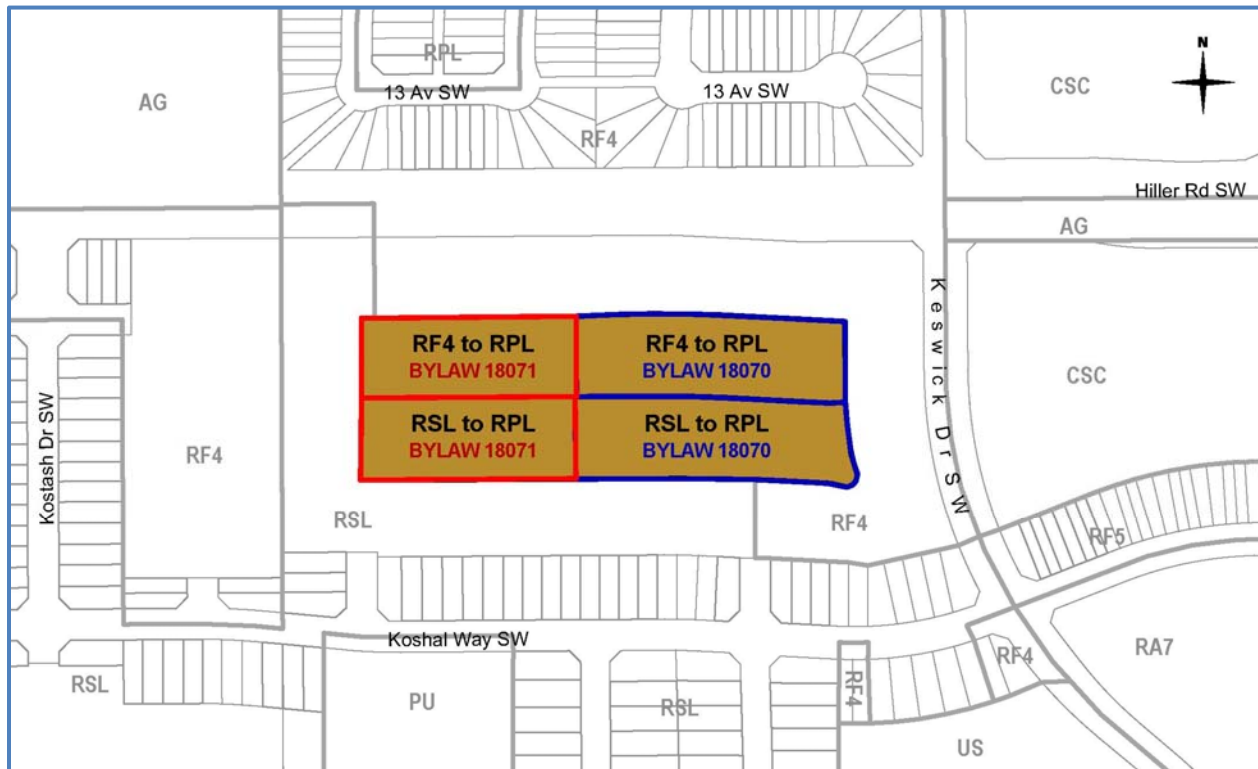




REZONING APPLICATIONS KESWICK

1304 – 170 Street SW

To allow for Single Detached and Semi-detached Housing



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of the two (2) rezoning applications because:

- a variety of low density residential housing types to attract a diverse demographic of families and respond to market demand will be provided;
- the developments are compatible with existing and proposed surrounding land uses; and
- the subject sites will develop in conformance with the approved Keswick Neighbourhood Structure Plan in an efficient and timely manner.

THE APPLICATION

1. BYLAW 18070 to amend the Zoning Bylaw to (RPL) Planned Lot Residential Zone to allow for single detached and semi-detached housing
2. BYLAW 18071 to amend the Zoning Bylaw to (RPL) Planned Lot Residential Zone to allow for single detached and semi-detached housing

Bylaws 18070 and 18071 consist of two (2) rezoning applications located in the northeast portion of the Keswick neighbourhood. Both applications propose to rezone the subject sites from (RSL) Residential Small Lot Zone and (RF4) Semi-detached Residential Zone to (RPL) Planned Lot Residential Zone to allow for the development of single and semi-detached housing, in conformance with the approved Keswick Neighbourhood Structure Plan (NSP) which designates these sites for Single/Semi-detached Residential uses.

The applicant's stated intent for rezoning these sites is to allow for smaller single family lots with lane access to utilize land and infrastructure more efficiently.

An associated subdivision application for the easterly site (Bylaw 18070) was approved on April 27, 2017 subject to Bylaw approval, to develop 65 RPL lots. A subdivision application for the western site (Bylaw 18071) to develop 28 RPL lots is currently being reviewed. The subdivision areas encompass additional lands that are not being rezoned with this application.

SITE AND SURROUNDING AREA

The subject sites are located south of Hiller Road SW and west of Keswick Drive SW. The subject and surrounding land is currently being subdivided.



AERIAL VIEW OF APPLICATION AREA (Note: western portion is Bylaw 18071 & eastern portion is Bylaw 18070)

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land
East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Undeveloped land
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped land
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped land

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed (RPL) Planned Lot Residential Zone allows for single detached housing on smaller lot sizes and zero lot line housing products, which provides the opportunity for a greater range in housing choice. The proposed rezonings are compatible with existing and planned surrounding development, which consists of RF4 and RSL zoning. These low density residential zones permit different types of low density residential uses and are compatible in scale.

PLANS IN EFFECT

The proposed rezonings conform to the Keswick NSP, which designates the subject land for Single/Semi-Detached Residential uses.

TECHNICAL REVIEW

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

ENVIRONMENTAL REVIEW

The Environmental Planning Unit reviewed an Environmental Site Assessment and deemed this site suitable for the intended uses.

The western portion of the subject land contains a well site currently undergoing abandonment and reclamation. Completion of this process will be a requirement prior to subdivision.

PUBLIC ENGAGEMENT

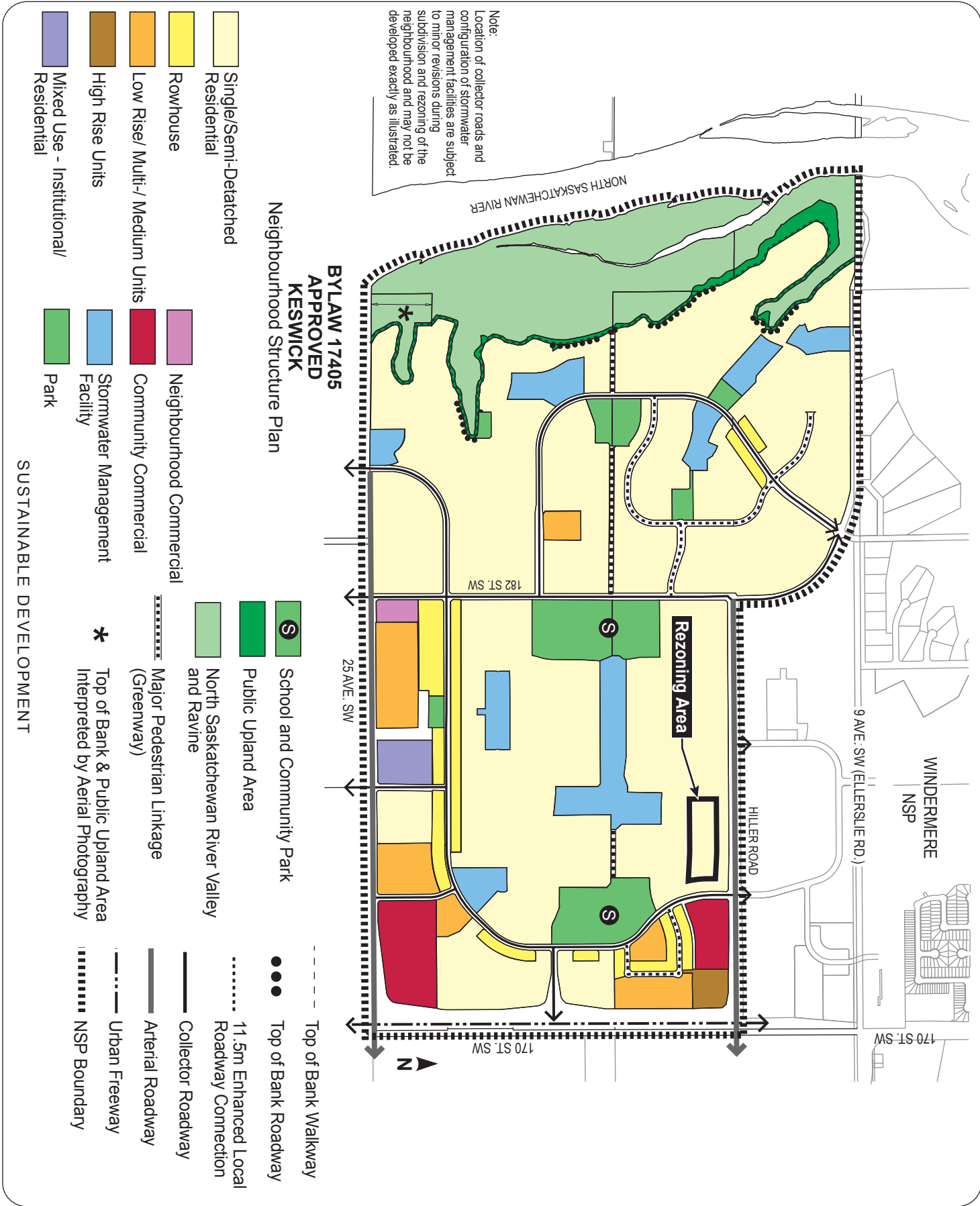
ADVANCE NOTICE December 13, 2016	Bylaw 18071 (western site) <ul style="list-style-type: none">• Number of recipients: 82• No responses received
February 27, 2017	Bylaw 18070 (eastern site) <ul style="list-style-type: none">• Number of recipients: 65• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary (Bylaw 18071)
- 3 Application Summary (Bylaw 18070)



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18071
Location:	South of Hiller Road SW & west of Keswick Drive SW
Address(es):	1304 – 170 Street SW
Legal Description(s):	Portion of NE-21-51-25-4
Neighbourhood:	Keswick
Site Area	0.74 ha
Ward - Councillor:	Bryan Anderson (Ward 6)
Notified Community Organization(s):	Greater Windermere Community League
Applicant:	Mark Michniak, IBI Group Inc.

PLANNING FRAMEWORK

Current Zone(s)	(RSL) Residential Small Lot Zone & (RF4) Semi-detached Residential Zone
Proposed Zone(s)	(RPL) Planned Lot Residential Zone
Plan(s) in Effect:	Keswick Neighbourhood Structure Plan
	Windermere Area Structure Plan

Written By:
Approved By:
Department:
Section:

Carla Semeniuk
General Supervisor
Sustainable Development
Planning Coordination

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18070
Location:	South of Hiller Road SW & west of Keswick Drive SW
Address(es):	1304 – 170 Street SW
Legal Description(s):	Portion of NE-21-51-25-4
Neighbourhood:	Keswick
Site Area	0.95 ha
Ward - Councillor:	Bryan Anderson (Ward 6)
Notified Community Organization(s):	Greater Windermere Community League
Applicant:	Mark Michniak, IBI Group Inc.

PLANNING FRAMEWORK

Current Zone(s)	(RSL) Residential Small Lot Zone & (RF4) Semi-detached Residential Zone
Proposed Zone(s)	(RPL) Planned Lot Residential Zone
Plan(s) in Effect:	Keswick Neighbourhood Structure Plan
	Windermere Area Structure Plan

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Carla Semeniuk
General Supervisor
Sustainable Development
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