

### 1704 - 170 Street SW

### Position of Administration: Support



### Summary

Charter Bylaw 20835 proposes a rezoning from the Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h12), and Medium Scale Residential Zone (RM h16) to the Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) to allow for a range of small to medium scale housing. Bylaw 20834 proposes an amendment to the Keswick Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One person was heard from, who was in opposition. Their specific concerns about the proposal were not provided.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of MLC Group Inc. An associated subdivision application (LDA24-0071) is currently under review by Administration.

## Rezoning

The proposed Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

- RSF
  - Small scale residential development, including detached, attached, and multi-unit housing.
  - A maximum height of 12 metres (approximately 3 storeys).
  - A maximum site coverage of 55%.
- RSM h14
  - A range of small to medium scale residential development, including row housing and multi-unit housing.
  - A maximum building height of 14 metres (approximately four storeys).
  - A minimum density of 45 dwellings per hectare.

## Plan Amendment

An amendment to the Keswick Neighbourhood Structure Plan (NSP) is required to facilitate this rezoning application. The area dedicated to low density residential and row housing is increasing, which results in a corresponding decrease in the area dedicated to low-rise/multi-/medium units. The land use concept, statistics, and Figures 7-13 will be revised to reflect these changes. In addition, text of the NSP will be updated to align with Zoning Bylaw 20001. A comparison of the current and proposed land use changes can be found in Appendix 3.

## Site and Surrounding Area

The subject site is located north of 28 Avenue SW and west of 170 Street SW in the southeast corner of the Keswick neighbourhood. The surrounding area is primarily undeveloped, with new residential construction occurring to the north of the site.

	<b>Existing Zoning</b>	<b>Current Development</b>
<b>Subject Site</b>	Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12) Medium Scale Residential Zone (RM h16)	Undeveloped
<b>North</b>	Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12)	Undeveloped
<b>East</b>	Small Scale Flex Residential Zone (RSF) Medium Scale Residential Zone (RM h16)	Undeveloped
<b>South</b>	Small Scale Flex Residential Zone (RSF) Agriculture Zone (AG)	Undeveloped
<b>West</b>	Small Scale Flex Residential Zone (RSF) Urban Facilities (UF)	Undeveloped Religious Assembly



*View of the site looking southwest from Keswick Drive SW*



*View of the site looking southeast from Kinsella Way SW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because one response was received from the mailed notice. The basic approach included:

### **Mailed Notice, February 7, 2024**

- Notification radius: 60 metres
- Recipients: 300
- Responses: 1
  - In support: 0
  - In opposition: 1
  - Mixed/Questions only: 0

### **Site Signage, February 26, 2024**

- Two rezoning information signs were placed on the property so as to be visible from 28 Avenue SW and Keswick Drive SW

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Greater Windermere Community League

## Application Analysis



Site analysis context

### The City Plan

This proposal aligns with the goals and policies of The City Plan to accommodate growth through the compact development of new neighbourhoods, including all future growth for an additional one million people within Edmonton's existing boundaries.

### Draft District Plan

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024. If the District Plans are given two readings at this time, the following analysis is provided for Council's consideration.

This proposal aligns with the draft Southwest District Plan which designates the site as Urban Mix. The draft District Policy supports a mix of housing types, shops, and services that meet the daily needs of residents through the Urban Mix land use category.

### Neighbourhood Structure Plan

The amendments to the Keswick Neighbourhood Structure Plan (NSP) will allow for the contiguous development of housing in the southeastern portion of the neighbourhood. The proposed changes result in a slight decrease in density (0.6 units per net residential hectare).

Although the planned density is decreasing (based on the original residential density assumptions in the Plan), an analysis of the built and future stages of the Keswick area found a density of 35.5 units per net residential hectare. Currently, Administration is in the process of updating the Terms of Reference for the Preparation of Neighbourhood Structure Plans to reflect the current densities being observed.

The proposed zones under the low density and row housing designations (RSF and RSM h14 respectively) provide flexibility and a range of housing options that will enable a built form that is more dense than the plan statistics predict.

Changes to Land Use and Population Statistics are summarised in the table below.

<b>Land Use and Population Statistics</b>	<b>Current</b>	<b>Proposed</b>	<b>Difference</b>
Low density residential	168.04 ha	168.73 ha	+0.69 ha
Row housing	10.53 ha	10.92 ha	+0.39 ha
Low-rise/multi-/medium units	9.40 ha	8.32 ha	-1.08 ha
Unit density	34.0 upnrha	33.4 upnrha	-0.6 upnrha

### **Land Use Compatibility**

The proposed zones are compatible with surrounding current and planned land uses. The proposed RSM h14 site will encourage a compact urban form and use land efficiently by allowing for taller row housing on narrower lots. The proposed RSF Zone will allow for contiguous development of the current RSF site along 28 Avenue SW and Keswick Link SW. The sliver of land proposed to be rezoned to RSF will align with the lots of the proposed subdivision.

### **Mobility**

The Keswick neighbourhood is currently only served by On Demand Transit which transfers residents to conventional service at Century Park Transit Centre and LRT Station or at Leger Transit Centre.

With subdivision of these lands, the owner will be required to construct the second two lanes of 170 Street SW between Keswick Gate and Rabbit Hill Road. Construction is not anticipated to start before 2025.

### **Utilities**

Permanent sanitary and storm servicing for the subject rezoning area must be in general accordance with the servicing schemes as identified in the accepted Keswick NDR Amendment, dated June 2015.

## Appendices

1. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. NSP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Current NSP Land Use and Population Statistics – Bylaw 20493

Keswick Neighbourhood Structure Plan Land Use Statistics and Population		
	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>372.72</b>	<b>100.0%</b>
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.70	
Lands Between Top of Bank and Urban Development	5.60	
Lands Between Urban Development Line and Top of Bank Roadway*	0.35	
Pipeline & Utility R/W	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>306.30</b>	<b>100%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
<i>School</i>	14.02	4.6%
<i>Park</i>	4.61	1.5%
<i>Greenway</i>	0.06	0.0%
<b>Transportation</b>		
<i>Circulation</i>	60.59	19.8%
<i>Greenway</i>	1.58	0.5%
<b>Infrastructure/Servicing</b>		
<i>Stormwater Management Facilities</i>	20.24	6.6%
<b>Institutional</b>		
Mixed Use - Institution/Low-Rise/Multi-/Medium Units	2.63	0.9%
<b>Commercial</b>		
<i>Community Commercial</i>	5.11	1.7%
<i>Neighbourhood Commercial</i>	1.00	0.3%
<i>Mixed Use (Non-residential)</i>	3.48	1.1%
<b>Total Non-Residential Area</b>	<b>113.32</b>	<b>37.0%</b>
<b>Net Residential Area (NRA)</b>	<b>192.98</b>	<b>63.0%</b>

Keswick Neighbourhood Structure Plan Land Use Statistics and Population							
	Area (ha)	Units/ha	Units	% of Total	People/ Units	Pop	% of NRA
Single/Semi-Detached	168.04	25	4,201	65%	2.8	11,763	87.1%
Rowhousing	10.53	45	474	7%	2.8	1,327	5.5%
Mixed Use-Residential/Commercial	1.40	125	175	3%	1.5	263	0.7%
Low-Rise/Multi-/Medium Units	9.40	90	846	13%	1.8	1,523	4.9%
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%
<b>Total Residential</b>	<b>192.98</b>		<b>6,510</b>	<b>100%</b>		<b>16,095</b>	<b>100%</b>
<b>Sustainability Measures</b>							
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 500 m of Parkland					97%		
Population (%) within 600 m of Transit					98%		
Population (%) within 600 m of Commercial Service					89%		
<b>Presence/Loss of Natural Area Features</b>							
Protected as Environmental Reserve (ha)			49.30		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		
<b>Student Generation</b>							
Public School Board		1224	Notes				
Elementary	612		*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.				
Junior/Senior High	612		** Areas deducted to Municipal Reserve to be confirmed by legal survey.				
Separate School Board		612	1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.				
Elementary	306						
Junior High	153						
Senior High	153						
<b>Total Student Population</b>	<b>1836</b>						

For Public School student generation is based on GDA x2 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.

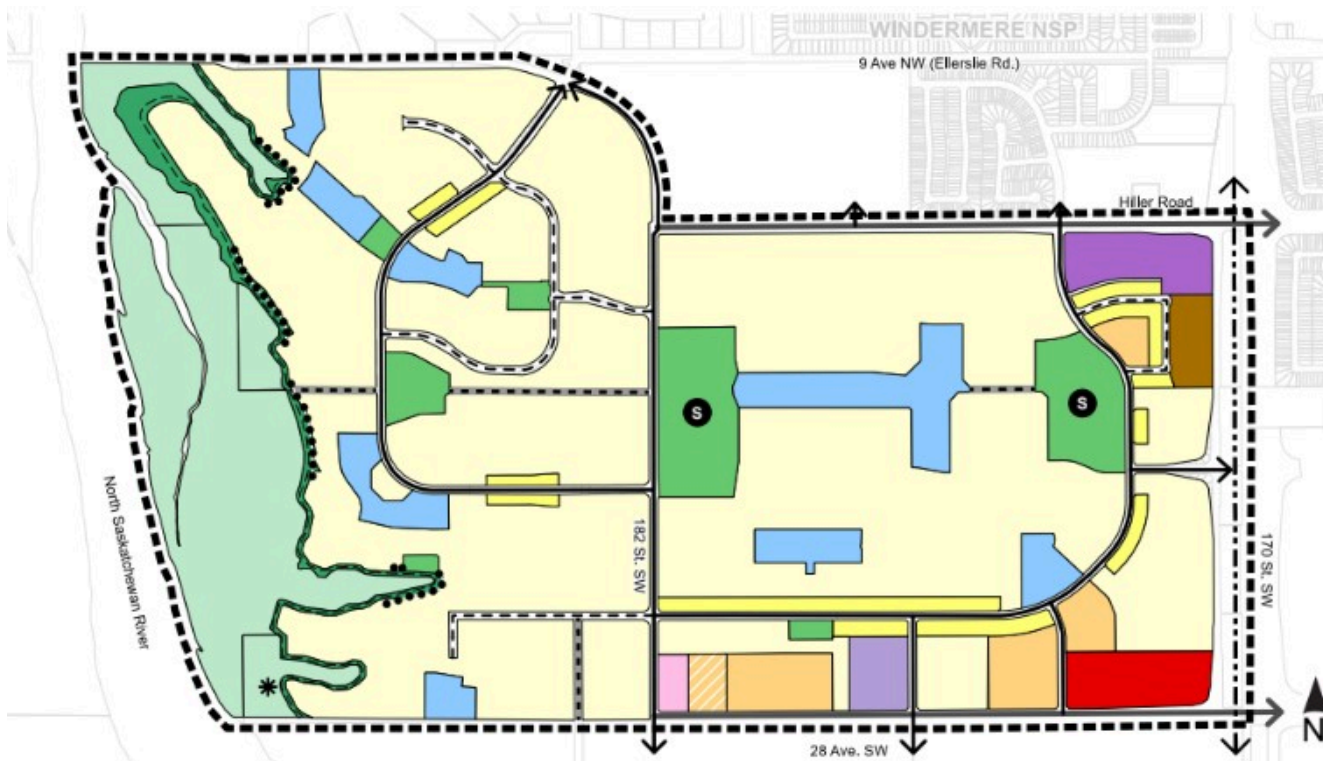


## Proposed NSP Land Use and Population Statistics – Bylaw 20834

	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	1.58	0.5%					
<b>Infrastructure/Serviceing</b>							
Stormwater Management Facilities	20.24	6.6%					
<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>113.32</b>	<b>37.0%</b>					
<b>Net Residential Area</b>	<b>192.98</b>	<b>63.0%</b>					
	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of Total</b>	<b>People/Units</b>	<b>Population</b>	<b>% of NRA</b>
Low Density Residential	168.73	25	4,218	65%	2.8	11,811	87%
Rowhousing	10.92	45	491	8%	2.8	1,376	5.7%
Mixed Use-Residential / Commercial	1.40	125	175	3%	1.5	263	0.7%
Low-Rise / Multi- / Medium Units	8.32	90	749	12%	1.8	1,348	4.3%
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%
<b>Total Residential</b>	<b>192.99</b>		<b>6,447</b>	<b>100%</b>		<b>16,017</b>	<b>100%</b>
<b>Sustainability Measures</b>							
Population Density (ppnha)					83		
Unit Density (upnha)					33.40		
Low Density // Rowhousing, Low Rise/Multi-/Medium Units and High Rise Population (%) within 500m of Parkland					65%	35%	
Population (%) within 600m of Transit					97%		
Population (%) within 600m of Commercial Service					98%		
					89%		
<b>Presence / Loss of Natural Area Features</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>1,836</b>						
			<b>Land</b>	<b>Water</b>			
			49.3	n/a			
			n/a	n/a			
			n/a	n/a			
			n/a	n/a			
<b>Notes</b>							
* 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.							
** Area deducted to Municipal Reserve to be confirmed by legal survey.							
† Circulation area calculations assume 20% of the low density residential land area will be circulation area.							

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.

## Plan Land Use Concept Map Comparison



Current Land Use Concept Map



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

Proposed Land Use Concept Map