

Bylaw 20095

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, 17405, 18281, 18568, 18709, and 18972; 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. deleting the map entitled “Bylaw 18972 – Amendment to Keswick Neighbourhood Structure Plan” and replacing it with the map “Bylaw 20095 - Amendment to Keswick Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
 - b. deleting the land use and population statistics entitled “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18972” and replacing it with “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw

20095”, attached hereto as Schedule “B” and forming part of this Bylaw; and

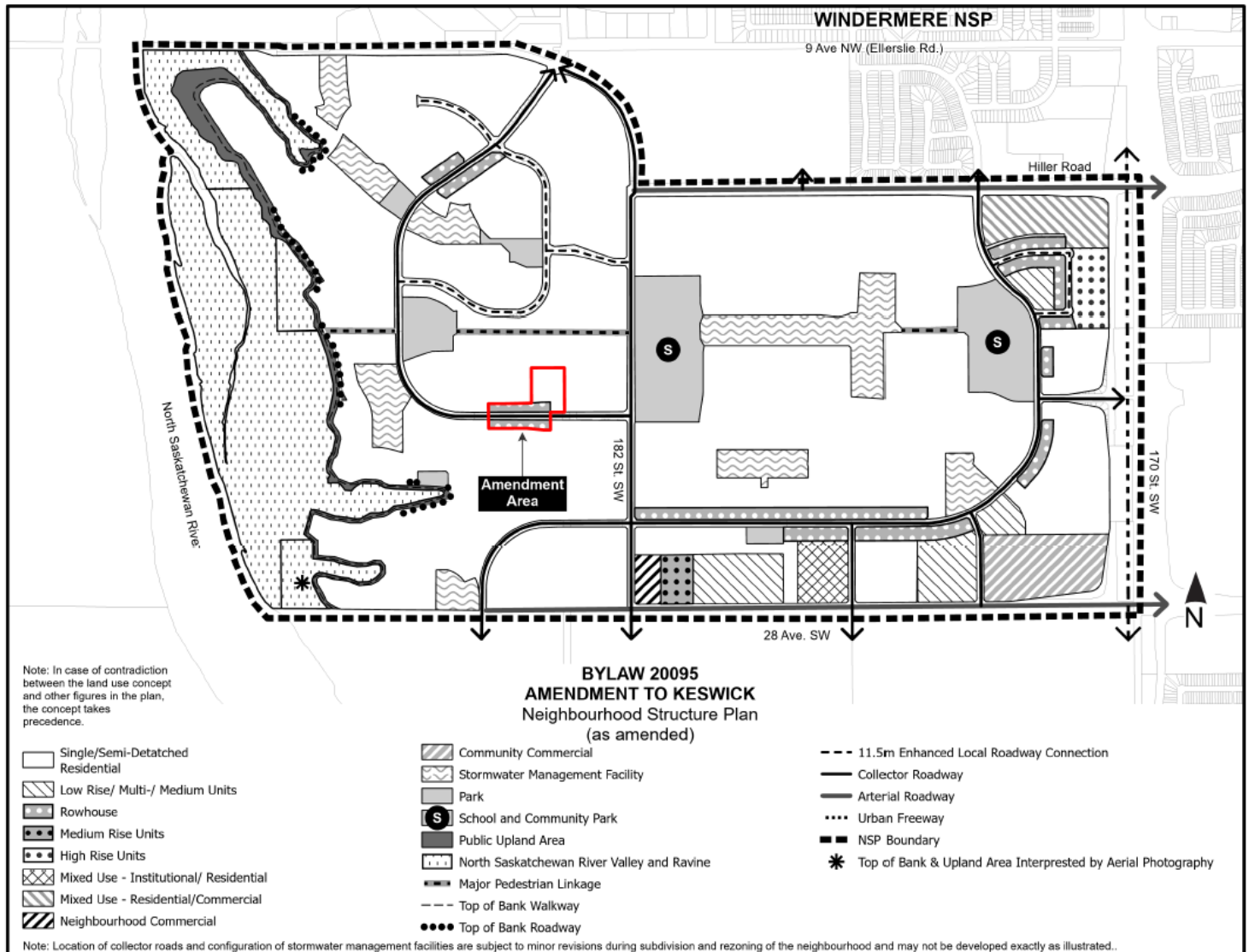
- c. deleting “Figure 7: Land Use Concept” and replacing it with “Figure 7: Land Use Concept” attached hereto as Schedule “C” and forming part of this Bylaw;

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



Keswick Neighbourhood Structure Plan Land Use Statistics and Population

	Area (ha.)	% of GDA
GROSS AREA	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	
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	19.8%
Greenway	1.33	0.4%
Infrastructure/Servicing		
Stormwater Management Facilities	19.85	6.5%
Institutional		
Mixed Use - Institution /Low-Rise/Multi-/Medium Units	2.63	0.9%
Commercial		
Community Commercial	6.33	2.1%
Neighbourhood Commercial	1.00	0.3%
Mixed Use (Non-residential)	3.48	1.1%
Total Non-Residential Area	113.90	37.2%
Net Residential Area (NRA)	191.98	62.8%

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%
Total Residential	191.99		6,439	100%		15,960	100%

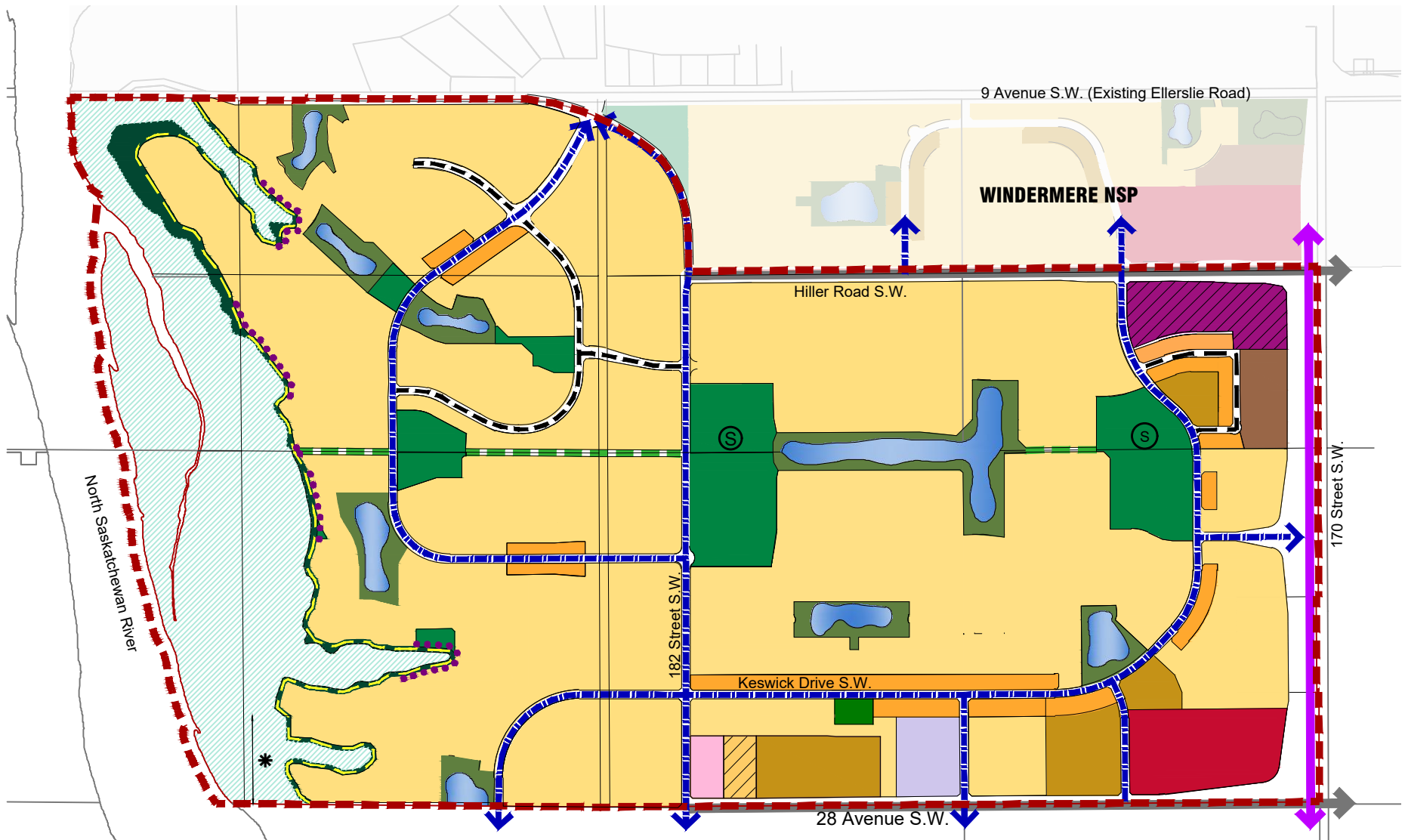
Sustainability Measures

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

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: 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.

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

- Community Commercial
- Stormwater Management Facility
- Park
- School and Community Park
- Public Upland Area
- North Saskatchewan River Valley and Ravine
- Major Pedestrian Linkage (Greenway)
- Top Of Bank Walkway

- Top Of Bank Roadway
- Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- Urban Freeway
- NSP Boundary
- * Top of Bank & Public Upland Area Interpreted By Aerial Photography

Keswick
Neighbourhood Structure Plan
Figure 7
Land Use Concept

