

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

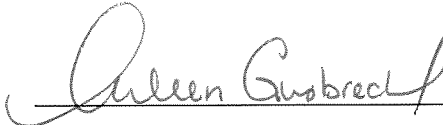
- n. deleting "Figure 13 – Staging Plan" and replacing it with "Figure 13 – Staging Plan" attached hereto as Schedule "I" and forming part of this Bylaw.

READ a first time this	3rd day of April	, A. D. 2023;
READ a second time this	3rd day of April	, A. D. 2023;
READ a third time this	3rd day of April	, A. D. 2023;
SIGNED and PASSED this	3rd day of April	, A. D. 2023.

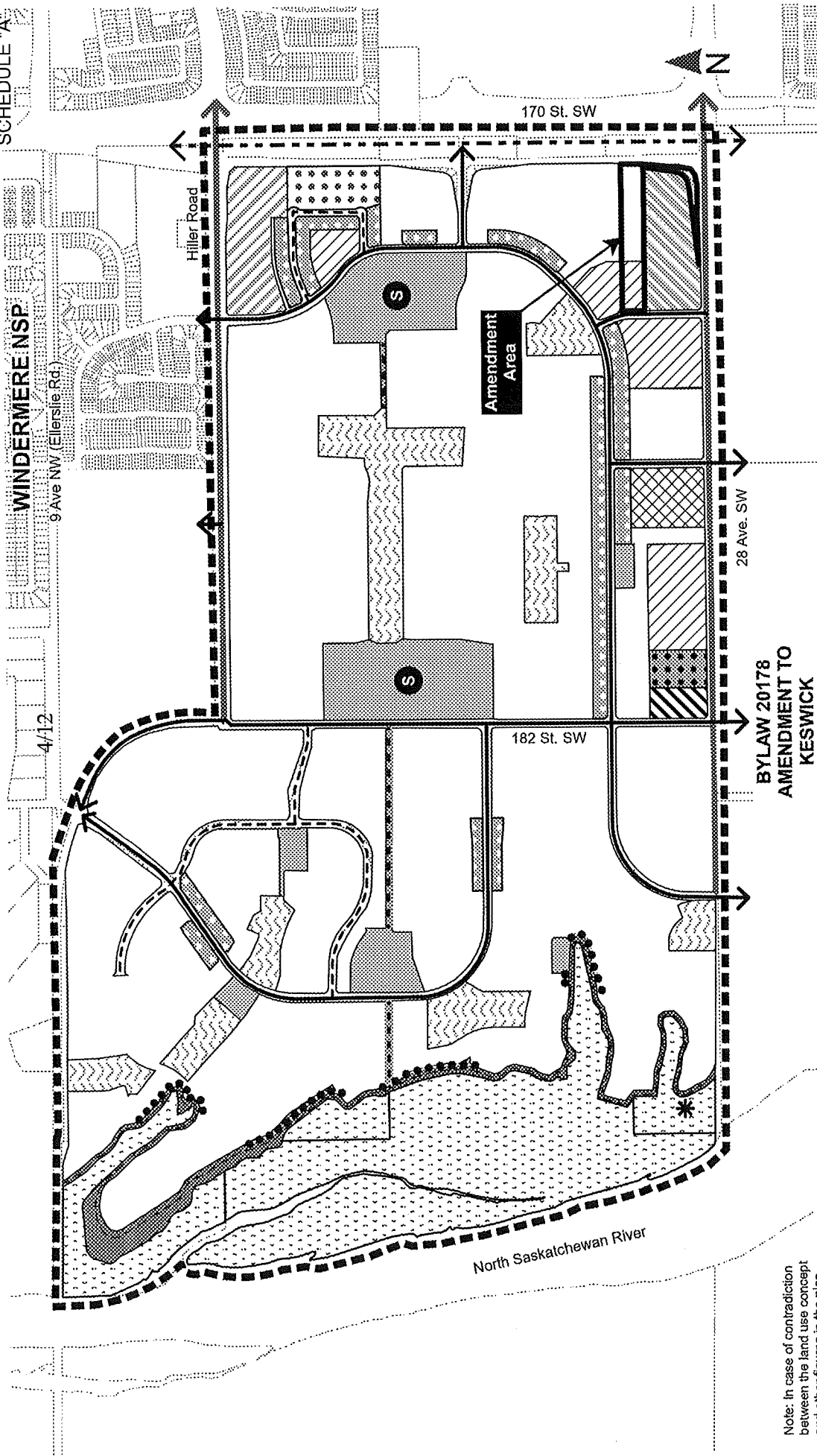
THE CITY OF EDMONTON



MAYOR



CITY CLERK



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

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

- 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 Intersected 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**

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>372.72</b>	<b>100%</b>
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	
<b>Total Non-Developable Area</b>	<b>66.42</b>	

<b>GROSS DEVELOPABLE AREA</b>	<b>306.3</b>	<b>100%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
School	14.02	4.6%
Park	4.61	1.5%
Greenway	0.06	0.0%
<b>Transportation</b>		
Circulation	60.59	19.8%
Greenway	1.33	0.4%
<b>Infrastructure/Service</b>		
Stormwater Management Facilities	19.85	6.5%
<b>Institutional</b>		
Mixed Use - Institution / Low-Rise / Multi- / Medium Units	2.63	0.9%
<b>Commercial</b>		
Community Commercial	5.11	1.7%
Neighbourhood Commercial	1.00	0.3%
Mixed Use (Non-residential)	3.48	1.1%

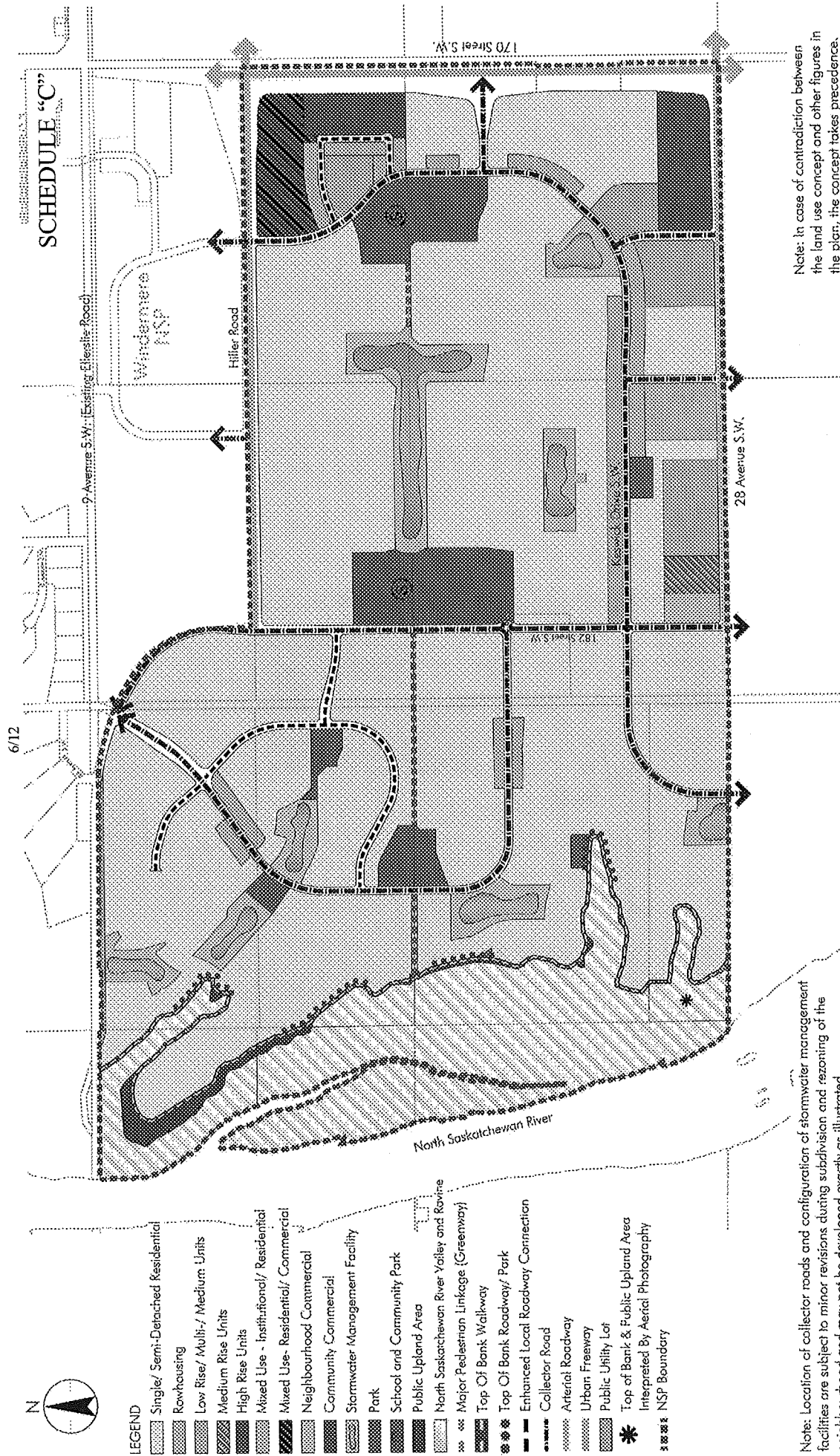
<b>Total Non-Residential Area</b>	<b>112.68</b>
<b>Net Residential Area</b>	<b>193.62</b>

	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%
<b>Total Residential</b>	<b>193.63</b>		<b>6,637</b>	<b>100%</b>		<b>16,343</b>	<b>100%</b>

<b>Sustainability Measures</b>	
Population Density (ppn/ha)	84
Unit Density (upn/ha)	34.0
Population (%) within 500m of Parkland	97%
Population (%) within 400m of Transit	95%
Population (%) within 600m of Commercial Service	89%

<b>Presence / Loss of Natural Area Features</b>	<b>Land</b>	<b>Water</b>
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

<b>Student Generation</b>	
Public School Board	1224
Elementary	612
Junior/Senior High	612
Separate School Board	612
Elementary	306
Junior High	153
Senior High	153
<b>Total Student Population</b>	<b>1836</b>



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.

Figure 7 - Land Use Concept  
Keswick Neighbourhood Structure Plan

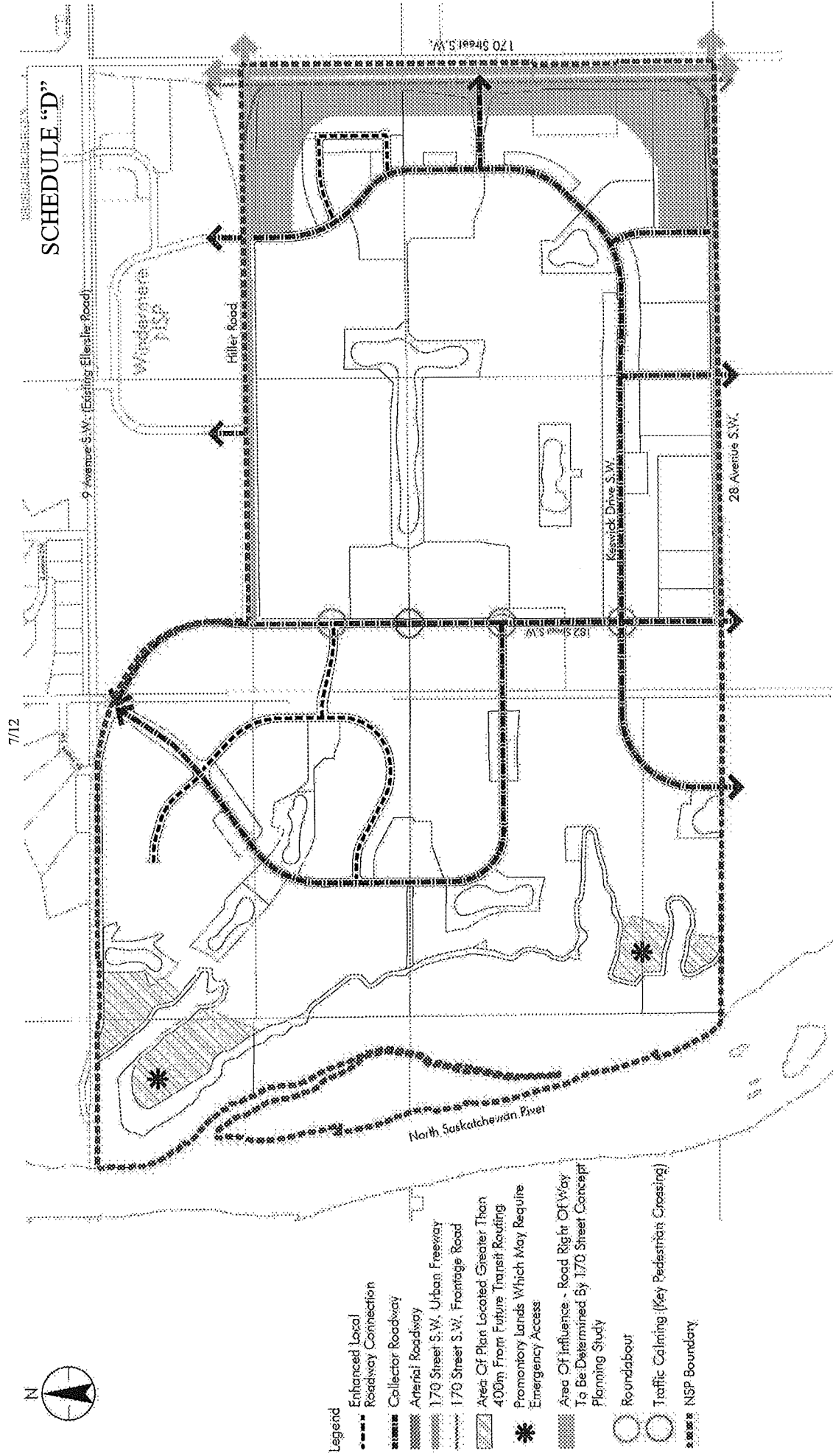


Figure 8 - Transportation Network  
Keswick Neighbourhood Structure Plan

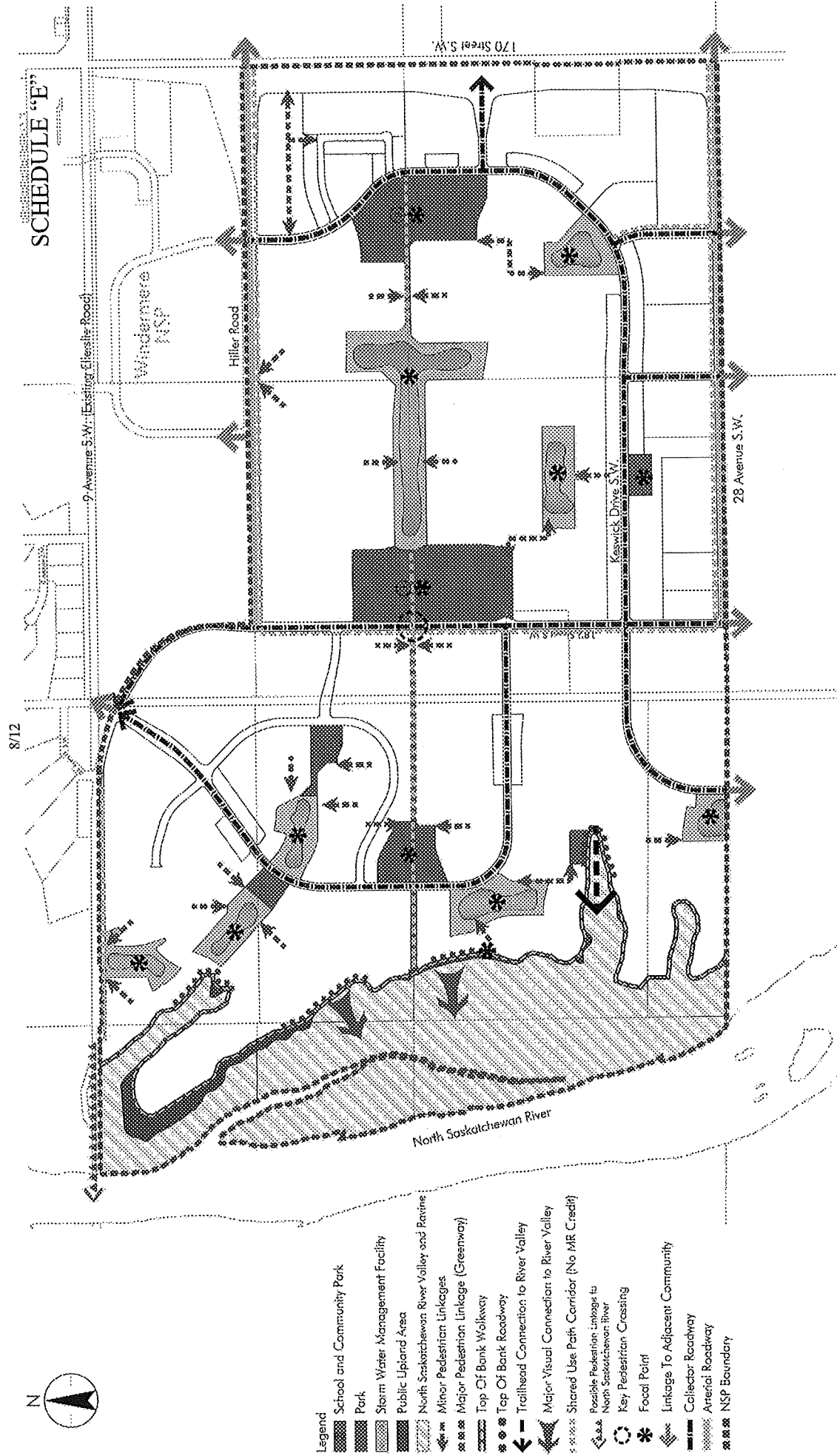


Figure 9 - Pedestrian and Shared Use Path Network  
Kewick Neighbourhood Structure Plan



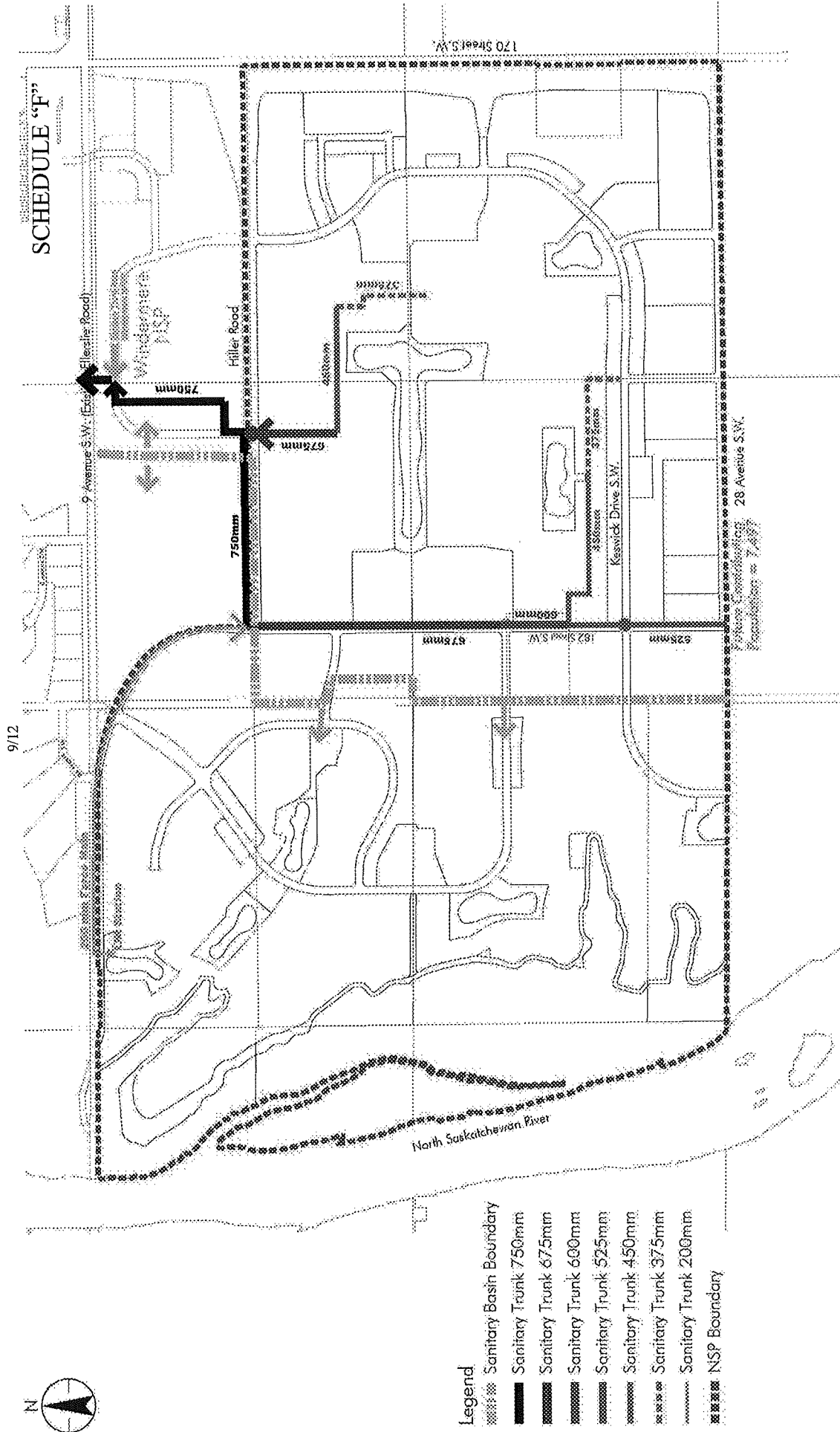


Figure 10 - Sanitary Servicing Plan  
Keswick Neighbourhood Structure Plan

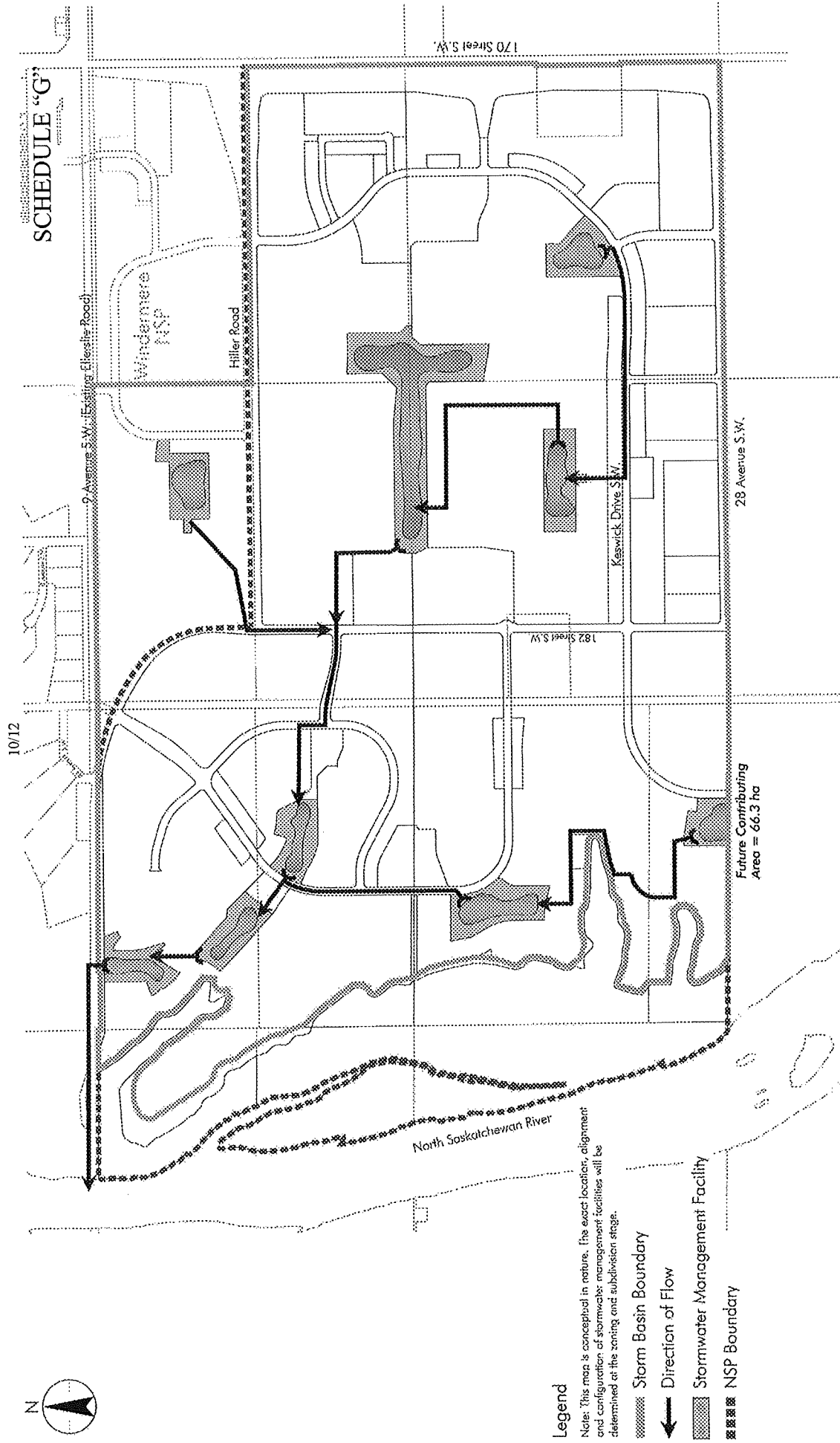


Figure 11 - Storm Drainage Plan  
Keswick Neighbourhood Structure Plan

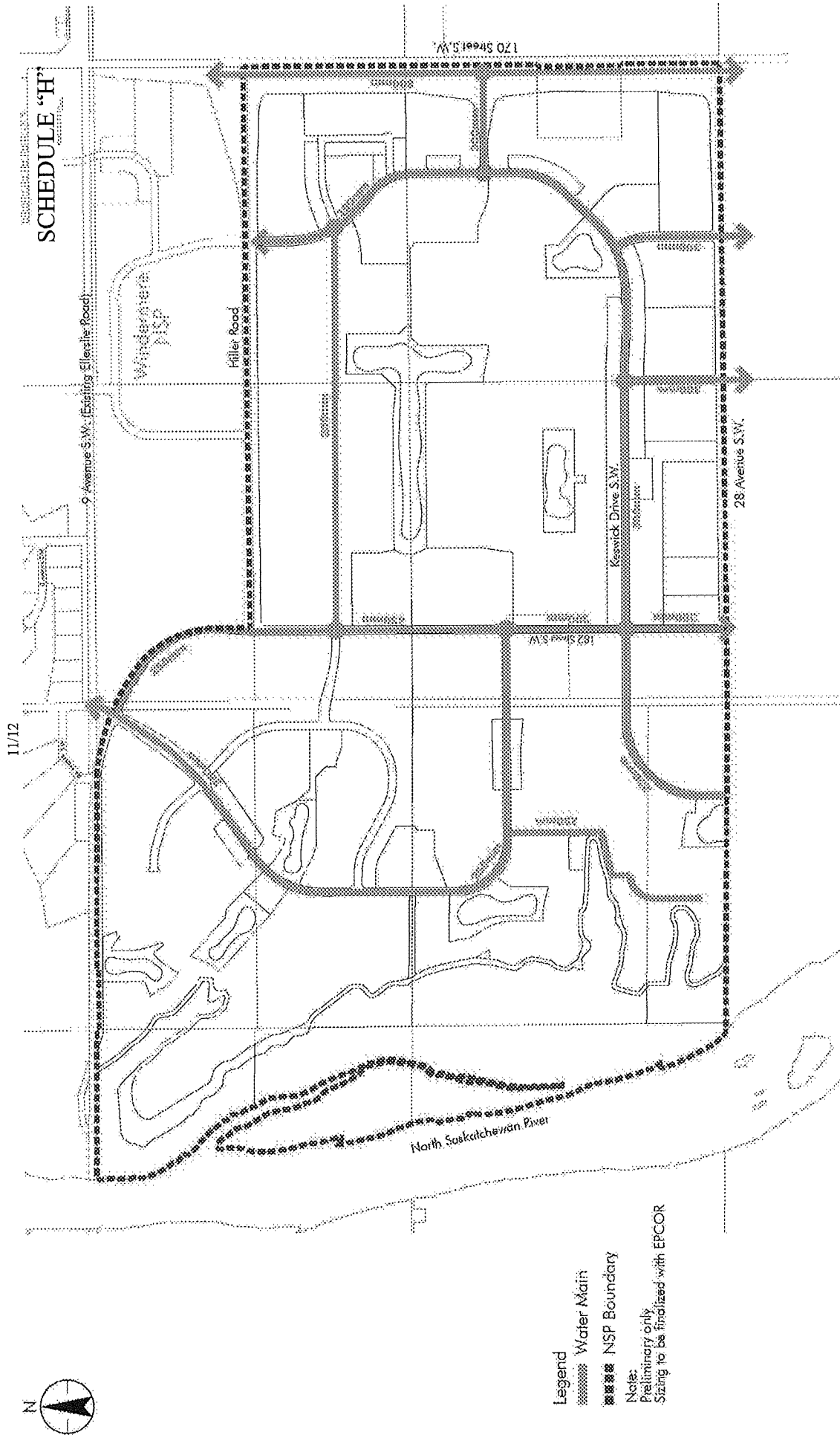


Figure 12 - Water Servicing Plan  
Keswick Neighbourhood Structure Plan

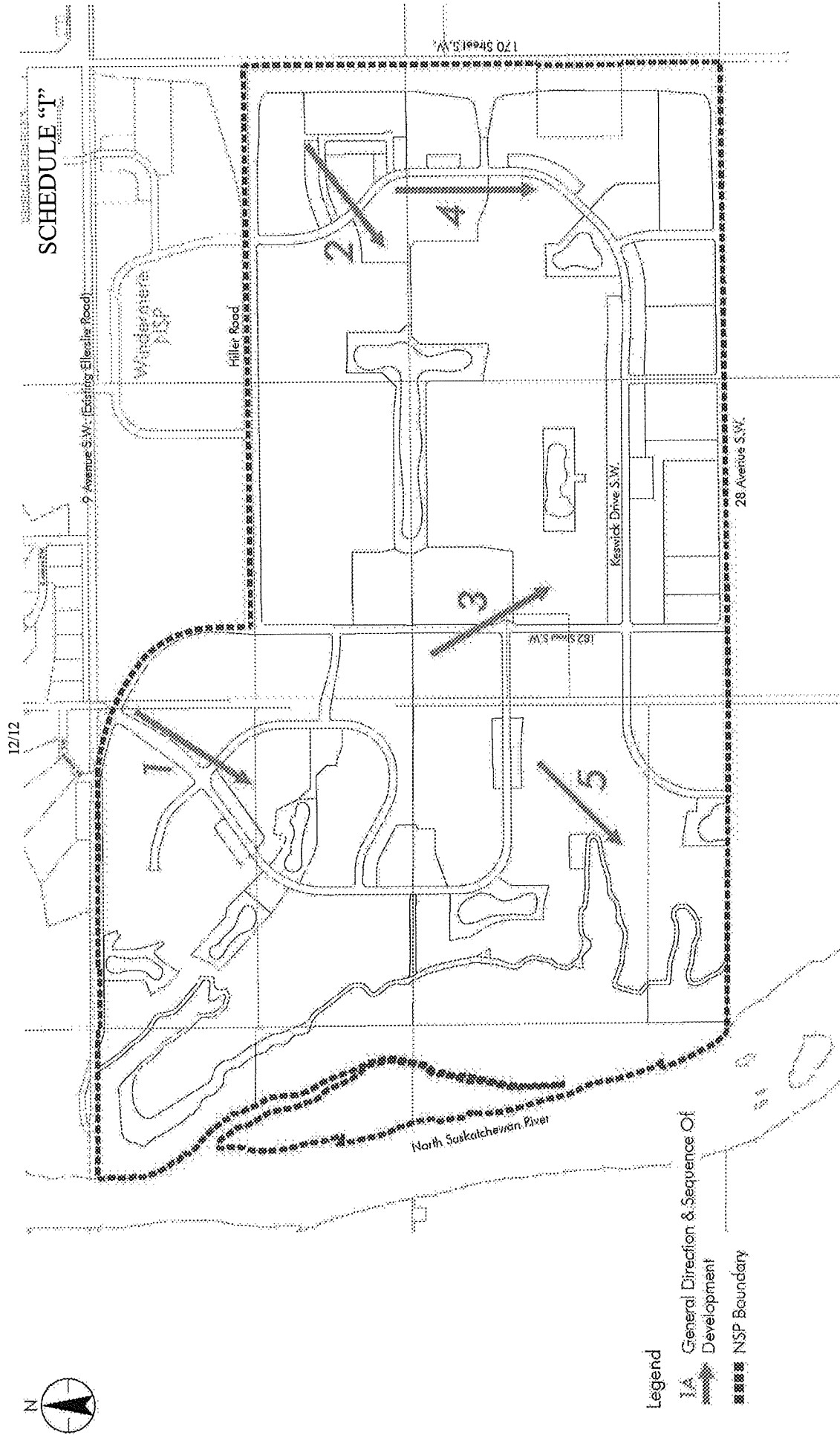


Figure 13 - Staging Plan  
Keswick Neighbourhood Structure Plan