calculation)			2423	59.87	100%
RESIDENTIAL			5983	39.36	65.7%
Residential - Low Density Mixed Housing - Single Family (R-G)			240	874	21.00
Residential - Low Density Mixed Housing (R-Gm)	9.754	32	2,344	7,890.29	308
Residential - Low Density Mixed Housing (R-Gm)	6.49	18	1,680	5,511.91	308
Multifamily - Medium Profile District (M-2)			48	193	155
Number of Units based on 15 upu			4,024	13,202.10	729
TRANSIT				1218	3039
Municipal Review (S-SPR)			189	4.89	7.2%
ROADWAYS & LANES			680	15.81	26.4%
144th Avenue NE Road (11 crossing south side)			124	1.39	
15th Street NE Road Widening (east side)			109	0.22	
Keystone Avenue & Keystone Creek Drive 12.4m/22.4m with Multi-Use Pathway			179	4.40	
Residential Street 8.0m/16.0m			347	8.97	
Lanes 7.0m			182	2.03	



prime consultant:
BSA Planning Group
600, 215 - 9th Ave SW
Calgary, Alberta | T2P 1K3 | baag.ca
t: 403 289 4733 f: 403 282 4480

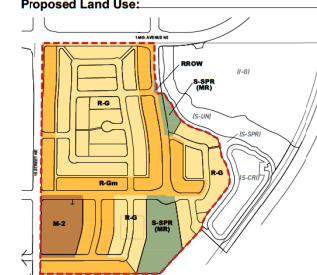
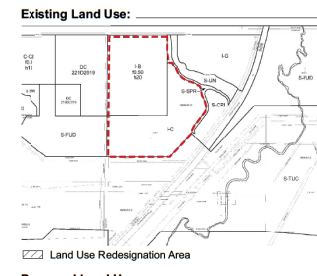
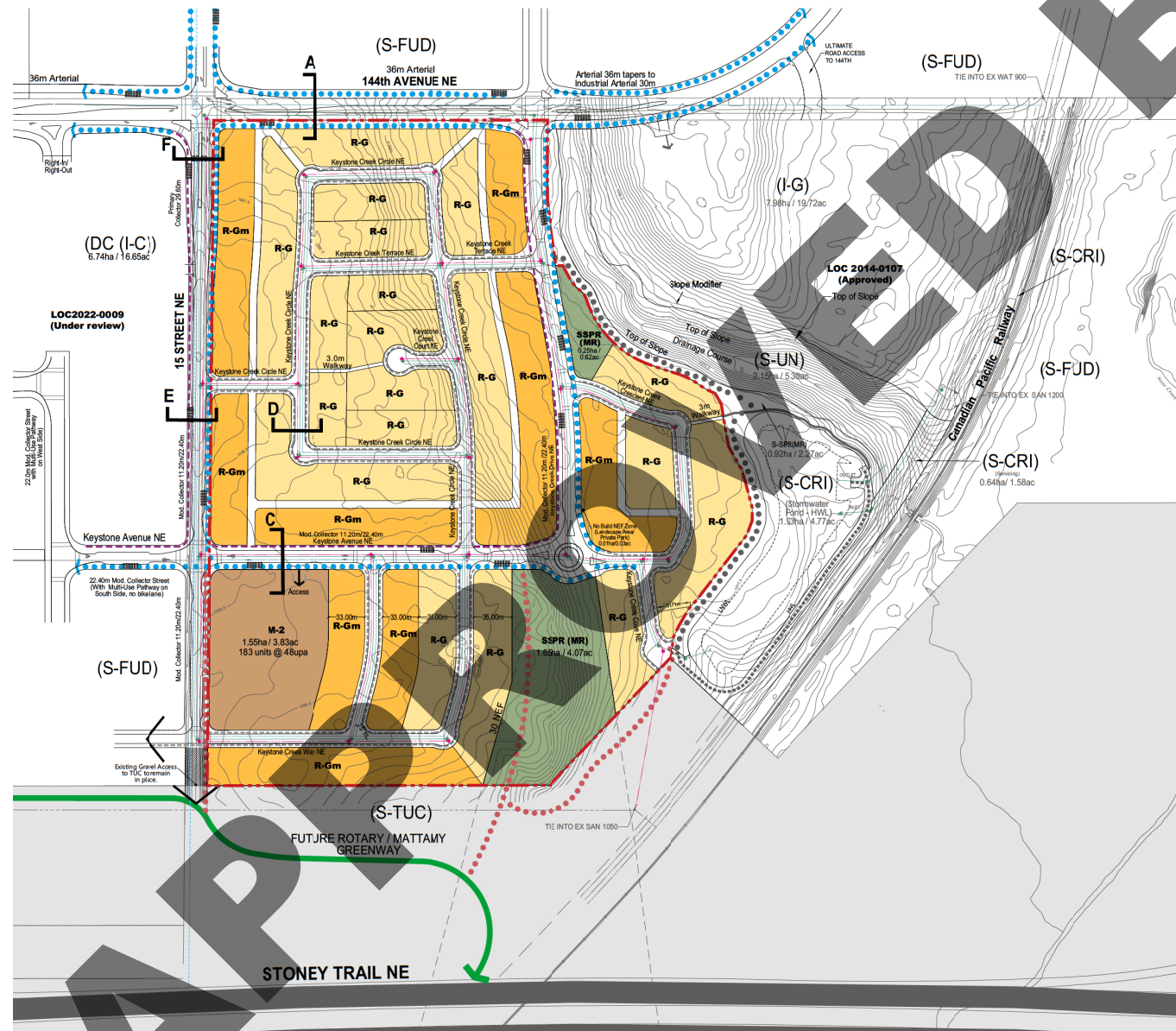
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client:
partners
Development Group

sub-consultant:
LA West URBAN SYSTEMS

revisions:

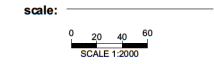
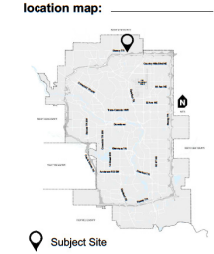
no.	date	description
1	June, 2021	Pre-application
2	2 Nov 2021	Submission
3	9 Jun 2023	Resubmission
4	28 June, 2023	Dir Comments
5	09/08/2023	Dir Comments



LAND USE STATISTICS

From	To	Hectares	Acres
I-BR	R-G	8.07	19.88
I-BR	R-Gm	3.94	10.29
I-C	R-G	4.12	10.36
I-C	R-Gm	4.16	10.24
I-C	M-2	1.76	4.36
I-C	S-SPR	2.16	5.15
S-SPR	RROW	0.04	0.10
TOTAL		24.23	59.87

- legend:**
- Outline Plan Boundary
 - Contour Interval 0.5 metre
 - 1.5m Mono Sidewalks
 - 2.0m Separate Sidewalks
 - 3.0m Multi Use Pathway
 - 3.0m Regional Pathway
 - Bus Stops
- Proposed Services:**
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant
 - W600 (AIRDRE)



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