



PLAN AMENDMENTS AND REZONING APPLICATION KESWICK

1003 Keswick Drive SW

1790 and 1820 Keene Crescent SW

To allow for the development of mixed residential/commercial and high density residential uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It allows flexibility on a mixed use site for residential and commercial uses;
- It allows for a higher density residential site adjacent to 170 Street SW; and
- It provides an area for a future provincial freeway (170 Street SW).

THE APPLICATION

1. BYLAW 18280 to amend the Windermere Area Structure Plan (ASP) to allow for a mixed use site of residential and commercial uses. If approved, the proposed Bylaw will re-designate approximately 5 ha of land located south of Hiller Road SW and west of 170 Street SW from Community Commercial and Residential to Mixed Use - Residential/Commercial.
2. BYLAW 18281 to amend the Keswick Neighbourhood Structure Plan (NSP) to allow for a combined mixed use residential/commercial development in place of two separated sites - one for high density housing and one for community commercial uses, in the northeast corner of the Keswick NSP. This amendment also proposes to move the high density component to the eastern edge of the neighbourhood replacing a Low Rise/Multi-/Medium residential with High Rise designation adjacent to 170 St SW.
3. BYLAW 18282 to amend the Zoning Bylaw to from (CSC) Shopping Centre Zone, (RA9) High Rise Apartment Zone and (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision, (RA8) Medium Rise Apartment Zone and (AG) Agricultural Zone. The proposed DC2 will allow for community commercial uses as well as mixed residential/commercial uses in both vertical and horizontal configurations on the site. The residential density proposed approximates the RA7 zone (approximately 4 storeys in height). The proposed RA8 Zone will allow for high density residential uses of up to 23 m (approximately 6 storeys) in height. The area being rezoned to AG Zone removes land designated for residential uses from the area and is intended for the widening of 170 Street SW in the future as a provincial freeway.

SITE AND SURROUNDING AREA

The 7.28 ha application area is located south of Hiller Road SW and west of 170 Street SW in the Keswick Neighbourhood. The site and surrounding area is primarily undeveloped with some adjacent lots subdividing to the west and south, accommodating a variety of row housing uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone • (RA9) High Rise Apartment Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Vacant Lot
CONTEXT		
North	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone 	<ul style="list-style-type: none"> • Vacant lot
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Vacant lot
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Vacant lot • Some row housing
West	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Vacant lot • Some row housing

PLANNING ANALYSIS

The proposed plan amendments reflect the proposed rezoning by amending maps and statistics that identify a mixed use site on the southwest corner of 170 Street SW and Hiller Road and a high density site south along the western side of the future expansion area for 170 Street SW widening.

The application allows for a change from separated residential and commercial sites to a consolidated mixed use site that allows both a vertical and horizontal mix of uses in the western portion of the site (DC2- Area A) and stand-alone commercial uses on the eastern portion (DC2- Area B).

A small 0.3 ha portion of the currently identified Low Rise/Multi-/Medium residential site immediately south of the existing community shopping site, is proposed to be added to the mixed use site and the balance of the existing medium density site is proposed to accommodate high density in the form of RA8 development (up to a maximum of about 6 storeys). The application includes removing land designated for residential uses from the area intended for widening 170 Street SW in the future. With the reduction in area for residential and reconfiguration of medium and high density uses proposed, the overall NSP density increases from 32 units per net residential hectare (u/nrh) to 33.2.

A related subdivision application is currently under review.

The following table provides a summary of the changes to the land uses in the Keswick NSP:

LAND USE	EXISTING AREA (HA)	PROPOSED AREA (HA)	CHANGE (HA)
Community Commercial	9.44	6.33	- 3.11
Mixed Use – Residential/ Commercial	0.00	4.89	+ 4.89
Low Rise/Multi-/Medium Units	13.90	11.15	- 2.75
High Rise Units	1.40	2.39	+ 0.99

Proposed DC2 regulations include the following:

- residential building forms on the western portion of the site (Area A) are consistent with an RA7 low rise apartment (medium density) zone that may contain commercial uses
- site and building design guidelines that address transition to adjacent uses - stepbacks where adjacent to lower density housing forms with buffer and landscape features
- pedestrian connections and limited vehicle access from collector and arterial roads is identified on the site plan
- stand-alone commercial buildings are allowed on the eastern portion of the site (Area B) at a highly visible location
- a minimum residential component is required and overall amount of commercial area allowed remains unchanged

The proposed rezoning from RA7 to RA8 allows for increased densities between the future 170 Street SW freeway and medium density housing under (RF5) Row Housing Zone to the west. It

provides housing that can be served by surrounding retail, services, and transit facilities planned in the Windermere area. It also removes a portion of the area that is planned to accommodate the widening of 170 Street SW in the future, proposed under the AG Zone.

TECHNICAL REVIEW

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

A Neighbourhood Design Report to accommodate servicing was provided with the application and approved for servicing the proposed amendment area and in support of the application. Plans that detail limited access to the proposed DC2 mixed use site will be reviewed at the subdivision stage and access through the proposed DC2 site will be reviewed at the development application review stage. Water service requirements will be further addressed at the subdivision stage.

PUBLIC ENGAGEMENT

PRE-APPLICATION NOTICE June 25, 2017 (Applicant's)	<ul style="list-style-type: none"> • Number of recipients: 416 • One response was received with a concern that about potential for high rise (RA9) type development within the DC2 area. • In response, it was explained that the maximum number of stories on the mixed used site is limited to approximately a maximum of 4 storeys compared to the existing zoning that allowed high rise development under RA9.
ADVANCE NOTICE July 27, 2017 September 25, 2017	<ul style="list-style-type: none"> • Number of recipients: <ul style="list-style-type: none"> o 416 o 454 • Number of responses in support: 1 for providing commercial services in this area • Number of responses with concerns: 2 <ul style="list-style-type: none"> o Perceived increase in traffic congestion in the neighbourhood with the residential/commercial site. o In response it was explained that access to the site will not be allowed from the local road immediately south and will be from collector and arterial roads, in accordance with the City's transportation review. o Too much commercial and not enough residential to support it.

	<ul style="list-style-type: none"> o In response the proposed DC2 limits commercial uses to what is currently allowed and a minimum amount of residential uses is required.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/keswick-planning-applications.aspx

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 17796
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18280
- 3 Approved NSP Land Use and Population Statistics – Bylaw 17405
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 18281
- 5 Approved ASP – Bylaw 17796
- 6 Proposed ASP – Bylaw 18280
- 7 Approved NSP – Bylaw 17405
- 8 Proposed NSP – Bylaw 18281
- 9 Application Summary

TABLE 1

**WINDERMERE AREA STRUCTURE PLAN APPROVED
LAND USE AND POPULATION STATISTICS
BYLAW 17796**

		Area (ha)	% of GDA
Gross Area		1,775	
Pipeline / Power Line Corridors		9	
Creeks / Ravine Lands (ER)		15	
Major Arterials		97	
Public Upland Area		6	
Golf Course		12	
Existing Uses – Country Residential		70	
Gross Developable Area		1,566	100
Public Utility		7	0.4%
Parks and Schools		134	8.6%
Circulation		311	19.9%
Transit Centre		1	0.1%
Public Open Space		3	0.2%
Stormwater Management Facilities		86	5.5%
Institutional		3	0.2%
Net Developable Area		1,024	65.4%
Business Employment		70	4.5%
Major Commercial		48	3.1%
Community Commercial		38	2.4%
Mixed-Use Institutional / Residential		14	0.9%
Total Non-Residential		170	10.9%
Total Residential		854	54.5%
		% of Total	
	Units	Units	Population
Low Density	16,031	59.6%	46,412
Medium Density	8,910	33.2%	19,080
High Density	1,483	5.5%	2,194
Large Lot (Country Residential)	491	1.8%	1,375
Total Residential	26,915	100.0%	69,061
Density:	38.8 persons per gross hectare		
	31.4 units per net residential hectare		
*Includes land potentially releasable from the R.D.A.		(Bylaw 17796, December 13, 2016)	

**WINDERMERE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18280**

	Area (ha)	% of GDA
Gross Area	1,801	
Pipeline / Power Line Corridors	6	
Creeks / Ravine Lands (ER)	15	
Major Arterials	77	
Existing Uses - Country Residential	70	
Gross Developable Area	1,633	100.0%
Public Utility	31	1.9%
Parks and Schools	129	7.9%
Circulation	322	19.7%
Public Open Space	3	0.2%
Stormwater Management Facilities	83	5.1%
Net Developable Area	1,065	65.2%
Business Commercial	76	4.7%
Major Commercial	48	2.9%
Community Commercial	42	2.6%
Mixed-Use Institutional / Residential	13	0.8%
Mixed-Use Residential /Commercial	5	0.3%
Institutional	3	0.2%
Golf Course	14	0.9%
Total Non-Residential	201	12.3%
Total Residential	864	52.9%
	% of Total	
	Units	Population
Low Density	15,207	44,369
Medium Density	8,664	19,767
High Density	1,836	2,737
Large Lot	491	1,394
Total Redidential	26,198	68,267

Density: 37.9 persons per gross hectare
30.3 units per net residential hectare

* Includes land potentially releasable from the R.D.A.

KESWICK NEIGHBOURHOOD STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 17405

	Area (ha)	% of GA	% of GDA				
GROSS AREA	372.72	100.0%					
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	11.7%					
Lands between Top of Bank and Urban Development Line	5.6	1.5%					
Lands between Urban Development Line and Top of Bank Roadway ¹	0.35	0.1%					
Pipeline & Utility R/W	0.69	0.2%					
Arterial Road R/W	16.5	4.4%					
Total Non-Developable Area	66.84	17.9%					
GROSS DEVELOPABLE AREA	305.88		100.0%				
Parkland, Recreation, School (Municipal Reserve) ²							
School	14.02		4.6%	} 6.3%			
Park	4.61		1.5%				
Greenway	0.06		0.02%				
Transportation							
Circulation	60.59 ³		19.8%				
Greenway	1.33		0.4%				
Infrastructure / Servicing							
Stormwater Management Facilities	19.85		6.5%				
Institutional							
Mixed Use - Institutional/Low-Rise/Multi-/Medium Units	2.63		0.9%				
Commercial							
Community Commercial	9.44		3.1%				
Neighbourhood Commercial	1.00		0.3%				
TOTAL Non-Residential Area	113.53		37.1%				
Net Residential Area (NRA)	192.35		62.9%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Single/Semi-Detached	165.71	25	4,143	66.6%	2.8	11,600	86.2%
Rowhousing	11.34	45	510	8.2%	2.2	1,122	5.9%
Low-Rise/Multi-/Medium Units	13.90	90	1,251	20.1%	1.8	2,252	7.2%
High Rise Unit	1.40	225	315	5.1%	1.5	473	0.7%
Total Residential	192.35		6,219	100.0%		15,446	100.0%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)				80			
Unit Density (upnrha)				32			
Single/Semi-Detached // Rowhousing, Low-Rise/Multi-/Medium Units and High Rise				67% // 33%			
Population (%) within 500 m of Parkland				97%			
Population (%) within 400 m of Transit Service				95%			
Population (%) within 600 m of Commercial Service				89%			
Presence/Loss of Natural Area			Land	Water			
Features							
Protected as Environmental Reserve (ha)			49.3	n/a			
Conserved as Naturalized Municipal Reserve (ha)			n/a	n/a			
Protected through other means (ha)			n/a	n/a			
Lost to Development (ha)			n/a	n/a			
STUDENT GENERATION							
Public School Board	1,228		Notes:				
Elementary	614		¹ As per TOB Policy C542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.				
Junior / Senior	614						
High							
Separate School Board	409		² Areas dedicated to Municipal Reserves to be confirmed by legal survey.				
Elementary	205						
Junior High	102		³ Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.				
Senior High	102						
Total Student Population	1,637						

KESWICK NEIGHBOURHOOD STRUCTURE PLAN

PROPOSED LAND USE AND POPULATION STATISTICS

BYLAW 18281

	Area (ha)	% of GA	% of GDA
GROSS AREA	372.72	100.0%	
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	11.7%	
Lands between Top of Bank and Urban Development Line	5.6	1.5%	
Lands between Urban Development Line and Top of Bank Roadway*	0.35	0.1%	
Pipeline & Utility R/W	0.69	0.2%	
Arterial Road R/W	16.5	4.4%	
Total Non-Developable Area	66.84		
GROSS DEVELOPABLE AREA	305.88		100.0%
Parkland, Recreation, School (Municipal Reserve)**			
School	14.02		4.6%
Park	4.61		1.5%
Greenway	0.06		0.02%
Transportation			
Circulation	60.59 ¹		19.8%
Greenway	1.33		0.4%
Infrastructure / Servicing			
Stormwater Management Facilities	19.85		6.5%
Institutional			
Mixed Use - Institutional/Low-Rise/Multi-/Medium Density Units	2.63		0.9%
Commercial			
Community Commercial	6.33		2.1%
Neighbourhood Commercial	1		0.3%
Mixed Use - Residential/ Commercial	3.48		1.1%
TOTAL Non-Residential Area	113.90		37.2%
Net Residential Area (NRA)	191.98		62.8%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION								
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA	
Single/ Semi Detached	165.71	25	4,143	65.0%	2.8	11600	74.4%	
Rowhousing	11.34	45	510	8.0%	2.2	1122	7.2%	
Mixed Use - Residential/ Commercial	1.4	125	175	2.7%	1.5	263	1.7%	
Low-Rise/Multi-/Medium Units	11.15	90	1,004	15.8%	1.8	1806	11.6%	
High Rise Unit	2.39	225	538	8.4%	1.5	807	5.2%	
Total Residential	191.99		6,369	100%		15,597	100.0%	

SUSTAINABILITY MEASURES

Population Density (ppnrha)	81	
Unit Density (upnrha)	33.2	
Single/Semi-Detached // Rowhousing, Low-Rise/Multi-/Medium Units and High Rise	65%	35%
Population (%) within 500m of Parkland	97%	
Population (%) within 400m of Transit Service	95%	
Population (%) within 600m of Commercial Service	89%	

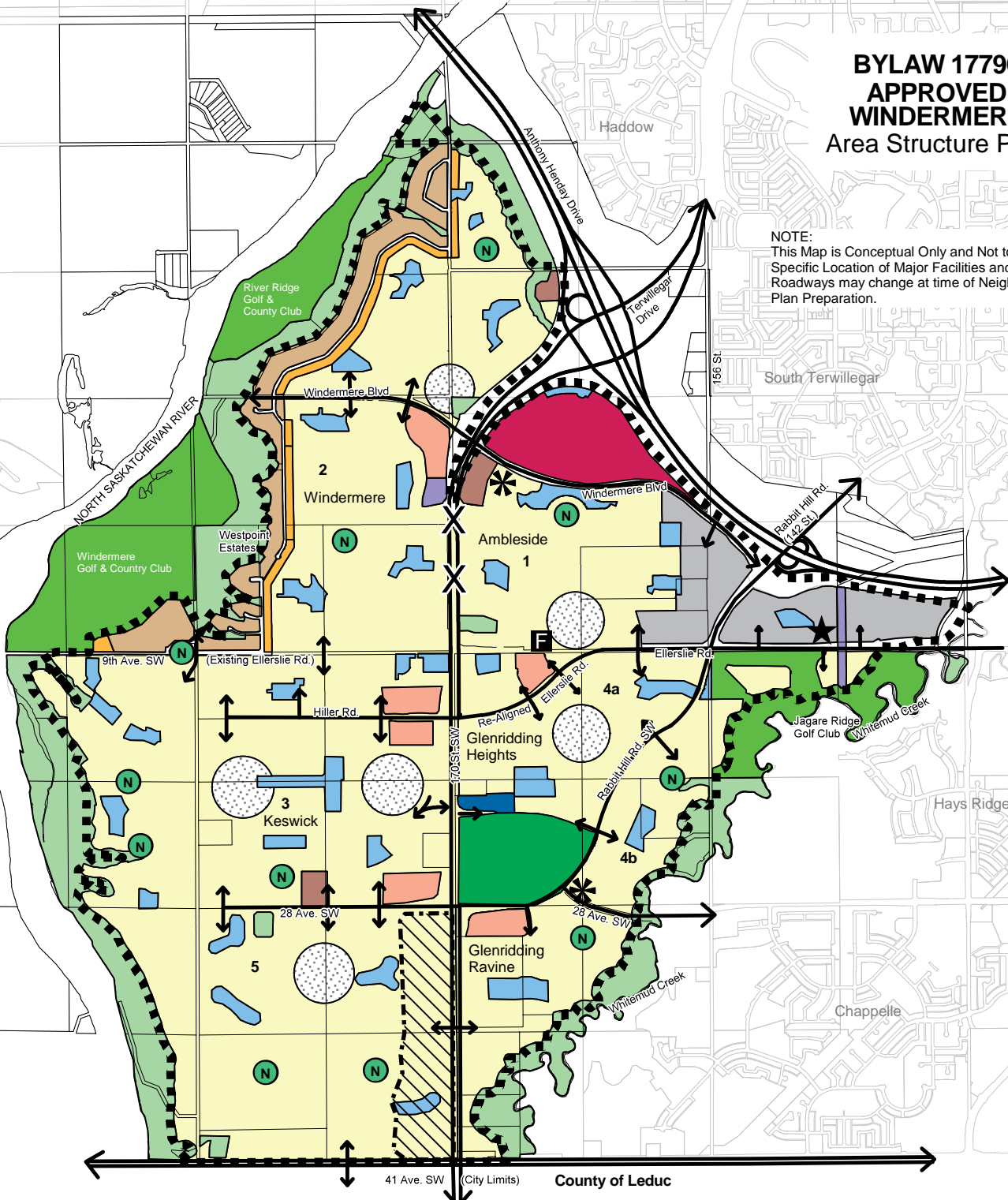
Presence/Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	49.3	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

STUDENT GENERATION

		Notes:
Public School Board		1228 *As per TOB Policy C542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.
Elementary	614	
Junior / Senior High	614	
Seperate School Board		409 ** Areas dedicated to Municipal Reserves to be confirmed by legal survey. 1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.
Elementary	205	
Junior High	102	
Senior High	102	
Total Student Population	1,637	

BYLAW 17796 **APPROVED** **WINDERMERE** Area Structure Plan

NOTE:
This Map is Conceptual Only and Not to Scale.
Specific Location of Major Facilities and Alignment of
Roadways may change at time of Neighbourhood
Plan Preparation.



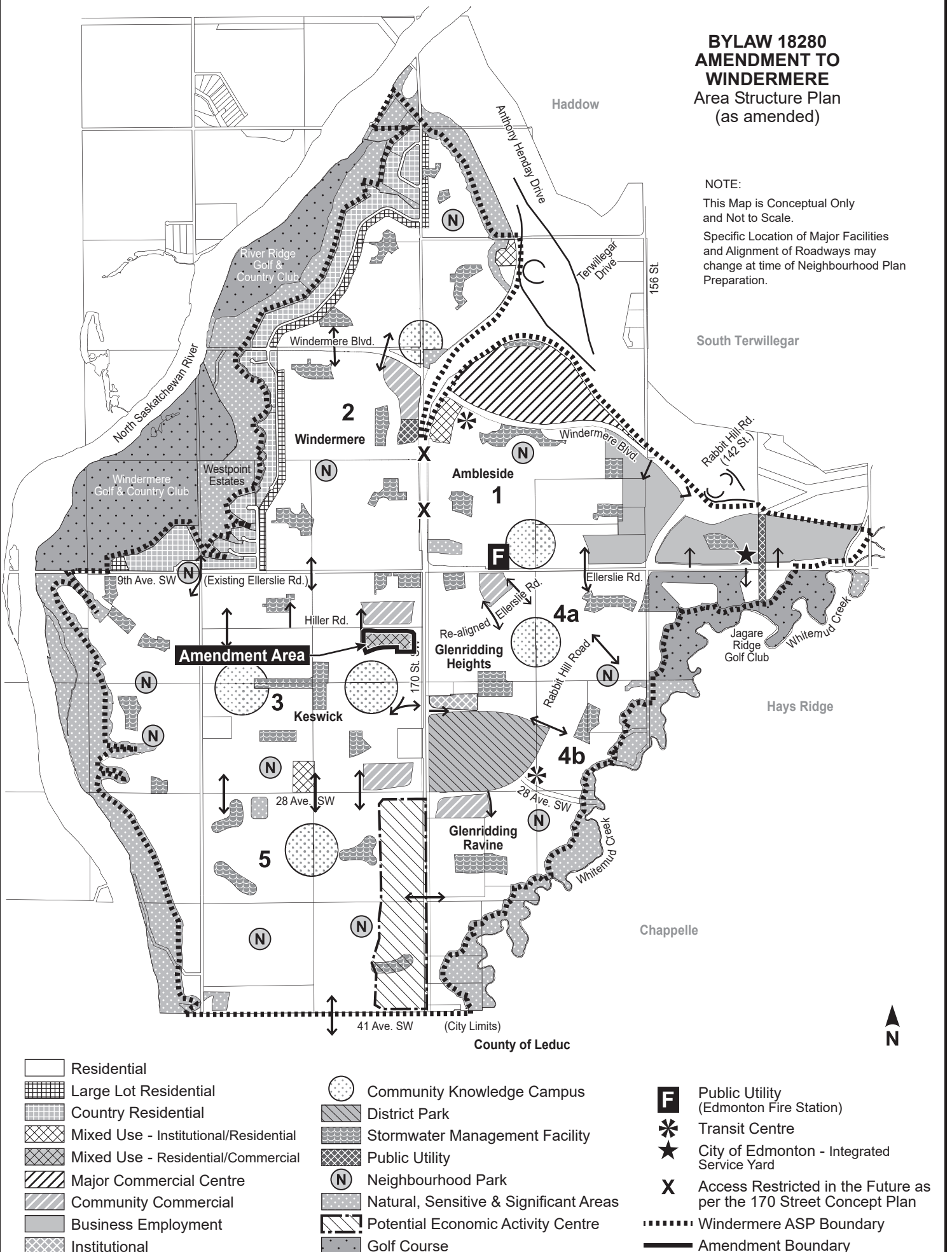
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

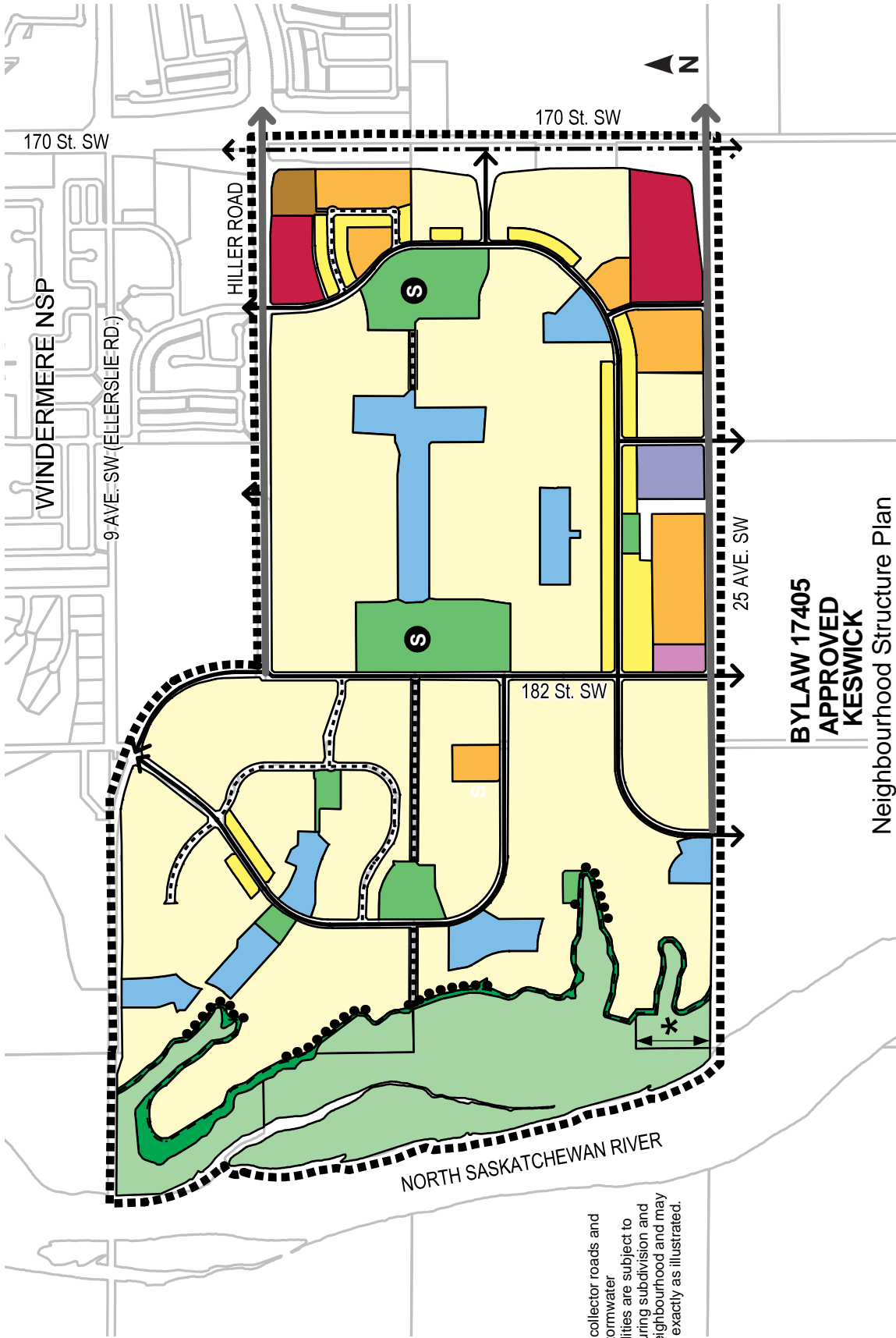
BYLAW 18280 AMENDMENT TO WINDERMERE Area Structure Plan (as amended)

NOTE:

This Map is Conceptual Only
and Not to Scale.

Specific Location of Major Facilities
and Alignment of Roadways may
change at time of Neighbourhood Plan
Preparation.





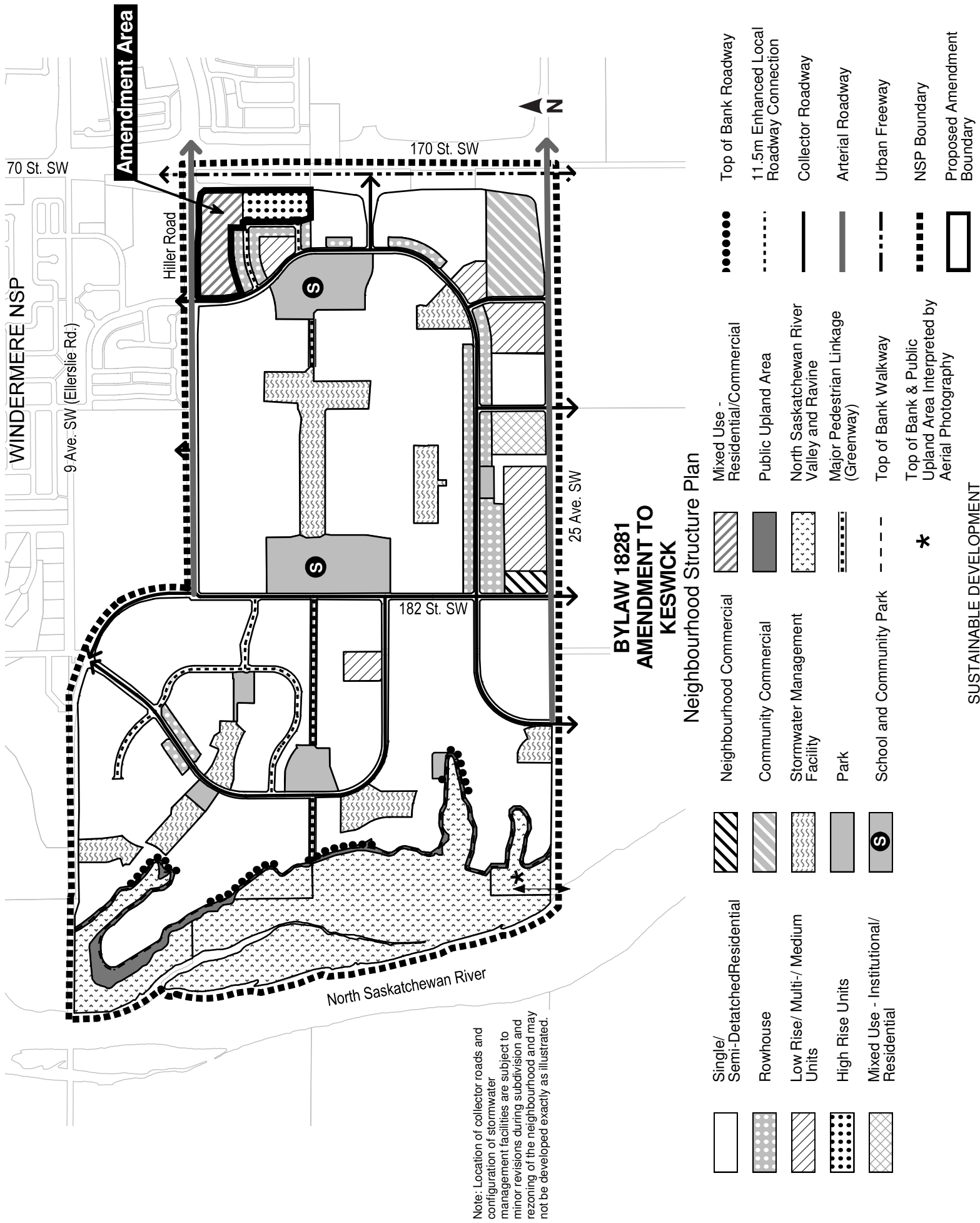
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**BYLAW 17405
APPROVED
KESWICK**

Neighbourhood Structure Plan

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

SUSTAINABLE DEVELOPMENT



APPLICATION SUMMARY

INFORMATION

Application Type:	ASP and NSP Plan Amendments, Rezoning
Bylaws:	18280, 18281, 18282
Location:	North/south of 100 Avenue NW and east/west of 100 Street NW
Addresses:	1003 Keswick Drive SW, 1790 Keene Crescent SW, 1820 Keene Crescent SW
Legal Descriptions:	Plan 1721049 Block 16 Lot A; Plan 1622716 Block 16 Lot 14; Plan 1622716 Block 16, Lot 13
Site Area:	Approximately 7 ha
Neighbourhood:	Keswick
Ward - Councillor:	9 - Tim Cartmell
Notified Community Organizations:	Greater Windermere Community League
Applicant:	Beaverbrook Communities

PLANNING FRAMEWORK

Current Zones:	(CSC) Shopping Centre Zone, (RA9) High Rise Apartment Zone and (RA7) Low Rise Apartment Zone
Proposed Zones	(DC2) Site Specific Development Control Provision, (RA8) Medium Rise Apartment Zone and (AG) Agricultural Zone
Plans in Effect:	Windermere Area Structure Plan, Keswick Neighbourhood Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Kerry Girvan
Tim Ford
City Planning
Planning Coordination