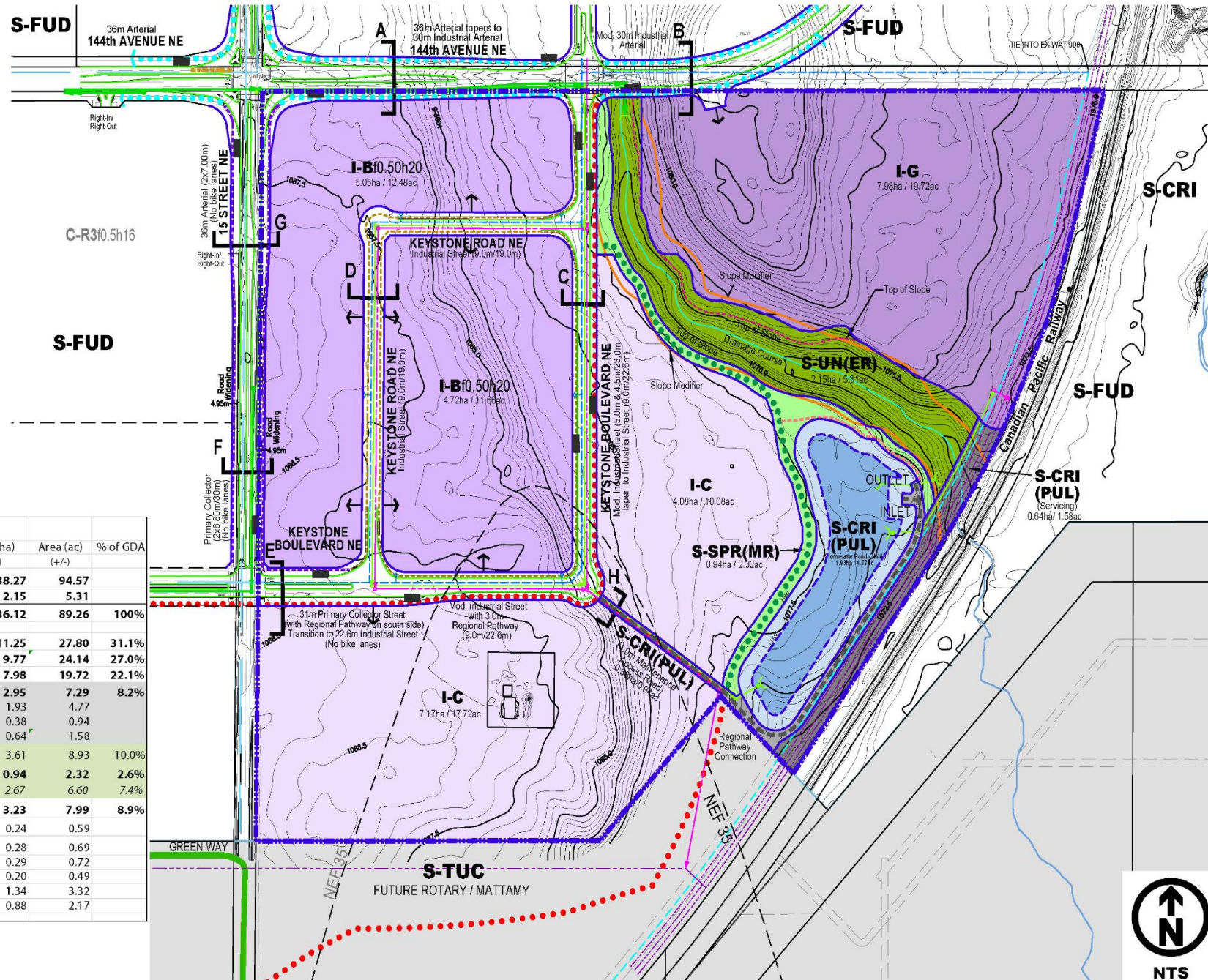


Proposed Outline Plan



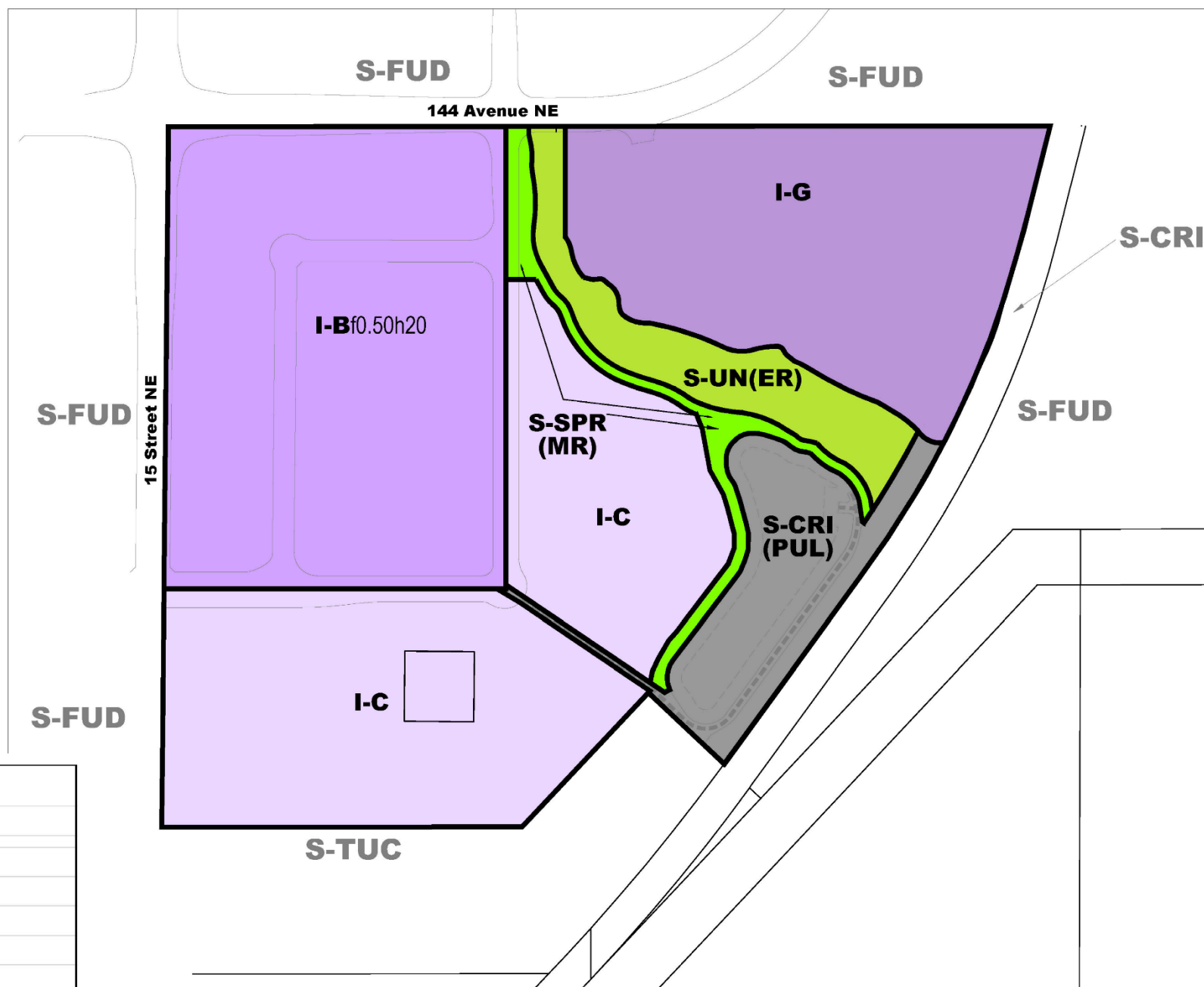
OUTLINE PLAN STATISTICS			
01-Apr-19	Area (ha)	Area (ac)	% of GDA
	(+/-)	(+/-)	
Total Ownership Area	38.27	94.57	
Less Environmental Reserve (S-UN(ER))	2.15	5.31	
Gross Developable Area (GDA)	36.12	89.26	100%
Industrial - Commercial (I-C)	11.25	27.80	31.1%
Industrial - Business (I-Bf0.50h20)	9.77	24.14	27.0%
Industrial General (I-G)	7.98	19.72	22.1%
Public Utility Lot (S-CRI / PUL)	2.95	7.29	8.2%
Stormwater Pond	1.93	4.77	
Maintenance Access Road	0.38	0.94	
Servicing	0.64	1.58	
Total Municipal Reserve (S-SPR(MR))	3.61	8.93	10.0%
Municipal Reserve - Provided	0.94	2.32	2.6%
<i>Municipal Reserve CASH-IN-LIEU</i>	<i>2.67</i>	<i>6.60</i>	<i>7.4%</i>
Roadways and Lanes	3.23	7.99	8.9%
144th Avenue NE Road Widening (south side)	0.24	0.59	
15th Street NE Road Widening (east side)	0.28	0.69	
Keystone Boulevard NE 31.0m Primary Collector Street with Multi-Use Pathway on south side	0.29	0.72	
Keystone Boulevard NE 23.00m Industrial Street with Multi-Use Pathway	0.20	0.49	
Keystone Boulevard NE (12.00m/22.60m) Industrial Street (no bike lanes) with Multi-Use Pathway	1.34	3.32	
Keystone Road NE (9.00m/19.00m) Industrial Street	0.88	2.17	



SE KEYSTONE
LOC 2014-0107
Outline Plan

May 2019

Proposed Outline Plan



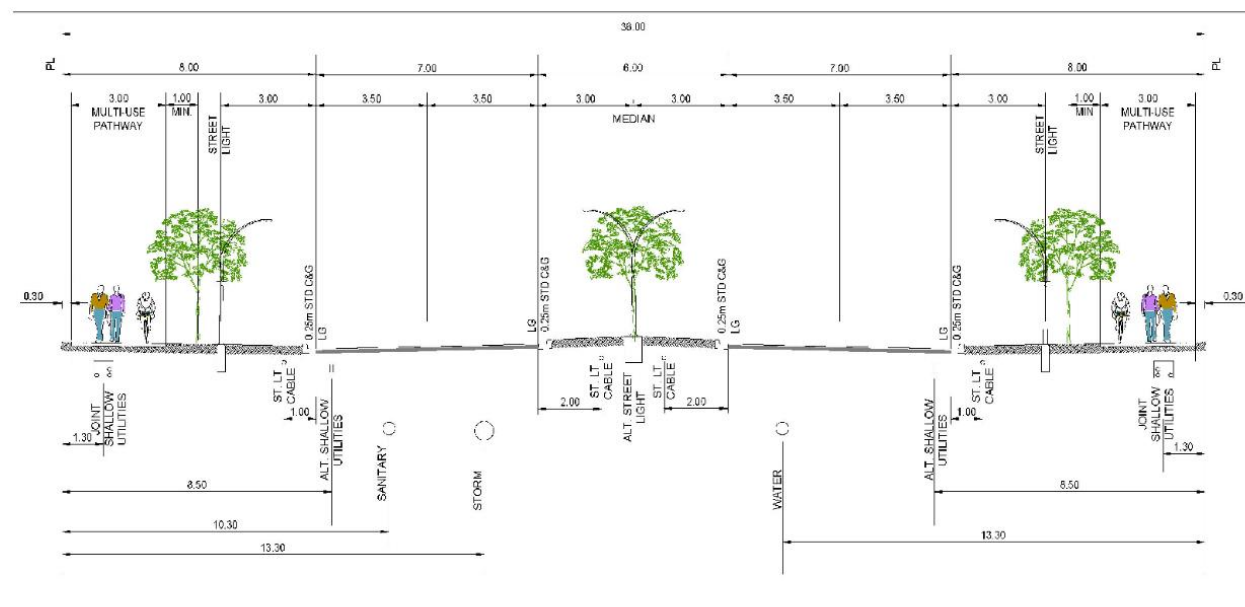
LAND USE STATISTICS			
From	To	Hectares	Acres
S-FUD	S-UN	2.17	5.36
S-FUD	I-Bf0.50h20	12.00	29.65
S-FUD	I-G	8.04	19.87
S-FUD	I-C	12.00	29.65
S-FUD	S-CRI	2.96	7.31
S-FUD	S-SPR	1.10	2.72
TOTAL		38.27	94.57



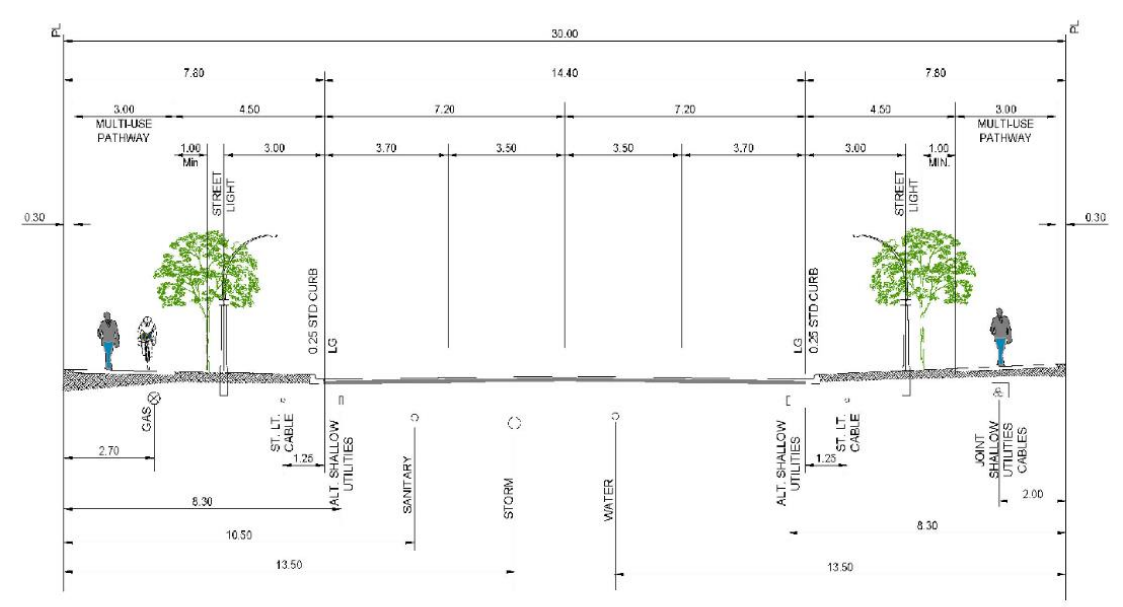
SE KEYSTONE
LOC 2014-0107
Land Use Redesignation

May 2019

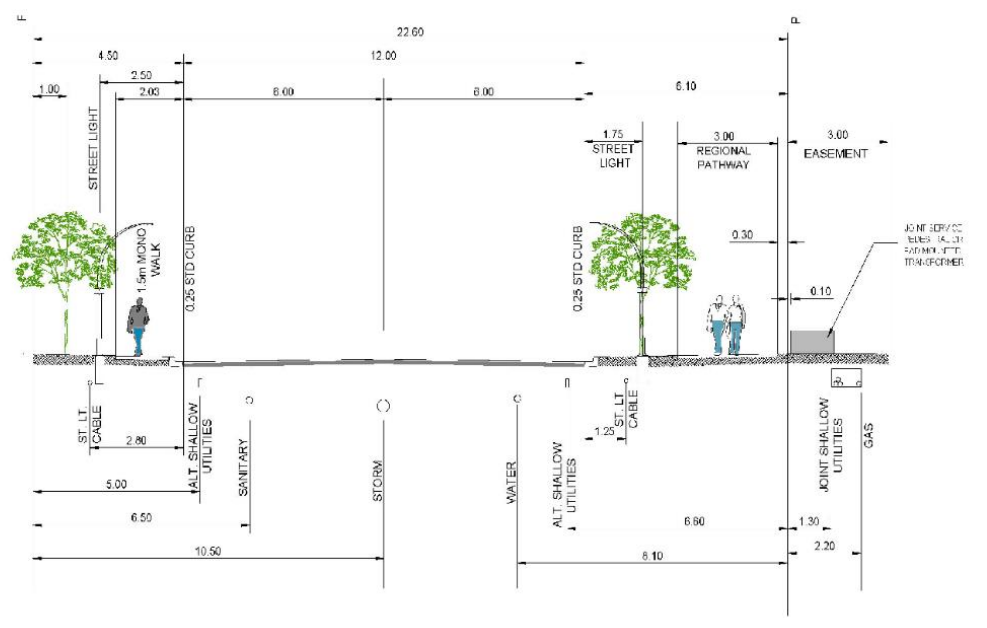
Proposed Outline Plan



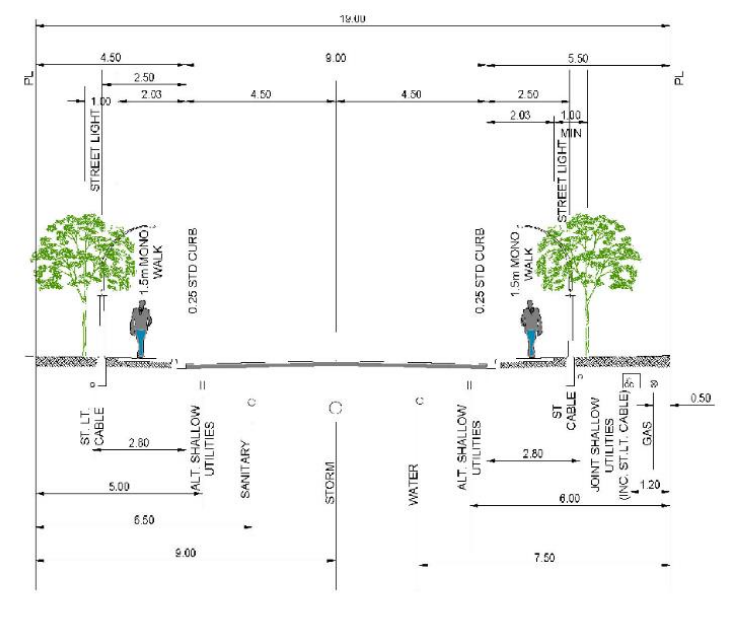
CROSS-SECTION A:
Arterial / Alternative for off-street bikes - 2x7.00m/36.00m
144 Avenue NE (West of Keystone Blvd. NE)



CROSS-SECTION B:
Med. Industrial Arterial - 14.40m/30.00m
144 Avenue NE (East of Keystone Blvd. NE)



CROSS-SECTION C:
Med. Industrial Street - 12.00m/22.60m
Keystone Blvd NE



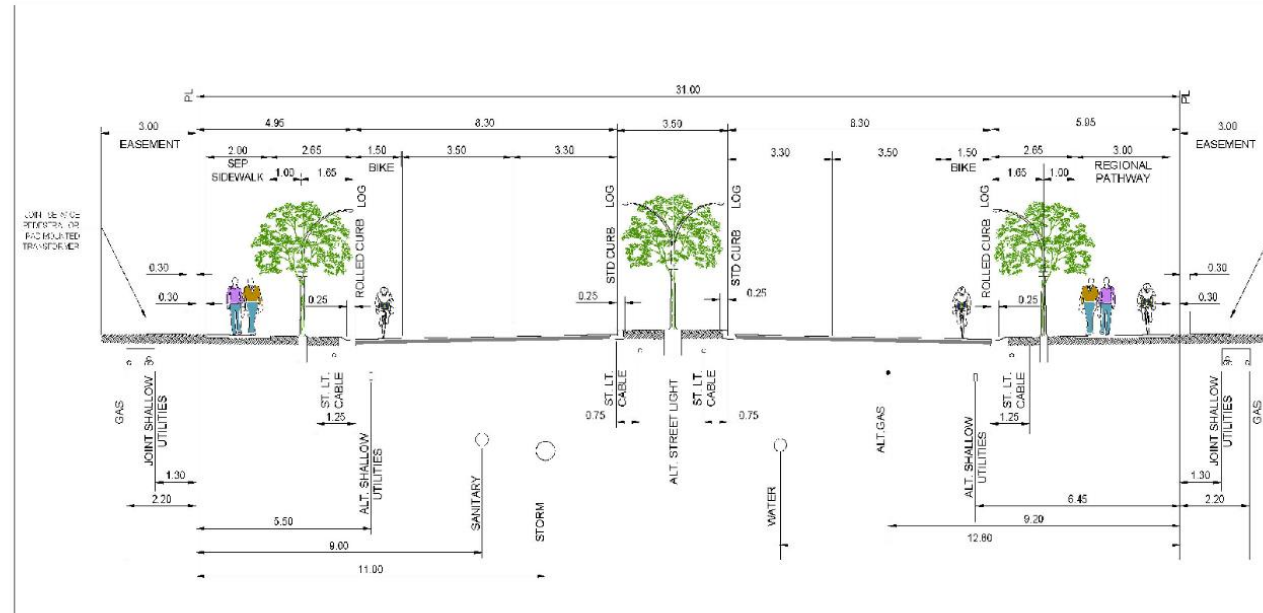
CROSS-SECTION D:
Industrial Street - 9.00m/19.00m
Keystone Road NE



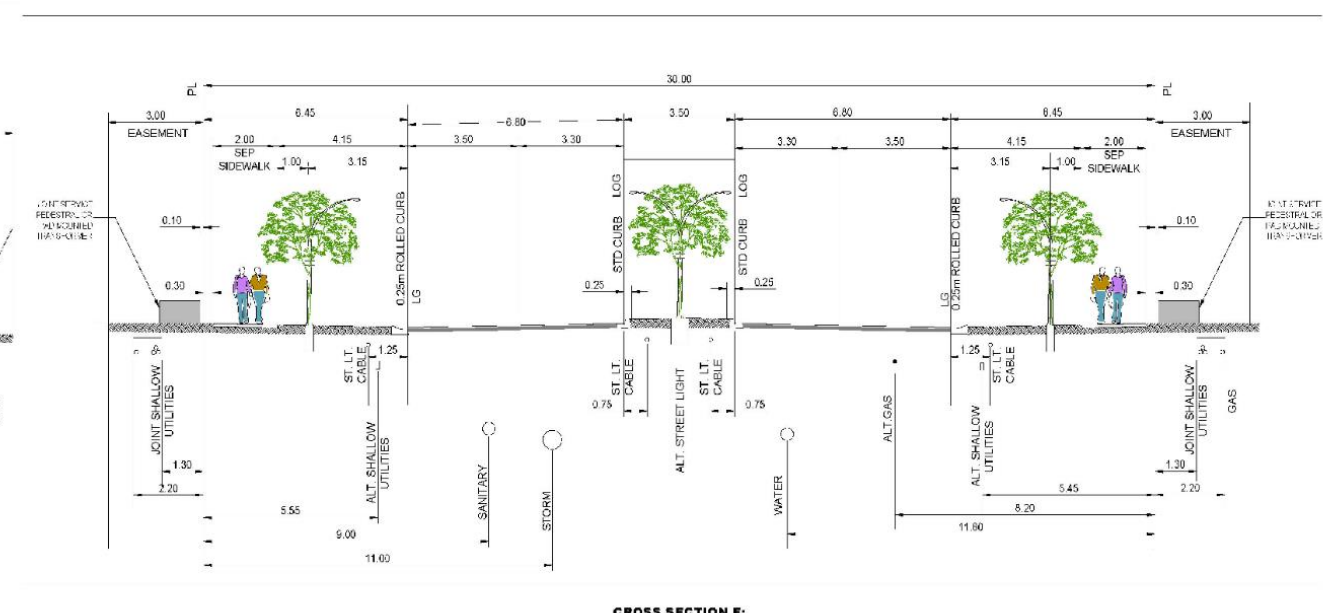
SE KEYSTONE
LOC2014-0107
Street Cross Sections

May 2019

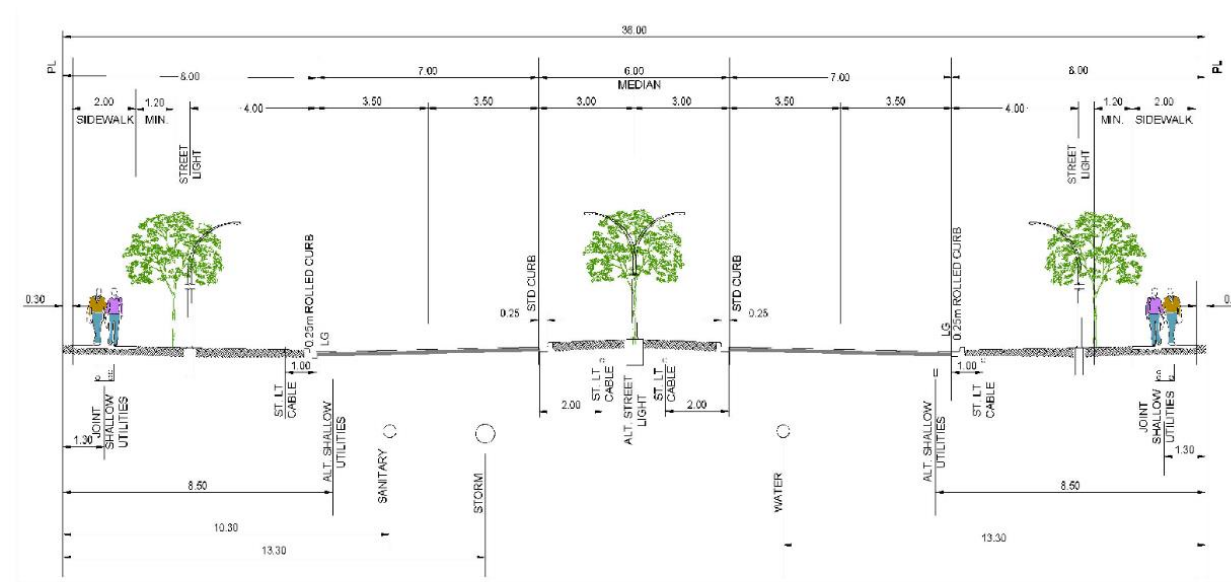
Proposed Outline Plan



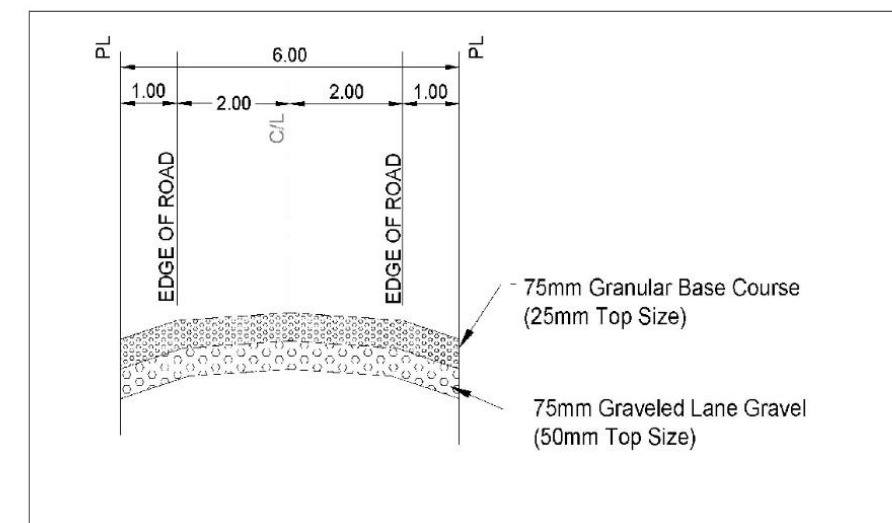
CROSS-SECTION E:
Mod. Primary Collector - 2x8.30m/31.00m
Keystone Boulevard NE



CROSS SECTION F:
Primary Collector - 2x6.80m/30.00m
15 Street NE



CROSS-SECTION G:
Arterial - 2x7.00m/36.00m
15 Street NE



CROSS-SECTION H: Maintenance
Access Road 6.00m



SE KEYSTONE
LOC2014-0107
Street Cross Sections (Cont'd)

May 2019