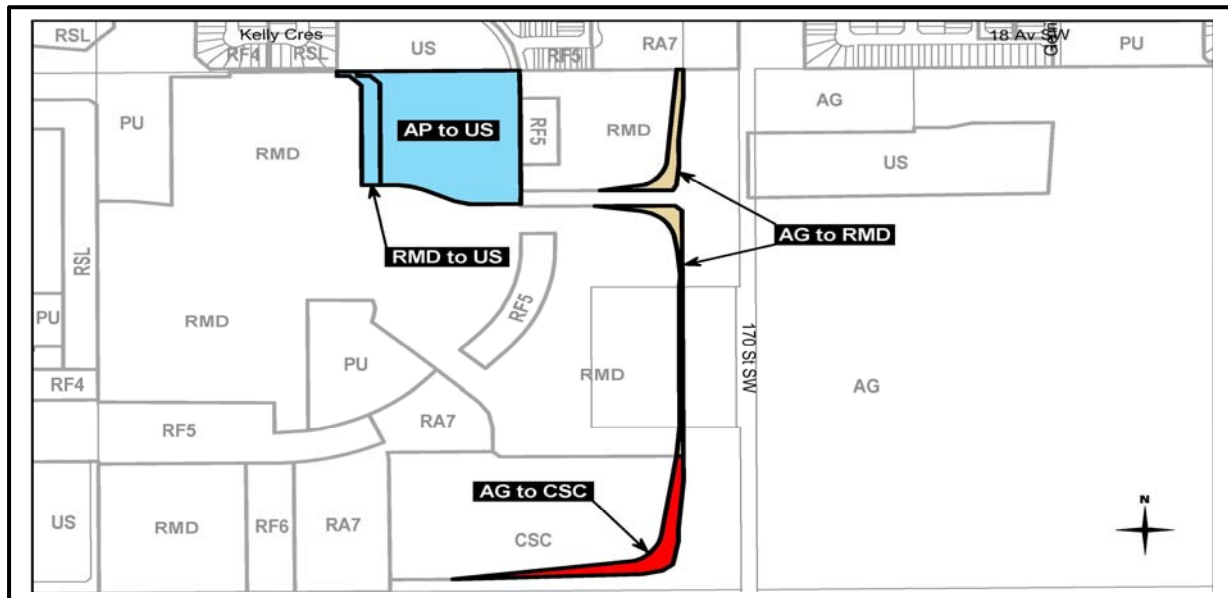




REZONING APPLICATION KESWICK

1704 – 170 STREET SW
2110 – 170 STREET SW

To allow for school and park uses and the future alignment of the 170 Street freeway.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it completes the zoning for the southern portion of the school site
- it allows the Catholic School Board to accommodate a school as a permitted use on the larger school/park site
- accommodates the future alignment of 170 Street

THE APPLICATION

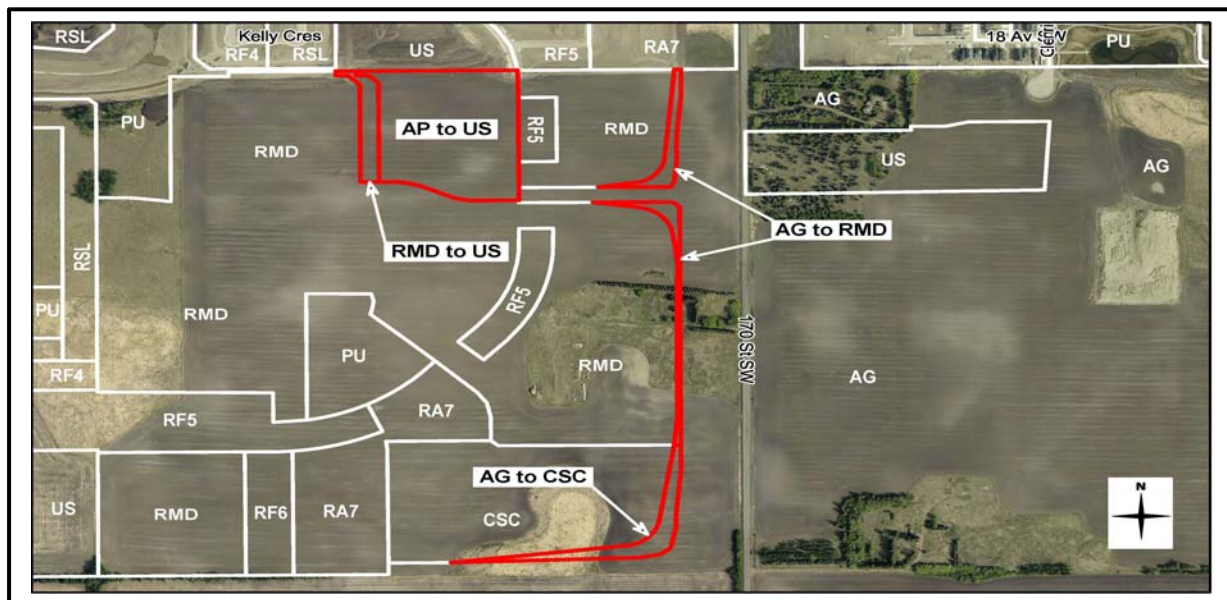
BYLAW 17837 proposes to amend the Zoning Bylaw from (AP) Public Parks Zone to (US) Urban Services Zone, (RMD) Residential Mixed Dwelling Zone to (US) Urban Services Zone, from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone and (AG) Agricultural to (CSC) Shopping Centre Zone.

The bylaw proposes to amend the existing zoning from AP to US to accommodate a future Catholic School and open space on the site. The park site was changed from an Urban Village park designation previously to a School/Park site and increased in size for this intended future purpose.

The proposed bylaw also amends the existing zoning from AG to RMD and CSC in order to reflect changes to the 170 Street freeway alignment and allow the addition of surplus land to be added to adjacent zoned residential and commercial sites.

SITE AND SURROUNDING AREA

The site is located in the southeast portion of the Keswick neighbourhood bordered by 170 Street SW on the east and the future 25 Avenue SW and Windermere Neighbourhood 5 to the south. All surrounding land is currently vacant.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|---|
| SUBJECT SITE | <ul style="list-style-type: none"> • (AP) Public Parks Zone • (RMD) Residential Mixed Dwelling Zone • (AG) Agricultural Zone | <ul style="list-style-type: none"> • Vacant land |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> • (US) Urban Services Zone • (RSL) Residential Small Lot Zone • (RF5) Row Housing Zone • (RA7) Low Rise Apartment Zone | <ul style="list-style-type: none"> • Vacant land |
| East | <ul style="list-style-type: none"> • (US) Urban Services Zone • (AG) Agricultural Zone | <ul style="list-style-type: none"> • Vacant Glenridding Heights neighbourhood land |
| South | <ul style="list-style-type: none"> • (AG) Agricultural Zone | <ul style="list-style-type: none"> • Vacant Windermere Neighbourhood 5 land |
| West | <ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (CSC) Shopping Centre Zone | <ul style="list-style-type: none"> • Vacant land |

PLANNING ANALYSIS

The intent of the proposed rezoning is to accommodate a planned Catholic School on a school/park site and to update rezoning accordingly. It also reflects the most up to date layout of proposed residential lots and planned roads, reflected in current subdivisions under review. As minor revisions, the proposed rezoning causes no material change to land use or neighbourhood objectives of the Keswick Neighbourhood Structure Plan (NSP).

TECHNICAL REVIEW

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

TRANSPORTATION

Similar to other areas in Windermere that are developing, should lands that have approved zoning be developed, major improvements to Anthony Henday Drive/170 Street SW interchange would be required to accommodate the traffic generated. At this time, there is no funding in place by the City or the Province to upgrade this interchange.

The Windermere Area Landowners, in conjunction with the City of Edmonton, have agreed to develop and implement an annual traffic monitoring plan. A monitoring program will aid in general assessing the overall impact of new development activity on the roadway system. This includes identifying and prioritizing arterial roadway construction, traffic signalization requirements, interchange requirements, and anticipated City funding needs.

PUBLIC ENGAGEMENT

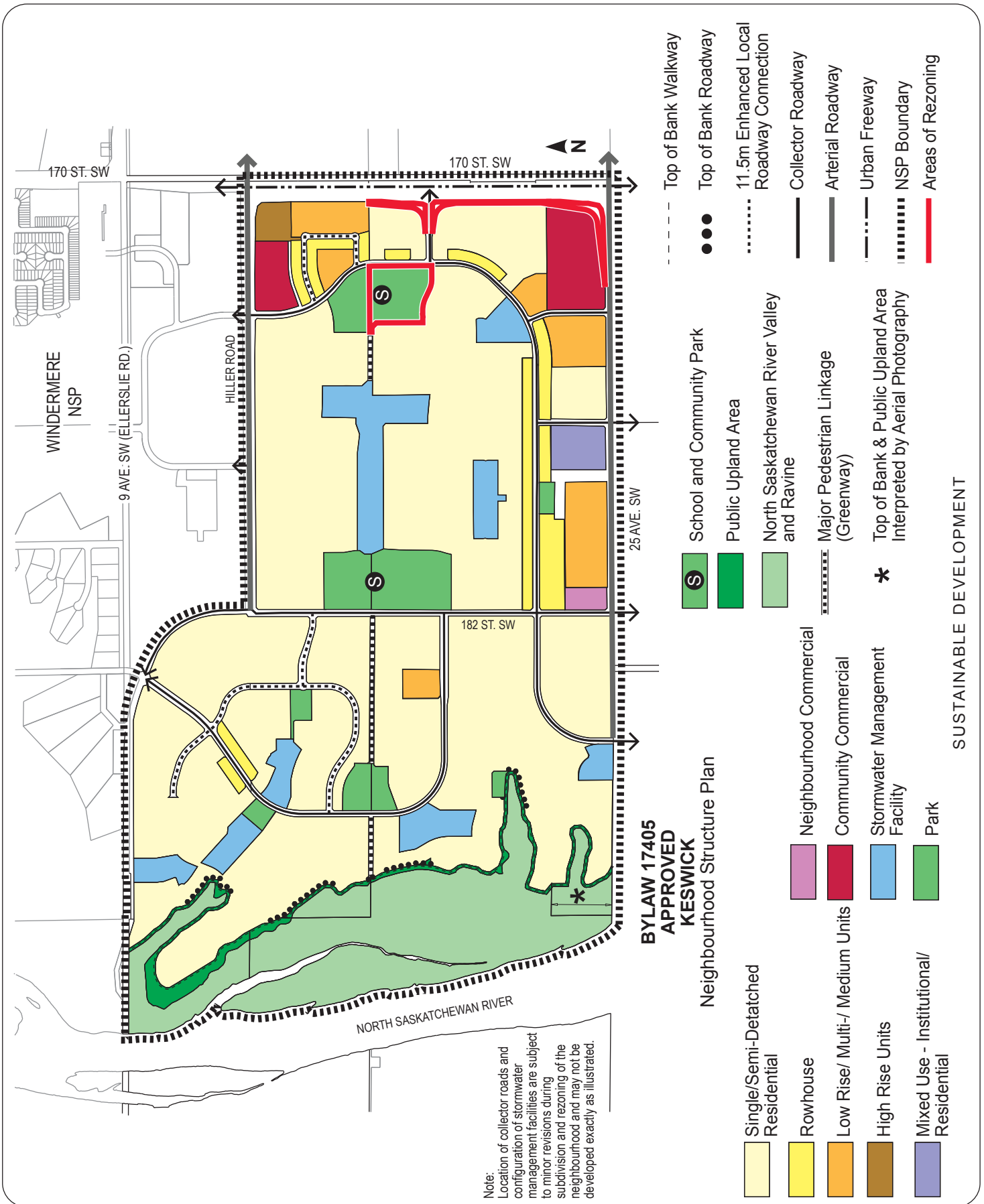
| | |
|---|--|
| ADVANCE NOTICE October 11, 2016 | <ul style="list-style-type: none">• Number of recipients: 15• No responses received |
| PUBLIC MEETING | <ul style="list-style-type: none">• Not held |

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

| | |
|----------------------------------|--|
| Application Type: | Rezoning |
| Bylaw: | 17837 |
| Location: | South of Ellerslie Road SW and west of 170 Street SW |
| Address: | 1704 170 Street SW 2110 170 Street SW |
| Legal Description: | Portions of SE21-51-25-W4 Portion of Lot 1 Plan 8021976 |
| Site Area: | N/A |
| Neighbourhood: | Keswick |
| Ward - Councillor: | 9 – Bryan Anderson |
| Notified Community Organization: | Greater Windermere Community League Heritage Point Community League |
| Applicant: | Stantec Consulting Ltd. |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zones: | (AP) Public Parks Zone (RMD) Residential Mixed Dwelling Zone (AG) Agricultural Zone |
| Proposed Zones: | (US) Urban Services Zone (RMD) Residential Mixed Dwelling Zone (CSC) Shopping Centre Zone |
| Plans in Effect: | Keswick Neighbourhood Structure Plan Windermere Area Structure Plan |
| Historic Status: | None |

| | |
|--------------|-------------------------|
| Written By: | Marco Beraldo |
| Approved By: | Tim Ford |
| Department: | Sustainable Development |
| Section: | Planning Coordination |