

**ATTACHMENT 2
BYLAW 17601
FILE: LDA13-0428
KESWICK**

DESCRIPTION:	PROPOSED CLOSURE of a portion of 184 Street SW road right-of-way, located south of Ellerslie Road; KESWICK
LOCATION:	East of Keswick Boulevard SW and south of Keeping Way SW
APPLICANT:	Stantec Consulting Ltd. 10160 - 112 Street NW Edmonton, AB T5K 2L6
OWNERS:	City of Edmonton #1 Sir Winston Churchill Square Edmonton, AB T5J 2R7
ACCEPTANCE OF APPLICATION:	September 19, 2013
EXISTING DEVELOPMENT:	Undeveloped land
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> That Bylaw 17601 to close a portion of 184 Street SW road right-of-way, located south of Keeping Way SW, be APPROVED.

DISCUSSION

1. The Application

This application proposes to close a 0.3 ha portion of 184 Street SW road right-of-way, located east of Keswick Boulevard SW and south of Keeping Way SW in the Keswick neighbourhood. Part of the closure area will be consolidated with land adjacent land to the east and the remainder will be consolidated with adjacent land to the west. Once closed, the subject land will facilitate the future development of low density residential uses, in conformance with the Keswick Neighbourhood Structure Plan (NSP).

2. Site and Surrounding Area

The proposed road closure is located in the Keswick neighbourhood's northwest. Surrounding land is designated for Single/Semi-Detached Residential uses. It is zoned (RSL) Residential Small Lot Zone and is partially subdivided.



Aerial view depicting 184 Street SW road closure area

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed rezoning supports the following strategic policies:

- *The Way We Grow*, Edmonton's Municipal Development Plan:
 - 3.2.1.2 – Ensure there is sufficient land available to sustain economic opportunities; and
 - 3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.
- *The Way We Move*, Edmonton's Transportation Master Plan:
 - 4.1.c – Designing the transportation network to ensure it is compatible and complementary to the surrounding land uses.

The proposed rezoning supports the following goals and objectives within the Keswick NSP:

- 3.2.7 – Provides efficient, contiguous and staged urban and infrastructure development; and
- 3.2.34 – Design a system of local streets which provides numerous safe, simple, direct and obvious connections throughout the neighbourhood.

This application conforms to the Keswick NSP which designates the subject land for Single/Semi-Detached Residential uses. The proposed development is also compatible with surrounding planned and developing land uses, as identified in the Keswick NSP.

2. Civic Departments and Agencies

Transportation Services reviewed the proposed road closure and all comments have been addressed.

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

3. Disposition

The Real Estate, Housing and Economic Sustainability branch of Sustainable Development advises that the disposition of the closed road right-of-way will be dealt with through sales agreements between the City of Edmonton and adjacent landowners located east and west of the closure area.

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4. Community League and Surrounding Property Owners

Sustainable Development sent an advance notice to surrounding property owners and the Greater Windermere Community League on October 8, 2013.

One response was received and information was provided about alternate road right-of-way intended to replace the closure area's functionality. The complete construction of a portion of local roadway is required prior to the physical removal of the proposed closure area.

No further comments or expressions of concern were received in response to the advance notice.

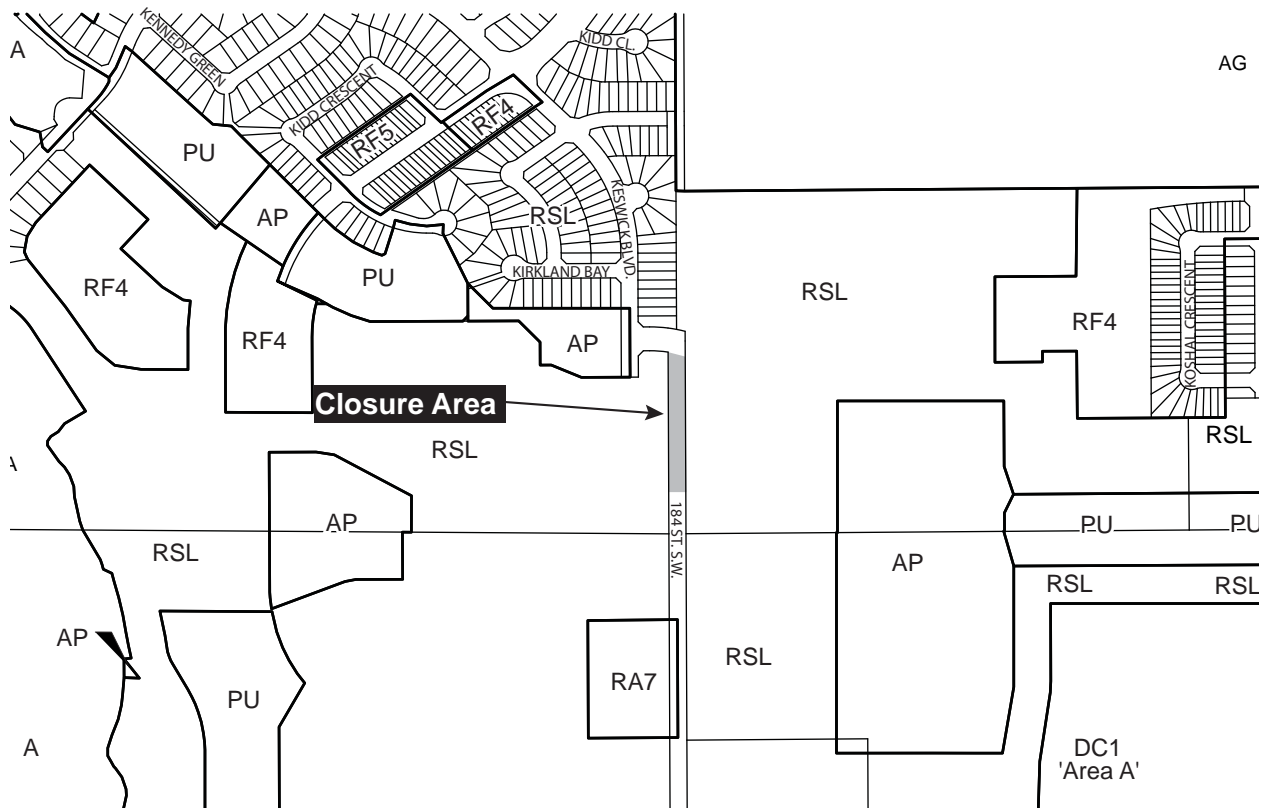
JUSTIFICATION

Sustainable Development recommends that Bylaw 17601 be APPROVED on the basis that the application complies with City of Edmonton policies and guidelines, conforms to the approved Keswick NSP, meets the technical and servicing requirements of affected Civic Departments and utility agencies, and will result in development that is compatible with surrounding planned and existing land uses.

ATTACHMENT

2a Maps

Written by: Kristen Rutherford / Ania Schoof
Approved by: Tim Ford
Sustainable Development
April 4, 2016



SURROUNDING LAND USE ZONES

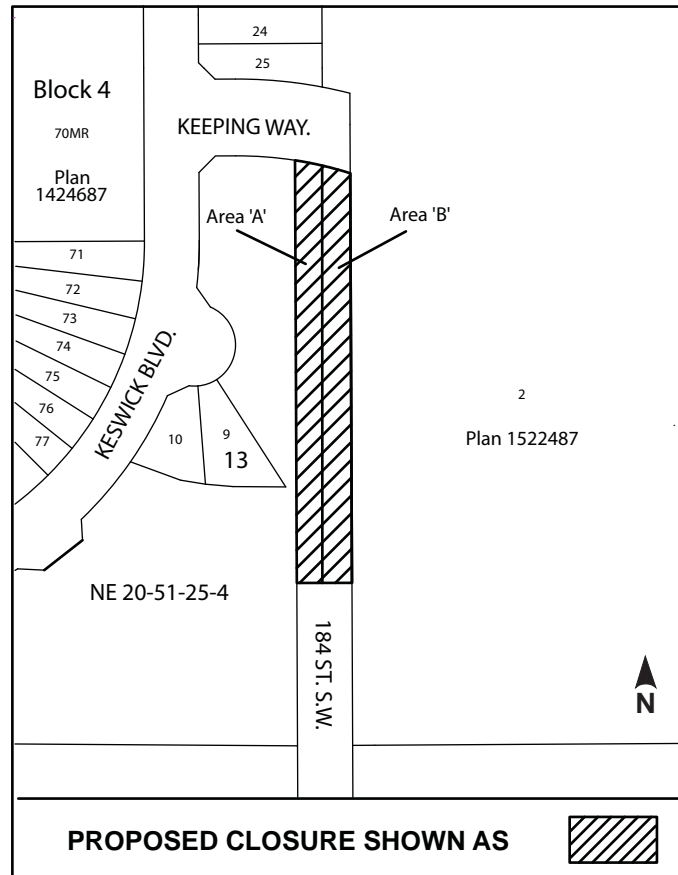


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SUSTAINABLE DEVELOPMENT

KESWICK BYLAW 17601

Location: east of Keswick Boulevard SW and south of
Keeping Way SW



Closure of a portion of 184 Street SW. The purpose of Bylaw 17601 is to close the subject roadway, as shown on the attached sketch. Once closed, the subject land will facilitate the future development of low density residential uses, in conformance with the Keswick Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED CLOSURE

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