

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
Revised CPC2019-0718

**Outline Plan in Keystone Hills (Ward 3) at 13818 and 13920 – 15 Street NE,  
LOC2014-0107**

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**EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on behalf of the developer Pacific Investments & Developments Ltd and the various landowners on 2014 June 18. This application proposes a framework for the future subdivision and development of approximately 38.27 hectares (94.57 acres) of undeveloped greenfield area in the north community of Keystone Hills. This application provides for:

- two parcels of industrial development with support commercial;
- two parcels of industrial development intended for high quality manufacturing, research and office developments;
- one parcel of industrial development intended for light and medium general industrial uses with limited commercial;
- the dedication of Public Utility (PUL), in the form of a storm pond;
- the dedication of Environmental Reserve (ER), in the form of a drainage channel and its required riparian buffer; and
- Municipal Reserve (MR), in the form of public open space (S-SPR); and
- the location of future local and major roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing a framework for the future subdivision of various industrial and employment districts and open space network as recommended in the associated land use application (CPC2019-0717).

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 13818 and 13920 - 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) to subdivide the 38.27 hectares ± (94.57 acres ±) with conditions (Attachment 1).

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

B&A Planning Group on behalf of Pacific Investments & Developments Ltd and the various landowners submitted the subject application to The City on 2014 June 18 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The application took a long period to process because it was initially put on hold for over a year, as an incomplete application, pending the submission of several requirements as outlined in the pre-application. **Once the requirements were submitted and the application was under**

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review, due to unfunded infrastructure, the land use redesignation could not advance until the growth management overlay was removed. On 2018 September 11, Council gave three readings to Bylaw 68P2018 to amend the *Keystone Hills Area Structure Plan* to lift the growth management overlay for an area that included the subject lands.

The subject lands were part of an annexation from Rocky View County in 1989 and 2007, which include the developing communities now known as Carrington and Livingston. Development in these communities and adjacent lands remain ongoing.

