

Report Summary

This application was accepted from Jenna Hutton (IBI Group) on March 16, 2021 on behalf of Cantiro Communities Keswick Ltd. The proposal is in alignment with the Keswick Neighbourhood Structure Plan which designates the site for single/semi-detached residential housing. An associated subdivision application for the subject area is currently under review by Administration.

The Application

CHARTER BYLAW 19743 proposes to rezone the site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone. The DC1 Provision will allow for single and semi-detached housing with reduced site depth and increased height within Area A, while the development regulations for the remainder of the DC1 will remain unchanged and will be established under a new Area B. The RLD Zone will provide opportunities for a range of low density residential housing.

The following table is a comparison between the new DC1 Provision for Area A, the unchanged DC1 Provisions for Area B, and the proposed (RLD) Residential Low Density Zone.

| | Proposed DC1 Provision - Area A | Proposed DC1 Provision - Area B <i>(Existing Zoning)</i> | Proposed (RLD) Residential Low Density Zone |
|--|---|--|--|
| Permitted Uses | Single and Semi-detached Housing | Single and Semi-detached Housing | Single Detached, Semi-detached and Duplex Housing |
| Maximum Height | 12 m | 10 m | 10 m |
| Minimum Site Area | Ranges from 128 m ² - 171 m ² | Ranges from 165 m ² - 225 m ² | No minimum |
| Maximum Site Coverage | Ranges from 52% - 55% | Ranges from 52% - 56% | Ranges from 52% - 58% |
| Minimum Site Width | Ranges from 5.5 m to 7.5 m | Ranges from 5.5 m to 7.5 m | No minimum |
| Min Site Depth | 23.5 m | 30 m | 27 m |
| Maximum Impermeable Material Coverage | 70% | 75% for homes with reduced side setbacks. 70% for other uses | 70% |
| Side Setbacks | Allows for: -Zero Lot Line Development; and -Reduced side | Allows for: -Zero Lot Line Development; and -Reduced side | Allows for: -Zero Lot Line Development |

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|--|---|---|--|
| | setbacks (where one side setback is reduced to 0.6 m) | setbacks (where one side setback is reduced to 0.6 m) | |
|--|---|---|--|

Site and Surrounding Area

The subject site is undeveloped and is located south of Hiller Road SW and east of 184 Street SW in the Keswick neighbourhood.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|---|
| SUBJECT SITE | <ul style="list-style-type: none"> (DC1) Direct Development Control Provision | <ul style="list-style-type: none"> Vacant/Undeveloped land |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> (AG) Agricultural Zone - planned for low density residential housing | <ul style="list-style-type: none"> Undeveloped land |
| East | <ul style="list-style-type: none"> (RF4) Semi-detached Residential Zone (RF1) Single Detached Residential Zone | <ul style="list-style-type: none"> Semi-detached Housing Single Detached Housing |
| South | <ul style="list-style-type: none"> (US) Urban Services Zone (RSL) Residential Small Lot Zone | <ul style="list-style-type: none"> Undeveloped land Undeveloped/Single Detached Housing |
| West | <ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone | <ul style="list-style-type: none"> Single detached homes |

Planning Analysis

The proposed rezoning will allow for a mix of low density housing types located north of a future school/park site. The DC1 Provision is compatible with surrounding existing and planned land uses and conforms with the Keswick Neighbourhood Structure Plan, which designates this site for single/semi-detached residential housing and encourages innovative housing forms through the use of Direct Development Control Provisions.

CITYPlan Alignment

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Keswick neighbourhood and allowing the Southwest District to accommodate future growth to a population milestone of 1.25 million within Edmonton's existing boundaries.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation and Transit:

Administration from the Transportation and Transit teams support the proposed rezoning application. All required transportation infrastructure will be provided at the subdivision stage. Contributions towards arterial roadway construction will also be required.

A Transportation Infrastructure Projections (TIP) study was completed by the area developers in 2019. That study identified the need for Ellerslie Road SW to be upgraded to a 4-lane divided arterial roadway, between 170 Street SW and 127 Street SW, to accommodate current traffic volumes and support future development in the area. The Heritage Valley and Windermere owners groups are working with their consultant to develop a staged construction plan to move forward and Administration is working with the area developers to complete this arterial project in a timely manner.

The Keeping Way SW road connection between 182 Street SW and Keswick Boulevard SW, to the west of this site, is expected to be constructed this year in advance of the opening of the new school in the Keswick neighbourhood. Keeping Way SW is a necessary permanent connection in the area that will help facilitate the staged closure of the temporary alignment of Ellerslie Road SW to vehicular traffic. The complete conversion of this temporary alignment to a pedestrian corridor will occur with development of the private parcel that is located north of Hiller Road SW and ultimately, the construction of the realigned Ellerslie Road SW to Hiller Road SW through the private parcel.

An active modes connection will be required at the subdivision division stage from the subject site to the arterial shared-use-path network along Hiller Road SW in order to increase external connectivity as per the objectives of the Keswick NSP.

Drainage:

The proposed rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

Community Engagement

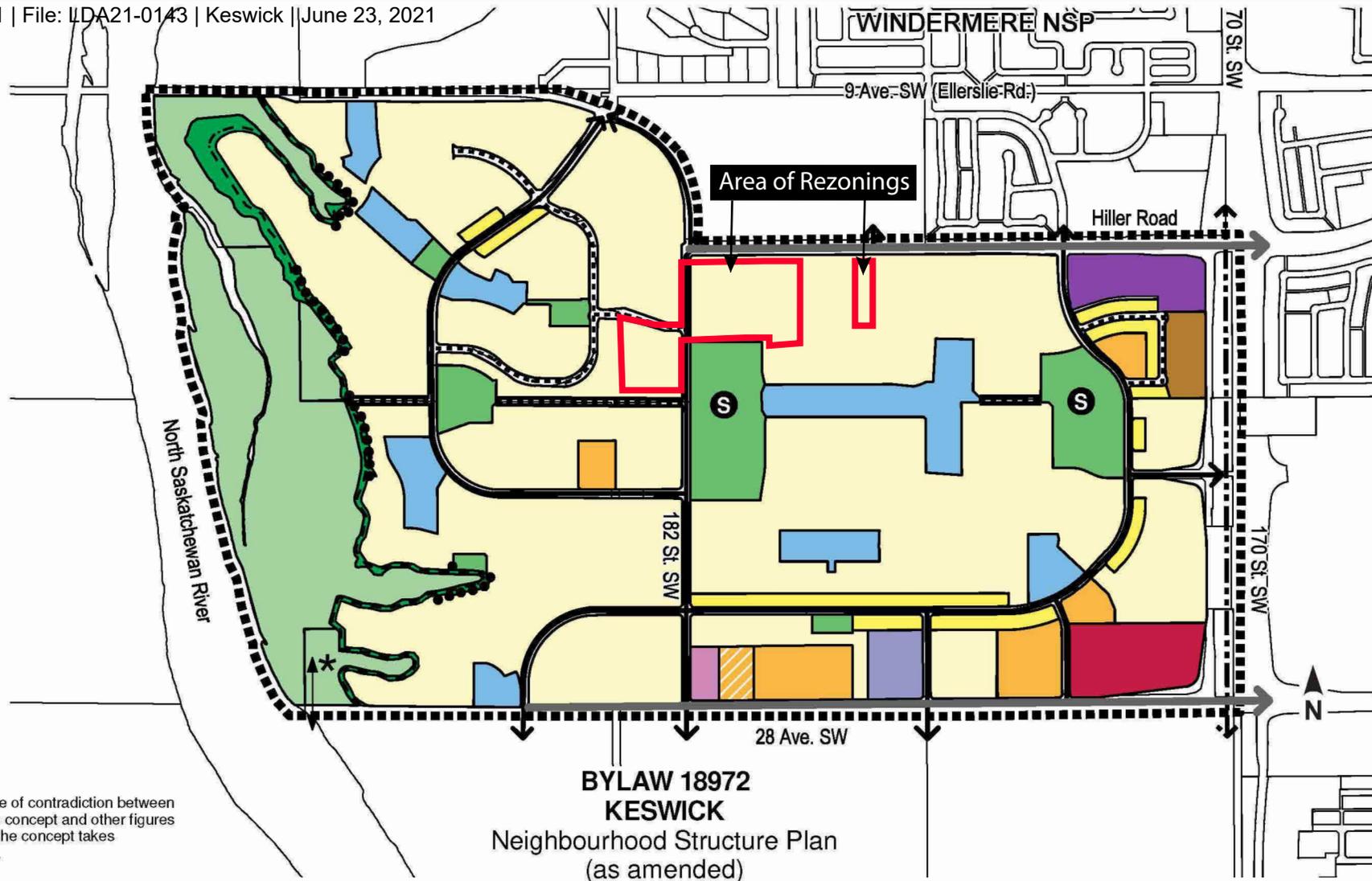
| | |
|---|---|
| ADVANCE NOTICE March 26, 2021 | <ul style="list-style-type: none">• Number of recipients: 99• One response was received asking for clarification on the area that is proposed to be rezoned. |
| WEBPAGE | <ul style="list-style-type: none">• edmonton.ca/keswickplanningapplications |

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Map (Keswick NSP)
- 2 Application Summary



**BYLAW 18972
KESWICK
Neighbourhood Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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|--|--|---|--|---|--|
|  | Single/Semi-Detached Residential |  | Community Commercial |  | Top of Bank & Public Upland Area Interpreted by Aerial Photography |
|  | Low Rise/ Multi-/ Medium Units |  | Stormwater Management Facility |  | Top of Bank Roadway |
|  | Rowhouse |  | Park |  | 11.5m Enhanced Local Roadway Connection |
|  | Medium Rise Units |  | School and Community Park |  | Collector Roadway |
|  | High Rise Units |  | Public Upland Area |  | Arterial Roadway |
|  | Mixed Use - Institutional/ Residential |  | North Saskatchewan River Valley and Ravine |  | Urban Freeway |
|  | Mixed Use - Residential/Commercial |  | Major Pedestrian Linkage |  | NSP Boundary |
|  | Neighbourhood Commercial | | Top of Bank Walkway | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

| | |
|----------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 19743 |
| Location: | South of Hiller Road SW and east of 184 Street SW |
| Addresses: | 1303 - 184 Street SW, 2712, 2714, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2741, 2743 to 2767 and 2769 - Koshal Place SW |
| Legal Descriptions: | a portion of Lot 4, Block 1, Plan 1723270; Lots 5 to 25, Block 6, Plan 2021784; and Lots 16 to 30, Block 7, Plan 2021784 |
| Site Area: | N/A |
| Neighbourhood: | Keswick |
| Notified Community Organization: | Greater Windermere Community League |
| Applicant: | Jenna Hutton; IBI Group |

PLANNING FRAMEWORK

| | |
|------------------|--|
| Current Zone: | (DC1) Direct Development Control Provision |
| Proposed Zones: | (DC1) Direct Development Control Provision, (RLD) Residential Low Density Zone |
| Plans in Effect: | Keswick Neighbourhood Structure Plan (NSP) |
| Historic Status: | None |

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|--------------|-----------------------|
| Written By: | Sean Conway |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |