

Bylaw 18281

A Bylaw to amend Bylaw 13717, as amended, being the
Windermere Area Structure Plan through an amendment to the
Keswick Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 19, 2010 Council adopted, as Appendix “C” to Bylaw 13717, as amended, the Keswick Neighbourhood Structure Plan by the passage of Bylaw 15514; and

WHEREAS City Council considers it desirable to amend the Keswick Neighbourhood Structure Plan through the passage of Bylaw 15514, 16076, 17195 and 17405; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Keswick Neighbourhood Structure Plan, being Appendix “C” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:
 - a. delete the “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics Bylaw 17405” and replace with:

KESWICK NEIGHBOURHOOD STRUCTURE PLAN

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	

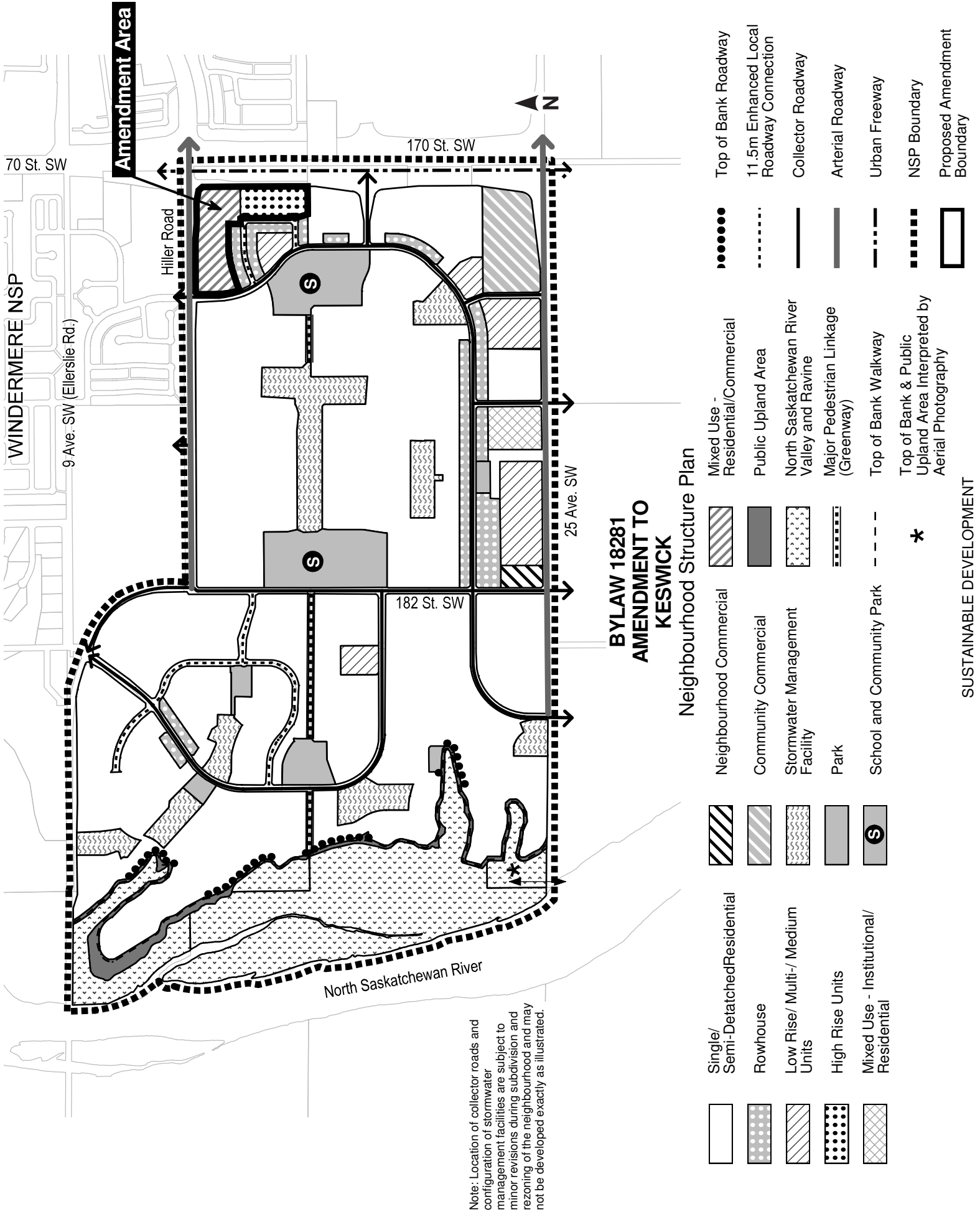
- b. delete the map entitled “Bylaw 17405 - Keswick Neighbourhood Structure Plan” and replace with the map entitled “Bylaw 18281 - Amendment to the Keswick Neighbourhood Structure Plan” attached as Schedule “A” and forming part of this Bylaw;
- c. delete “Figure 7 - Land Use Concept” and replace with “Figure 7 - Land Use Concept” attached as Schedule “B” and forming part of this bylaw;
- d. delete “Figure 8 - Transportation Network” and replace with “Figure 8 - Transportation Network” attached as Schedule “C” and forming part of this bylaw;
- e. delete “Figure 9 - Pedestrian and Shared Use Path Network” and replace with “Figure 9 - Pedestrian and Shared Use Path Network” attached as Schedule “D” and forming part of this bylaw;
- f. delete “Figure 10 - Sanitary Servicing Plan” and replace with “Figure 10 - Sanitary Servicing Plan” attached as Schedule “E” and forming part of this bylaw;
- g. delete “Figure 11 - Storm Drainage Plan” and replace with “Figure 11 - Storm Drainage Plan” attached as Schedule “F” and forming part of this bylaw;
- h. delete “Figure 12 - Water Servicing Plan” and replace with “Figure 12 - Water Servicing Plan” attached as Schedule “G” and forming part of this bylaw; and
- i. delete “Figure 13 - Staging Plan” and replace with “Figure 13 - Staging Plan” attached as Schedule “H” and forming part of this bylaw.

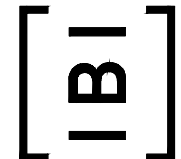
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

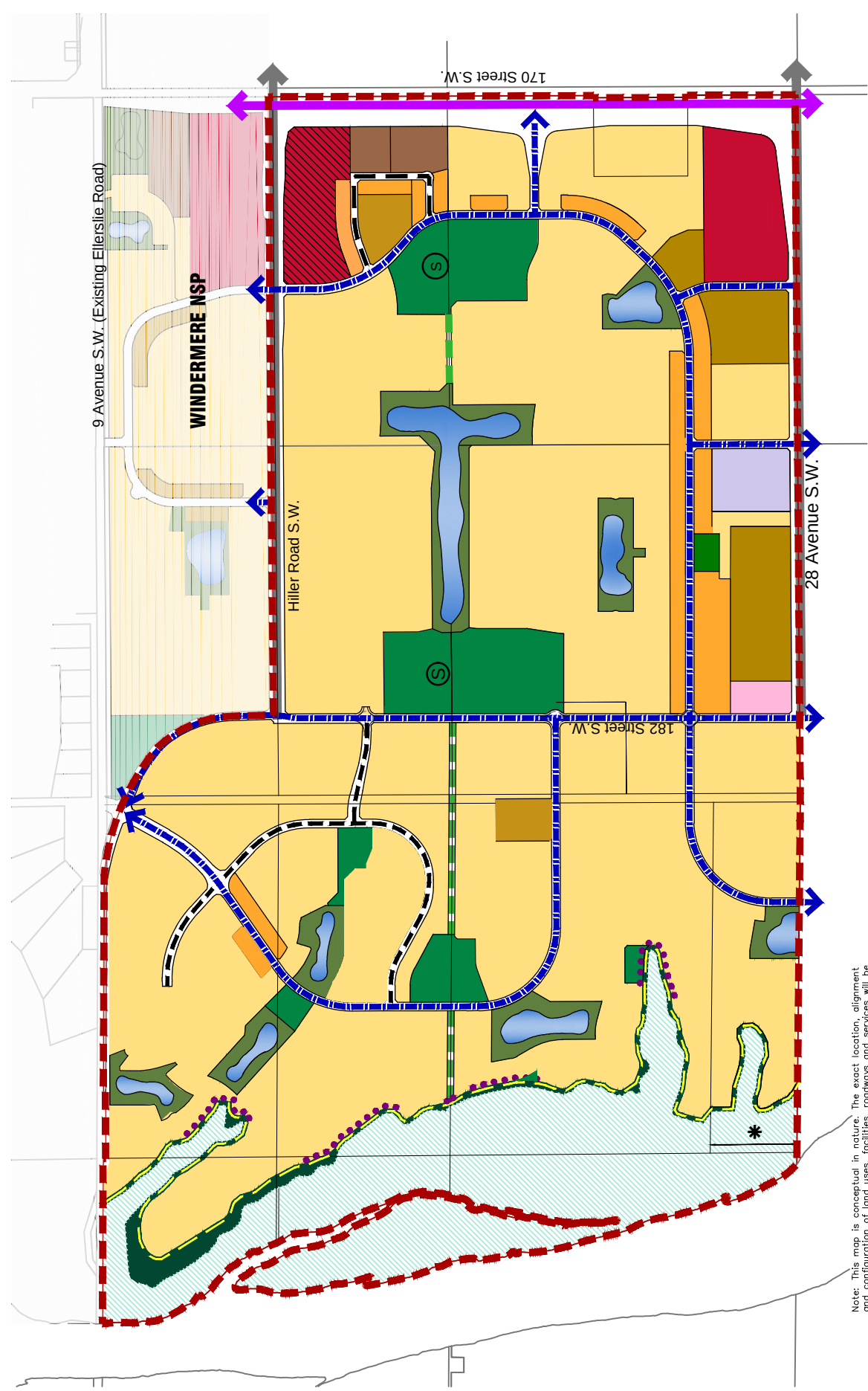
MAYOR

CITY CLERK



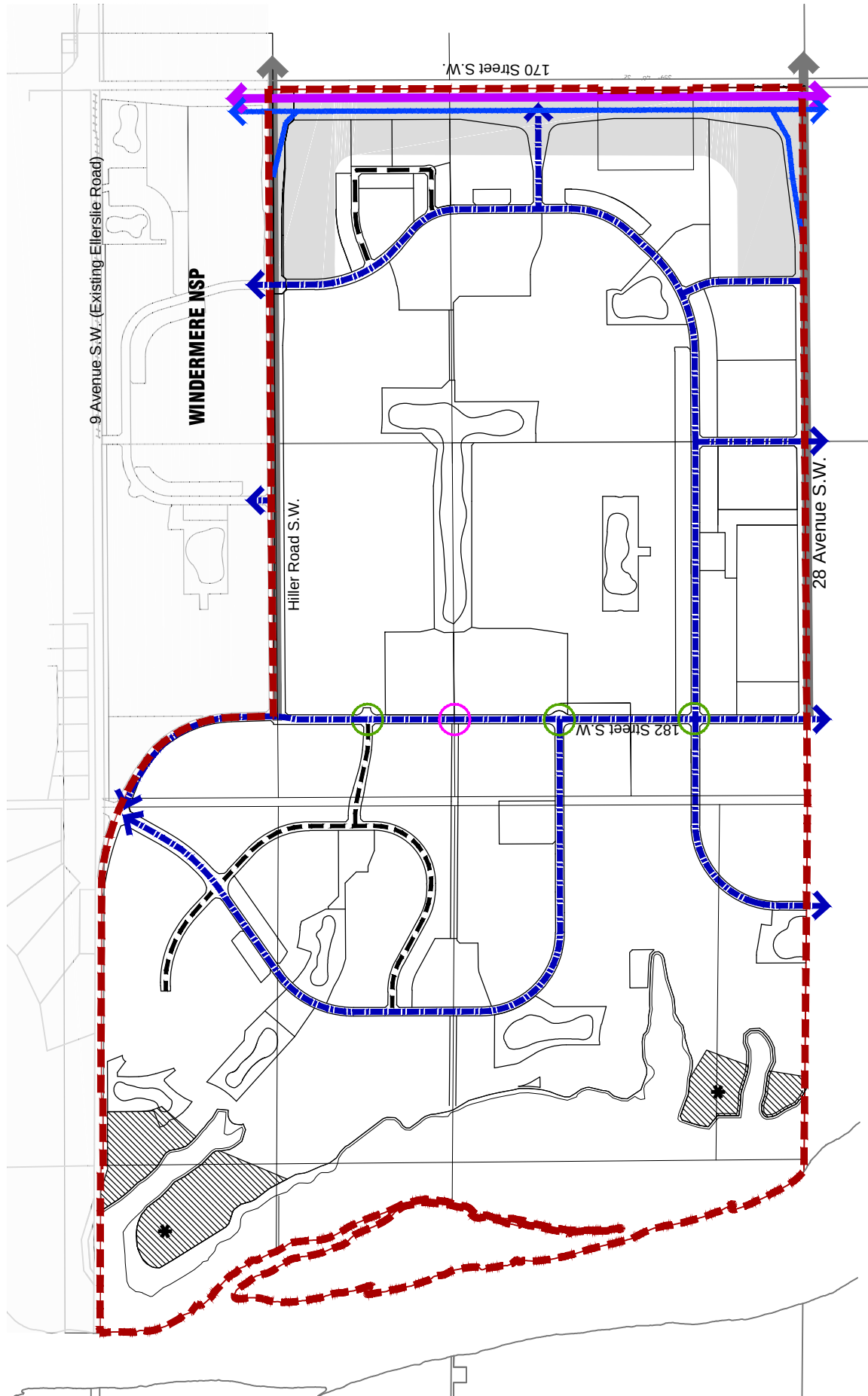


Keswick Neighbourhood Structure Plan Figure 7 Land Use Concept



Note: This map is conceptual in nature. The exact location, alignment and configuration of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

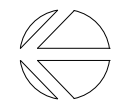
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|--|--|--|
| Single/ Semi-Detached Residential | Stormwater Management Facility | Top Of Bank Roadway |
| Rowhousing | Park | Enhanced Local Roadway Connection |
| Low Rise/ Multi- Medium Units | School and Community Park | Collector Roadway |
| High 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 (Greenway) | NSP Boundary |
| Neighbourhood Commercial | Top Of Bank Walkway | Top of Bank & Public Upland Area Interpreted By Aerial Photography |
| Community Commercial | | * |



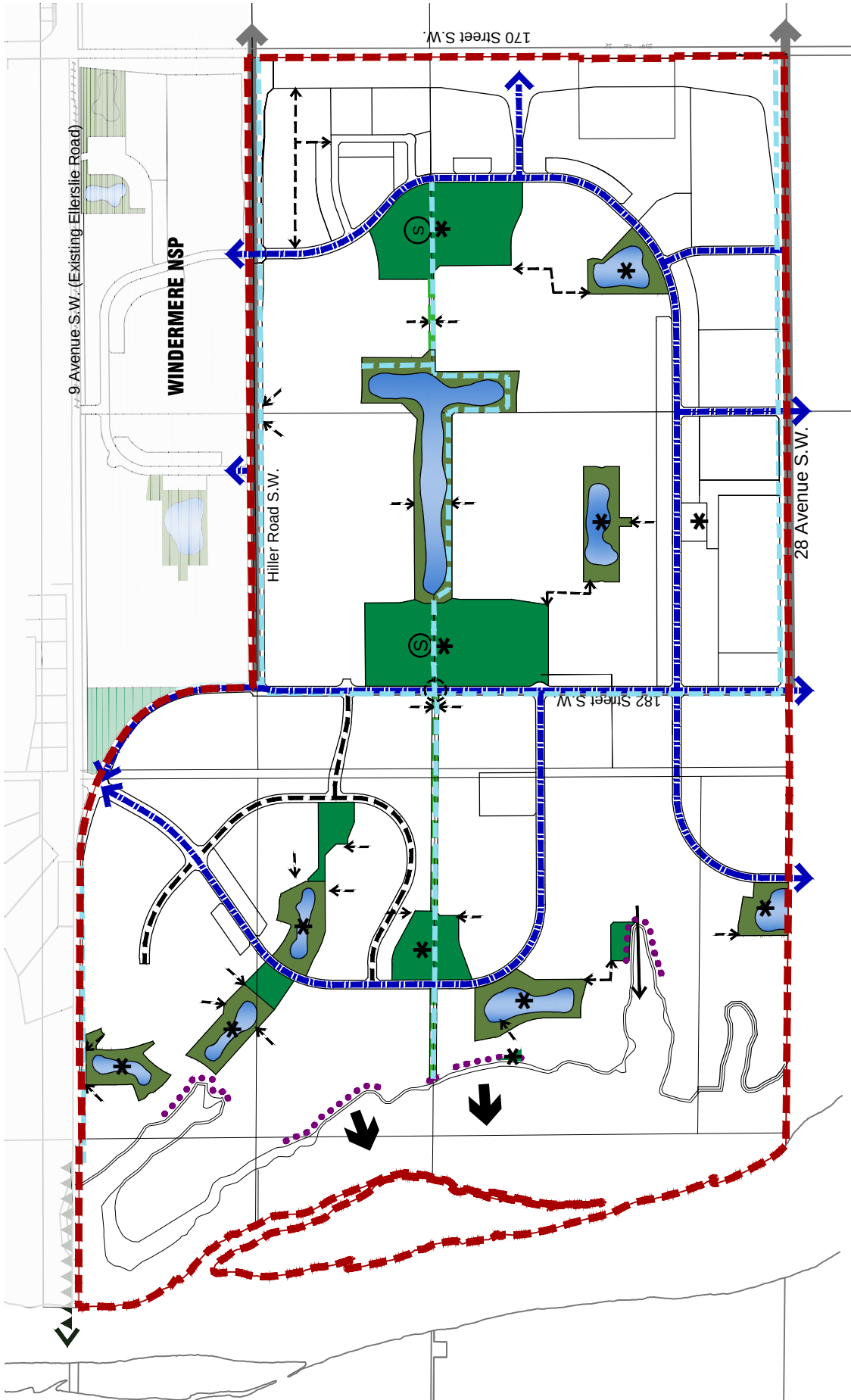
Keswick **Neighbourhood Structure Plan** **Figure 8** **Transportation Network**

Traffic Calming (Key Pedestrian Crossing)

- Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- 170 Street S.W. Urban Freeway
- 170 Street S.W. Frontage Road
- NSP Boundary
- Area Of Plan Located Greater Than 400m From Future Transit Routing
- Area Of Influence - Road Right Of Way To Be Determined By 170 Street Concept Planning Study
- Promontory Lands Which May Require Emergency Access
- Roundabout

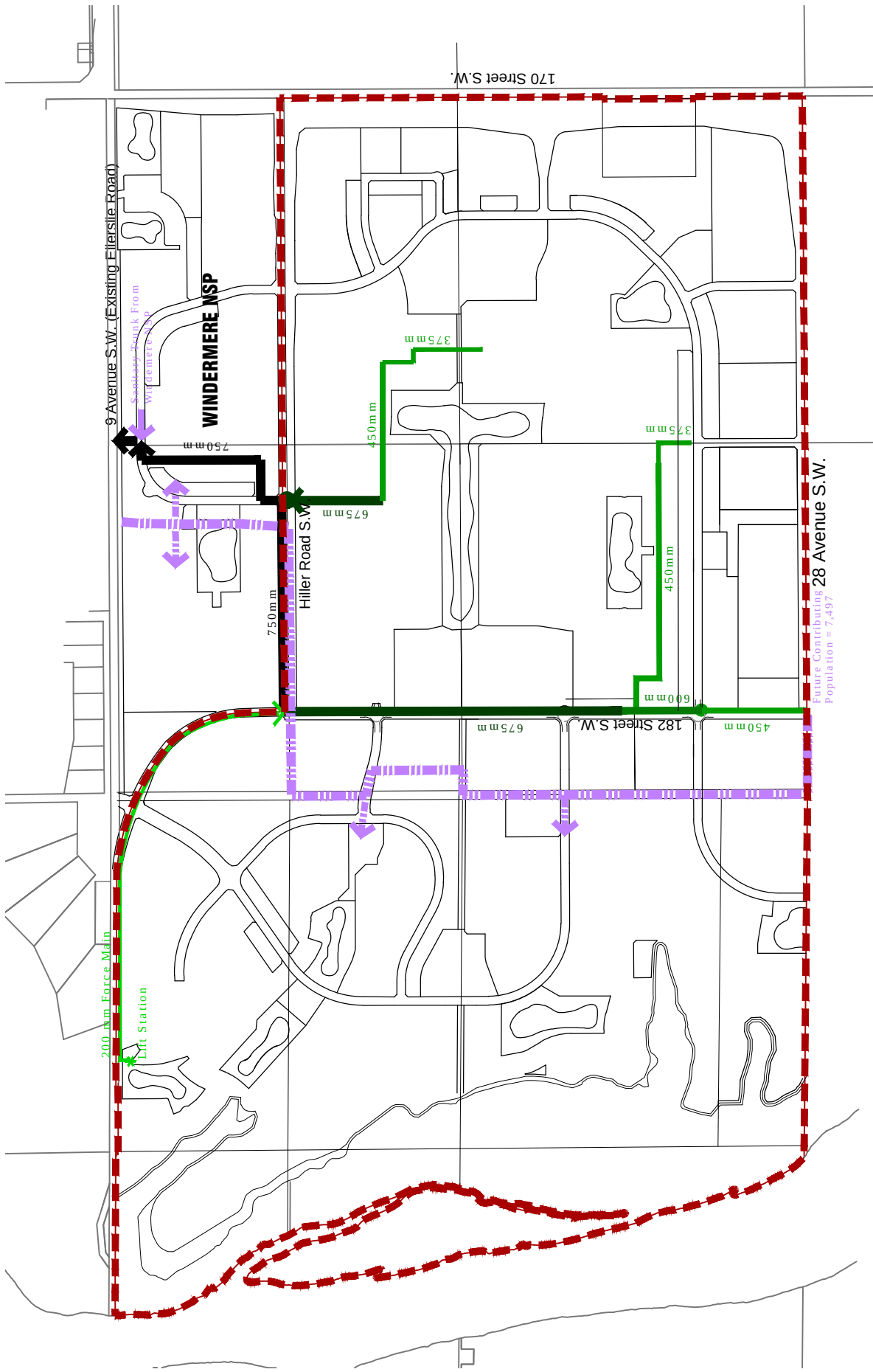


NTS
April 2017



Keswick
Neighbourhood Structure Plan
Figure 9
Pedestrian and Shared Use Path Network

[BI]
Keswick
Neighbourhood Structure Plan
Figure 10
Sanitary Servicing Plan



- Sanitary Basin Boundary
- Sanitary Trunk 750mm
- Sanitary Trunk 675mm
- Sanitary Trunk 600mm
- Sanitary Trunk 450mm
- Sanitary Trunk 375mm
- Sanitary Trunk 200mm
- NSP Boundary

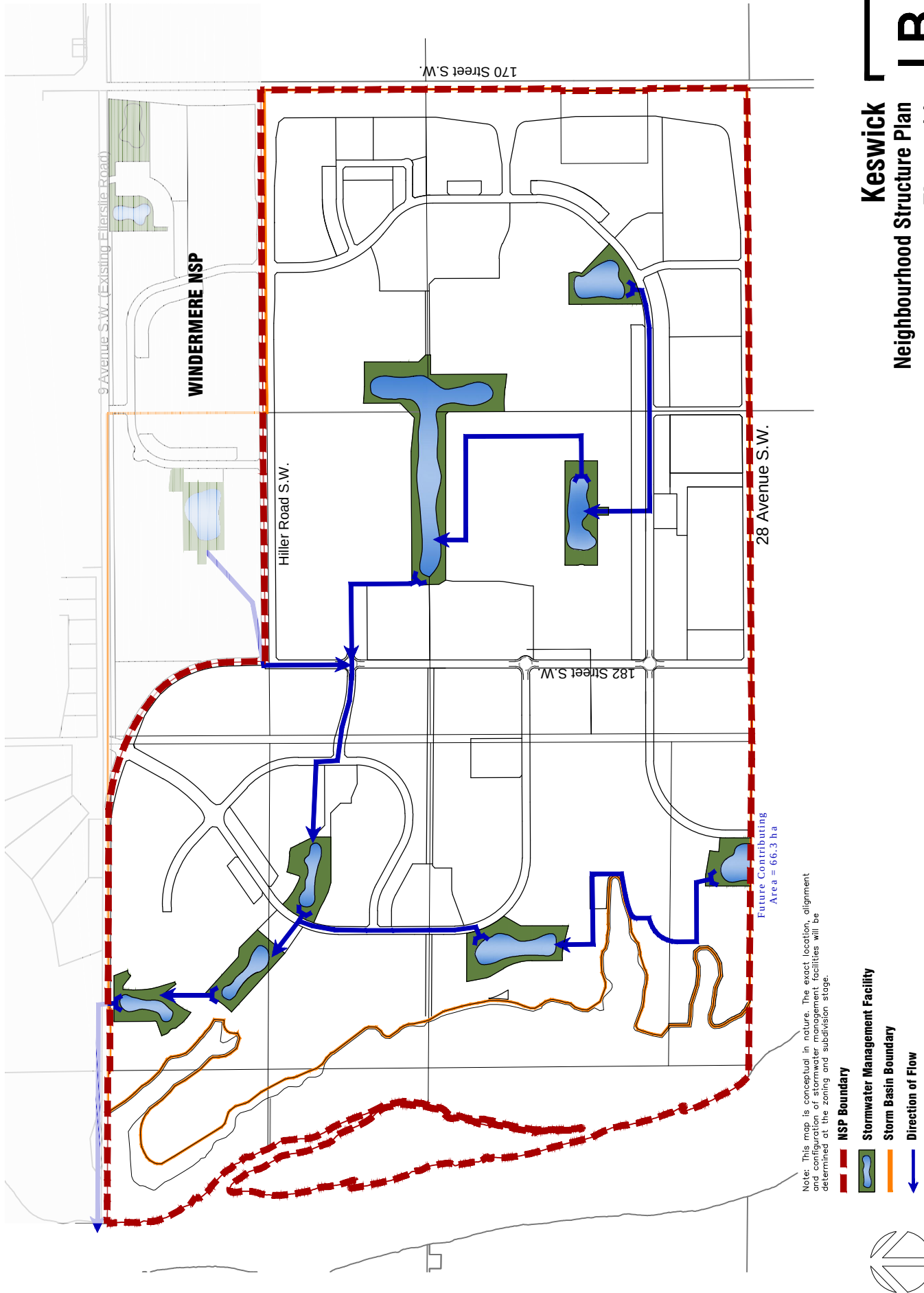


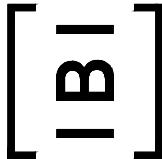
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June 2017

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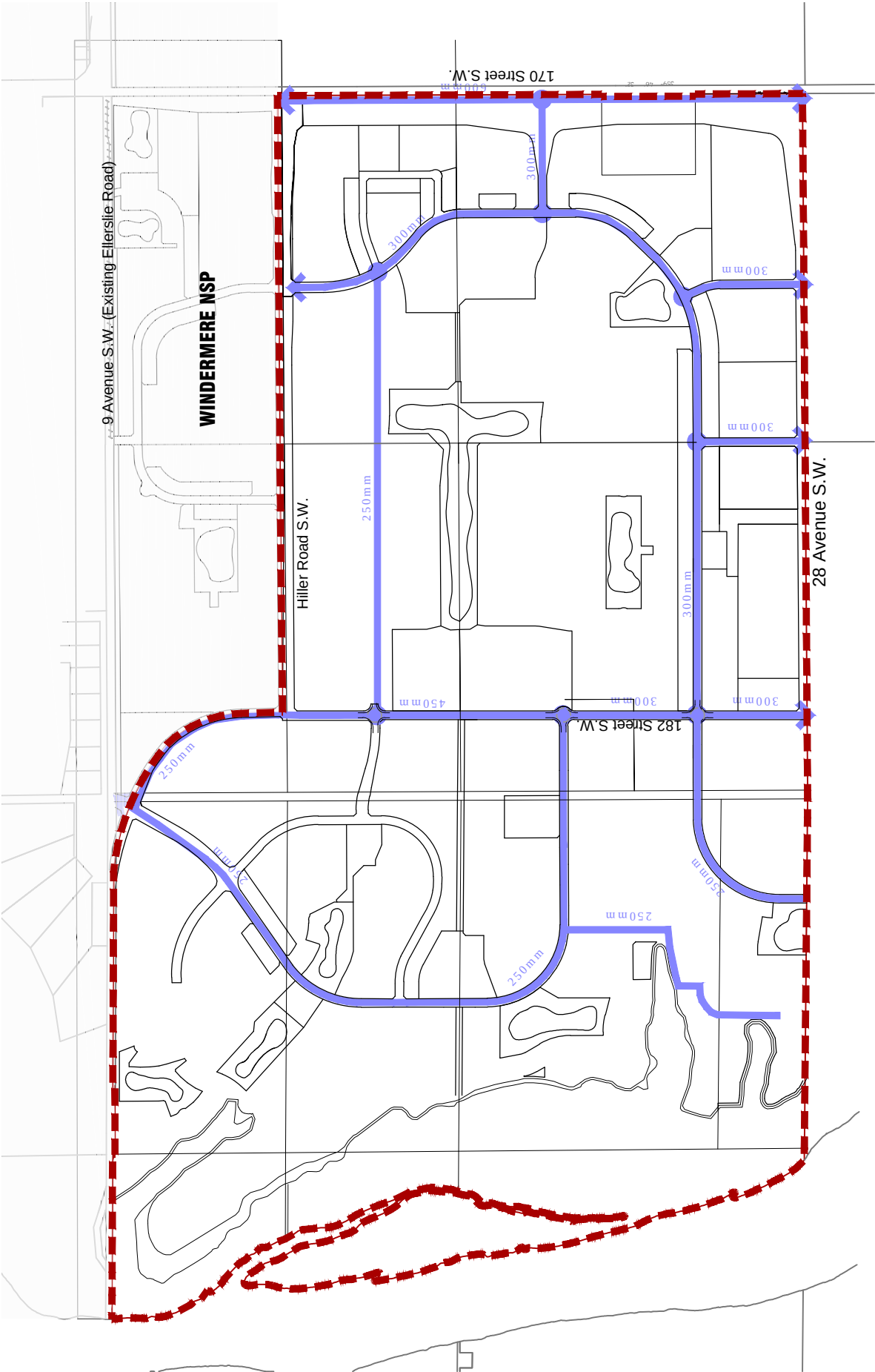
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Keswick Neighbourhood Structure Plan Figure 11 Storm Drainage Plan





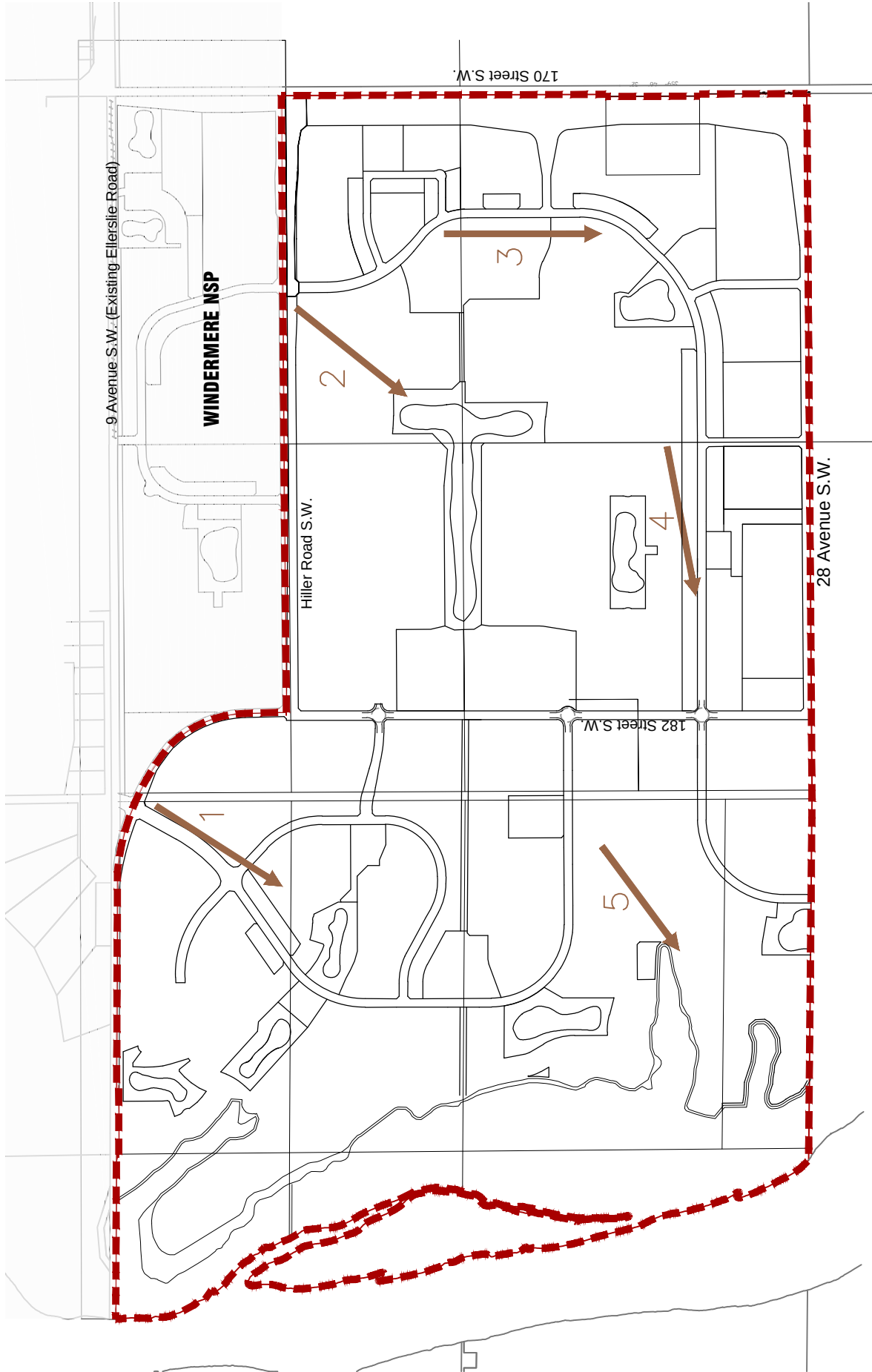
Keswick
Neighbourhood Structure Plan
Figure 12
Water Servicing Plan



NSP Boundary
Water Main

Note:
Preliminary only
Sizing to be finalized with EPCOR

Keswick
Neighbourhood Structure Plan
Figure 13
Staging Plan



--- NSP Boundary
 1A General Direction & Sequence
 of Development

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 April 2017