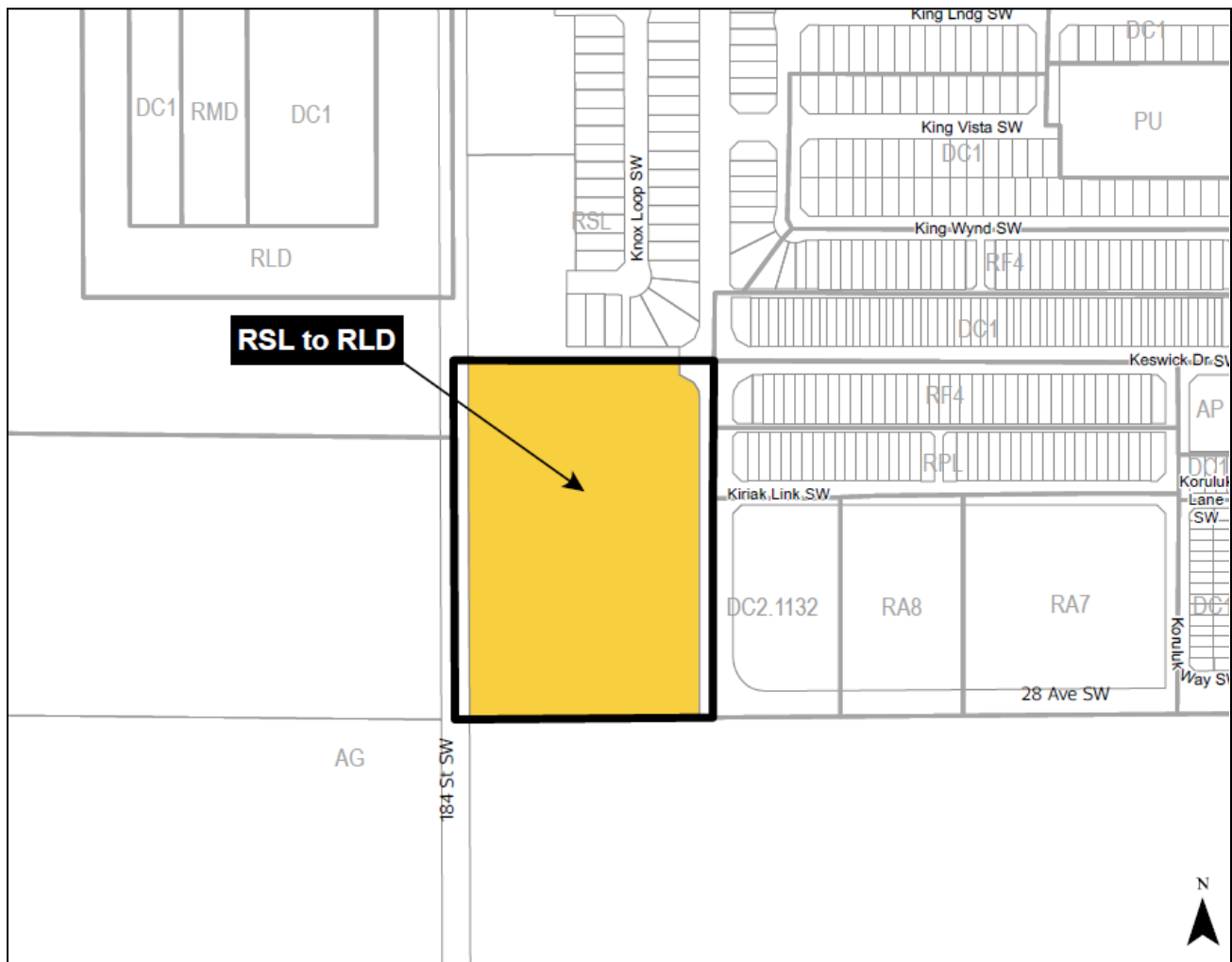


1703 - 184 Street SW

To rezone land for low density residential development.



Recommendation: That **Charter Bylaw 20369** to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with the goals and policies of The City Plan
- Conforms to the Keswick Neighbourhood Structure Plan; and

- Is compatible with existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20369 proposes to rezone a portion of the SW-21-51-25-4 from RSL to RLD for the purpose of developing low density housing. The proposal conforms with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for single/semi-detached residential development. 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.

This application was accepted on May 10, 2022, from WSP.

An associated subdivision application (LDA22-0320) for the subject area is currently under review by Administration.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the proposal conforms with the Keswick Neighbourhood Structure Plan.

The Basic Approach included the following techniques:

Mailed notice of proposed land use changes, June 7, 2022

- Number of recipients: 143
- Number of responses with concerns: 2

Concerns raised include:

- likelihood of backing onto "small lots" / zero lot line properties resulting in a dense population; and
- purchased our property based on the builder's information that everything west of 182 Street will be zoned RSL; and
- this rezoning will negatively affect our property value.

Webpage

- edmonton.ca/keswickplanningapplications

No formal feedback or position was received from the Greater Windermere Community League at the time this report was written.

Site and Surrounding Area

The subject site is located east of 184 Street SW and north of 28 Avenue SW in the southern portion of the Keswick neighbourhood. It is approximately 4.1 hectares in area and is undeveloped. The site is

surrounded by commercial development in the east and residential lots to the north and northeast. The undeveloped parcels in the west and south are designated or zoned for residential development. On-demand transit service is available on 182 Street SW, approximately 250 metres north of the subject site. Future residents of the site will have access to a new park and school approximately 300 m north of the subject site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Undeveloped parcel
CONTEXT		
North	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Undeveloped residential lots and single detached houses
East	<ul style="list-style-type: none"> (RPL) Planned Lot Residential Zone (RF4) Semi-Detached Residential Zone Site Specific Development Control Provision (DC2 1132) 	<ul style="list-style-type: none"> Single detached houses Undeveloped residential lots Commercial including retail, restaurant, pharmacy and gas bar

South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped parcel (future residential)
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped parcel (future residential) • Undeveloped parcel (future residential)

Planning Analysis

Plans in Effect

The proposal to rezone the subject site conforms with the Keswick NSP which designates the site for single and semi-detached residential development. The proposal to rezone the site conforms to the policies and goals of the NSP by allowing for a variety of housing types in the neighbourhood.

The proposal also conforms to the Windermere Area Structure Plan (ASP) which designates the site for residential development; and aligns with The City Plan by accommodating future growth for an additional one million population within Edmonton's existing boundaries.

Land Use Compatibility

The application to rezone the subject site from RSL to RLD was submitted in conjunction with an associated subdivision application (LDA22-0320). The RLD Zone allows a range of low-density housing to accommodate a mix of housing types. The associated subdivision application proposes to create 67 single detached and 32 Semi-detached residential lots and is currently under review by Administration.

With the exception of the commercial area to the east and the AG parcel to the south, all parcels surrounding the subject site are zoned for residential development.

The proposed RLD Zone is compatible in height and in scale with the existing low-density residential zones to the north and east of the subject site.

RSL & RMD Comparison Summary

	RSL (Current)	RLD (Proposed)
<u>Principal Use</u>	Low Density Housing	Low Density Housing (Including Zero lot line development ^x)

All Uses in both Zones are identical except for:	Duplex Housing ^y Semi-detached Housing ^y Religious Assembly	Duplex Housing ^y Semi-detached Housing ^y
<u>Development Regulations</u>		
Total Site Coverage	45% to 47%	50% to 58%
Height	10 m	10 m
Minimum Site Width	10.0 m 9.0 m (pie-shaped lots)	No minimum
Minimum Site Depth	30.0 m	27.0 m
<u>Setbacks</u>		
Front Setback	5.5 m	3.0 m - 5.5 m
Side Setback	1.2 m - 4.5 m	0 m - 4.5 m ^x (allows Zero lot line development)
Rear Setback	7.5 m 4.5 m (Corner Site)	7.5 m 4.5 m (Corner Site)

^xZero lot line development is permitted within the RLD zone which would allow for an interior side setback of 0.0 m.

^ySemi-detached and Duplex Housing are Permitted Uses in the RLD Zone. They are Discretionary Uses in the RSL Zone and can be located where the Side Lot Line Abuts a lot in an Industrial or Commercial Zone, or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide.

Technical Review

Transportation

Construction of a range of transportation infrastructure including enhanced local road, shared use paths, walkway connections will be required with the development of the land. Dedication of land for the future 28 Avenue SW/182 Street SW roundabout is also required.

Servicing Agreements have recently been signed for widening of Ellerslie Road SW between the Ambleside Eco Station and east of Graydon Hill Boulevard. The widening will include a new bridge over Whitemud Creek, and the construction of two new lanes and a shared use path north of the existing roadway between 141 Street SW and the Ambleside Eco Station, and south of the existing roadway between 141 Street SW and east of Graydon Hill Boulevard. Timelines for construction are still to be determined.

Transit

There is currently no regular bus service to Keswick. On-demand transit is currently provided to a portion of the Keswick neighbourhood, with a pick-up/drop-off stop near the rezoning site on 182 Street SW,

south of Keswick Way SW. Residents using on-demand transit from this stop can be taken to Leger Transit Centre or Century Park Transit Centre/LRT Station.

ETS plans to provide regular bus service to Keswick in the future, but implementation is dependent on demand, neighbourhood build-out and available funding. A future service bus stop (constructed with previous stages) is located adjacent to the site on 182 Street SW.

Drainage

The Neighbourhood Design Report (NDR) provides a plan for sanitary and stormwater servicing as development proceeds in the Keswick neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Both sanitary and stormwater servicing requires connection from the sewers along Keswick Drive SW, constructed as part of Keswick Stage 27.

EPCOR Water

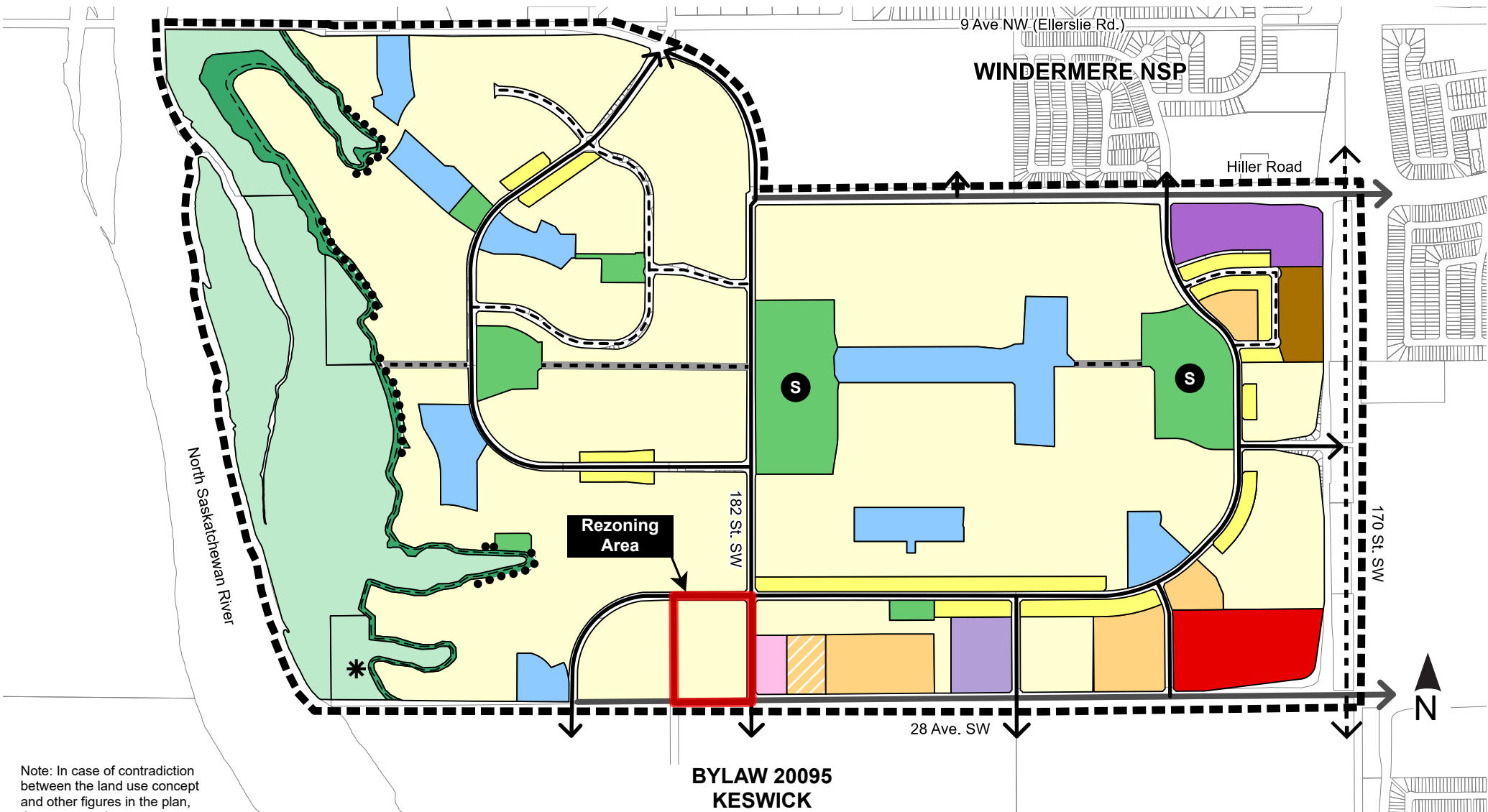
EPCOR Water supports the proposed rezoning. All requirements, including submission of technical documents and construction of watermains, will be addressed at the subdivision stage.

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

Appendices

1 Context Plan Map

2 Application Summary



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

- 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
- 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 Interprested 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

Application Type:	Rezoning
Charter Bylaw:	20369
Location:	East of 184 Street SW and north of 28 Avenue SW
Address:	1703 - 184 Street SW
Legal Description:	A Portion of SW-21-51-25-4
Site Area:	4.17 hectares
Neighbourhood:	Keswick
Ward:	Pihêsiwin
Notified Community Organization:	The Greater Windermere Community League
Applicant:	WSP on behalf of Riverview At Windermere Ltd.

Planning Framework

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Keswick Neighbourhood Structure Plan; and Windermere Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

Tim Ford

Development Services

Planning Coordination