

Bylaw 20178

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, 18972, and 20095; 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 first line of the second paragraph of 3.2.6 Residential in its entirety and replacing it with the following:

"Approximately 168.77 ha of the plan area is designated as single detached or semi-detached housing at densities of up to 25 units per hectare."
 - b. deleting the first line of the fourth paragraph of 3.2.6 Residential in its entirety and replacing it with the following:

"Approximately 10.62 ha of the plan area is designed for low-rise/multi-/medium rise residential sites, which will typically be developed between 2 1/2 storeys to 4 storeys in height and densities ranging from 45 units per ha to 125 units per ha."
 - c. deleting the first paragraph of 3.2.7 Commercial in its entirety and replacing it with the following:

"The Keswick NSP includes two community commercial sites and one neighbourhood

convenience commercial site which are envisioned to be destination points within the NSP, with an approximate total area of 6.11 ha."

- d. deleting the first line of the Community Commercial section under the Rationale of Objective (19) in section 3.2.7 Commercial in its entirety and replacing it with the following:
 "The first community commercial site is adjacent to 25 Avenue S.W. and 170 Street S.W., within the south eastern portion of the neighbourhood."
- e. deleting the third line of the Community Commercial section under the Rational of Objective (19) in section 3.2.7 Commercial in its entirety and replacing it with the following:
 "The second community commercial site is adjacent to Hiller Road S.W. and west of 170 Street S.W., providing a destination point for the adjacent low rise multi-unit and high rise multi-unit residential uses and the overall neighbourhood."
- f. deleting the map entitled "Bylaw 20095 – Keswick Neighbourhood Structure Plan" and replacing it with the map "Bylaw 20178 - Amendment to Keswick Neighbourhood Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;
- g. deleting the land use and population statistics entitled "Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20095" and replacing it with "Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20178", attached hereto as Schedule "B" and forming part of this Bylaw;
- h. 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;
- i. deleting "Figure 8 – Transportation Network" and replacing it with "Figure 8 – Transportation Network" attached hereto as Schedule "D" and forming part of this Bylaw;
- j. deleting "Figure 9 – Pedestrian and Shared Use Path Network" and replacing it with "Figure 9 – Pedestrian and Shared Use Path Network" attached hereto as Schedule "E" and forming part of this Bylaw;
- k. deleting "Figure 10 – Sanitary Servicing Plan" and replacing it with "Figure 10 – Sanitary Servicing Plan" attached hereto as Schedule "F" and forming part of this Bylaw;
- l. deleting "Figure 11 – Storm Drainage Plan" and replacing it with "Figure 11 – Storm Drainage Plan" attached hereto as Schedule "G" and forming part of this Bylaw;
- m. deleting "Figure 12 – Water Servicing Plan" and replacing it with "Figure 12 – Water Servicing Plan" attached hereto as Schedule "H" and forming part of this Bylaw; and

- n. deleting “Figure 13 – Staging Plan” and replacing it with “Figure 13 – Staging Plan” attached hereto as Schedule “I” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

4/12

9 Ave NW (Ellerslie Rd.)

Hiller Road

North Saskatchewan River

182 St. SW

170 St. SW








28 Ave. SW

**BYLAW 20178
AMENDMENT TO
KESWICK**Neighbourhood Structure Plan
(as amended)**Amendment
Area**

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
-  Amendment Area

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..

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20178**

GROSS AREA		Area (ha)	% of GDA				
		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						

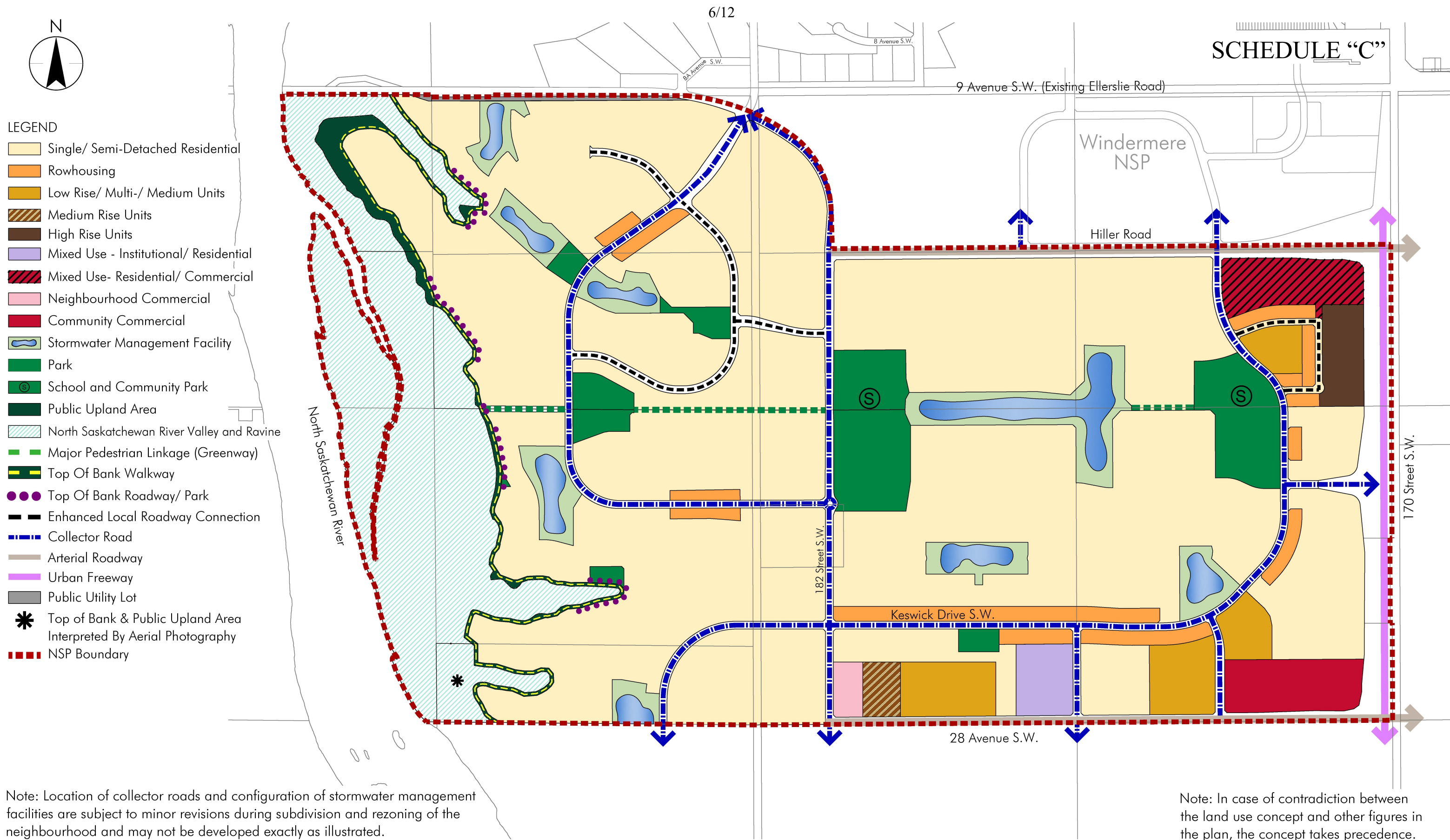


Figure 7 - Land Use Concept
 Keswick Neighbourhood Structure Plan

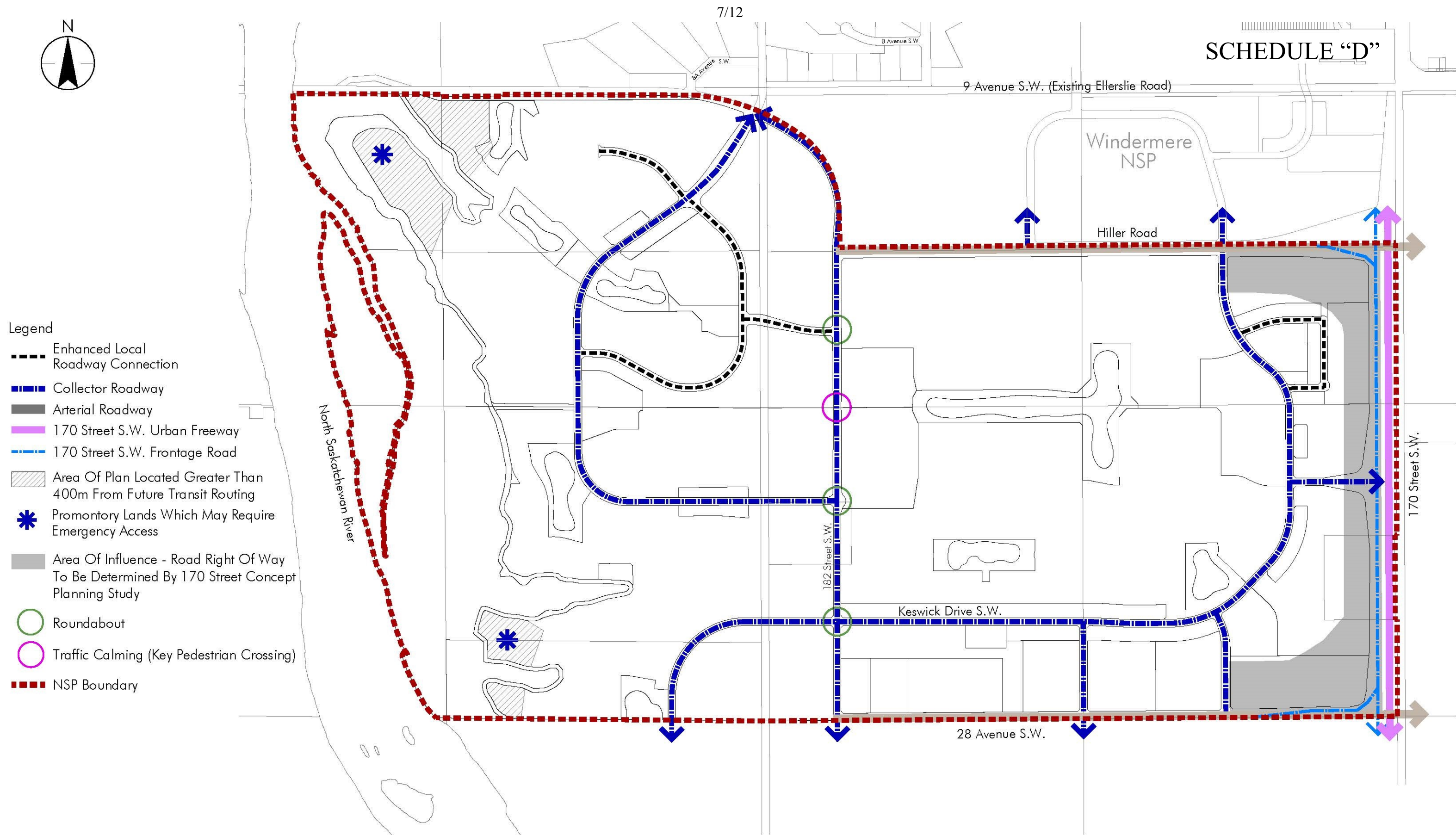


Figure 8 - Transportation Network
Keswick Neighbourhood Structure Plan

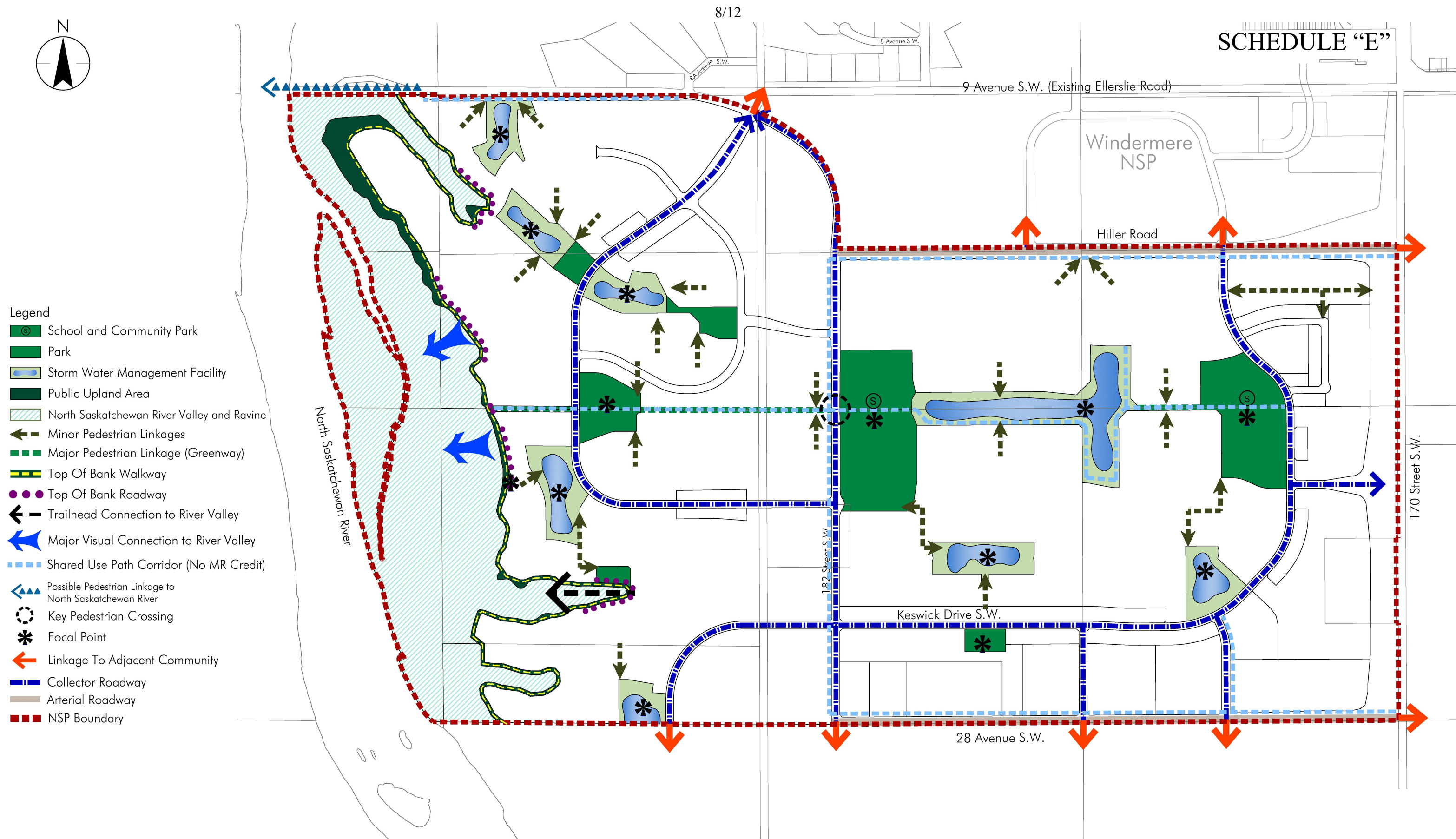
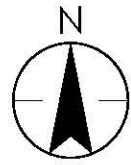


Figure 9 - Pedestrian and Shared Use Path Network
Keswick Neighbourhood Structure Plan



Legend

- Sanitary Basin Boundary
- Sanitary Trunk 750mm
- Sanitary Trunk 675mm
- Sanitary Trunk 600mm
- Sanitary Trunk 525mm
- Sanitary Trunk 450mm
- Sanitary Trunk 375mm
- Sanitary Trunk 200mm
- NSP Boundary

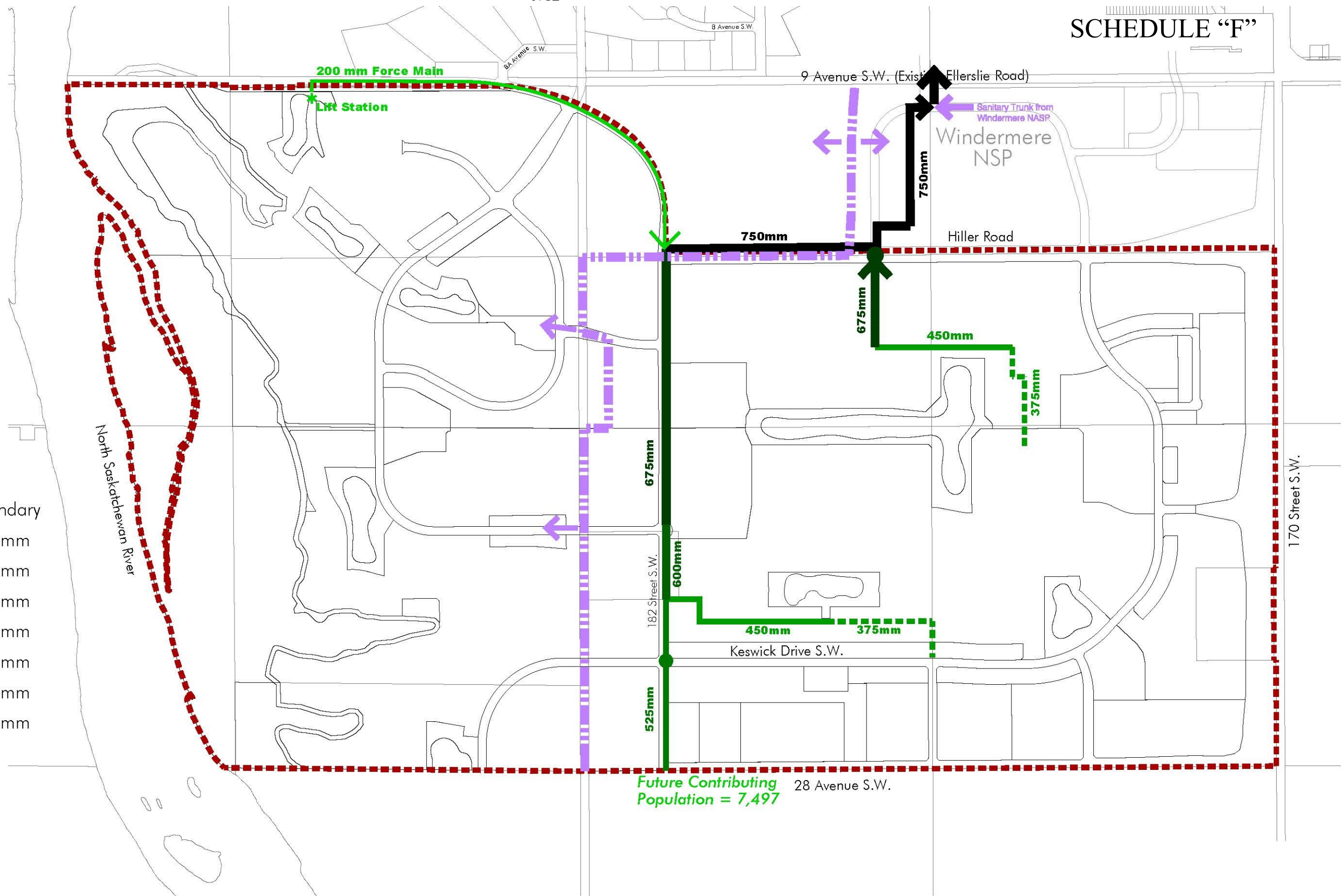


Figure 10 - Sanitary Servicing Plan
Keswick Neighbourhood Structure Plan

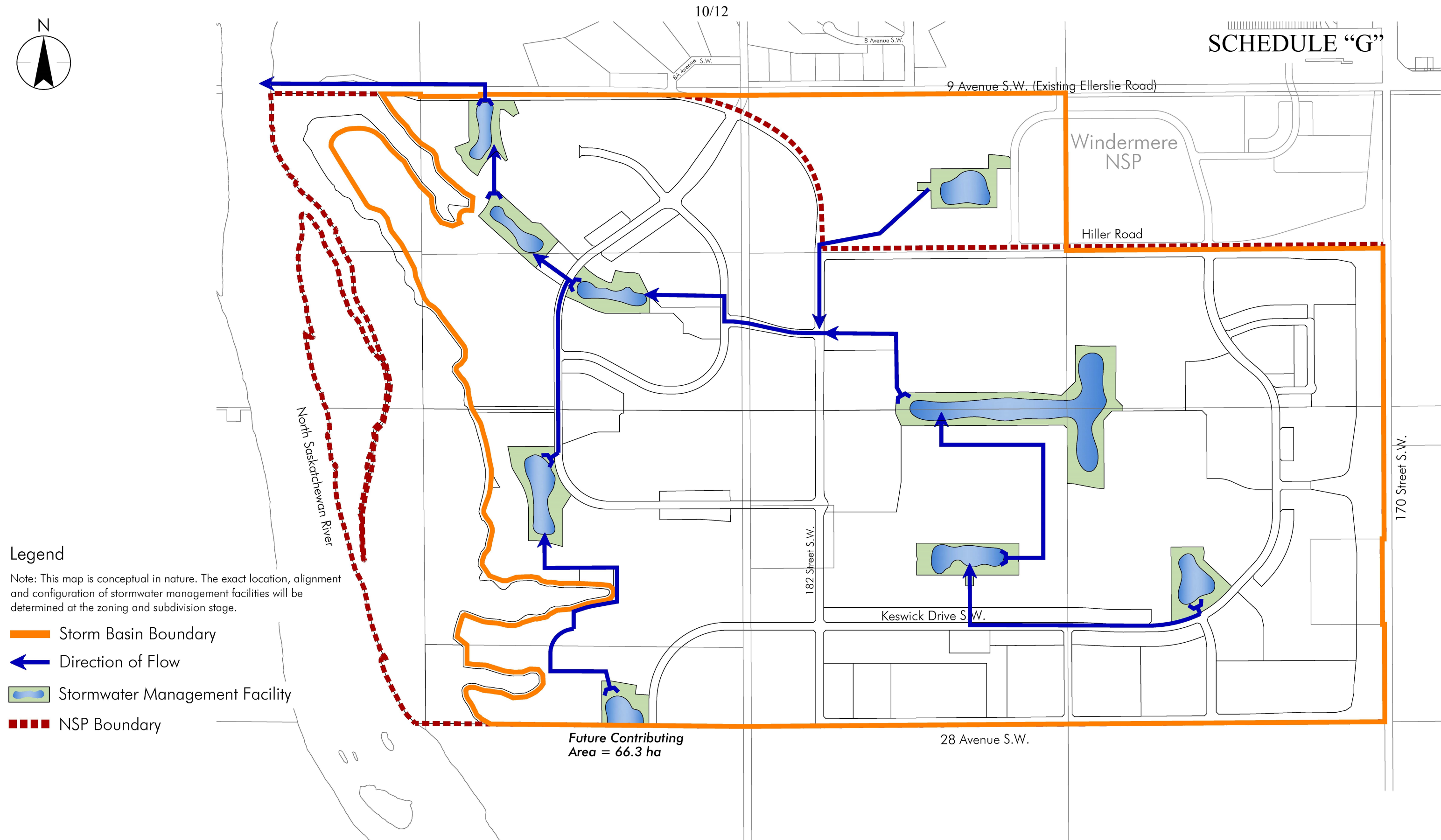
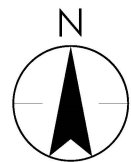
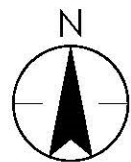


Figure 11 - Storm Drainage Plan
Keswick Neighbourhood Structure Plan



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SCHEDULE "H"

Legend

Water Main

NSP Boundary

Note:
Preliminary only
Sizing to be finalized with EPCOR

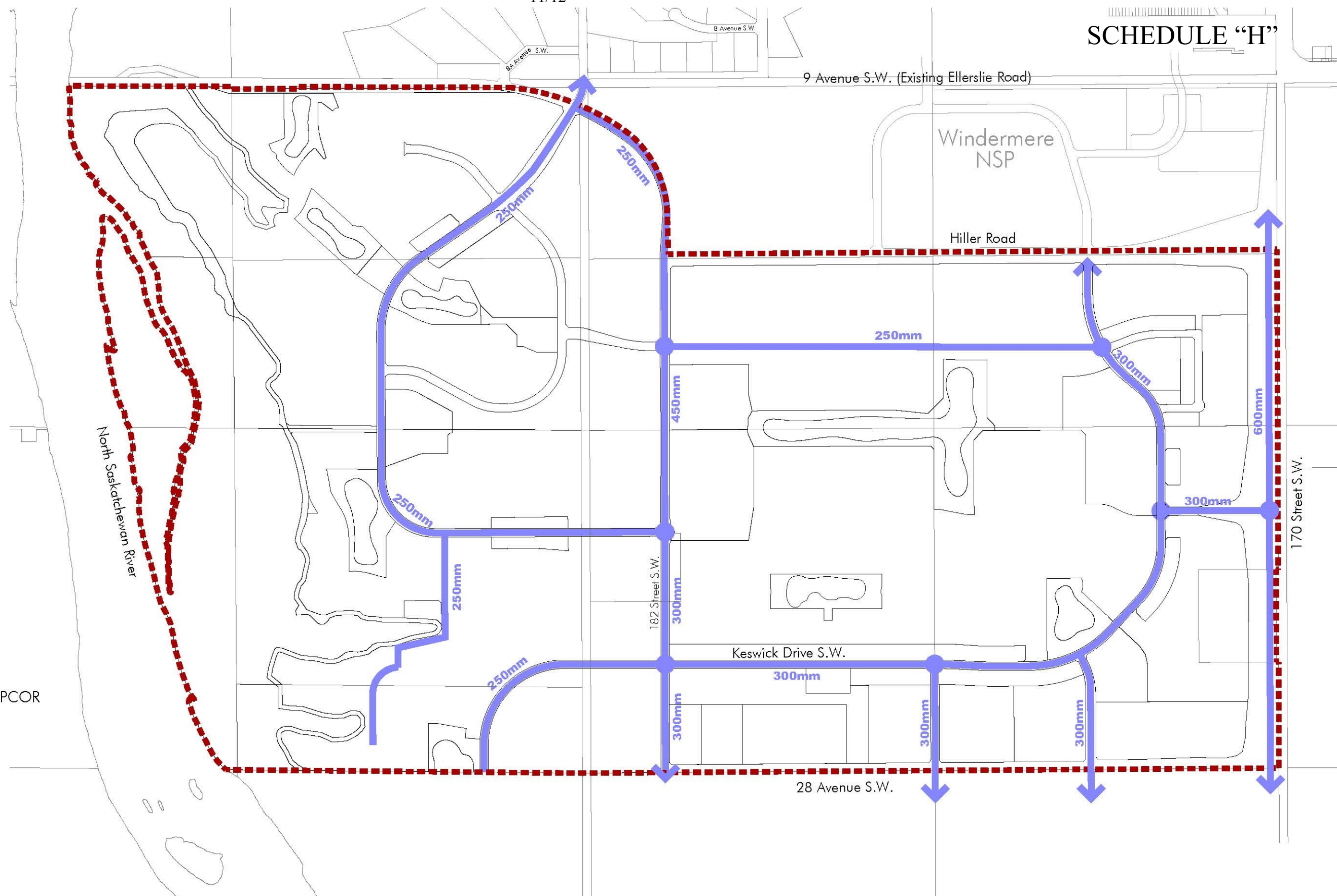
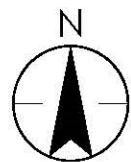


Figure 12 - Water Servicing Plan
Keswick Neighbourhood Structure Plan



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SCHEDULE "I"

Legend

1A General Direction & Sequence Of Development

■■■■ NSP Boundary

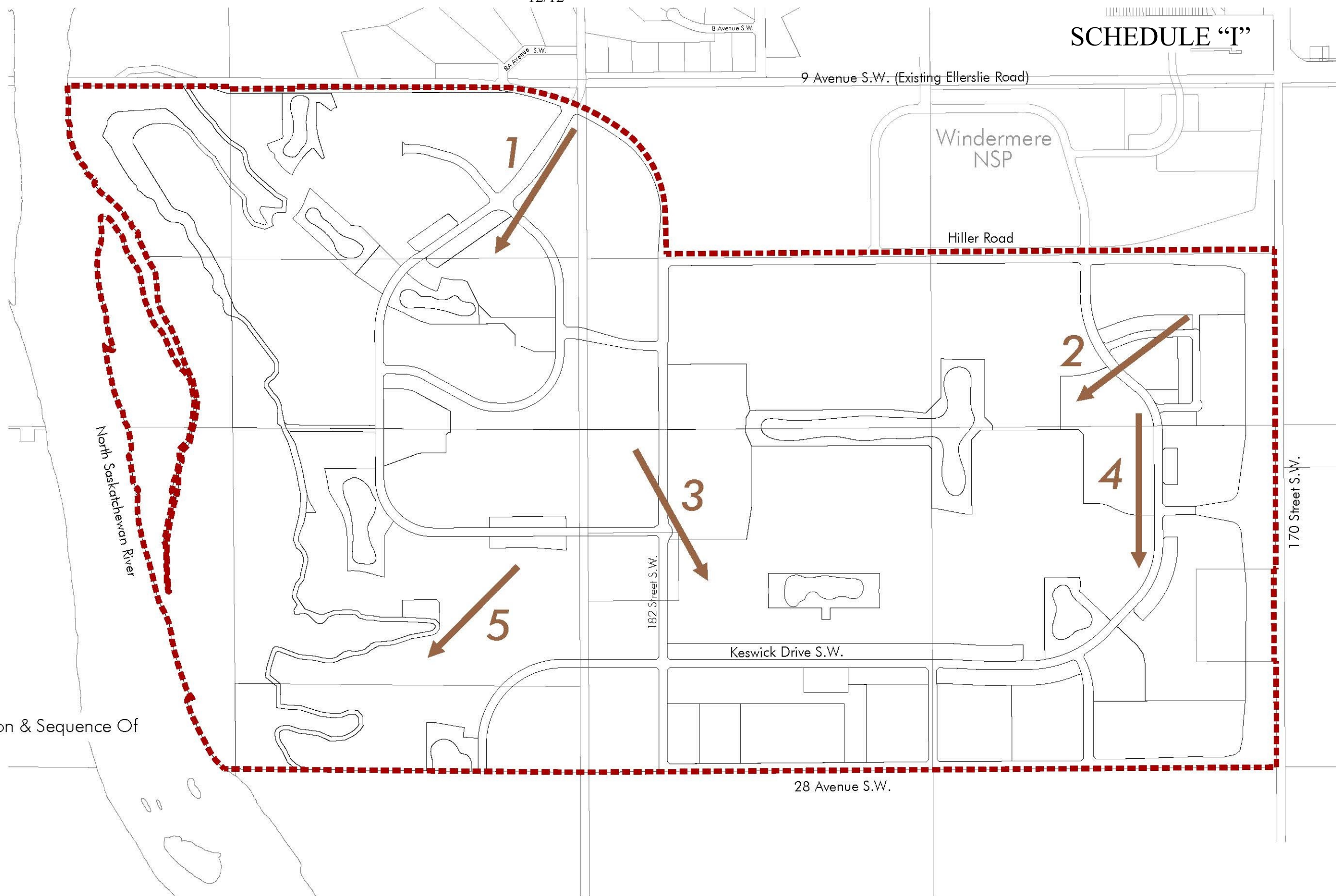


Figure 13 - Staging Plan
Keswick Neighbourhood Structure Plan