

Bylaw 18280

Amendment to the Windermere Area Structure Plan

Purpose

The proposed amendment accommodates an associated proposed rezoning in the Keswick neighbourhood to allow for a commercial/residential mixed use at a key entry point into the neighbourhood. It includes map and statistics updates to the Windermere Area Structure Plan. An associated amendment is proposed to the Keswick Neighbourhood Structure Plan that also supports the proposed rezoning.

Readings

Bylaw 18280 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18280 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, February 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed Area Structure Plan amendment redesignates land uses on approximately 5 hectares of land at the southwest corner of 170 Street SW and Hiller Road, from community commercial and residential on separate lots to a combined mixed use residential/commercial designation on one site. It is intended to provide more flexibility to accommodate the range of commercial and residential uses mixed in both a horizontal and vertical fashion on the site, with some standalone commercial uses closer to 170 Street.

The plan amendment supports the related proposed Keswick Neighbourhood Structure Plan amendment under Bylaw 18281 and the proposed rezoning under Bylaw 18282.

Policy

The application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out to adjacent landowners and the Windermere Community League on September 25, 2017. A summary of responses received are summarized in the attached Council report.

Attachments

1. Bylaw 18280
2. Urban Form and Corporate Strategic Development report