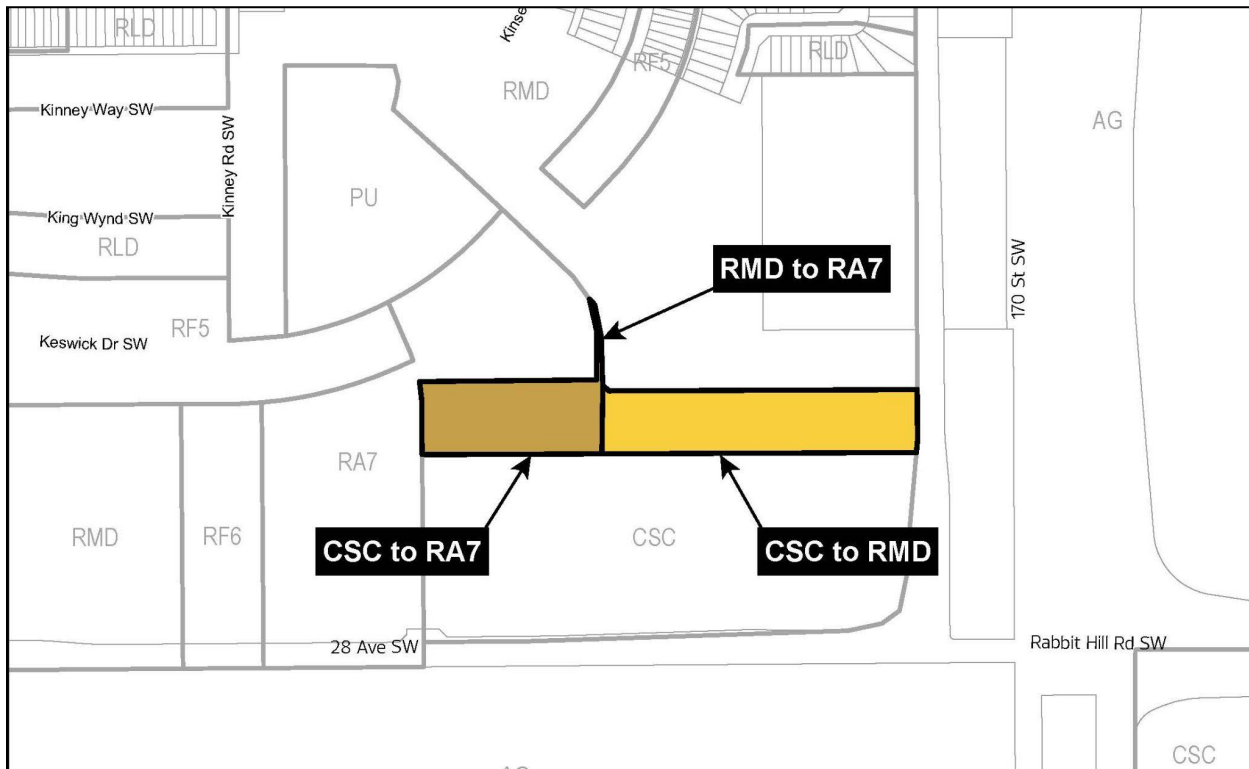


1704 - 170 Street SW

To allow for low density and multi-unit housing



Recommendation: That Bylaw 20177 to amend the Windermere Area Structure Plan, Bylaw 20178 to amend the Keswick Neighbourhood Structure Plan, and Charter Bylaw 20179 to amend the Zoning Bylaw from (CSC) Shopping Centre Zone and (RMD) Residential Mixed Dwelling Zone to (RA7) Low Rise Apartment Zone and (RMD) Residential Mixed Dwelling Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity to increase housing diversity in the Keswick neighbourhood
- Will not change the planned density in the Keswick Neighbourhood Structure Plan
- Will be compatible with surrounding planned land uses

Application Summary

BYLAW 20177 proposes to amend the Windermere Area Structure Plan to update land use and population statistics to reflect land use changes for an associated amendment to the Keswick Neighbourhood Structure Plan.

BYLAW 20178 proposes to amend the Keswick Neighbourhood Structure Plan to update land use and population statistics, text, and figures, and reconfigure land uses as follows:

- Increase the size of a low density residential area
- Increase and reconfigure a medium density residential area
- Reduce the size of a community commercial site
- Add a shared pathway

CHARTER BYLAW 20179 would amend the Zoning Bylaw, as it applies to the subject site, from (CSC) Shopping Centre Zone and (RMD) Residential Mixed Dwelling Zone to (RA7) Low Rise Apartment Zone and (RMD) Residential Mixed Dwelling Zone. The RA7 Zone would allow for the development of low rise medium density housing and the RMD Zone would allow for the development of a variety of low density housing forms.

This application was accepted on December 17, 2021, from Stantec on behalf of MLC.

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 this application, the file was brought forward to the public using the basic approach. This approach was selected because the proposal will complete anticipated development for the area, and no responses were received from the mailed notice of proposed land use changes.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, March 1, 2022

- Number of recipients: 199
- Number of responses with concerns: 0

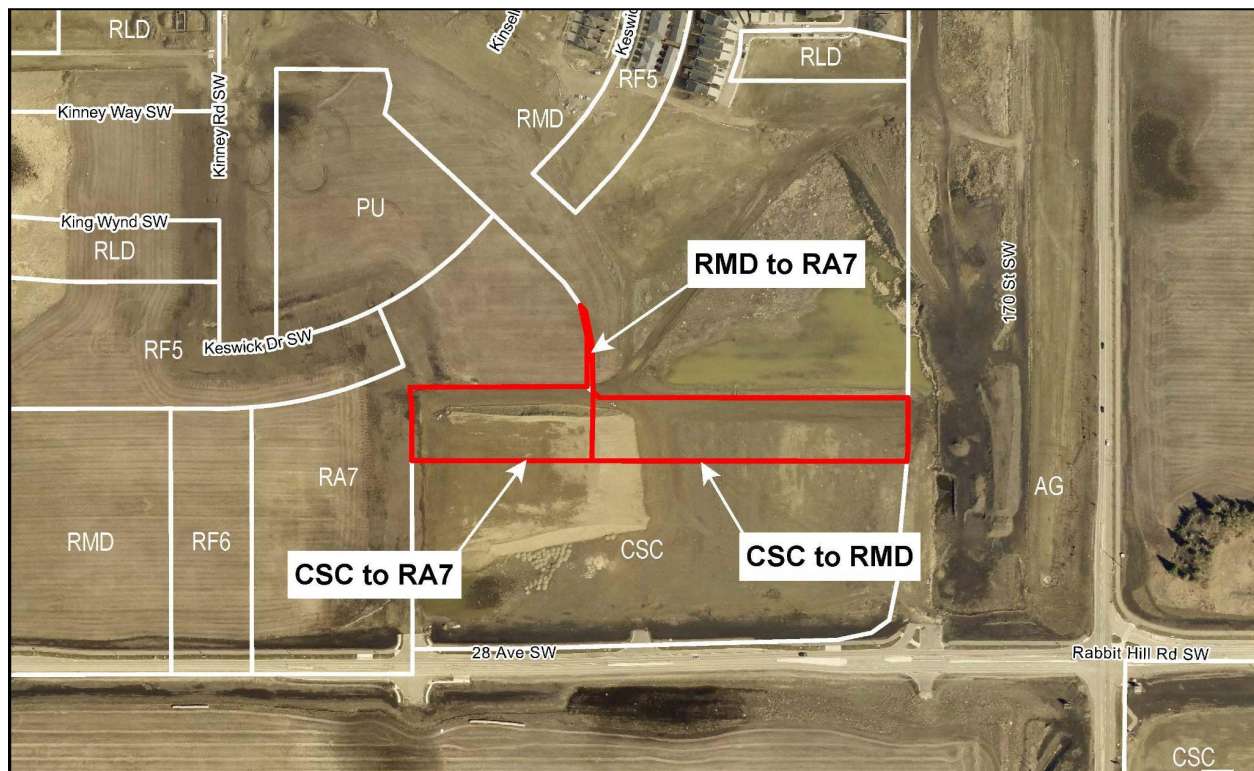
Webpage

- 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 approximately 1.87 ha in area and is located in the southeast corner of the Keswick neighbourhood. Directly abutting the site to the north and west is a RA7 site which will allow for medium density residential development, and on the northern boundary is a RMD site which will allow for a variety of low density residential housing forms. To the south is a large undeveloped CSC site which is intended to serve the commercial needs of the neighbourhood and surrounding area.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped
East	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped
South	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone 	<ul style="list-style-type: none"> • Undeveloped
West	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Undeveloped



View of the site looking northwest from 28 Avenue SW and 170 Street SW

Planning Analysis

Land Use Compatibility

This application proposes to reduce the size of a commercial site, and redesignate this area for low and medium density housing. The proposed RMD and RA7 zones will increase the area dedicated to residential housing in the neighbourhood and will be compatible with the planned low and medium density residential development to the north and west of the subject site. This area will be served by commercial opportunities offered by the planned community commercial site to the south.

A new shared pathway along the western edge of the subject site will connect 28 Avenue SW to the storm water management facility to the north. This pathway will connect to a major pedestrian linkage that will bring users to the park further north, which then leads west to the North Saskatchewan River Valley top-of-bank walkway.

Plans in Effect

An amendment to the Keswick Neighbourhood Structure Plan (NSP) is required to facilitate this rezoning application. The subject site will be redesignated from community commercial to low and medium density housing. A portion of land designated as arterial road right-of-way is amended to account for the accurate alignment of 170 Street SW. The table below summarizes the proposed changes to the NSP:

Land Use	Approved (ha)	Proposed (ha)	Difference (ha)
Single/Semi-Detached	167.74	168.68	+0.94
Low-Rise/Multi-/Medium	8.70	9.40	+0.70
Community Commercial	6.33	5.11	-1.22
Arterial Roadway	16.5	16.08	-0.42

This amendment will result in a nominal increase to the projected density (+0.02 upnrha) of the Keswick neighbourhood. Land use and population statistics in the Windermere Area Structure Plan will also be updated to reflect this amendment.

The City Plan

This application will contribute to the sequential development of the Keswick neighbourhood, will allow for a diversity of residential uses, and will add a shared pathway along the western edge of the site. The proposal aligns with the goals of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries, and supports the physical and mental health of Edmontonians by integrating housing, services, amenities, and natural systems with active transportation networks.

Technical Review

Transportation

Construction of transportation infrastructure, including roadway upgrades and new shared pathways, will be required upon development.

Servicing Agreements have recently been signed for widening 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 pathway 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. ETS plans to provide conventional 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 available in nearby portions of Keswick and Glenridding Ravine.

The City Plan identifies that “city-wide” and “district” mass transit routes will operate on 170 Street SW in the future. It is anticipated that the ultimate design of 170 Street SW will include some form of exclusive or semi-exclusive roadway for transit.

Drainage

Drainage has no major concerns. Permanent sanitary and storm servicing for the rezoning area shall be in general accordance with the servicing schemes as identified in the accepted Keswick Neighbourhood Design Report amendment, dated June 2015.

EPCOR Water

Two new water mains are required to be constructed for this development. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved Windermere ASP Land Use and Population Statistics – Bylaw 20269
- 2 Proposed Windermere ASP Land Use and Population Statistics – Bylaw 20177
- 3 Approved Keswick NSP Land Use and Population Statistics – Bylaw 20095
- 4 Proposed Keswick NSP Land Use and Population Statistics – Bylaw 20178
- 5 Approved Keswick NSP Context Plan Map - Bylaw 20095
- 6 Proposed Keswick NSP Context Plan Map - Bylaw 20178
- 7 Application Summary

WINDERMERE AREA STRUCTURE PLAN

Approved Land Use and Population Statistics - Bylaw 20269

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NBHD 2	Kewsick - NBHD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NBHD 4B	NBHD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306.0	1821
Pipeline / Power Line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		56
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		12
Major Arterials / Road ROW	11.8	11.0	16.5	19.6	22.2	14.0	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	305.9	139.8	155.3	292.0	1638
Public Utility	0.6	2.4					3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14.0	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54.0	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	19.0	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	12.0	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.3	113.9	79.9	59.9	99.0	714
Percentage of GDA	65%	37%	37%	57%	39%	34%	44%
NET RESIDENTIAL AREA	104.4	279.8	192.0	60.0	95.4	193.0	925
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

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NBHD 2		Keswick - NBHD 3		Glenridding Heights - NBHD 4A		Glenridding Ravine - NBHD 4B		NBHD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.4		279.8		191.9		60.0		95.4		193.0		924.5	
Housing Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Low Density Residential	84.7	2117	161.1	4,028	167.1	4,193	44.8	1,120	78.5	1,962	135.0	2,450	671.2	15870
Row Housing Residential	6.4	288	7.9	356	10.5	473	7.0	315	4.3	194			36.1	1626
Medium Density Residential	10.9	981	18.8	1,693	8.7	781	7.4	662	9.4	1,045	38.0	1,914	93.2	7076
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	2.0	380	13.1	2877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.8	6,772	191.9	6,435	60.0	2,277	95.4	3,921	175.0	4,744	906.7	28120
Unit Density (du/nrha)	38		24		33.5		38		41		25		31	
Population														
Low Density Population		5,928		11,277		11,739		3,136		5,494		8,084		45,658
Row Housing Population		806		997		1,324		882		543				4,552
Medium Density Population		1,766		3,047		1,406		1,192		1,880		5,493		14,784
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
Neighbourhood Total		9,377		17,012		15,952		5,480		8,997		14,120		70,938
Population Density (ppl/nrha)		90		61		83		91		94		73		78

*Nbhd 5 Medium Density includes 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
TOTAL STUDENT POPULATION*	1,637	3,275	3,275	1,579	790	790	9,708

*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.

WINDERMERE AREA STRUCTURE PLAN

PROPOSED LAND USE AND POPULATION STATISTICS

BYLAW 20177

Windermere Area Structure Plan - Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside NBHD 1	Windermere - NBHD 2	Kewswick NBHD 3	Glenridding Heights - NBHD 4A	Glenridding Ravine - NBHD 4B	NBHD 5*	TOTAL (ha)
GROSS STUDY AREA (ha)	314.7	469.1	372.7	160.5	197.9	306.0	1,821
Pipeline / Power Line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravine Lands (ER)		11.2	43.7		0.7		56
Public Upland Area (land between UDL and Top-of-Bank)			6.0		5.5		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	22.2	14.0	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	306.3	139.8	155.3	292.0	1,639
Public Utility	0.6	2.4					3
Municipal Reserve School/Park	19.8	29.0	18.7	42.9	9.1	14.0	134
Business Employment	69.2						69
Major Commercial Centre	47.9	1.5				54.0	103
Commercial	4.9	14.2	6.1	1.3	6.0		33
Mixed Uses	5.5	1.0	3.5				10
Circulation * @ 25%	25.5	90.0	61.9	28.6	31.0	19.0	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	12.0	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	195.8	165.3	112.7	79.9	59.9	99.0	713
Percentage of GDA	65%	37%	37%	57%	39%	34%	43%
NET RESIDENTIAL AREA	104.4	280.4	193.6	60.0	95.4	193	927
Percentage of GDA	35%	63%	63%	43%	61%	66%	57%

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan - Housing Units and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
NET RESIDENTIAL AREA (ha)	104.6		279.8		193.6		60.0		95.4		175		908.4	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing Units														
Low Density Residential	84.7	2,117	161.1	4,028	168.7	4,219	44.8	1,120	78.5	1,962	135.0	2,450	672.9	15,896
Row Housing Residential	6.4	288	7.9	356	10.5	474	7.0	315	4.3	194			34.8	1,568
Medium Density Residential	10.9	981	18.8	1,693	9.4	956	7.4	662	9.4	1,045	38.0	1,914	95.1	7,251
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	2.0	380	13.1	2,877
*Large Lot Residential			21.1	148									21.1	148
Existing Country Residential			70.0	350									70.0	350
Neighbourhood Total	104.6	3,971	279.8	6,772	193.6	6,637	60.0	2,277	95.4	3,921	175.0	4,744	906.7	28,264
Unit Density (du/nrha)	38		24		34.3		38		41		27		31	
Population														
Low Density Population		5,928		11,277		11,813		3,136		5,494		8,084		45,732
Row Housing Population		806		997		1,327		882		543				4,390
Medium Density Population		1,766		3,047		1,721		1,192		1,880		5,493		15,099
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
Neighbourhood Total		9,377		17,012		16,343		5,480		8,997		14,120		71,165
Population Density (ppl/nrha)		90		61		84		91		94		81		83

*Nbhd 5 Medium Density includes 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 - NBHD 3	305	612	612	306	153	153	1,836
Glenridding Heights - NHBD 4A	140	280	280	140	70	70	840
Glenridding Ravine - NBHD 4B	155	311	311	155	78	78	932
NHBD 5	292	584	584	234	117	117	1,636
TOTAL STUDENT POPULATION*	1,637	3,275	3,275	1,579	790	790	9,708

* 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 20095

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	

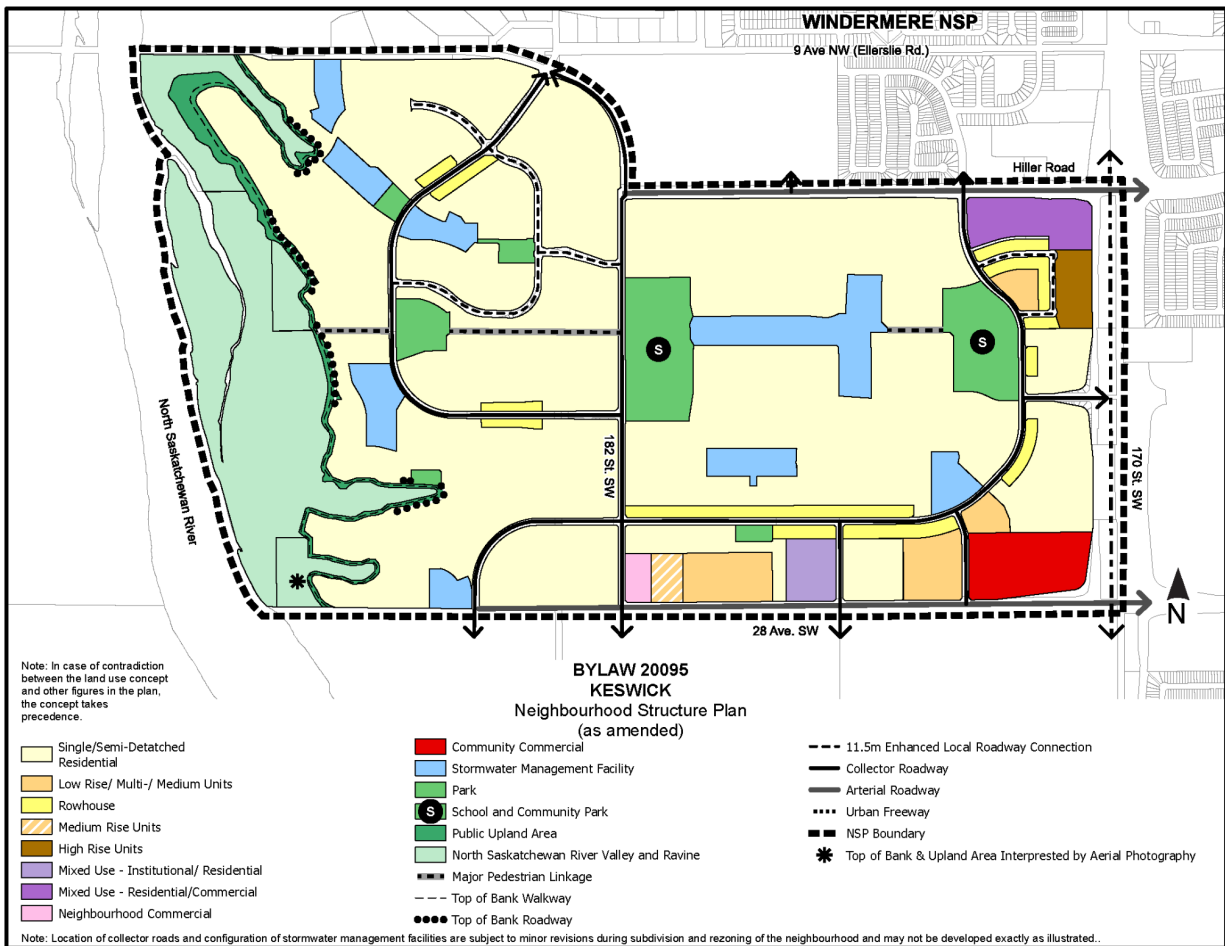
For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.

PROPOSED KESWICK NSP STATISTICS

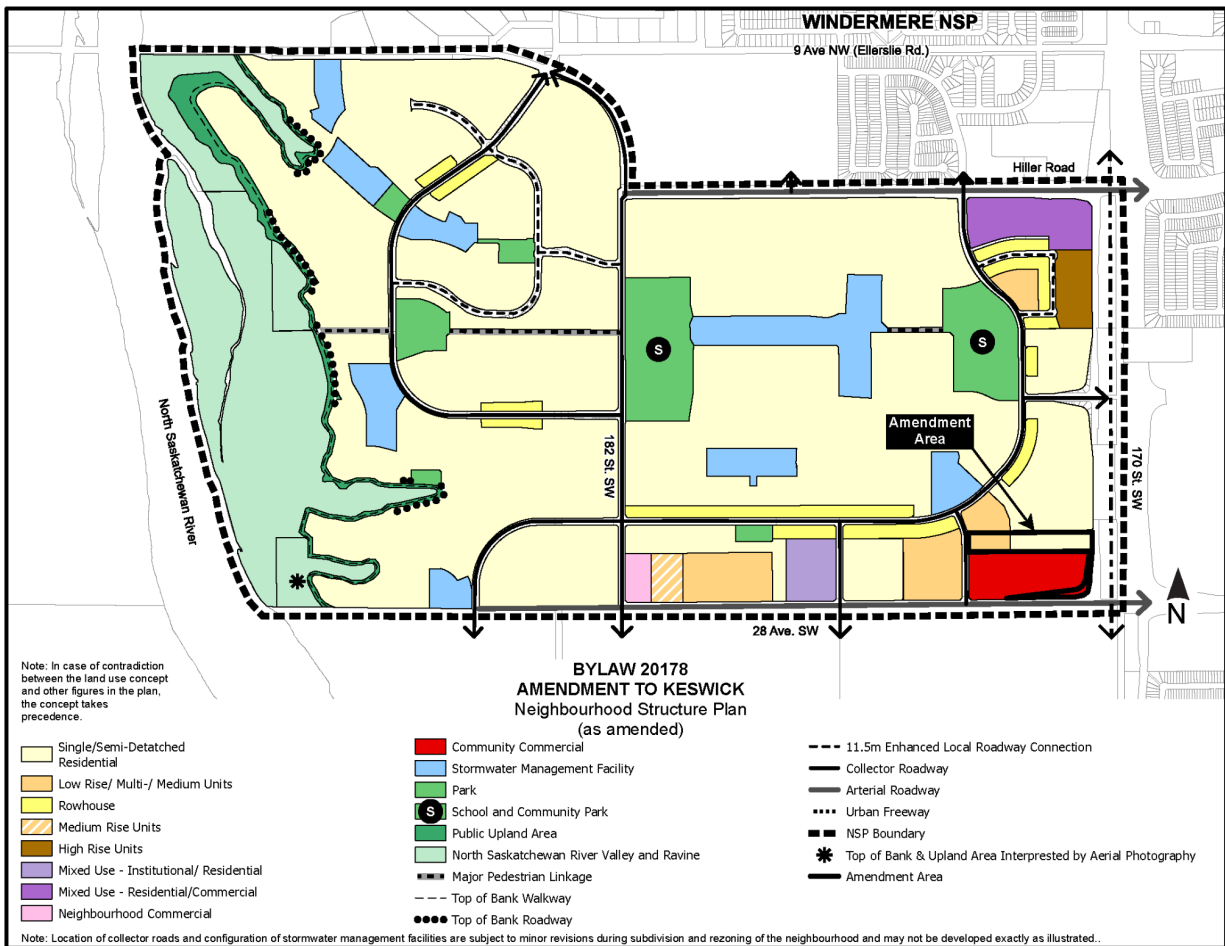
KESWICK NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20178

	Area (ha)	% of GDA					
GROSS AREA	372.72	100%					
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7						
Lands Between Top of Bank and Urban Development	5.60						
Lands Between Urban Development Line and Top of Bank Roadway*	0.35						
Pipeline & Utility Right-of-Way	0.69						
Arterial Road Right-of-Way	16.08						
Total Non-Developable Area	66.42						
GROSS DEVELOPABLE AREA	306.3	100%					
Parkland, Recreation, School (Municipal Reserve)**							
School	14.02	4.6%					
Park	4.61	1.5%					
Greenway	0.06	0.0%					
Transportation							
Circulation	60.59	19.8%					
Greenway	1.33	0.4%					
Infrastructure/Serviceing							
Stormwater Management Facilities	19.85	6.5%					
Institutional							
Mixed Use - Institution / Low-Rise / Multi- / Medium Units	2.63	0.9%					
Commercial							
Community Commercial	5.11	1.7%					
Neighbourhood Commercial	1.00	0.3%					
Mixed Use (Non-residential)	3.48	1.1%					
Total Non-Residential Area	112.68						
Net Residential Area	193.62						
	Area (ha)	Units/ha	Units	% of Total	People/Units	Population	% of NRA
Single / Semi-Detached	168.68	25	4,219	64%	2.8	11,813	87%
Rowhousing	10.53	45	474	6%	2.8	1,327	5%
Mixed Use-Residential / Commercial	1.40	125	175	3%	1.5	263	1%
Low-Rise / Multi- / Medium Units	9.40	90	956	15%	1.8	1,721	5%
Medium Rise Units	1.23	224	276	4%	1.5	413	1%
High Rise Units	2.39	225	538	8%	1.5	807	1%
Total Residential	193.63		6,637	100%		16,343	100%
Sustainability Measures							
Population Density (ppnrha)	84						
Unit Density (upnrha)	34.0						
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 Naturalize 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		1224					
Elementary	612						
Junior/Senior High	612						
Separate School Board		612					
Elementary	306						
Junior High	153						
Senior High	153						
Total Student Population	1836						

Approved Keswick NSP Context Plan Map



Proposed Keswick NSP Context Plan Map



Application Summary

Information

Application Type:	ASP Amendment NSP Amendment Rezoning
Bylaws: Charter Bylaw:	20177, 20178 20179
Location:	North of 28 Avenue SW and west of 170 Street SW
Address:	1704 - 170 Street SW
Legal Description:	Portion of SE-21-51-25-4
Site Area:	1.87 ha
Neighbourhood:	Keswick
Ward:	pihêsiwin
Notified Community Organization:	Greater Windermere Community League
Applicant:	Stantec

Planning Framework

Current Zones:	(CSC) Shopping Centre Zone (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Windermere Area Structure Plan Keswick Neighbourhood Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination