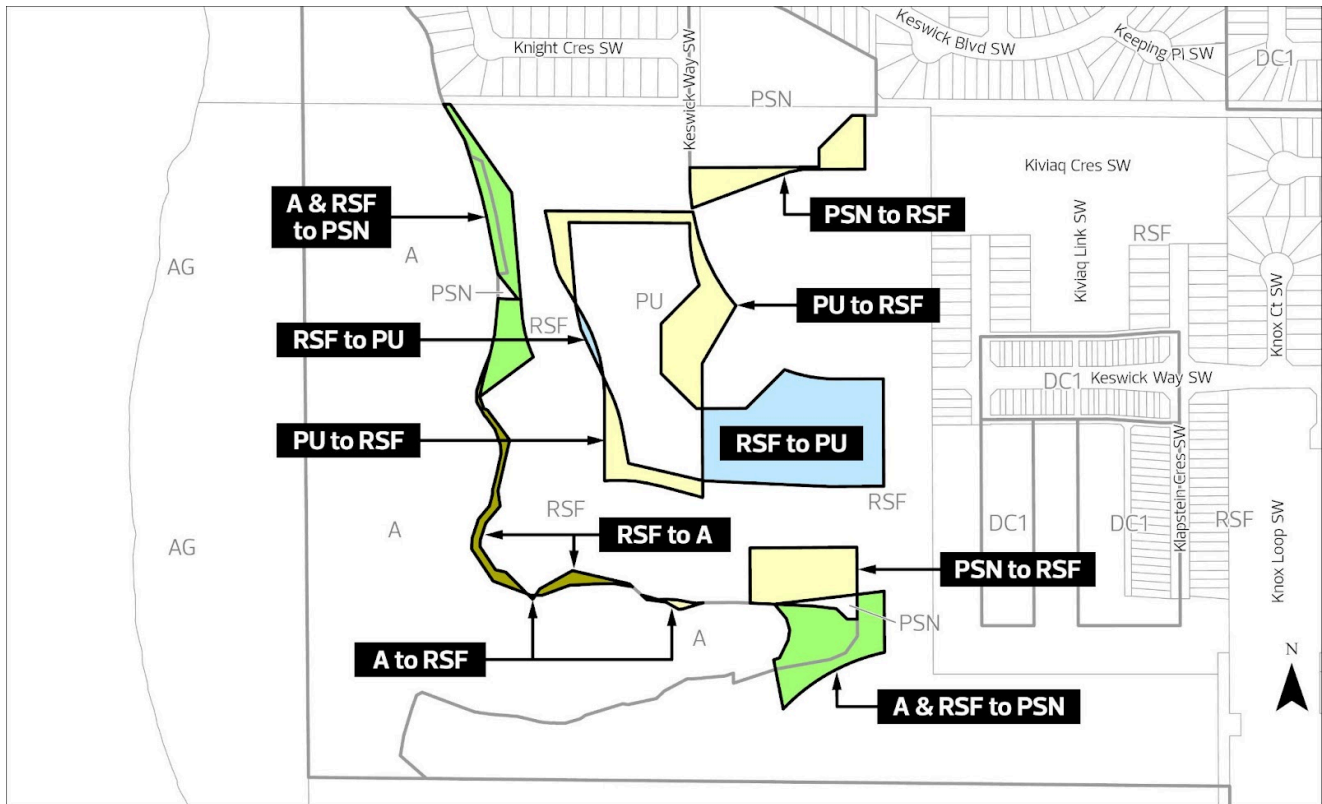


1804 - 184 Street SW

Position of Administration: Support



Summary

Bylaw 20857 proposes a rezoning from the Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), Small Scale Flex Residential Zone (RSF), and River Valley Zone (A) to Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), Small Scale Flex Residential Zone (RSF), and River Valley Zone (A) to allow the preservation of natural areas and parkland, the development of smaller parks and amenities, stormwater management facilities and the development of a range of small scale housing. Bylaw 20857 also proposes an amendment to the North Saskatchewan River Valley and Ravine Overlay to align with the revised top-of-bank.

Bylaw 20854 and Bylaw 20855 proposes amendments to the Windermere Area Structure Plan and Keswick Neighbourhood Structure Plan respectively to facilitate the proposed rezoning.

Bylaw 20856 proposes an amendment to the North Saskatchewan River Valley Area Redevelopment Plan to align with the proposed NSP plan amendment and to facilitate the proposed rezoning.

Administration supports this application because it:

- Will provide for a diversity of land uses compatible with adjacent planned and existing development;
- Allows for the necessary infrastructure to support the ongoing development of the neighbourhood.
- Allows for the preservation of a portion of the North Saskatchewan River Valley and Ravine System.
- Aligns with the objectives of The City Plan to accommodate an additional 1 million people within Edmonton's current boundaries through target growth areas and to provide 15-minute districts with a range of uses in close proximity.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Approximately 4 people were heard from, all in opposition. Most concerns were related to the reduction in the size of the park amenity/green space in the area of the 'community park.' Also, concern was expressed with an increase in traffic due to an increase in low density residential housing replacing a portion of the community park.

Application Details

This application was submitted by Arcadis on behalf of Cantiro.

Rezoning

The proposed zones would allow development with the following key characteristics:

- River Valley Zone (A)
 - Allows for the preservation of natural areas and parkland along the river, creeks, and ravines.
 - Allows for passive and active park uses.
- Neighbourhood Parks and Services Zone (PSN)
 - Allows for active or passive recreation opportunities and features like community league buildings and playgrounds.
- Public Utility Zone (PU)

- Allows for the development and protection of infrastructure, systems and facilities that provide a public benefit.
- Small Scale Flex Residential Zone (RSF)
 - Allows for residential development, including detached, attached, and multi-unit housing.
 - Allows for a maximum height of 12 m (approximately 3 Storeys).
 - Allows for a maximum site coverage of 55%

Area Structure Plan Amendment

Bylaw 20854 proposes to amend the “Windermere Area Structure Plan - Land Use and Population Statistics” to facilitate the proposed rezoning and align with the proposed Keswick NSP amendment. There are also minor administrative updates to the Windermere ASP statistics to incorporate changes to the Keswick NSP under Bylaw 20834, approved at council on June 10, 2024 .

Neighbourhood Structure Plan Amendment

Bylaw 20855 proposes to amend the Keswick Neighbourhood Structure Plan by reconfiguring park and low density residential land uses, resulting in a minor increase in overall park space. Minor amendments to the pedestrian and shared use network, water servicing, sanitary serving and stormwater drainage are also proposed in the west portion of the neighbourhood. The Land Use and Population Statistics and Figures 7-13 will be updated to align with the proposed amendments.

Area Redevelopment Plan Amendment

Bylaw 20856 proposes to amend the North Saskatchewan River Valley Area Redevelopment Plan (ARP) to adjust the plan boundaries to align with the revised top-of-bank line.

Site and Surrounding Area

The proposed reasoning and amendments will apply to lands located in the Keswick Neighbourhood. The amendment area is located west of 184 Street SW and legally described as SE 20-51-25-W4. The Keswick Neighbourhood is undergoing development. The area west of 184 Street SW is presently undeveloped, while the area to the north of the titled area is developed with low density residential housing. The development context surrounding the subject area includes developing areas of predominantly low density residential to the north and east.

	Existing Zoning	Current Development
Subject Site	River Valley Zone (A) Small Scale Residential Zone (RSF) Public Utility Zone (PU) Neighbourhood Parks and Services Zone (PSN)	Predominantly undeveloped, agricultural uses
North	Small Scale Residential Zone (RSF) Neighbourhood Parks and Services Zone (PSN)	Partially developed with low density residential uses Undeveloped park
East	Small Scale Residential Zone (RSF)	Undeveloped
South	Small Scale Residential Zone (RSF)	Undeveloped
West	River Valley Zone (A)	Predominantly natural area, North Saskatchewan River Valley



View from 184 Street looking west

Community Insights

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

LDA23-0387 Mailed Notice, February 20, 2024

- Notification radius: 120 metres
- Recipients: 100
- Responses: 4
 - In support: 0 (0 %)
 - In opposition: 4 (100%)
 - Mixed/Questions only: 0 (0%)

Site Signage, February 21, 2024

- 1 rezoning information sign was placed on the property facing north on the site at the road stub of Keswick Way SW

Webpage

- edmonton.ca/rezoningapplications

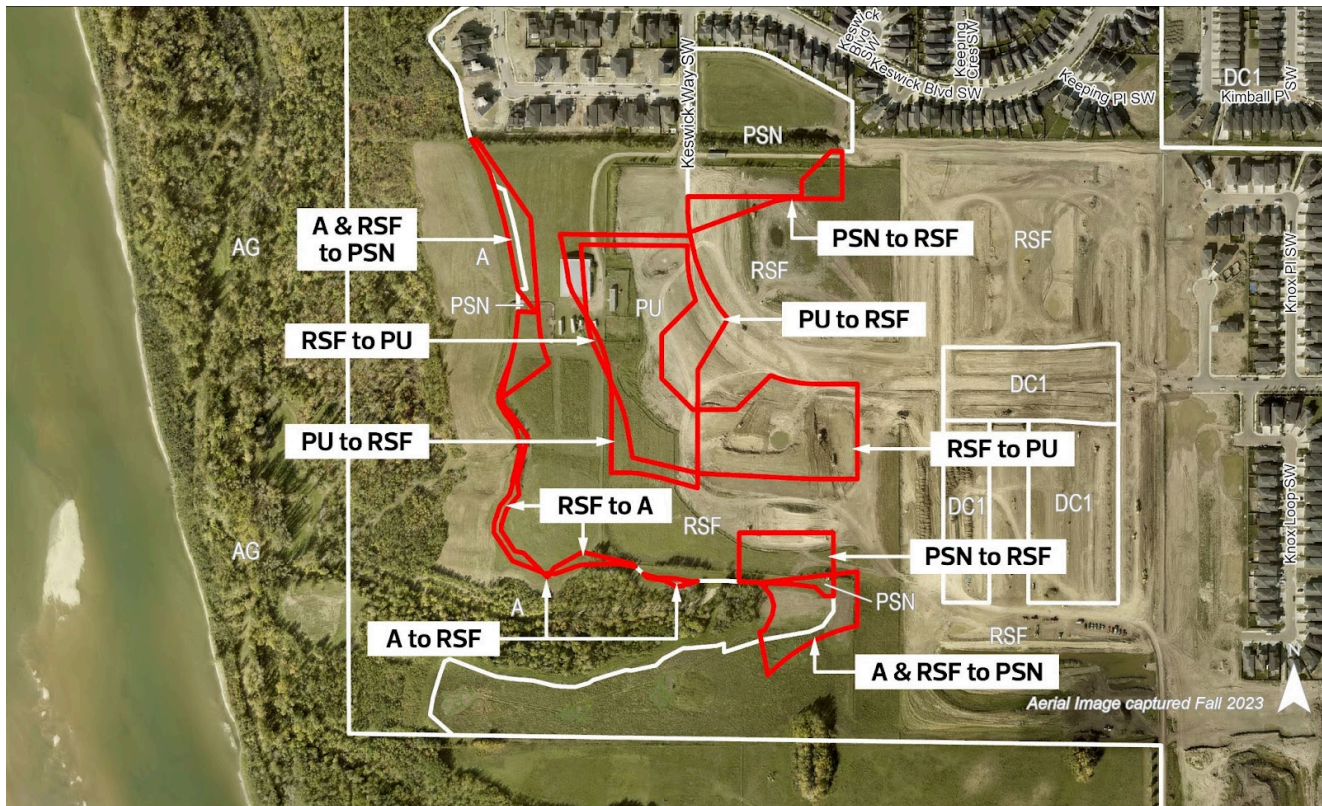
Notified Community Organizations

- Greater Windermere Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Concern about the reduction in the size of 'community park' green space (3):
 - Subsequent increase in residential were park space was planned, concerned with related increase in noise and traffic
 - Concern with loss of amenity space from the area
 - Concern with the lack of amenity space in the area
- Concern with loss in property values due to community park being smaller than originally planned

Application Analysis



Site analysis context

The City Plan

The proposed development aligns with the goals of The City Plan to create 15-minute districts that allow people to access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. The proposed land use concept will establish diverse amenity uses that can be easily accessed from within the neighbourhood as well as the broader Keswick Area.

The proposed rezoning aligns with The City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries and encouraging commercial development to meet the community's needs.

The proposal helps achieve the following big city moves and their targets as follows:

A Community of Communities:

- Supports the creation of 15-minute districts that allow residents to complete their daily needs efficiently.

Greener as We Grow

- Provide opportunities for people to access, enjoy and connect to open space and the North Saskatchewan River Valley and Ravine System.
- Manage stormwater runoff and improve water quality by designing and developing the built environment.

Draft District Plans

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, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

This application falls within the Southwest District Plan where it is designated as Urban Mix and Urban Service. This application supports the District General Policy 2.2.2.1. providing opportunities for a mix of housing types that cater to a diverse range of household needs by allowing for a range of small scale housing. This application supports the District General Policy 2.6.1.4 Incorporate existing constraints and opportunities, such as utility right of ways and existing Natural Areas into the open space network through site selection and design.

Area Structure Plan

This application proposes an amendment to the "Windermere Area Structure Plan - Land Use and Population Statistics" to facilitate the associated amendment to the Keswick Neighbourhood Structure Plan. The statistics amendment also includes an administrative amendment to incorporate minor changes to the Keswick NSP land use statistics form Bylaw.

Furthermore, the changes to the Keswick NSP under Bylaw 20834 (approved June 10, 2024) will also be incorporated into the Windermere ASP amendment.

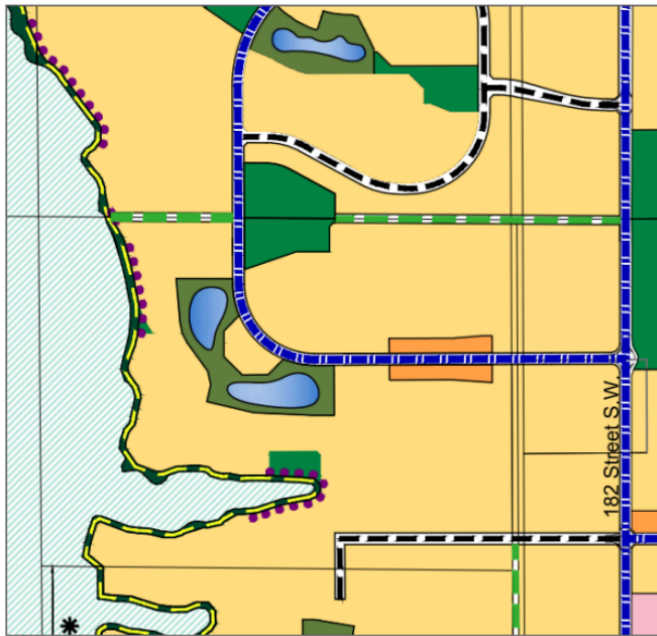
Area Redevelopment Plan

Included as part of this application is an amendment to the North Saskatchewan River Valley Area Redevelopment Plan (ARP) to adjust the plan boundaries to align with the revised top-of-bank line. The application conforms to the policies within the ARP by allowing for the preservation of the natural character and environment of the North Saskatchewan River Valley.

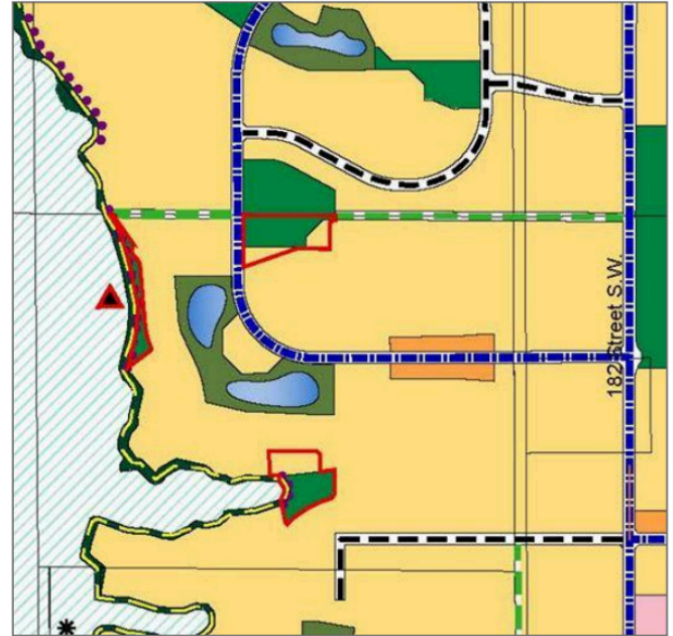
Neighbourhood Structure Plan

Bylaw 20855 proposes to amend the Keswick Neighbourhood Structure Plan by reconfiguring park and low density residential land uses, and refining the boundary of the North

Saskatchewan to align with the top of bank line, by both adding and removing lands from the 'top of bank' area.



Current Land Use Concept Map



Proposed Land Use Concept Map

The land configurations will result in a minor net increase (approximately 0.13 ha) in overall park area in the plan area as follows:

- Redesignate 0.33 ha of "Park" to "Low Density Residential";
- Increase an identified park site from 0.37 ha to 0.50 ha;
- Increase the top of bank park from 0.05 ha to 0.38 ha; and

In addition to the park space, 0.44 ha is identified within the environmental reserve (NSRV Area) suitable for passive recreation with very minimal development as allowed under the (A) Metropolitan Recreation Zone , such as in the form of picnic benches or walking trails. This passive recreation area will correspond with prime viewpoints of the river valley.

Further land use reconfiguration will:

- Adjust top of bank and urban development line to correspond with existing site conditions.
- Update the Land Use and Population Statistics table to correspond with land use designation changes.

Minor amendments to the pedestrian and shared-use network, including an additional pathway to enhance overall connectivity, are proposed. Additionally, minor updates to water servicing,

sanitary servicing, and stormwater drainage are proposed for the west portion of the neighbourhood.

NSP Figures 7-13 will be updated to align with the proposed amendments.

Changes to Keswick NSP Land Use and Population Statistics are summarised in the table below:

Land Use and Population Statistics	Current	Proposed	Difference
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	43.14 ha	-0.56
Lands Between Top of Bank and Urban Development	5.60	5.48 ha	-0.12
Gross Developable Area	306.3	306.98 ha	+0.68
Park	4.61	4.74 ha	+0.13 ha
Below the Bank Park Development	N/A	0.44 ha	+0.44 ha
Transportation: Circulation	60.59 ha	61.40 ha	+ 0.81ha
Low Density Residential	Area 168.73 ha	Area 168.02 ha	Area -0.71 ha
	Units 4218	Units 4201	Units -17
	Population 11811	Population 11762	Population -49
Total Residential	Area 192.99 ha	Area 192.28 ha	-0.71 ha
	Units 6447 ha	Units 6429 ha	
	Total Population 16017	Total Population 15968	
Unit Density (upnrha)	33.4	33.4	0

While there are changes to the land use concept proposed, these changes do not substantially modify the land use composition of the neighbourhood, and the changes do not alter the planned density in the Keswick NSP of 33.4 upnrha. In balance, the overall minor addition of park space, and adjustments to the top of bank and urban development line to correspond with existing development conditions, have resulted in a minor increase to the 'gross developable area' of the neighborhood.

Land Use Compatibility

The proposed zones are compatible with surrounding current and planned land uses. This area remains predominantly low density residential in nature. The proposed RSF Zone will allow for contiguous low density residential development of the western portion of the Keswick Neighbourhood. The planned stormwater retention pond is being rezoned to PU in alignment with the current NSP plan to allow for stormwater management. The reconfiguring and overall addition of park space is proposed under the PSN Zone, which will provide a slight increase of amenity space in the area. The A zone will allow for the preservation of lands within the North Saskatchewan River valley.

Mobility

The amendment to the Keswick NSP provides additional pathway connections that improve the active modes network in the neighbourhood. With the subdivision of these lands, the owner will be required to construct Keswick Way SW and a shared pathway along Keswick Way SW from Knight Crescent to Kiviaq Crescent. Pathways within the park, around the stormwater management facility, and within the neighbourhood will also be required.

Currently there is no conventional transit service within the Keswick Neighbourhood. On Demand Transit is provided along 182 Street. Transit Users are taken to Century Park Transit Centre and LRT Station or to Leger Transit Centre.

Open Space

A Parkland Impact Assessment was prepared as part of this application, to support the proposed changes to park size. The community park on the north side of the neighbourhood will be decreased by 0.33 ha, while the ravine pocket park on the south is shifted south and increased by 0.13 ha to meet minimum sizes under the Urban Parks Management Plan. The PIA demonstrates that all residents remain within walking distance of parkspace, while the park configurations provide for appropriate access, visibility, and programming opportunities.

In addition, a third viewpoint park is increased in size by 0.33 ha. This park provides dramatic and scenic views over the North Saskatchewan River and will be integrated with a flat area, below the top of bank, into a functionally larger open space. Combined, this space will enhance the diversity of park spaces available to residents, and offer amenity value locally and to the broader Keswick neighbourhood. Policy text has been added to the plan to support this park,

and provide direction for limited programming opportunities (seating, trails), that could be developed in conjunction with appropriate geotechnical and environmental information.

Small changes to the river valley boundary are proposed as a result of an updated technical review and analysis, as per Policy C542A. All lands within the confirmed river valley boundary are proposed to be zoned River Valley Zone (A). A top-of-bank trail will be developed with later development stages, which will connect to other open space in the neighbourhood. The applicant/owner will be responsible for all costs associated with development of the top-of-bank trail.

Utilities

The proposed rezoning and NSP area conforms to the Keswick Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current Windermere ASP Land Use and Population Statistics
2. Proposed Windermere ASP Land Use and Population Statistics
3. Current Keswick NSP Land Use and Population Statistics
4. Proposed Keswick NSP Land Use and Population Statistics
5. Keswick NSP Land Use Concept Map Comparison

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics – Bylaw 20583

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NHBD 2	Kewsick - NHBD 3	Glenridding Heights - NHBD 4A	Glenridding Ravine - NHBD 4B	NHBD 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	16.1	19.6	21.7	14.0	94
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	306.3	139.8	155.8	292.0	1639
Public Utility	0.6	2.4			0.1		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	6.1	14.2	6.1	1.3	3.2		30
Mixed Uses	5.5	1.0	3.5		2.2		12
Circulation * @ 25%	25.5	90.0	62.2	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	20.3	7.1	8.9	12.0	90
Institutional	2.1		2.6	0.0	4.0		9
TOTAL NON-RESIDENTIAL LAND USES	197	165.3	113.3	79.9	59.3	99.0	713
Percentage of GDA	66%	37%	37%	57%	38%	34%	44%
NET RESIDENTIAL AREA	103.2	279.8	193.0	60.0	96.5	193.0	927
Percentage of GDA	34%	63%	63%	43%	62%	66%	56%

*Detailed calculations will be prepared during NSP approval stage

Windermere Area Structure Plan – Housing Units and Population Statistics

NEIGHBOURHOOD	Ambleside - NHBD 1		Windermere - NHBD 2		Keswick - NHBD 3		Glenridding Heights - NHBD 4A		Glenridding Ravine - NHBD 4B		NHBD 5*		TOTAL	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
NET RESIDENTIAL AREA (ha)	103.2		279.8		193.0		60.0		96.5		175.0		908.9	
Housing Units														
Low Density Residential	83.5	2,087	161.1	4,028	168.0	4,201	44.8	1,120	78.5	1,963	135.0	2,450	670.9	15,849
Row Housing Residential	6.4	288	7.9	356	10.5	474	7.0	315	4.3	194			36.1	1,627
Medium Density Residential	10.9	981	18.8	1,693	9.4	846	7.4	662	9.4	1,043	38.0	1,914	93.9	7,139
Mixed Use				1.4	175				1.1	138			2.5	313
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	103.4	3,941	279.8	6,772	193.0	6,510	60.0	2,277	96.5	4,057	175.0	4,744	907.7	28,301
Unit Density (du/nrha)	38		24		34		38		42		27		31	
Population														
Low Density Population		5,845		11,277		11,763		3,136		5,495		8,084		45,599
Row Housing Population		806		997		1,327		882		542				4,554
Medium Density Population		1,766		3,047		1,523		1,192		1,878		5,493		14,899
Mixed Use						263				206				469
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		9,294		17,012		16,095		5,480		9,201		14,120		71,202
Population Density (pp/nrha)		90		61		83		91		95		81		78

*Nhbd 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.

Appendix 3 – Proposed School / Park Site Characteristics

SCHOOL / PARK SITES*						
Designed to provide life-long learning opportunities within the broader community.						
Site size (ha): 2.8 - 10.2 ha / 6.9 - 26.0 ac						
SITE FEATURE	BLDG SITE		PLAY FIELDS		TOTAL	
	Ha	Ac	Ha	Ac	Ha	Ac
Public Elementary	1.2	3.0	2.0	5.0	3.2	8.0
Public Elementary/Junior High	2.6	6.5	4.1	10.0	5.7	16.5
Public Junior High	1.4	3.5	4.1	10.0	5.5	13.5
Public Senior High	4.1	10.0	6.1	15.0	10.2	26.0
Catholic Elementary	0.8	2.0	2.0	5.0	2.8	7.0
Catholic Elementary/Junior High	1.6	4.0	2.4	6.0	4.0	10.0
Catholic Junior High	1.2	3.0	2.4	8.0	3.6	9.0
Catholic Senior High	2.4	6.0	4.1	10.0	6.5	16.0

* may include Community League, add 0.8 ha / 2.0 ac extra

NEIGHBOURHOOD PARK SITES*		
Designed to provide a range of recreational opportunities and facilities to the local neighbourhood.		
Site features may be organised to meet desired needs / opportunities. Site size (ha): 3.0 - 4.0 ha / 7.4 - 9.9 ac		
SITE FEATURE	PARK SITE	
	Ha	Ac
Turf area for soccer, touch football, field hockey	1.2	3.0
Hard surface area for court games (e.g. Tennis,	0.2	0.5
Open space for active play / games (e.g. winter	0.2	0.5
Open space area for passive activities (e.g. rest,	0.2	0.5
Play lot (large) with equipment, turf area,	0.2	0.5
Natural areas	0.2	0.5

* may include Community League, add 0.8 ha /

DISBURSED PARK SITES		
Designed to provide a localised recreational opportunities to neighbourhood sub-areas.		
Site features may be organised to meet desired needs / opportunities. Site size (ha): 0.2 - 0.8 ha		
SITE FEATURE	PARK SITE	
	Ha	Ac
Play lot (small) with equipment, turf area,	0.08	0.20
Tot lot with turf area (small), passive open	0.04	0.10
Natural areas	0.04	0.10

Proposed ASP Land Use and Population Statistics – Bylaw 20854

Appendix 2 – Land Use and Population Statistics

Windermere Area Structure Plan – Land Use and Population Statistics

NEIGHBOURHOOD	Ambleside - NBHD 1	Windermere - NBHD 2	Keswick - 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	1821
Pipeline / Power line Corridors ROW	2.7	1.7	0.7	1.0	1.8		8
Creeks / Ravines Lands (ER)		11.2	43.1		0.7		55
Public Upland Area (land between the UDL and Top-of-Bank)			5.8		5.5		11
Major Arterials / Road ROW	11.8	11.0	16.1	19.6	21.7	14.4	95
Existing Uses					12.4		12
GROSS DEVELOPABLE AREA	300.2	445.2	306.9	139.8	155.8	291.6	1640
Public Utility	0.6	2.4			0.1		3.1
Municipal Reserve School/Park	19.8	29	19.2	42.9	9.1	14	134
Business Employment	69.2						69.2
Major Commercial Centre	47.9	1.5				54	103.4
Commercial	6.1	14.2	6.1	1.3	3.2		30.9
Mixed Uses	5.5	1	3.5		2.2		12.2
Circulation *25%	25.5	90	61.4	28.6	31	19	255.5
Transit Center	2.2				0.8		3
Public Open Space	2.6	0.7					3.3
Stormwater Management Facility	15.5	26.6	20.3	7.14	8.9	12	90.44
Institutional	2.1		2.6		4		8.7
TOTAL NON-RESIDENTIAL LAND USES	197.0	165.4	114.7	79.9	59.3	99.0	713.7
Percentage of GDA	66%	37%	37%	57%	38%	34%	44%
NET RESIDENTIAL AREA	103.2	279.8	192.2	60	96.5	192.6	925.8
Percentage of GDA	34%	63%	63%	43%	62%	66%	56%

*detailed calculation will be parpared during NSP approval stage

Windermere Area Structure Plan – Housing Units and Population Statistics

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)	103.2		279.8		192.2		60.0		96.5		175		906.7	
	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units	Area	Units
Housing Units														
Low Density Residential	83.5	2,067	161.1	4,028	168.0	4,201	44.8	1,120	78.5	1,963	135.0	2,450	670.9	15,828
Row Housing Residential	6.4	288	7.9	356	10.9	491	7.0	315	4.3	194			36.5	1,644
Medium Density Residential	10.9	981	18.8	1,693	8.3	749	7.4	662	9.4	1,043	38.0	1,914	93.0	7,042
Mixed Use					1.4	175			1.1	138			2.5	313
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	103.44	3,921	279.8	6,772	192.2	6,430	60.0	2,277	96.54	4,057	175.0	4,744	907.2	28,201
Unity Density (du/nrha)	38		24		33		38		42		27		31	
Population														
Low Density Residential		5,845		11,277		11,762		3,136		5,495		8,084		45,599
Row Housing Residential		806		997		1,376		882		542				4,603
Medium Density Residential		1,766		3,047		1,348		1,192		1,878		5,493		14,724
Mixed Use						263				206				469
High Density Residential		877		297		1,220		270		1,080		543		4,287
*Large Lot Residential				414										414
Existing Country Residential				980										980
Neighbourhood Total		9,294		17,012		15,968		5,480		9,201		14,120		71,076
Population Density (ppl/nrha)		90		61		83		91		95		81		78

*Nbhd 5 Medium Density includes rowhousing and low rise

Windermere Area Structure Plan – Student Generation

Neighbourhood	Gross Development Area (ha)	Public School Board			Separate School Board			Neighbourhood Sub-total
		Elementary	Junior/Senior High		Elementary	Junior High	Senior High	
Ambleside - NBHD 1	300	600		600	300	150	150	1,800
Windermere - NBHD 2	445	888		888	444	222	222	2,664
Keswick - NBHD 3	305	612		612	306	153	153	1,836
Glenridding Heights - NBHD 4A	140	280		280	140	70	70	840
Glenridding Ravine - NBHD 4B	155	311		311	155	78	78	932
NBHD 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 provision. The necessity of school sites should be determined during NSP preparation.

Appendix 3 – Proposed School / Park Site Characteristics

SCHOOL / PARK SITES*						
Designed to provide life-long learning opportunities within the broader community.						
Site size (ha): 2.8 - 10.2 ha / 6.9 - 26.0 ac						
SITE FEATURE	BLDG SITE		PLAY FIELDS		TOTAL	
	Ha	Ac	Ha	Ac	Ha	Ac
Public Elementary	1.2	3.0	2.0	5.0	3.2	8.0
Public Elementary/Junior High	2.6	6.5	4.1	10.0	5.7	16.5
Public Junior High	1.4	3.5	4.1	10.0	5.5	13.5
Public Senior High	4.1	10.0	6.1	15.0	10.2	26.0
Catholic Elementary	0.8	2.0	2.0	5.0	2.8	7.0
Catholic Elementary/Junior High	1.6	4.0	2.4	6.0	4.0	10.0
Catholic Junior High	1.2	3.0	2.4	6.0	3.6	9.0
Catholic Senior High	2.4	6.0	4.1	10.0	6.5	16.0

* may include Community League, add 0.8 ha / 2.0 ac extra

NEIGHBOURHOOD PARK SITES*		
Designed to provide a range of recreational opportunities and facilities to the local neighbourhood.		
Site features may be organised to meet desired needs / opportunities. Site size (ha): 3.0 - 4.0 ha / 7.4 - 9.9 ac		
SITE FEATURE	PARK SITE	
	Ha	Ac
Turf area for soccer, touch football, field hockey	1.2	3.0
Hard surface area for court games (e.g. Tennis,	0.2	0.5
Open space for active play / games (e.g. winter	0.2	0.5
Open space area for passive activities (e.g. rest,	0.2	0.5
Play lot (large) with equipment, turf area,	0.2	0.5
Natural areas	0.2	0.5

* may include Community League, add 0.8 ha /

DISBURSED PARK SITES		
Designed to provide a localised recreational opportunities to neighbourhood sub-areas		
Site features may be organised to meet desired needs / opportunities. Site size (ha): 0.2 - 0.8 ha		
SITE FEATURE	PARK SITE	
	Ha	Ac
Play lot (small) with equipment, turf area,	0.08	0.20
Tot lot with turf area (small), passive open	0.04	0.10
Natural areas	0.04	0.10

Current NSP Land Use and Population Statistics – Bylaw 20834

KESWICK NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20834

	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	1.58	0.5%					
Infrastructure/Servicing							
Stormwater Management Facilities	20.24	6.6%					
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	113.32	37.0%					
Net Residential Area	192.98	63.0%					
	Area (ha)	Units/ha	Units	% of Total	People/Units	Population	% of NRA
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%
Total Residential	192.99		6,447	100%		16,017	100%

Sustainability Measures

Population Density (ppnrha)	83
Unit Density (upnrha)	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%

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	1,836	

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.
- ** Area deducted to Municipal Reserve to be confirmed by legal survey.
- 1 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.

Proposed NSP Land Use and Population Statistics – Bylaw 20855

KESWICK NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

BYLAW 20855

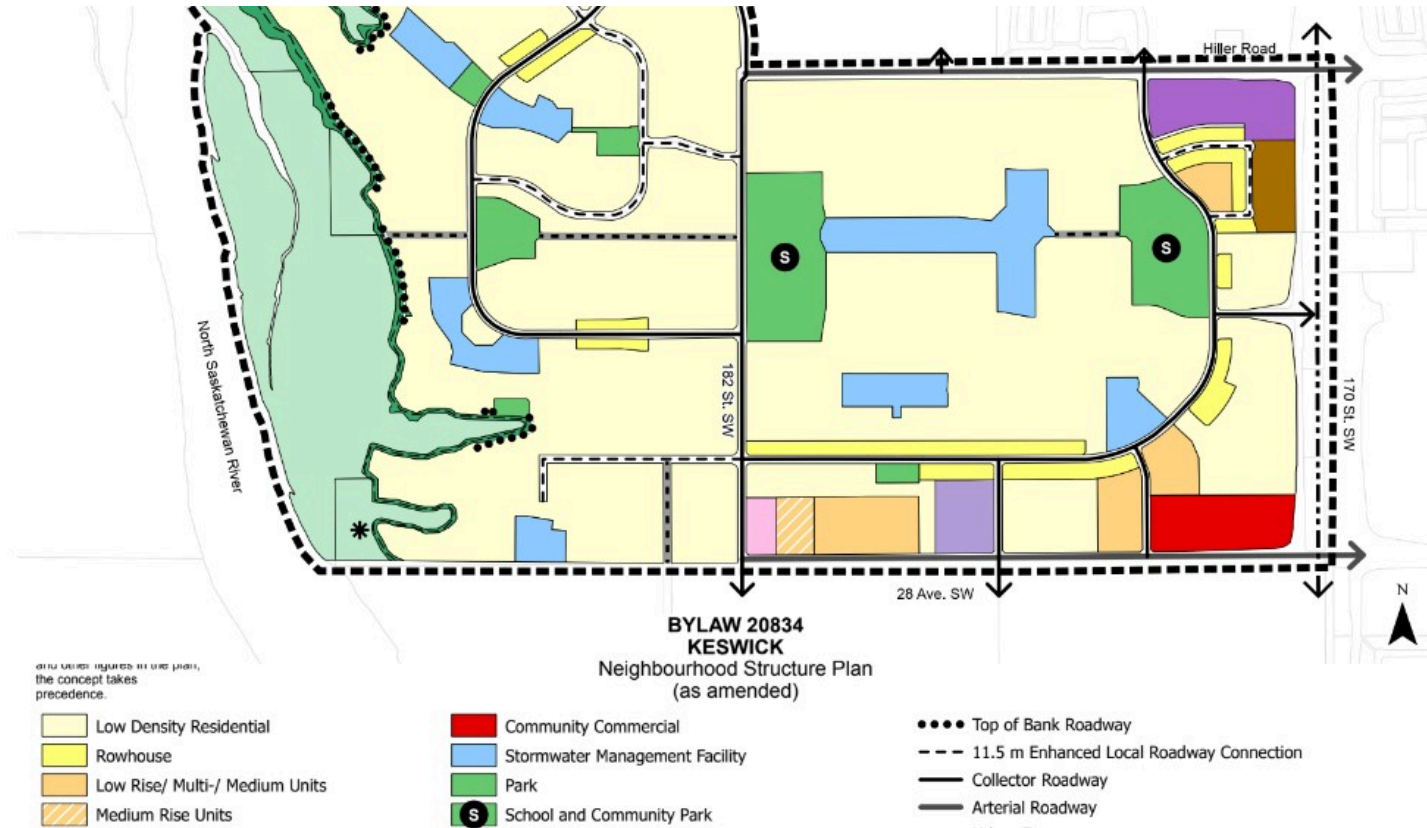
	Area (ha)	% of GDA
GROSS AREA	372.72	100.0%
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.14	
Lands Between Top of Bank and Urban Development	5.48	
Lands Between Urban Development Line and Top of Bank Roadway	0.35	
Pipeline & Utility R/W	0.69	
Arterial Road Right-of-Way	16.08	
Total Non-Developable Area	65.74	
GROSS DEVELOPABLE AREA	306.98	100%
Parkland, Recreation, School (Municipal Reserve)		
School**	14.02	4.6%
Park**	4.74	1.5%
Greenway**	0.06	0.0%
Below the Bank Park Development	0.44	0.1%
Transportation		
Circulation ¹	61.40	20.0%
Greenway	1.58	0.5%
Infrastructure/Servicing		
Stormwater Management Facilities	20.24	6.6%
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	114.70	37.4%
Net Residential Area (NRA)	192.28	62.6%

	Area (ha)	Units/ha	Units	% of Total	People/ Units	Pop	% of NRA
Low Density Residential	168.02	25	4201	65%	2.8	11762	87.4%
Rowhousing	10.92	45	491	8%	2.8	1376	5.7%
Mixed Use-Residential/Commercial	1.4	125	175	3%	1.5	263	0.7%
Low-Rise/Multi-/Medium	8.32	90	749	12%	1.8	1348	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%
Total Residential	192.28		6429	100%		15968	100%

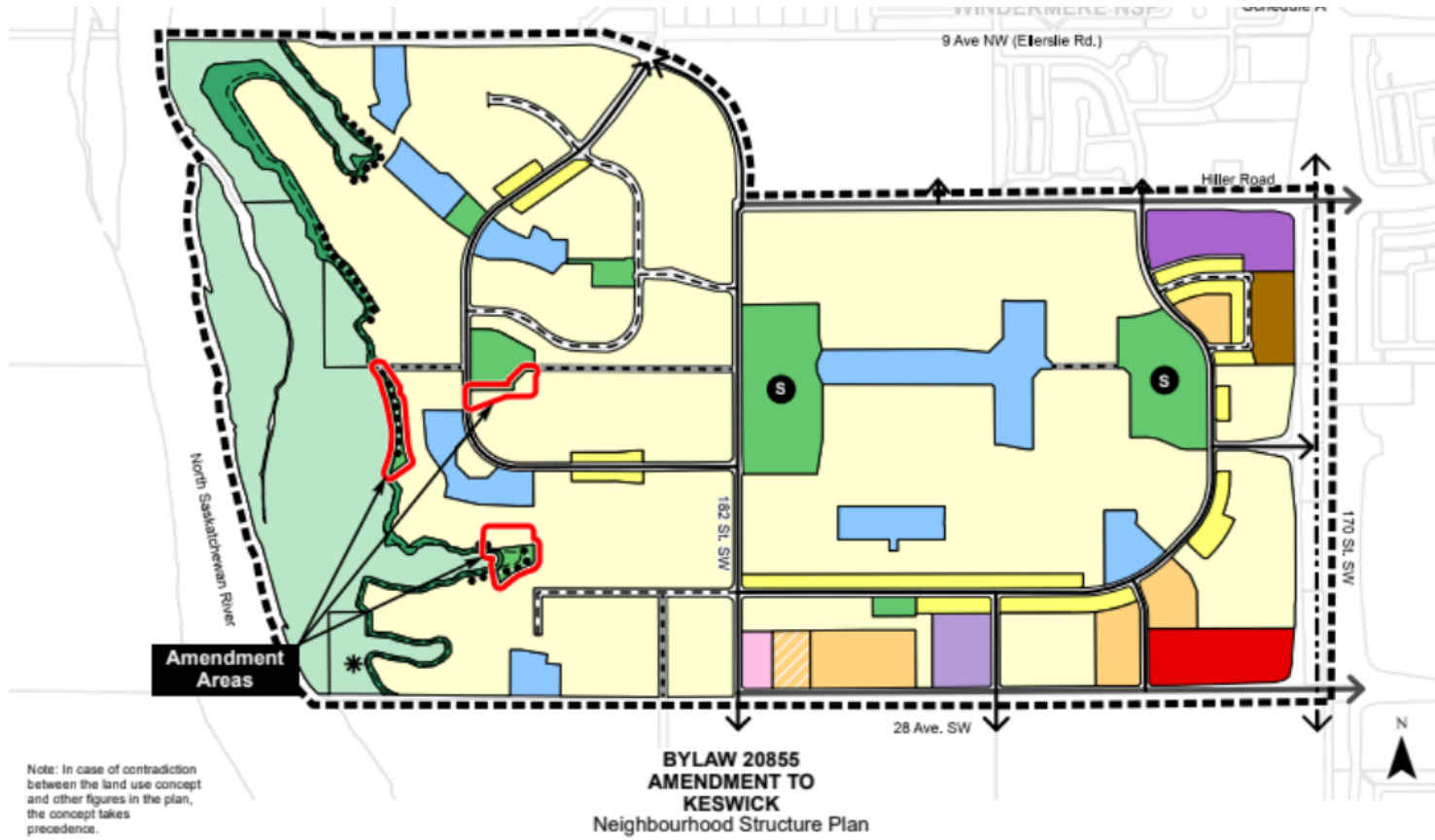
Sustainability Measures			
Population Density (ppnrha)		83	
Unit Density (upnrha)		33.44	
Single/Semi-Detached//Row housing, Low Rise/Multi-/Medium Units and high Rise		65%	35%
Population (%) within 500 m of Parkland		97%	
Population (%) within 600 m of Transit		98%	
Population (%) within 600 m of Commercial Service		89%	
Presence/Loss of Natural Area Features			
Protected as Environmental Reserve (ha)		48.62	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			
Notes			
Public School Board		1224	*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 low density residential 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	1835		

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.

Keswick NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map