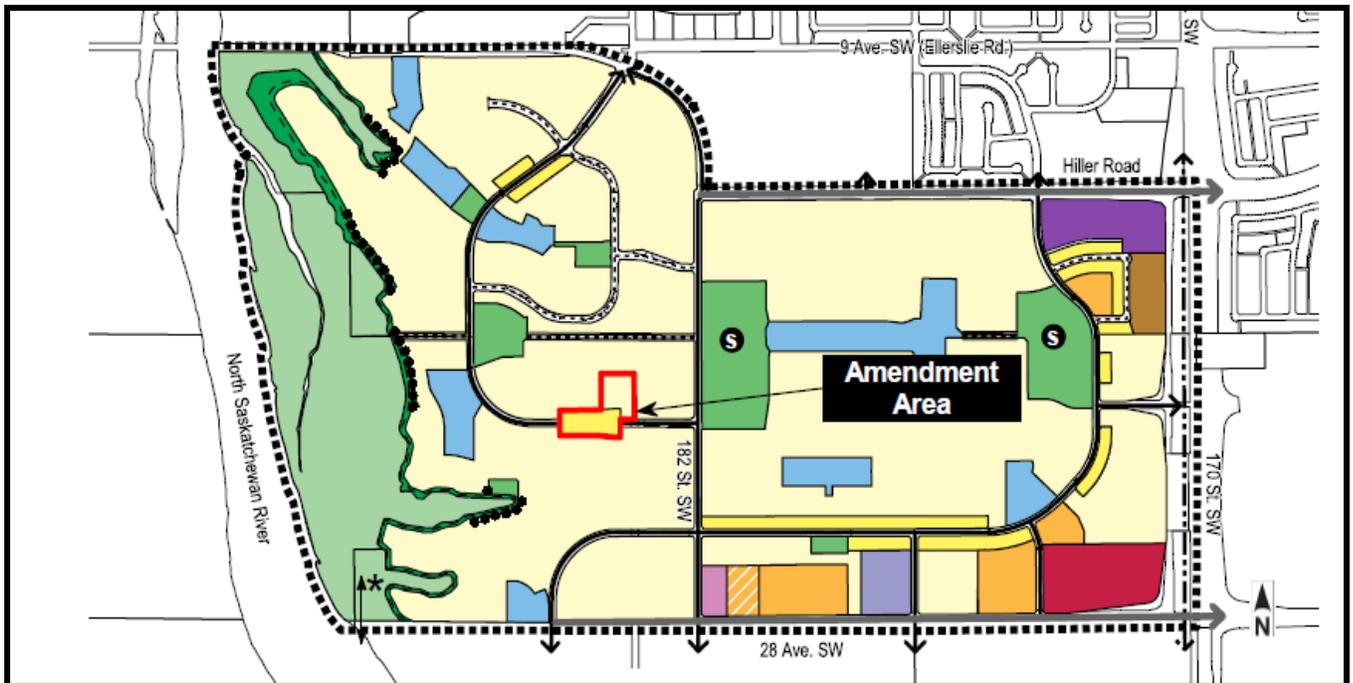


## 1906 - 184 Street SW

To rezone land for the development of low and medium density residential housing and to amend the Windermere Area Structure Plan and the Keswick Neighbourhood Structure Plan.



**Recommendation:** That **Bylaw 20131** to amend the Windermere Area Structure Plan, **Bylaw 20095** to amend the Keswick Neighbourhood Structure Plan, and **Charter Bylaw 20124** to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone and (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision, (RLD) Residential Low Density Zone, and (RMD) Residential Mixed Dwelling Zone be **APPROVED**.

**Administration SUPPORTS the applications because it:**

- will facilitate the development of residential uses in the Keswick neighbourhood;
- will not significantly change the planned density of the Keswick NSP; and
- is compatible with existing and planned land uses.

## Application Summary

1. **BYLAW 20131** proposes to amend the Land Use and Population Statistics of the Windermere Area Structure Plan (ASP) to reflect land use changes for an associated amendment to the Keswick Neighbourhood Structure Plan with Bylaw 20095.
2. **BYLAW 20095** proposes to amend the Keswick Neighbourhood Structure Plan. The proposed amendment would reconfigure land uses as follows:
  - Removing an area planned for Low-rise/Multi-/Medium Density Housing and replacing it with Low Density housing; and
  - Adding an area of Row Housing in place of land planned for Low Density Housing.
3. **CHARTER BYLAW 20124** proposes to rezone the site from (RA7) Low Rise Apartment Zone and (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision, (RLD) Residential Low Density Zone, and (RMD) Residential Mixed Dwelling Zone. The RLD and RMD zones will allow for the development of a mix of low density housing forms. The proposed DC1 Zone will establish two areas for low and medium density residential housing including:
  - Shallow-lot Single Detached housing with the opportunity to develop both Garden Suites and Secondary Suite with the principal dwelling; and
  - Shallow-lot Semi-detached housing, Row Housing and Single Detached housing with rear attached garages.

The applications were accepted on January 20, 2022 (LDA22-0040) and February 9, 2022 (LDA22-0073) , from IBI Group Inc. (Jenna Hutton) on behalf of Northfork Land Development Ltd.

An associated subdivision application for the subject area is currently under review by Administration.

This proposal aligns with the goals and policies of the City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

## Community Insights

Based on the characteristics of the applications the files were brought forward to the public using the Basic Approach. This approach was selected because:

- the proposed changes in land use will be nominal; and
- Only two responses were received from the LDA22-0040 Advance Notice letter.

The Basic Approach included the following techniques:

### ***LDA22-0040:***

**Advance Notice Letter**, February 16, 2022

- Number of recipients: 1,597



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone (RSL) Residential Small Lot Zone	Undeveloped land Undeveloped land
<b>CONTEXT</b>		
North	(RSL) Residential Small Lot Zone	Undeveloped land
East	(RSL) Residential Small Lot Zone	Undeveloped land
South	(RSL) Residential Small Lot Zone	Undeveloped land
West	(RSL) Residential Small Lot Zone	Undeveloped land

## Planning Analysis

The rezoning area is located within the **Windermere Area Structure Plan (ASP)** and the **Keswick Neighbourhood Structure Plan (NSP)**. The **Windermere ASP** designates the site for residential uses and the **Keswick NSP** designates the lands for Low Rise/Multi-/Medium Units and Single/Semi-detached Residential. The amendment to the Keswick NSP will reconfigure an area of land in the west-central portion to accommodate the development of Low Density Housing and Row Housing. The tables below summarises the proposed changes to the NSP:

Keswick NSP:

<b>LAND USE (ha)</b>	<b>Approved</b> (Bylaw 18972)	<b>Proposed</b> (Bylaw 20095)	<b>Difference</b>
Single/Semi-Detached	167.83	167.74	-0.09
Row Housing	9.22	10.53	+1.31
Low-Rise/Multi-/Medium	9.92	8.7	- 1.22
<b>Unit Density (upnrha)</b>	34	34	0

This amendment will result in a nominal reduction to the projected density (-0.3 upnrha) of the Keswick neighbourhood.

The proposed RLD and RMD zones will allow for a variety of low density housing forms while the proposed DC1 Zoning will allow for low and medium density housing including shallow lot Single-detached, Semi-detached, and Row Housing with rear attached garages, as well as Shallow-lot Single Detached housing with opportunity for both Secondary Suites and Garden Suites. The tables below provide a comparison between the proposed (DC1) Provision and the nearest comparable standard Zone.

<b>Regulation</b>	<b>RLD Zone Comparable</b>	<b>RMD Zone Comparable</b>	<b>DC1 Provision (Area A) Proposed</b>
<b>Uses</b>	Single Detached Housing, Semi-Detached Housing, Secondary Suites <b>or</b> Garden Suites	Row Housing, Single Detached Housing, Semi-detached Housing, Secondary Suites <b>or</b> Garden Suites	Single Detached Housing, Secondary Suites <b>and</b> Garden Suites
<b>Height</b>	10.0 m	12.0 m	12.0 m
<b>Site Area</b>	--	247 m <sup>2</sup>	171 m <sup>2</sup> (non Zero Lot Line) 150 m <sup>2</sup> (Zero Lot Line)
<b>Max Site Coverage</b>	56% (for Zero Lot Line Development)	54%	65% (for Zero Lot Line Development)
<b>Min. Site Width</b>	--	5.0 m (Row Housing internal Dwelling)	7.0 m
<b>Min. Site Depth</b>	27 m	30 m	23.5 m
<b>Min. Front Setback</b>	3.0 m <sup>Z</sup>	3.0 m	4.0 m
<b>Side Setback</b>	1.2 m <sup>YZA</sup>	1.2 m <sup>Y</sup>	1.2 m <sup>Y</sup>
<b>Rear Setback</b>	7.5 m (4.5 m for Corner Sites)	5.5 m (4.5 m for Corner Sites)	5.5 m (1.2 m for rear attached garage)

Notes:

<sup>Z</sup> Front setbacks for corner sites vary from 3.0 m to 4.5 m depending on street typology and building orientation.

<sup>Y</sup> Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

<sup>Z</sup> Flanking side setbacks for vary from 1.2 m to 4.5 m depending on street typology and building orientation.

<sup>A</sup> A form of zero lot line development is permitted within this zone which would allow for an interior side setback of 0.6 m where the other side setback is a minimum of 1.2 m

<b>Regulation</b>	<b>RF5 Zone</b> <i>Comparable</i>	<b>RMD Zone</b> <i>Comparable</i>	<b>DC1 Provision</b> <b>(Area B)</b> <i>Proposed</i>
<b>Uses</b>	Multi-unit Housing, Secondary Suites <b>or</b> Garden Suites	Row Housing, Single Detached Housing, Semi-detached Housing, Secondary Suites <b>or</b> Garden Suites	Row Housing, Semi-detached Housing
<b>Height</b>	10.0 m	12.0 m	12.0 m
<b>Min Site Area</b>	125 m <sup>2</sup>	150 m <sup>2</sup> (Row House Internal Unit)	92 m <sup>2</sup> (Row House Internal Unit)
<b>Max Site Coverage</b>	50%	55% (Row House Internal Unit)	61% (Row House Internal Unit)
<b>Min Site Width</b>	--	5.0 m (Row House Internal Unit)	4.2 m (Row House Internal unit)
<b>Min Site Depth</b>	30 m	30 m	22 m
<b>Min Front Setback</b>	3.0 m <sup>Z</sup>	3.0 m	4.0 m
<b>Side Setback</b>	1.2 m <sup>YZA</sup>	1.2 m <sup>Y</sup>	1.2 m
<b>Rear Setback</b>	5.5 m	7.5 m	5.5 m

Notes:

<sup>Z</sup> Front setbacks for corner sites vary from 3.0 m to 4.5 m depending on street typology and building orientation.

<sup>Y</sup> Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

<sup>Z</sup> Flanking side setbacks vary from 1.2 m to 4.5 m depending on street typology and building orientation.

<sup>A</sup> A form of zero lot line development is permitted within this zone which would allow for an interior side setback of 0.6 m where the other side setback is a minimum of 1.2 m

### Land use Compatibility

The proposed zones will be compatible with the surrounding existing and planned low density residential development. The proposed medium density Row Housing under DC1 (Area B) will have a maximum height of 12.5 m and will be serviced with a laneway which will provide separation from the adjacent low density residential uses to the north and the south.

## THE CITY PLAN

The proposed amendment will align with the applicable policies of The **City Plan** as they relate to accommodating all future growth for a population of an additional 1 million people within Edmonton's existing boundaries. This application will contribute to the sequential development of the neighbourhood and will allow for the development of a variety of residential uses.

## Technical Review

### Transportation

Administration supports the rezoning and proposed plan amendments and advises the following:

- The Windermere and Heritage Valley Transportation Infrastructure Projections Study (TIPS), prepared by Bunt & Associates and provided to the City to support the Transportation Planning review, was completed on March 1, 2019. The report provides guidance on the construction of roadways funded through the Arterial Roads for Development Bylaw (ARA). Data on the existing and potential traffic volumes within the study area has been analysed with two short term horizons, 5-year and 10-year, to identify potential staging for the arterial roadway development within the study area. The report identifies roadways that currently exceed the daily volume thresholds of the existing cross sections and recommends roadway improvements within the 5-year horizon.
- Based on the results, Ellerslie Road SW must be upgraded to a four-lane divided arterial roadway between 127 Street SW and 170 Street SW to accommodate current traffic volumes. Since the study, a four-lane carriageway has been constructed from 127 Street SW to 135 Street SW. Stantec is actively working with the Heritage Valley and Windermere owners groups to develop a staged construction plan to move forward for the outstanding limits. Development Services is committed to working with the area developers to ensure that this arterial project is completed within the next five years.
- Next Steps - Current/future subdivisions in the area will be conditioned with the construction of two urban lanes of Ellerslie Road SW, including a new bridge structure and construction of the north two lanes from 141 Street SW to the Ambleside Eco Station, until a Servicing Agreement for this first stage of construction has been signed.

### Transit

Administration supports the rezoning and proposed plan amendments, and advises the following:

- There is currently no regular bus service to Keswick.
- ETS plans to provide bus service to Keswick in the future, but implementation is dependent on demand, neighbourhood build-out 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 nearby at the Keswick Way SW / Keswick Boulevard SW intersection and at the Keswick Way SW / 182 Street SW intersection.

## **Drainage**

Administration supports the rezoning and proposed plan amendments and advises the following:

- Permanent Sanitary and storm servicing for the subject site must be provided in general accordance with the servicing schemes as identified in the accepted Keswick NDR Amendment Reports dated January 24, 2020, February 25 2019, and April 27, 2017.

## **EPCOR Water**

EPCOR Water supports the rezoning and proposed plan amendments and advises the following:

- There are no existing water mains adjacent to the amendment areas. Offsite water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.
- To ensure satisfactory fire flows and water main looping are provided for the interim conditions, EPCOR Water requires the submission of a Hydraulic Network Analysis (HNA) to EPCOR Water Services for review and approval for each stage of development with future rezoning applications, before subdivision applications.

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

## **Appendices**

- 1 Approved Windermere ASP Land Use and Population Statistics - Bylaw 20010
- 2 Proposed Windermere ASP Land Use and Population Statistics - Bylaw 20131
- 3 Approved Keswick NSP Land Use and Population Statistics – Bylaw 18972
- 4 Proposed Keswick NSP Land Use and Population Statistics – Bylaw 20095
- 5 Approved Keswick NSP Map – Bylaw 18972
- 6 Proposed Keswick NSP Map – Bylaw 20095
- 7 Application Summary

**APPROVED WINDERMERE AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 20010**

**Windermere Area Structure Plan – Land Use and Population Statistics**

NEIGHBOURHOOD	Ambleside - NHBD 1	Windermere - NHBD 2	Keswick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
<b>GROSS STUDY AREA (ha)</b>	<b>314.7</b>	<b>469.1</b>	<b>372.7</b>	<b>160.5</b>	<b>197.9</b>	<b>306</b>	<b>1,821</b>
Pipeline / Power Line Corridors ROW	2.7	1.6	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		53
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	22.2	14	95
Existing Uses					12.4		12
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>305.9</b>	<b>139.8</b>	<b>155.3</b>	<b>292</b>	<b>1,641</b>
Public Utility	0.6	2.4			0.0		3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54	103
Commercial	4.9	14.2	7.3	1.3	6.0		34
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19	256
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12	90
Institutional	2.1		2.6	0.0	4.0		9
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>195.8</b>	<b>165.4</b>	<b>113.9</b>	<b>79.9</b>	<b>59.9</b>	<b>99</b>	<b>714</b>
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
<b>NET RESIDENTIAL AREA</b>	<b>104.4</b>	<b>279.9</b>	<b>192.0</b>	<b>60.0</b>	<b>95.4</b>	<b>193</b>	<b>925</b>
Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

\*Detailed calculations will be prepared during NSP approval stage

**Windermere Area Structure Plan – Housing Units and Population Statistics**

Neighbourhood	Ambleside - NHBD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>104.4</b>		<b>279.9</b>		<b>192.0</b>		<b>60.0</b>		<b>95.4</b>		<b>193</b>		<b>924.7</b>	
<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>
Low Density Residential	84.7	2,117	160	3,999	167.8	4,196	44.8	1,120	78.5	1,962	135	2,450	673.5	15,844
Row Housing Residential	6.4	288	7.9	356	9.2	415	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	20	1,803	9.9	893	7.4	662	9.4	1,045	38	1,914	95.7	7,298
Mixed Use					1.4	175							1.4	175
High Density Residential	2.6	585	0.9	198	3.6	814	0.8	180	3.2	720	2	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
<b>Neighbourhood Total</b>	<b>104.6</b>	<b>3,971</b>	<b>279.9</b>	<b>6,854</b>	<b>192.0</b>	<b>6,493</b>	<b>60.0</b>	<b>2,277</b>	<b>95.4</b>	<b>3,921</b>	<b>175</b>	<b>4,744</b>	<b>906.9</b>	<b>28,260</b>
<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>34</b>		<b>38</b>		<b>41</b>		<b>25</b>		<b>31</b>	
<b>Population</b>														
Low Density Population	5,928		11,197		11,748		3,136		5,494		8,084		45,587	
Row Housing Population	806		997		1,162		882		543				4,390	
Medium Density Population	1,766		3,245		1,607		1,192		1,880		5,493		15,183	
Mixed Use					263								263	
High Density Population	877		297		1,220		270		1,080		543		4,287	
*Large Lot Residential			414										414	
Existing Country Residential			980										980	
<b>Neighbourhood Total</b>	<b>9,377</b>		<b>17,130</b>		<b>16,000</b>		<b>5,480</b>		<b>8,997</b>		<b>14,120</b>		<b>71,104</b>	
<b>Population Density (ppl/nrha)</b>	<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>94</b>		<b>73</b>		<b>77</b>	

\*Nbd 5 Medium Density includes both row housing and low rise

**Windermere Area Structure Plan – Student Generation**

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	300	600	600	300	150	150	1,800
Windermere - NHBD 2	445	888	888	444	222	222	2,664
Keswick - NHBD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	311	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
<b>TOTAL STUDENT POPULATION*</b>	<b>1,637</b>	<b>3,275</b>	<b>3,275</b>	<b>1,579</b>	<b>790</b>	<b>790</b>	<b>9,709</b>

\*School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparation.

**PROPOSED WINDERMERE AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 20131**

**Windermere Area Structure Plan – Land Use and Population Statistics**

NEIGHBOURHOOD	Ambleside - NHBD 1	Windermere - NHBD 2	Keswick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 5*	TOTAL (ha)
<b>GROSS STUDY AREA (ha)</b>	<b>314.7</b>	<b>469.1</b>	<b>372.7</b>	<b>160.5</b>	<b>197.9</b>	<b>306</b>	<b>1,821</b>
Pipeline / Power Line Corridors ROW	2.7	1.6	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		53
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterial / Road ROW	11.8	11.0	16.5	19.6	22.2	14	95
Existing Uses					12.4		12
<b>GROSS DEVELOPABLE AREA</b>	<b>300.2</b>	<b>445.2</b>	<b>305.9</b>	<b>139.8</b>	<b>155.3</b>	<b>292</b>	<b>1,641</b>
Public Utility	0.6	2.4			0.0		3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54	103
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Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3
Stormwater Management Facility	15.5	26.6	19.9	7.1	8.9	12	90
Institutional	2.1		2.6	0.0	4.0		9
<b>TOTAL NON-RESIDENTIAL LAND USES</b>	<b>195.8</b>	<b>165.4</b>	<b>113.9</b>	<b>79.9</b>	<b>59.9</b>	<b>99</b>	<b>714</b>
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Percentage of GDA	35%	63%	63%	43%	61%	66%	56%

\*Detailed calculations will be prepared during NSP approval stage

**Windermere Area Structure Plan – Housing Units and Population Statistics**

Neighbourhood	Ambleside - NHBD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
<b>NET RESIDENTIAL AREA (ha)</b>	<b>104.4</b>		<b>279.9</b>		<b>192.0</b>		<b>60.0</b>		<b>95.4</b>		<b>193</b>		<b>924.7</b>	
<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>	<b>Area</b>	<b>Units</b>
Low Density Residential	84.7	2,117	160	3,999	167.1	4,193	44.8	1,120	78.5	1,962	135	2,450	673.5	15,844
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Existing Country Residential			70.0	350									70.0	350
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<b>Unit Density (du/nrha)</b>	<b>38</b>		<b>24</b>		<b>33.5</b>		<b>38</b>		<b>41</b>		<b>25</b>		<b>31</b>	
<b>Population</b>														
Low Density Population	5,928		11,197		11,739		3,136		5,494		8,084		45,587	
Row Housing Population	806		997		1,324		882		543				4,390	
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Mixed Use					263								263	
High Density Population	877		297		1,220		270		1,080		543		4,287	
*Large Lot Residential			414										414	
Existing Country Residential			980										980	
<b>Neighbourhood Total</b>	<b>9,377</b>		<b>17,130</b>		<b>15,952</b>		<b>5,480</b>		<b>8,997</b>		<b>14,120</b>		<b>71,104</b>	
<b>Population Density (ppl/nrha)</b>	<b>90</b>		<b>61</b>		<b>83</b>		<b>91</b>		<b>94</b>		<b>73</b>		<b>77</b>	

\*Nbfd 5 Medium Density includes both row housing and low rise

## Windermere Area Structure Plan – Student Generation

NEIGHBOURHOOD	Gross Developable Area (ha)	Public School Board		Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High	Elementary	Junior High	Senior High	
Ambleside - NHBD 1	300	600	600	300	150	150	1,800
Windermere - NHBD 2	445	888	888	444	222	222	2,664
Keswick - NHBD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NHBD 4B	155	311	311	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
<b>TOTAL STUDENT POPULATION*</b>	<b>1,637</b>	<b>3,275</b>	<b>3,275</b>	<b>1,579</b>	<b>790</b>	<b>790</b>	<b>9,708</b>

\*School age populations are calculated based upon Neighbourhood GDA. These calculations do not take into account neighbourhood life cycles and changing provisions. The necessity of school sites should be determined during NSP preparation.

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE & POPULATION STATISTICS  
BYLAW 18972**

<b>Keswick Neighbourhood Structure Plan Land Use Statistics and Population</b>		
	Area (ha.)	% of GDA
<b>GROSS AREA</b>	372.72	100.0%
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	
Lands Between Top of Bank and Urban Development	5.6	
Lands Between Urban Development Line and Top of Bank Roadway*	0.35	
Pipeline & Utility R/W	0.69	
Arterial Road Right-of-Way	16.5	
<b>Total Non-Developable Area</b>	<b>66.84</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>305.88</b>	<b>100.0%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
<i>School</i>	14.02	4.6%
<i>Park</i>	4.61	1.5%
<i>Greenway</i>	0.06	0.02%
<b>Transportation</b>		
<i>Circulation</i>	60.59	19.8%
<i>Greenway</i>	1.33	0.4%
<b>Infrastructure/Serviceing</b>		
<i>Stormwater Management Facilities</i>	19.85	6.5%
<b>Institutional</b>		
<i>Mixed Use - Institution /Low-Rise/Multi-/Medium Units</i>	2.63	0.9%
<b>Commercial</b>		
<i>Community Commercial</i>	6.33	2.1%
<i>Neighbourhood Commercial</i>	1.00	0.3%
<i>Mixed Use (Non-residential)</i>	3.48	1.1%
<b>Total Non-Residential Area</b>	<b>113.90</b>	<b>37.2%</b>
<b>Net Residential Area (NRA)</b>	<b>191.98</b>	<b>62.8%</b>

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN  
APPROVED LAND USE POPULATION STATISTICS  
BYLAW 18972**

Keswick Neighbourhood Structure Plan Land Use Statistics and Population							
	Area (ha)	Units/ha.	Units	% of Total	People/Units	Population	% of NRA
Single/Semi-Detached	167.83	25	4,196	65%	2.8	11,748	87.3%
Rowhousing	9.22	45	415	7%	2.8	1,162	4.9%
Mixed Use-Residential/Commercial	1.4	125	175	3%	1.5	263	0.7%
Low-Rise/Multi-/Medium Units	9.92	90	893	14%	1.8	1,607	5.2%
Medium Rise Units	1.23	224	276	4%	1.5	413	0.6%
High Rise Units	2.39	225	538	8%	1.5	807	1.2%
<b>Total Residential</b>	<b>191.99</b>		<b>6,492</b>	<b>100%</b>		<b>16,000</b>	<b>100%</b>

**Sustainability Measures**

Population Density (ppnrha.)	83
Unit Density (upnrha.)	34
Single/Semi-Detached// Row housing, Low Rise/Multi-/Medium Units and high Rise	65%      35%
Population (%) within 500m of Parkland	97%
Population (%) within 400m of Transit	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**

Public School Board	1,224	<p><b>Notes</b></p> <p>* 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.</p> <p>**Areas deducted to Municipal Reserve to be confirmed by legal survey.</p> <p>1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.</p>
Elementary	612	
Junior/Senior High	612	
Separate School Board	612	
Elementary	306	
Junior High	153	
Senior High	153	
<b>Total Student Population</b>	<b>1,835</b>	

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE & POPULATION STATISTICS  
BYLAW 20095**

<b>Keswick Neighbourhood Structure Plan Land Use Statistics and Population</b>		
	Area (ha.)	% of GDA
<b>GROSS AREA</b>	372.72	100.0%
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	
Lands Between Top of Bank and Urban Development	5.6	
Lands Between Urban Development Line and Top of Bank Roadway*	0.35	
Pipeline & Utility R/W	0.69	
Arterial Road Right-of-Way	16.5	
<b>Total Non-Developable Area</b>	<b>66.84</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>305.88</b>	<b>100.0%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
<i>School</i>	14.02	4.6%
<i>Park</i>	4.61	1.5%
<i>Greenway</i>	0.06	0.02%
<b>Transportation</b>		
<i>Circulation</i>	60.59	19.8%
<i>Greenway</i>	1.33	0.4%
<b>Infrastructure/Serviceing</b>		
<i>Stormwater Management Facilities</i>	19.85	6.5%
<b>Institutional</b>		
<i>Mixed Use - Institution /Low-Rise/Multi-/Medium Units</i>	2.63	0.9%
<b>Commercial</b>		
<i>Community Commercial</i>	6.33	2.1%
<i>Neighbourhood Commercial</i>	1.00	0.3%
<i>Mixed Use (Non-residential)</i>	3.48	1.1%
<b>Total Non-Residential Area</b>	<b>113.90</b>	<b>37.2%</b>
<b>Net Residential Area (NRA)</b>	<b>191.98</b>	<b>62.8%</b>

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE POPULATION STATISTICS  
BYLAW 20095**

Keswick Neighbourhood Structure Plan Land Use Statistics and Population							
	Area (ha)	Units/ha.	Units	% of Total	People/Units	Population	% of NRA
Single/Semi-Detached	167.74	25	4,194	65%	2.8	11,742	87.4%
Rowhousing	10.53	45	474	7%	2.8	1,327	5.5%
Mixed Use-Residential/Commercial	1.4	125	175	3%	1.5	263	0.7%
Low-Rise/Multi-/Medium Units	8.7	90	783	12%	1.8	1,409	4.5%
Medium Rise Units	1.23	224	276	4%	1.5	413	0.6%
High Rise Units	2.39	225	538	8%	1.5	807	1.2%
<b>Total Residential</b>	<b>191.99</b>		<b>6,439</b>	<b>100%</b>		<b>15,960</b>	<b>100%</b>

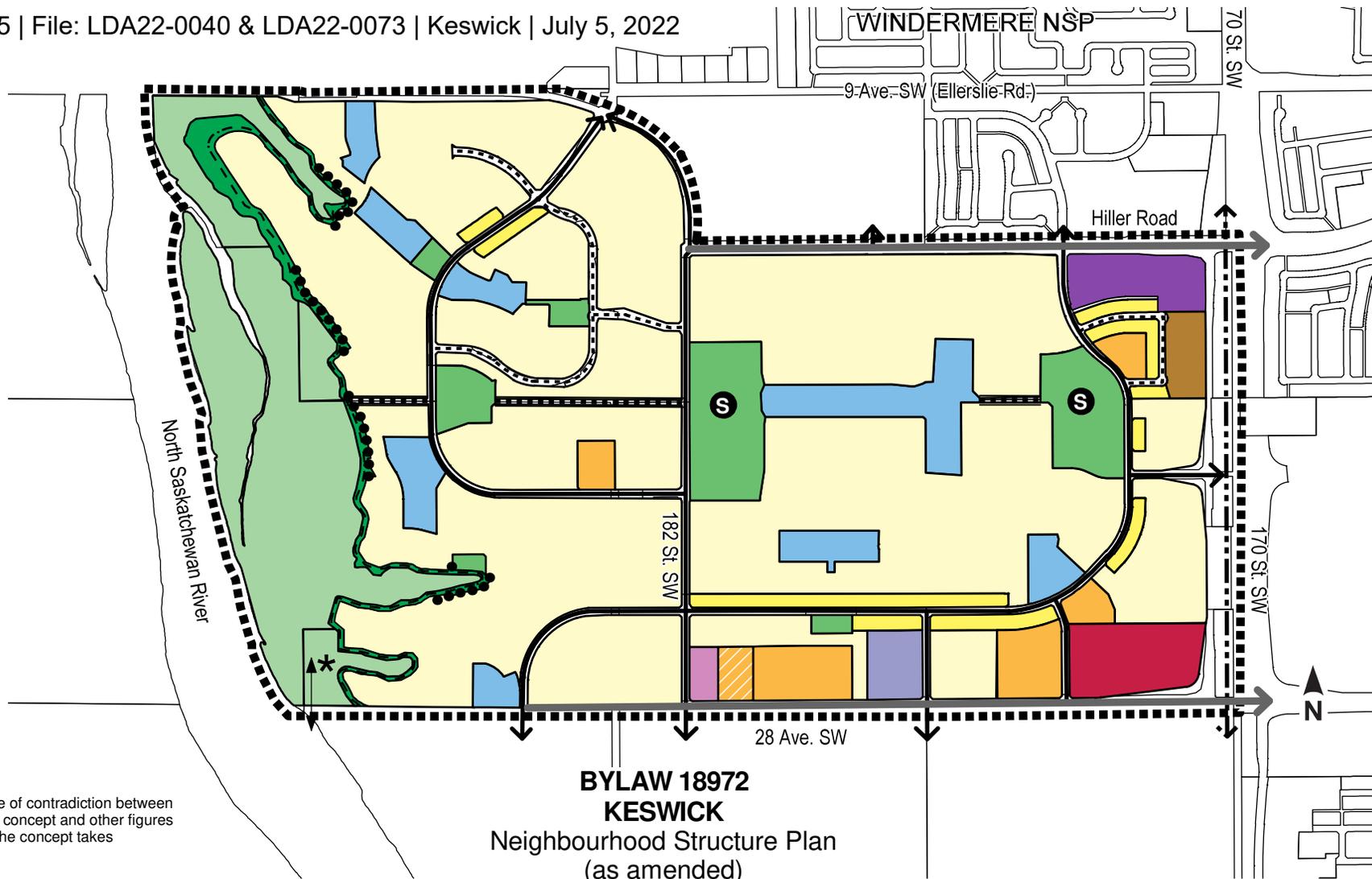
**Sustainability Measures**

Population Density (ppnrha.)					83		
Unit Density (upnrha.)					34		
Single/Semi-Detached// Row housing, Low Rise/Multi-/Medium Units and high Rise					65%	35%	
Population (%) within 500m of Parkland					97%		
Population (%) within 400m of Transit					95%		
Population (%) within 600m of Commercial Service					89%		
<b>Presence/Loss of Natural Area Features</b>			<b>Land</b>	<b>Water</b>			
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**

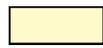
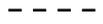
Public School Board		1,224	<p><b>Notes</b></p> <p>* As per TOB Policy c542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.</p> <p>**Areas deducted to Municipal Reserve to be confirmed by legal survey.</p> <p>1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.</p>				
Elementary	612						
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<b>Total Student Population</b>	<b>1,835</b>						

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.



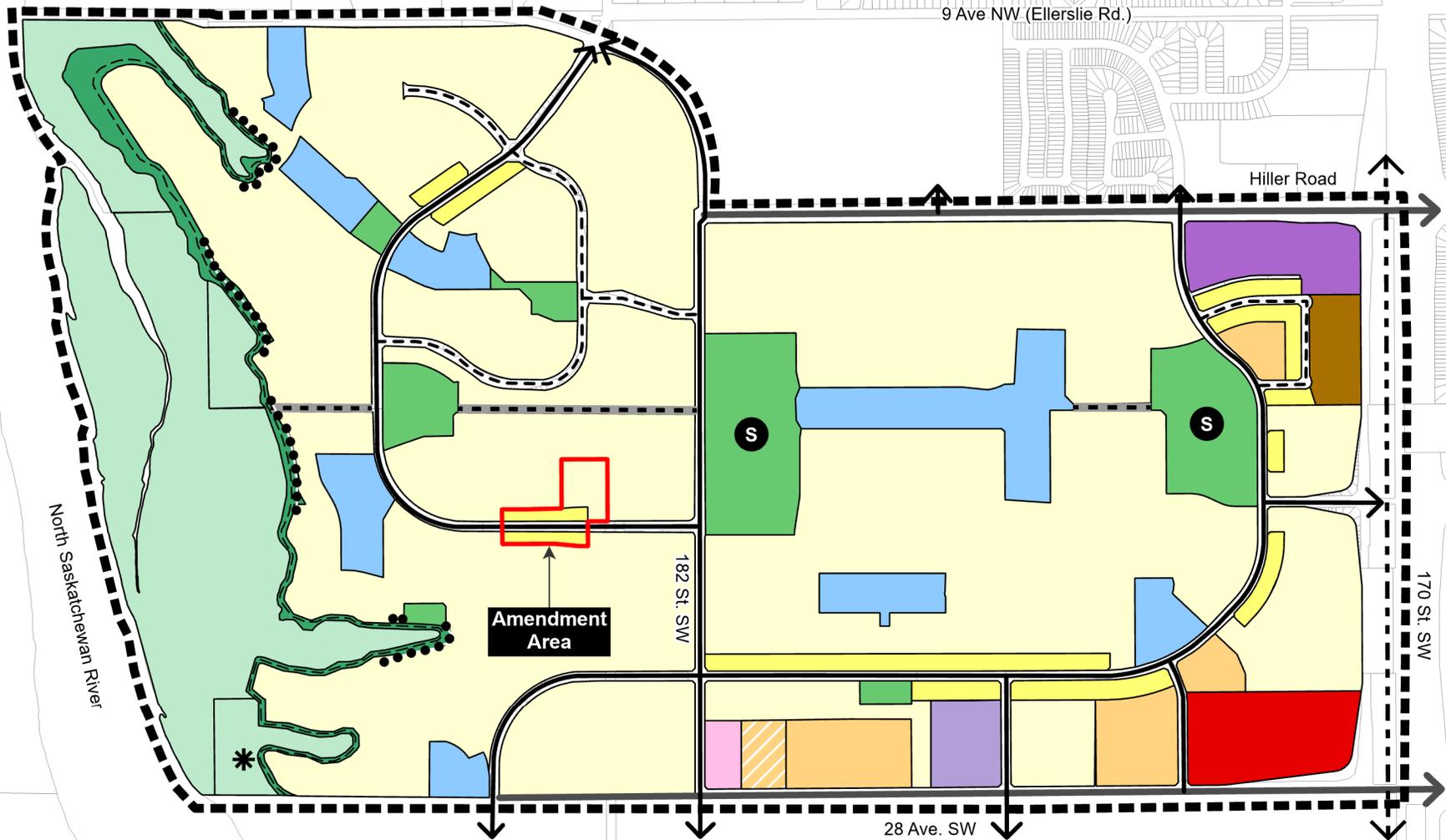
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**BYLAW 18972**  
**KESWICK**  
 Neighbourhood Structure Plan  
 (as amended)

	Single/Semi-Detached Residential		Community Commercial		Top of Bank & Public Upland Area Interpreted by Aerial Photography
	Low Rise/ Multi-/ Medium Units		Stormwater Management Facility		Top of Bank Roadway
	Rowhouse		Park		11.5m Enhanced Local Roadway Connection
	Medium Rise 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		NSP Boundary
	Neighbourhood Commercial		Top of Bank Walkway		

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..

9 Ave NW (Ellerslie Rd.)



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**BYLAW 20095  
AMENDMENT TO KESWICK  
Neighbourhood Structure Plan  
(as amended)**

- Single/Semi-Detached Residential
- Low Rise/ Multi-/ Medium Units
- Rowhouse
- Medium Rise Units
- High Rise Units
- Mixed Use - Institutional/ Residential
- Mixed Use - Residential/Commercial
- Neighbourhood Commercial

- Community Commercial
- Stormwater Management Facility
- Park
- S School and Community Park
- Public Upland Area
- North Saskatchewan River Valley and Ravine
- Major Pedestrian Linkage
- Top of Bank Walkway
- Top of Bank Roadway

- 11.5m Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- Urban Freeway
- NSP Boundary
- \* Top of Bank & Upland Area Interpreted by Aerial Photography

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..

## Application Summary

### Information

<b>Application Type:</b>	ASP Amendment NSP Amendment Rezoning
<b>Bylaw (ASP):</b>	20131
<b>Bylaw (NSP):</b>	20095
<b>Charter Bylaw:</b>	20124
<b>Location:</b>	North of 28 Avenue SW and west of 182 Street SW
<b>Address:</b>	1906 - 184 Street SW
<b>Legal Description(s):</b>	Lot A, Block 1, Plan 2220972
<b>Site Area:</b>	12.8 ha
<b>Neighbourhood:</b>	Keswick
<b>Ward:</b>	pihêsiwin Ward
<b>Notified Community Organization:</b>	Greater Windermere Community League
<b>Applicant:</b>	Jenna Hutton; IBI Group

### Planning Framework

<b>Current Zone:</b>	(RA7) Low Rise Apartment Zone, (RSL) Residential Small Lot Zone
<b>Proposed Zones:</b>	(RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, & (DC1) Direct Development Control Provision
<b>Plans in Effect:</b>	Keswick Neighbourhood Structure Plan (NSP) Windermere Area Structure Plan (ASP)
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Sean Conway

Tim Ford

Development Services

Planning Coordination