

Bylaw 18282

To allow for mixed residential/commercial uses and high density residential uses, Keswick

Purpose

Rezoning from CSC, RA9 and RA7 to DC2, RA8 and AG, located at 1003 Keswick Drive SW and 1790 Keene Crescent and 1820 Keene Crescent, Keswick to accommodate a mixed residential/commercial use site and a standalone high density residential site in a prominent location on the edge of the neighbourhood.

Readings

Bylaw 18282 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 18282 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning provides opportunity for a greater range of mixed uses on land that currently separates the uses, whereby residential and commercial uses can be developed both in a horizontally and vertical mix on the site along with some standalone commercial uses closer to 170 Street SW. Associated plan amendments proposed under Bylaws 18281 and 18280 support the rezoning proposal.

In addition the rezoning includes a change from medium density (RA7) low rise apartment zone to a high density (RA8) medium rise apartment zone along 170 Street SW, and revises land zoned within the potential future 170 St provincial freeway right of way from RA7 to AG.

Maps, statistics, and text revisions are proposed accordingly.

Policy

This application supports the following policies within the Edmonton's Municipal Development Plan, *The Way We Grow*:

- contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion

- provide a broad and varied housing choice, incorporating housing choice for various demographic and income groups in all neighbourhoods

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent out advance notice to the surrounding property owners and The Windermere Community League on September 25, 2017. A summary of the responses is provided in the attached Council report.

Attachments

1. Bylaw 18282
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18280 – Item 5.3)