

Bylaw 20855

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 Bylaws 15514, 16076, 17195, 17405, 18281, 18568, 18709, 18972, 20095, 20178, 20493, and 20834; 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 paragraph of the “Rationale” section of “Objective (25) under Section 3.2.9 Parks and Open Spaces, and replacing it with:

i. “The Keswick NSP provides a range of parks and open spaces for residents in order to meet their passive and active recreational needs. All parks have been configured to provide resident’s opportunities for active and passive recreation and have been located such that the majority of residential areas are within the plan are within 500 m of a park space.”

b. Deleting the second paragraph of the “Rationale” section of “Objective (25), under sub-heading “Pocket Parks”, Section 3.2.9 Parks and Open Spaces, and replacing it with:

i. “Pocket parks provide opportunities for passive recreation space for residential uses at the local level. A total of five (5) pocket parks are located throughout the NSP area, ranging

in size from 0.05 ha to 0.72 ha in size and comprising a total of approximately 2.03 ha. All parks are located with frontage along either local or collector roadways and serve various residential sub-areas to provide everyday opportunities for recreation. Two (2) pocket parks are located directly abutting the SWMFs in the north-western part of the plan and serve to enhance the aesthetic and pedestrian experience of these facilities. Design considerations at time of development will ensure that underground utilities which serve public utility functions (e.g. drainage to SWMFs) are not located within the park area.”

- ii. “A third park space, approximately 0.5 ha in size, is located south-centrally and is adjacent to a collector road and in proximity to 28 Avenue N.W. This park serves the higher density residential areas and mixed residential/institutional uses and is large enough to accommodate either passive or recreation uses.”
 - iii. “The remaining 2 park sites are located abutting the Urban Development Line along the North Saskatchewan River Valley and Ravine System and form part of the overall 30% dedication of top-of-bank roadway/park as per Policy C542. The fourth park site, approximately 0.50 ha in size, is located abutting the top-of-bank in the south-west corner of the plan area and is intended to act as an entry point or a “staging area” for residents to access the River Valley directly from the neighbourhood. Provisions for parking on or adjacent to this park will be determined at time of development by Asset Management and Public Works – Parks. The fifth park site, 0.38 ha in size and abutting the Urban Development Line, is located west-centrally to act as a viewpoint park and additional entry point to the top-of-bank walkway system and provides for a continuous pedestrian connection with the adjacent SWMF to the east. These 2 parks are directly accessible by vehicular or pedestrian traffic and afford vistas and visual connections to the river valley.”
- c. Adding in a new subsection after the “Pocket Park” subsection of the “Rationale” section of “Objective (25), Section 3.2.9 Parks and Open Spaces:
- i. “Community Park
A Community Park approximately 1.95 ha in size, is located west of 182 Street SW in the west -central portion of the plan area. The park is large enough to accommodate either passive or active recreation uses and is directly connected to the central linear east-west

greenway corridor, facilitating access to the River Valley to the west and the School/park to the east.”

- d. Adding in a new subsection after the newly created “Community Park” Subsection of the “Rationale” section of “Objective (25)”, Section 3.2.9 Parks and Open Spaces:
 - i. “Below the Bank Park
As per Breathe policy of enhancing the quality and diversity of park space a unique flat and turfed area approximately 0.44 ha in size has been identified within the North Saskatchewan River Valley and Ravine. This area will be well-integrated as part of the open space and pedestrian and shared use path network and become a focal point for passive recreation to the Keswick population and future users.”
- e. Deleting the first sentence of the “Municipal Reserve” section of “Objective (25)”, Section 3.2.9 Parks and Open Spaces, and replacing it with:
 - i. “Overall, land provided for municipal reserve dedication for the Keswick NSP is approximately 6.3%.”
- f. Deleting the “Implementation” section of “Objective (32)”, Section 3.2.10 Transportation, and replacing it with:
 - i. “Figure 9.0 - Pedestrian Network illustrates the location of two mid-block crossings across the proposed 182 Street S.W and Keswick Drive SW west of 182 Street. The location and design of this pedestrian crossing at these proposed locations shall be identified at the subdivision approval and/or development permit stages and confirmed by Transportation Services at the roadway design stage.”
- g. Deleting the “Rationale” section of “Objective (32), Section 3.2.10 Transportation, and replacing it with:
 - i. “A key pedestrian crossing location has been identified along proposed 182 Street SW at the central east-west greenway. A second key pedestrian crossing location has been identified along Keswick Drive SW at the central north-south greenway. Further details regarding pedestrian crossings to enhance pedestrian safety across the roadway.”
- h. deleting the map entitled “Bylaw 20834 – Keswick Neighbourhood Structure Plan (as amended)” and replacing it with the map “Bylaw 20855 - Amendment to Keswick Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;

- i. deleting the land use and population statistics entitled “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20834” and replacing it with “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 20855”, attached hereto as Schedule “B” and forming part of this Bylaw;
- j. 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;
- k. deleting “Figure 8 – Transportation Network” and replacing it with “Figure 8 – Transportation Network” attached hereto as Schedule “D” and forming part of this Bylaw;
- l. 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;
- m. 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;
- n. 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;
- o. 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
- p. 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. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

9 Ave NW (Ellerslie Rd.)

Hiller Road

North Saskatchewan River

Amendment Areas

182 St. SW

170 St. SW

28 Ave. SW

BYLAW 20855 AMENDMENT TO KESWICK

Neighbourhood Structure Plan



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

- Low Density Residential
- Rowhouse
- Low Rise/ Multi-/ Medium Units
- Medium Rise Units
- High Rise Units
- Mixed Use - Institutional/ Residential
- Mixed Use - Residential/Commercial
- Neighbourhood Commercial

- Community Commercial
- Stormwater Management Facility
- Park
- S School and Community Park
- Public Upland Area
- North Saskatchewan River Valley and Ravine
- Major Pedestrian Linkage
- Top of Bank Walkway

- Top of Bank Roadway
- 11.5 m Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- Urban Freeway
- NSP Boundary
- * Top of Bank & Upland Area Interpreted by Aerial Photography

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..

6/13
KESWICK NEIGHBOURHOOD
STRUCTURE PLAN LAND USE
AND POPULATION STATISTICS

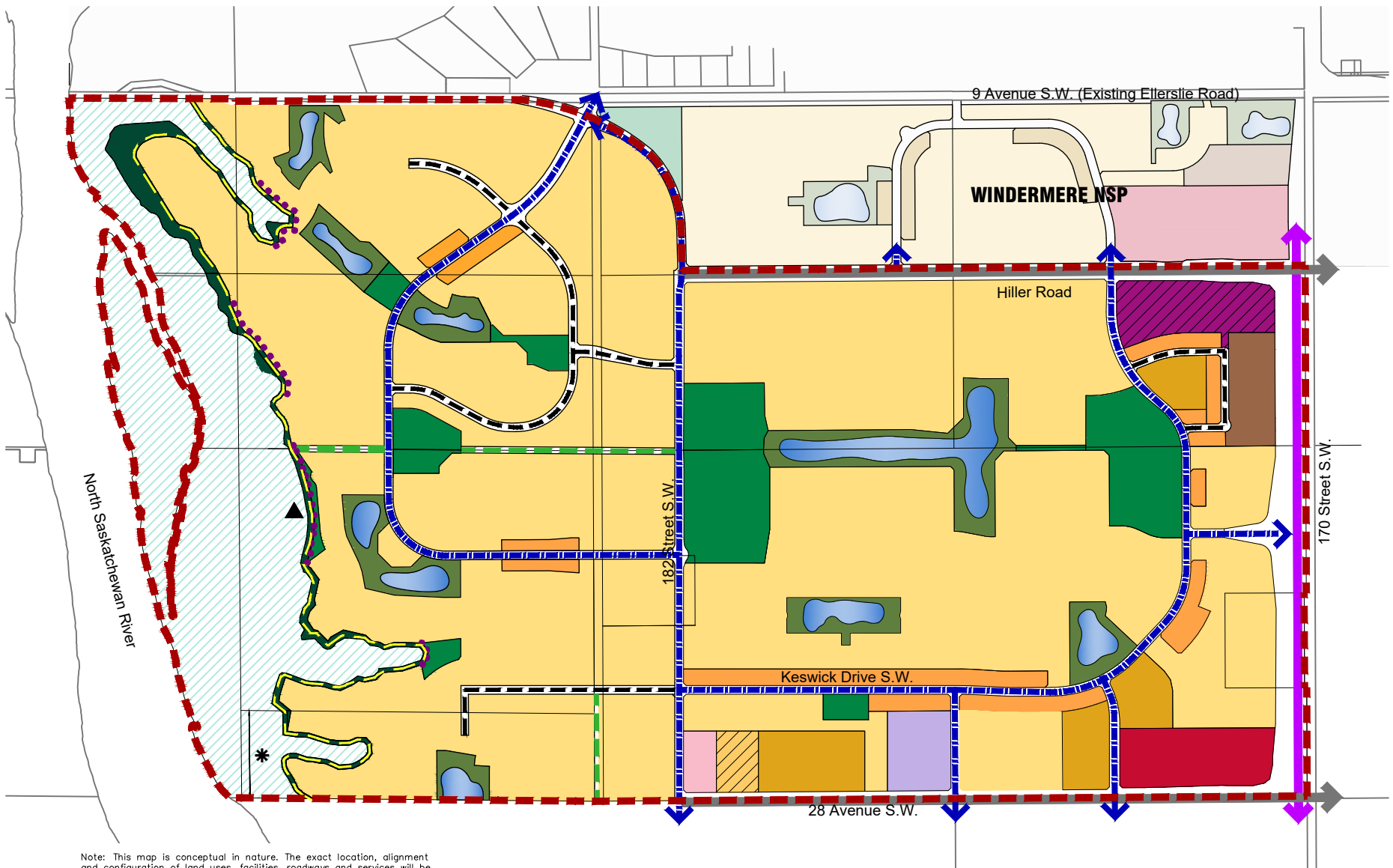
BYLAW 20855

	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)		
<i>School**</i>	14.02	4.6%
<i>Park**</i>	4.74	1.5%
<i>Greenway**</i>	0.06	0.0%
<i>Below the Bank Park Development</i>	0.44	0.1%
Transportation		
<i>Circulation¹</i>	61.40	20.0%
<i>Greenway</i>	1.58	0.5%
Infrastructure/Service		
<i>Stormwater Management Facilities</i>	20.24	6.6%
Institutional		
Mixed Use - Institution/Low-Rise/Multi-/Medium Units	2.63	0.9%
Commercial		
<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%
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)			Land	Water			
Conserved as Naturalized Municipal Reserve (ha)			48.62	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	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. ** 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					

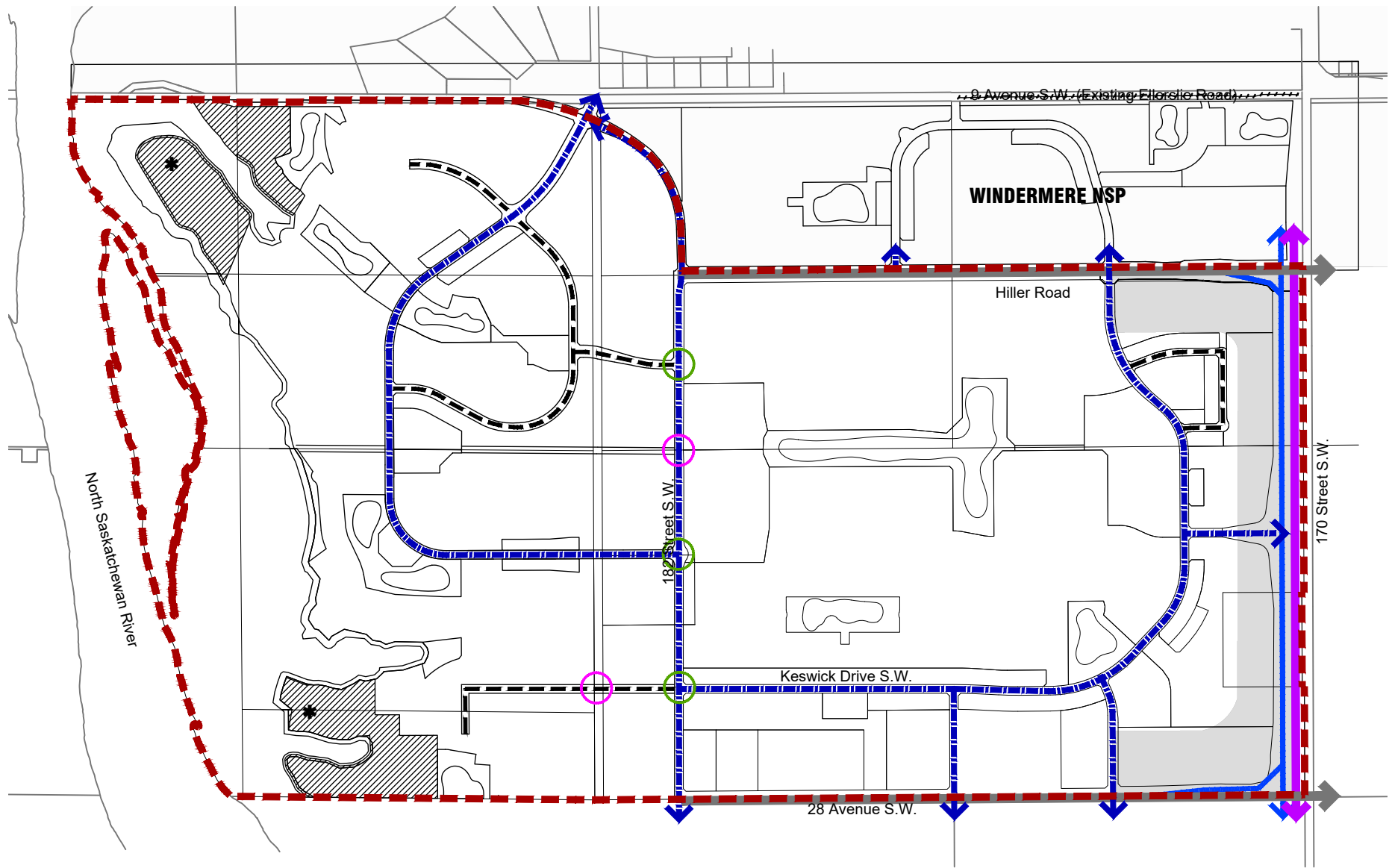
For Public School student generation is based on GDA x2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for Elementary and 0.5 for Junior/Senior High.



Note: This map is conceptual in nature. The exact location, alignment and configuration of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

- | | | |
|--|--|--|
| Low Density Residential | Community Commercial | Top Of Bank Roadway |
| Rowhousing | Stormwater Management Facility | Enhanced Local Roadway Connection |
| Low Rise/ Multi-/ Medium Units | Park | Collector Roadway |
| Medium Rise Units | School and Community Park | Arterial Roadway |
| High Rise Units | Public Upland Area | Urban Freeway |
| Mixed Use - Institutional/ Residential | North Saskatchewan River Valley and Ravine | NSP Boundary |
| Mixed Use - Residential/ Commercial | Major Pedestrian Linkage (Greenway) | Top of Bank & Public Upland Area Interpreted By Aerial Photography |
| Neighbourhood Commercial | Top Of Bank Walkway | Below the Bank Park Development |

Keswick
Neighbourhood Structure Plan
Figure 7
Land Use Concept

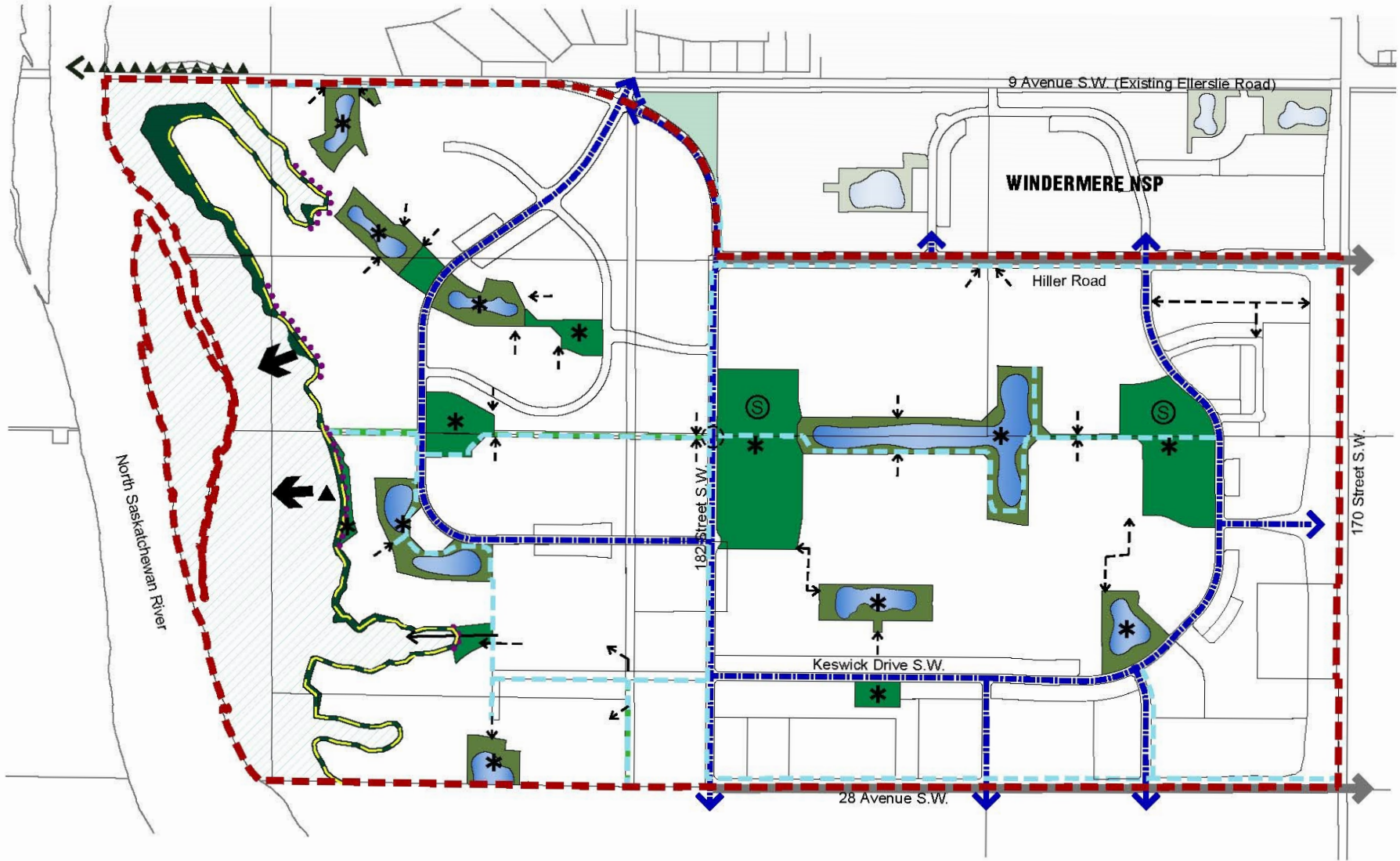


- Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- 170 Street S.W. Urban Freeway
- 170 Street S.W. Frontage Road
- NSP Boundary

- Area Of Plan Located Greater Than 600m From Future Transit Routing
- Area Of Influence - Road Right Of Way To Be Determined By 170 Street Concept Planning Study
- Promontory Lands Which May Require Emergency Access
- Roundabout

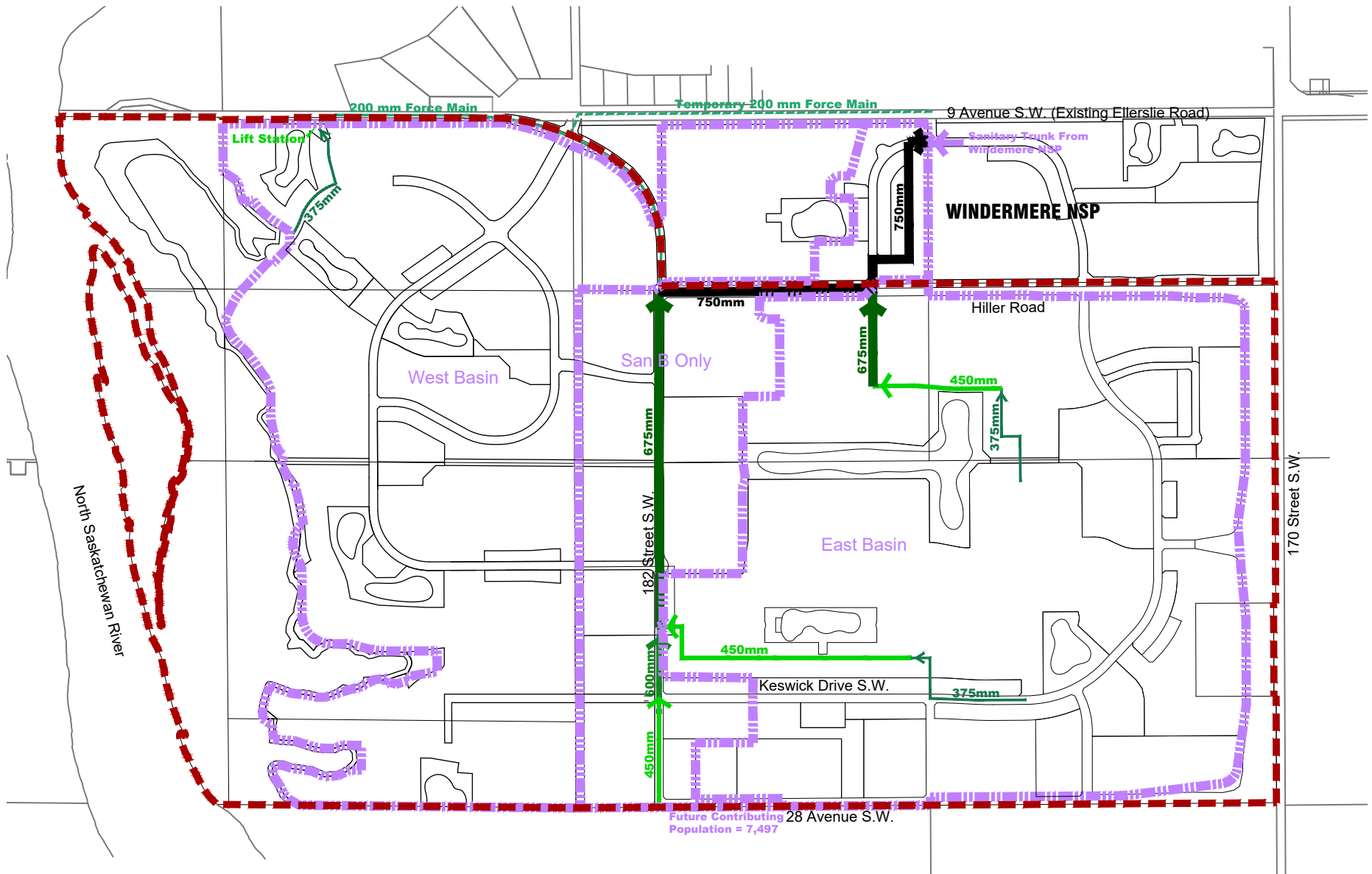
- Traffic Calming (Key Pedestrian Crossing)

Keswick
Neighbourhood Structure Plan
Figure 8
Transportation Network



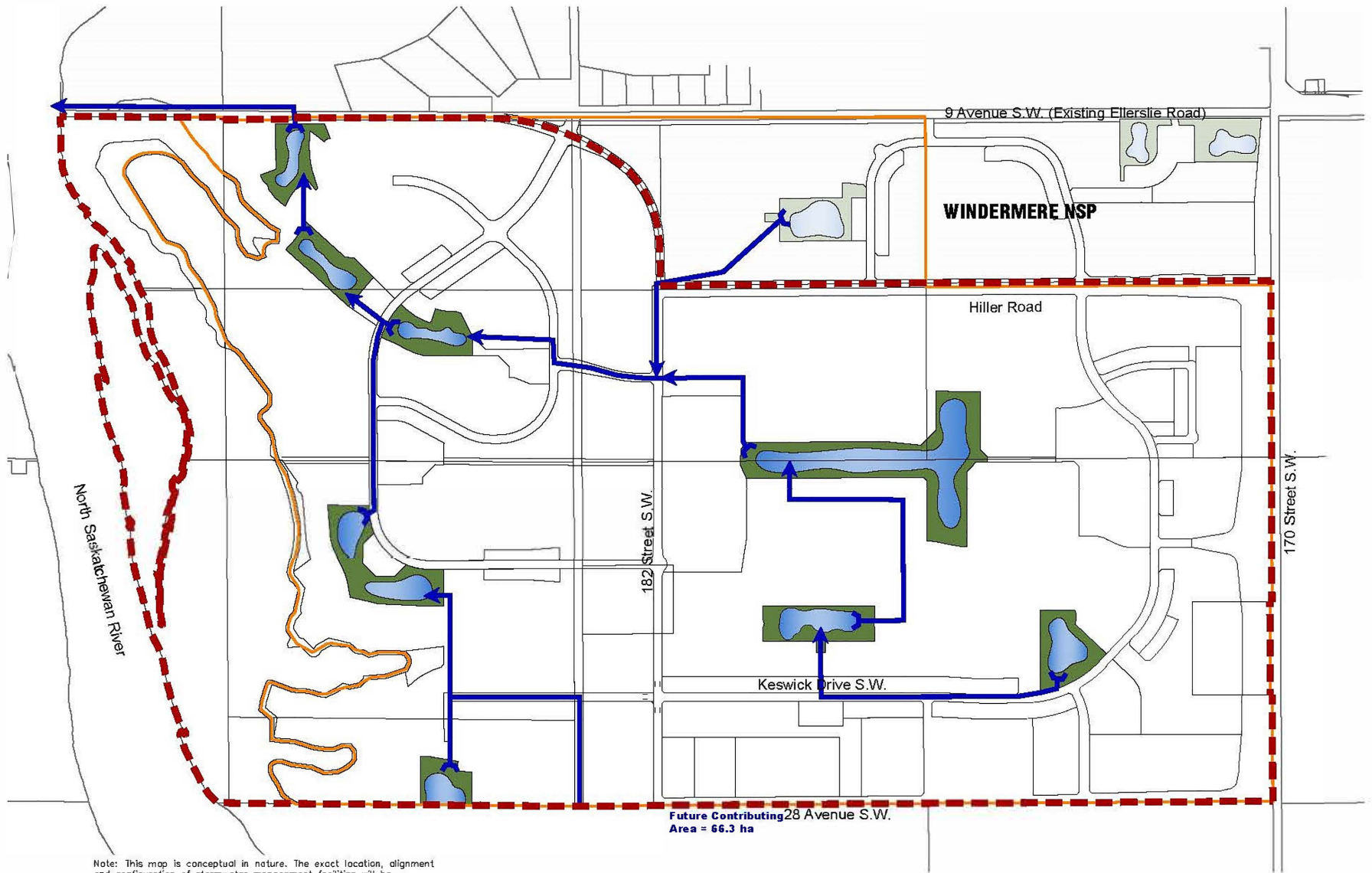
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|--|--|--|---|--|--------------------------------------|
| | Stormwater Management Facility | | Top Of Bank Walkway | | Trailhead Connection to River Valley |
| | Park | | Top Of Bank Roadway | | Collector Roadway |
| | School and Community Park | | Shared Use Path Corridor (No MR Credit) | | Arterial Roadway |
| | North Saskatchewan River Valley and Ravine | | Possible Pedestrian Linkage to North Saskatchewan River | | Linkage to Adjacent Community |
| | Public Upland Area | | Key Pedestrian Crossing | | Focal Point |
| | NSP Boundary | | Major Visual Connection to River Valley | | Below the Bank Park Development |
| | Major Pedestrian Linkage (Greenway) | | Minor Pedestrian Linkages | | |

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



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

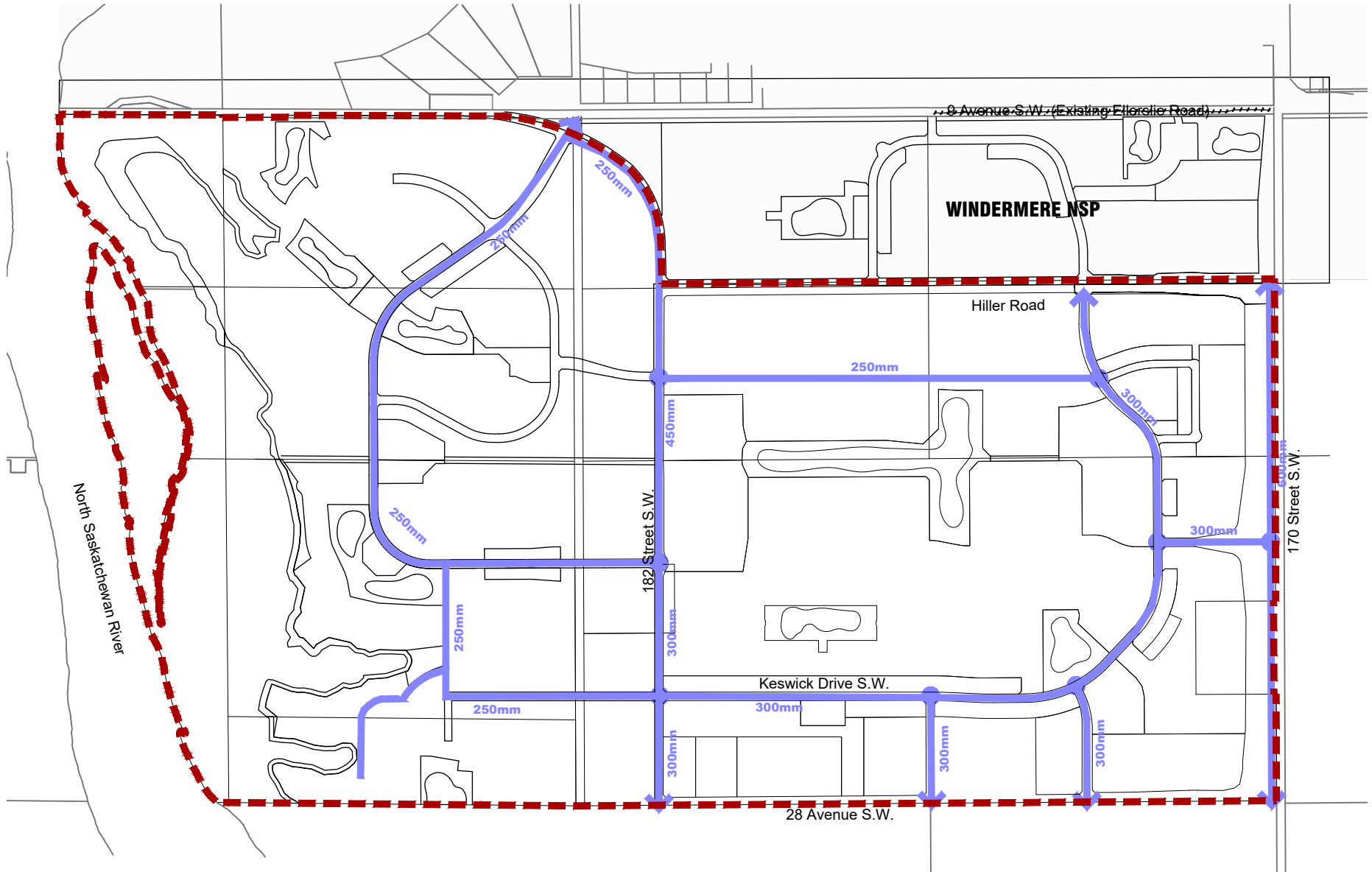
Keswick
 Neighbourhood Structure Plan
 Figure 10
 Sanitary Servicing Plan



Note: This map is conceptual in nature. The exact location, alignment and configuration of stormwater management facilities will be determined at the zoning and subdivision stage.

- - - NSP Boundary
- Stormwater Management Facility
- Storm Basin Boundary
- Direction of Flow

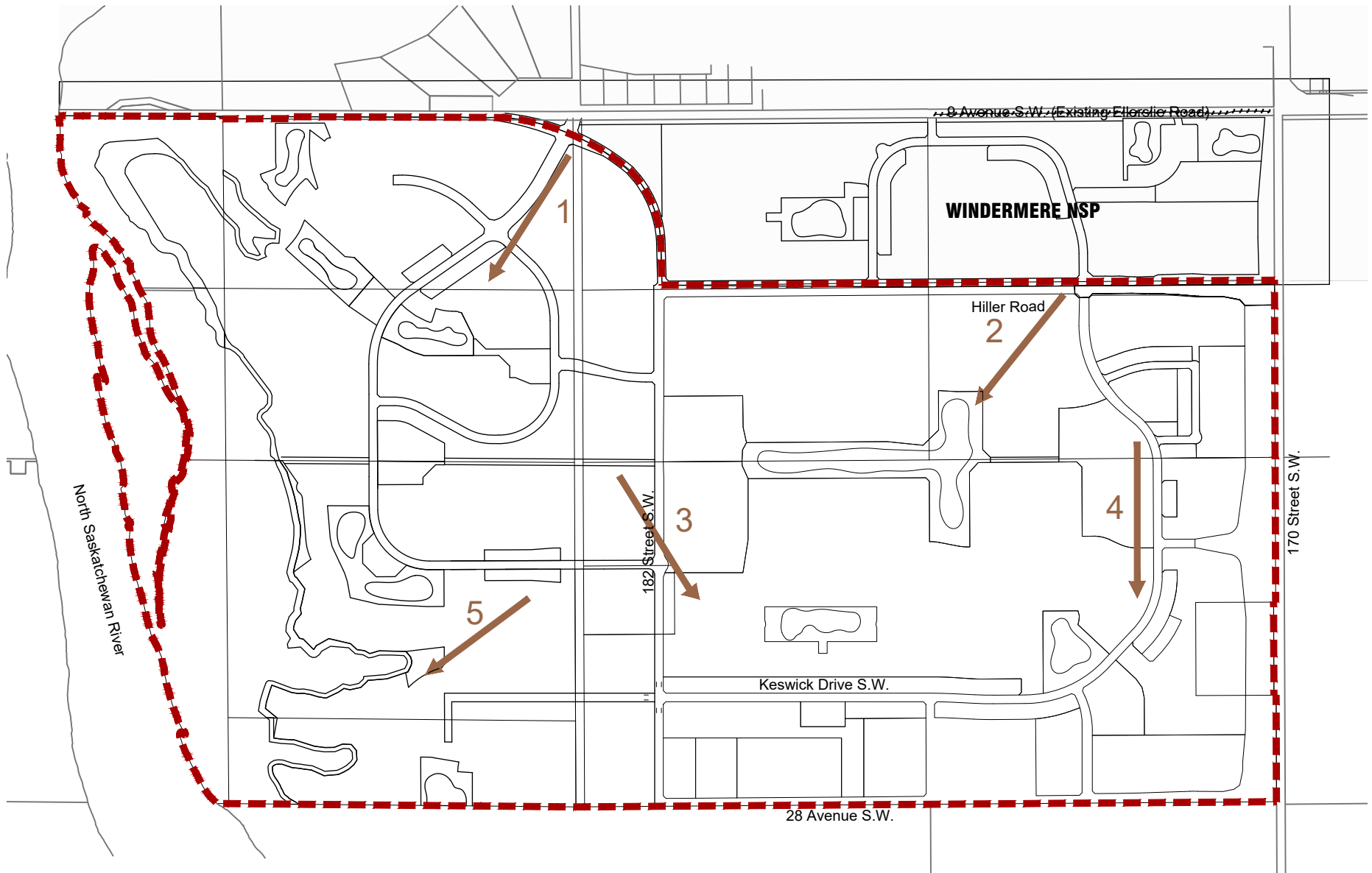
Keswick
 Neighbourhood Structure Plan
 Figure 11
 Storm Drainage Plan



- - - NSP Boundary
- Water Main

Note:
 Preliminary only
 Sizing to be finalized with EPCOR

Keswick
 Neighbourhood Structure Plan
Figure 12
 Water Servicing Plan



- NSP Boundary
- General Direction & Sequence of Development

Keswick
Neighbourhood Structure Plan
Figure 13
Staging Plan