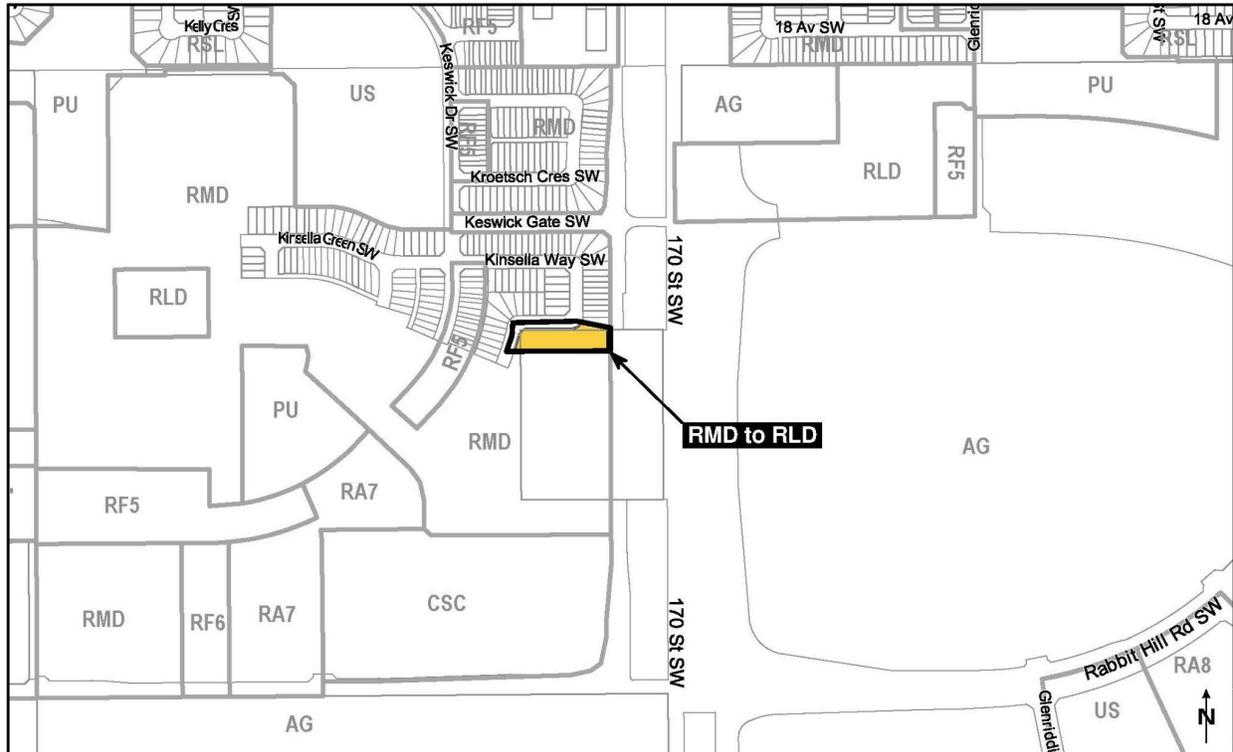




ADMINISTRATION REPORT REZONING Keswick

1704 - 170 Street SW and 2110 - 170 Street SW

To allow for a range of low density residential uses.



Recommendation: That Charter Bylaw 19885 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms to the Keswick Neighbourhood Structure Plan;
- it will allow for a variety of low density residential uses; and
- it will be compatible with surrounding planned and existing land uses.

Report Summary

This application was accepted from Stantec Consulting Ltd. on June 8, 2021, on behalf of Keswick Landing Ltd., and proposes to change the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow the development of low density residential land uses.

The proposal aligns with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for "Single/Semi Detached Residential" land uses and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

An associated subdivision application (LDA21-0279) to create 12 semi-detached lots has been reviewed by Administration.

The Application

CHARTER BYLAW 19885 to amend the Zoning Bylaw to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, to allow for a range of low density residential uses in the Keswick Neighbourhood.

Site and Surrounding Area

The proposed rezoning is located in the eastern edge of the Keswick neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Developing Single Detached and Semi-detached Housing
East	(AG) Agricultural Zone	Vacant Land
South	(RMD) Residential Mixed Dwelling Zone	Vacant Land
West	(RMD) Residential Mixed Dwelling Zone	Developing Single Detached Housing

Planning Analysis

LAND USE COMPATIBILITY

This application proposes to rezone the subject area from RMD to RLD. The proposed zone will allow for a range of low density residential uses that will provide for flexibility in lot sizes and widths to accommodate a mix of housing types. Administration has reviewed a subdivision application to create 12 semi-detached lots on the subject site.

The land adjacent to the site is planned for, or developing as, low density residential uses. The proposed RLD zone will be compatible with the surrounding development.

PLANS IN EFFECT

The Keswick Neighbourhood Structure Plan designates the subject area for the development of low density residential uses, as outlined in Appendix 1. The proposed RLD Zone will conform with the plan.

City Plan Alignment

The proposed rezoning aligns with the City Plan by accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Technical Review

TRANSPORTATION

Administration supports this application and advises that current and future subdivisions in the area will be required to perform off-site upgrades to Ellerslie Road, including the construction of a new bridge and two lanes from 141 Street to the Ambleside Eco Station.

The owner will also be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

DRAINAGE

Administration supports this application and advises that permanent sanitary and storm servicing for the subject rezoning area will be required in general accordance with the servicing schemes as identified in the accepted Keswick Neighbourhood Design Report Amendment and Keswick Stage 11 engineering drawing.

Permanent Area Contributions (PAC) Cost Sharing Assessments and the Sanitary Sewer Expansion Assessment are applicable to the subject rezoning area. These costs will be assessed and required to be paid at the time of future subdivision, development permit application, or sewer service connection.

EPCOR WATER

EPCOR Water supports the application and advises that development will be required to meet Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission. A Hydraulic Network Analysis will also be required for review and approval, to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

All other comments from affected City Departments and utility agencies have been addressed.

Community Insights

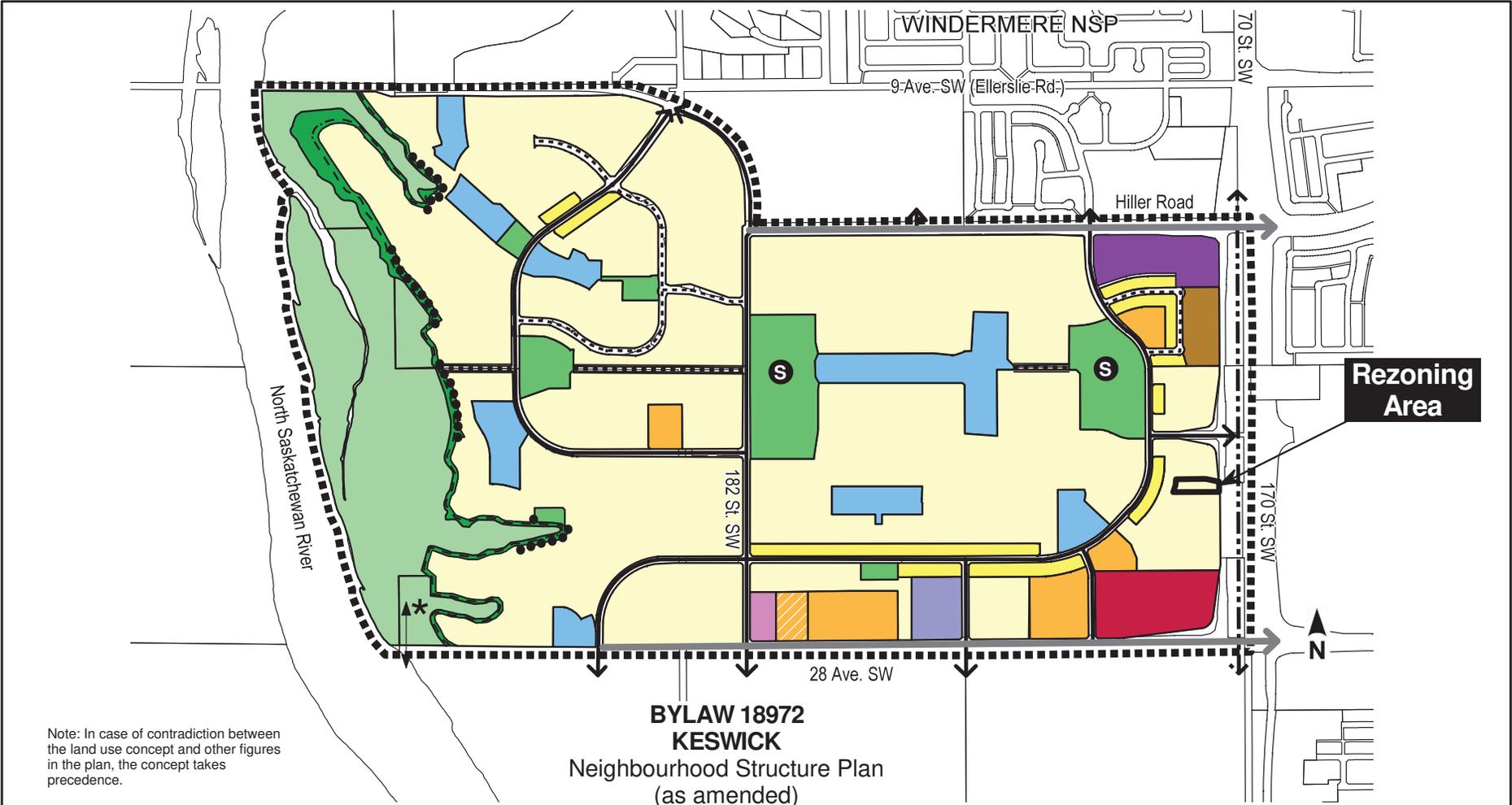
ADVANCE NOTICE June 18, 2021	<ul style="list-style-type: none">• Number of recipients: 106• No responses received
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/keswickplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



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

BYLAW 18972
KESWICK
 Neighbourhood Structure Plan
 (as amended)

	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:	19885
Location:	South of Keswick Gate SW, and West of 170 Street SW
Addresses:	1704 - 170 Street SW, and 2110 - 170 Street SW
Legal Descriptions:	A portion of Lot 1, Plan 8021976, and A portion of SE-21-51-25-4
Site Area:	0.36 hectares
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Keswick Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination