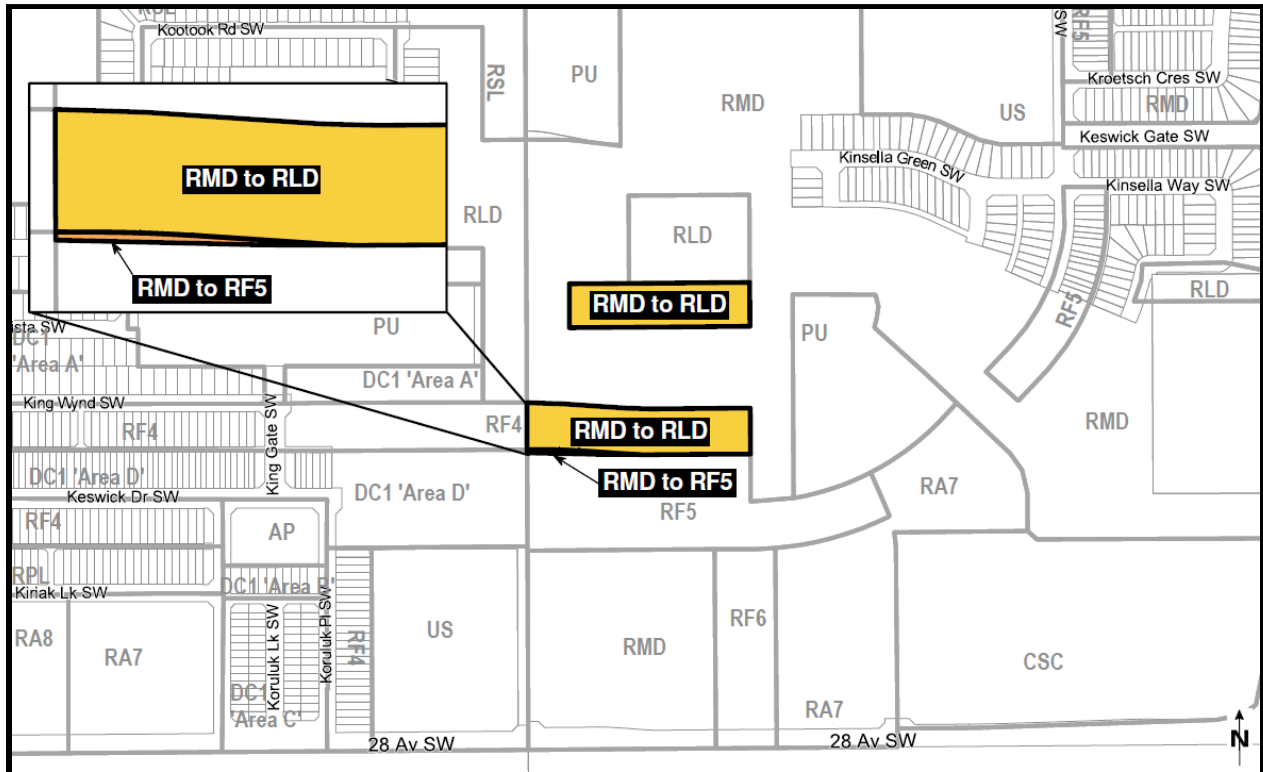




ADMINISTRATION REPORT REZONING KESWICK

1704 - 170 Street SW

To allow for a range of low density residential development.



Recommendation: That Charter Bylaw 19954 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will be compatible with existing and planned surrounding land uses; and
- it conforms to the Keswick Neighbourhood Structure Plan.

Report Summary

This application was accepted from Stantec Consulting Ltd., on behalf of Allard Development Ltd., on November 1, 2021, and proposes to rezone the subject site to facilitate the development of low density housing.

The proposal conforms with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for Single and Semi-detached Residential development and is in alignment with the City Plan by facilitating growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

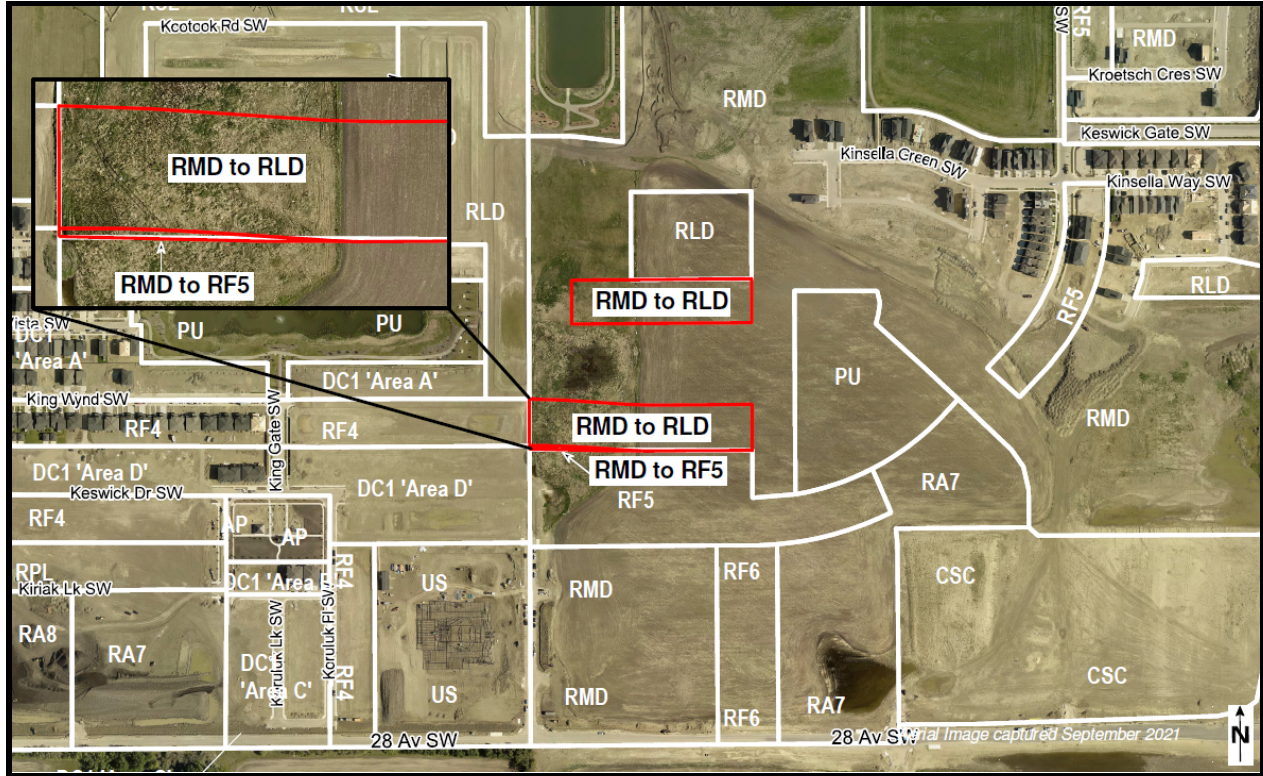
The Application

CHARTER BYLAW 19954 proposes to rezone portions of the SE-21-51-25-4 from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (RF5) Row Housing Zone. The proposed rezoning has been submitted in conjunction with an associated subdivision application (LDA21-0584) that is currently under review by Administration. The subdivision is larger than the rezoning area and proposes to create 105 single detached residential lots, 12 semi-detached residential lots, and 84 Row Housing lots.

The RLD Zone allows a range of low-density housing and flexible lot sizes to accommodate a mix of housing types. The RMD to RF5 component of this rezoning application is to appropriately adjust the zoning boundaries to align with the proposed related subdivision.

Site and Surrounding Area

The subject area is made up of two undeveloped sites located west of 170 Street SW and north of 28 Avenue SW totalling 1.8 ha. The north site is 0.78 ha and the south site is 1.02 ha.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RLD) Residential Low Density • (RMD) Residential Mixed Dwelling 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Undeveloped land • Future stormwater management facility
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling • (RLD) Residential Low Density • (RF4) Semi-Detached Residential Zone • (DC1 19485) Direct Development Control Provision 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Undeveloped land • Undeveloped land (future residential)

Planning Analysis

PLANS IN EFFECT

The subject site is within **the Keswick Neighbourhood Structure Plan (NSP)** which designates the site for Single and Semi-detached residential development. The proposal conforms with the NSP.

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

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from RMD to RLD. The RLD Zone allows a range of low-density housing and lot sizes to accommodate a mix of housing types. An associated subdivision application (LDA21-0584), proposing to create 105 single detached residential lots, 12 semi-detached residential lots, and 84 Row Housing lots is being reviewed by Administration. The rezoning application area only represents a portion of the subdivision area.

With the exception of the (PU) Public Utility Zone area located east of the subject sites, the surrounding parcels are zoned to allow low and medium density residential development. The PU area is meant to accommodate a future stormwater management facility for the area. The proposed RLD Zone will be compatible with the future surrounding development.

RMD & RLD COMPARISON SUMMARY

The differences in zones are shown by red text.

	RMD (current)	RLD (proposed)
Principal Use	Low Density Housing	Low Density Housing
All Uses in both Zones are identical except for:	Row Housing	Duplex Housing Lodging Houses
Development Regulations	RMD	RLD
Total Site Coverage	45% to 55%	50% - 55%
Height	10 m 12.0 m (Row Housing)	10 m
Minimum Site Width	5.0 m to 7.6 m	No minimum
Minimum Site Depth	30.0 m	27.0 m
Setbacks		
Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
Side Setback	0 m - 4.5 m ^x	0 m - 4.5 m ^x
Rear Setback	7.5m 4.5 m (Corner Site)	7.5 m 4.5 m (Corner Site)
^x Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m.		

Technical Review

TRANSPORTATION AND TRANSIT

Administration supports the proposed rezoning and advises the following:

- All required infrastructure and Arterial Roadway Assessments will be required through existing and future subdivisions.
- There is currently no regular bus service to Keswick. Provision of future bus service is dependent on demand and available funding for transit.
- On-demand transit is currently provided to a portion of the Keswick neighbourhood, with pick-up/drop-off stops located at the intersection of Keswick Drive SW and Koshal Way SW.

DRAINAGE

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject area will be provided in accordance with the accepted Keswick Neighbourhood Design Report.
- Payment of applicable assessments and the Sanitary Sewer Trunk Charge will be required at the time of future subdivision and Development Permit application respectively.

EPCOR WATER

EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

Community Insights

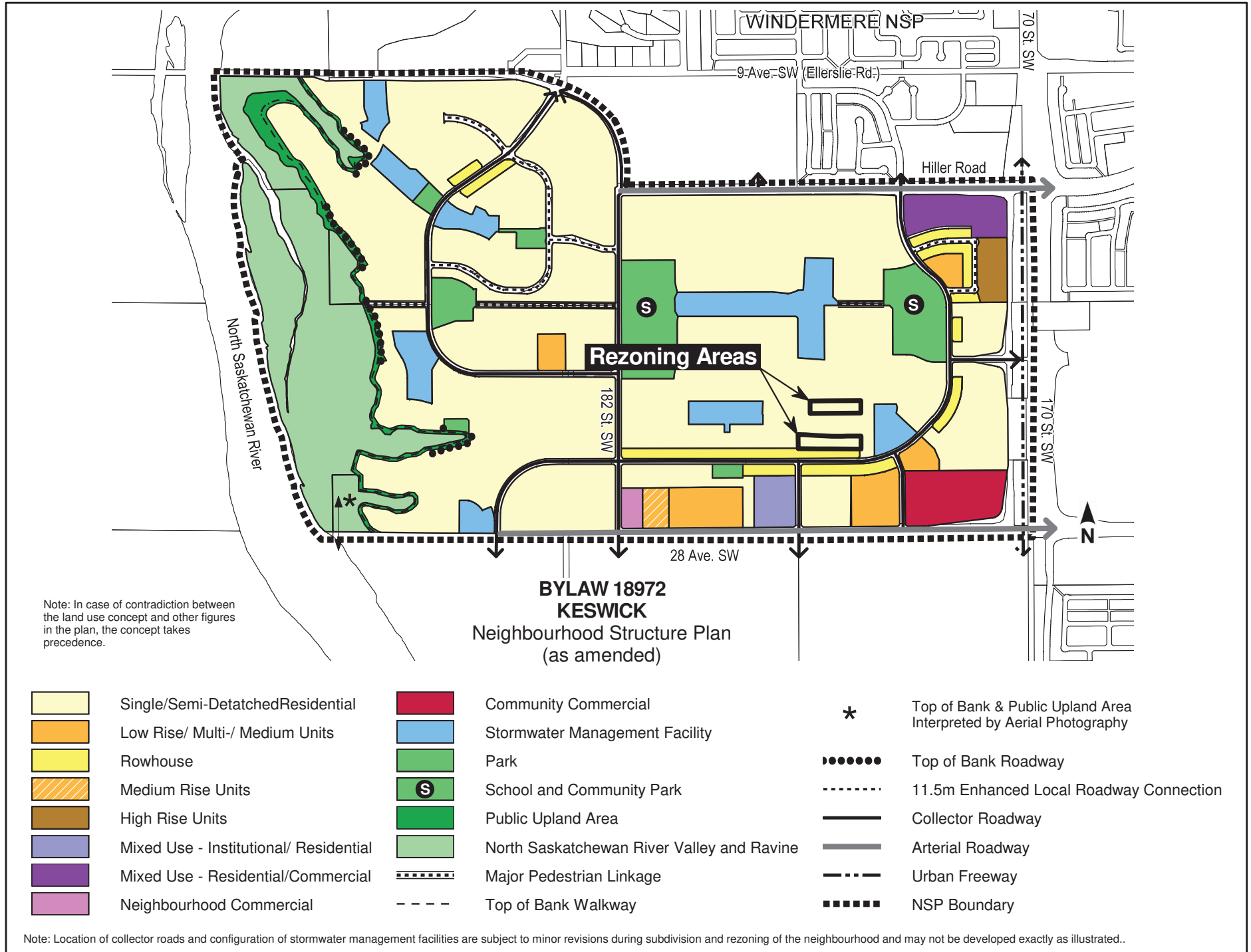
ADVANCE NOTICE November 16, 2022	<ul style="list-style-type: none">• Number of recipients: 188• Number of responses: 0
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/keswickplanningapplications

Conclusion

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

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19954
Location:	West of 170 Street SW and north of 28 Avenue SW
Address:	1704 - 170 Street SW
Legal Description:	Portions of SE-21-51-25-4
Site Area:	1.8 ha
Neighbourhood:	Keswick
Ward:	Pihêsiwin
Notified Community Organization:	The Greater Windermere Community League
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RLD) Residential Low Density Zone and (RF5) Row Housing Zone
Plan in Effect:	Keswick Neighbourhood Structure Plan
Historic Status:	None

Written By: Gilbert Quashie-Sam
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination