

ATTACHMENT 2
BYLAW 17407
FILE: LDA15-0251
KESWICK

DESCRIPTION:	ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-Detached Residential Zone, (AP) Public Parks Zone and (PU) Public Utility Zone; KESWICK
LOCATION:	South of Hiller Road SW and east of 184 Street SW
LEGAL DESCRIPTIONS:	Portions of Lot 2, Block 1, Plan 1522487, Lot 3, Block 1, Plan 1522486, NE-21-51-25-4
ADDRESSES:	1303 - 184 Street SW, 1325 - 184 Street SW, 1304 - 170 Street SW
APPLICANT:	IBI Group Inc. 300, 10830 Jasper Avenue NW Edmonton, AB T5J 2B3
OWNERS:	Beaverbrook Keswick Ltd. 17515 - 108 Avenue NW Edmonton, AB T5S 1G2
ACCEPTANCE OF APPLICATION:	May 27, 2015
EXISTING DEVELOPMENT:	Undeveloped land
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> That Bylaw 17407 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-Detached Residential Zone, (AP) Public Parks Zone and (PU) Public Utility Zone be APPROVED.

DISCUSSION

1. The Application

This application proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-Detached Residential Zone, (AP) Public Parks Zone and (PU) Public Utility Zone.

2. Site and Surrounding Area

The subject land is located south of Hiller Road SW and east of 184 Street SW. It is currently zoned AG and is undeveloped.

West of the proposed rezoning, land is designated for Single/Semi-Detached Residential uses. It has been zoned accordingly and is partially subdivided.

South of the proposed rezoning, land is designated for School/Community Park and Stormwater Management Facility uses. Sustainable Development has received a separate rezoning proposal for this area.

East of the proposed rezoning, land is designated for Single/Semi-Detached Residential and Stormwater Management Facility uses. Some lots have been subdivided and Sustainable Development has received a separate rezoning proposal for this area.

North of the proposed rezoning is the Windermere Neighbourhood Structure Plan and land is designated for Low Density Residential uses and is zoned AG.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed rezoning supports objectives of the Municipal Development Plan, *The Way We Grow*, with regard to policy supporting the provision of recreational opportunities and the availability of a broad and varied housing choice for various demographic and income groups in all neighbourhoods.

This rezoning proposal is in conformance with the Keswick NSP which designates the subject land for Single/Semi-Detached Residential, School/Community Park and Stormwater Management Facility uses. The proposed development is also compatible with surrounding planned and developing land uses.

2. Transportation and Utilities

Transportation Services has not expressed any objections to the proposed rezoning and they advise that a substantial portion of land that falls under the Windermere Area Structure Plan has been zoned for development. As this area develops, significant improvements to the Anthony Henday Drive and 170 Street SW interchange will be required to accommodate traffic. At this time, there is no funding in place by the City or the Province to upgrade this interchange. The City of Edmonton and Windermere area landowners are undertaking an annual traffic monitoring plan to assess the overall impact of new development activity on the roadway system that will aid in identifying and prioritizing arterial roadway construction, traffic signalization and interchange requirements, and anticipated City funding needs.

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

3. Parks and School Boards

Parks Planning, the Edmonton Public School Board and Catholic School Board have not expressed any objections to the proposed rezoning.

4. Environmental Review

An Environmental Site Assessment was reviewed for the subject land and it has been deemed suitable for the intended uses.

5. Surrounding Property Owners' Concern

Sustainable Development sent an advance notice to surrounding property owners and the Greater Windermere Community League on June 9, 2015. No comments or expressions of concern were received in response to the advance notice.

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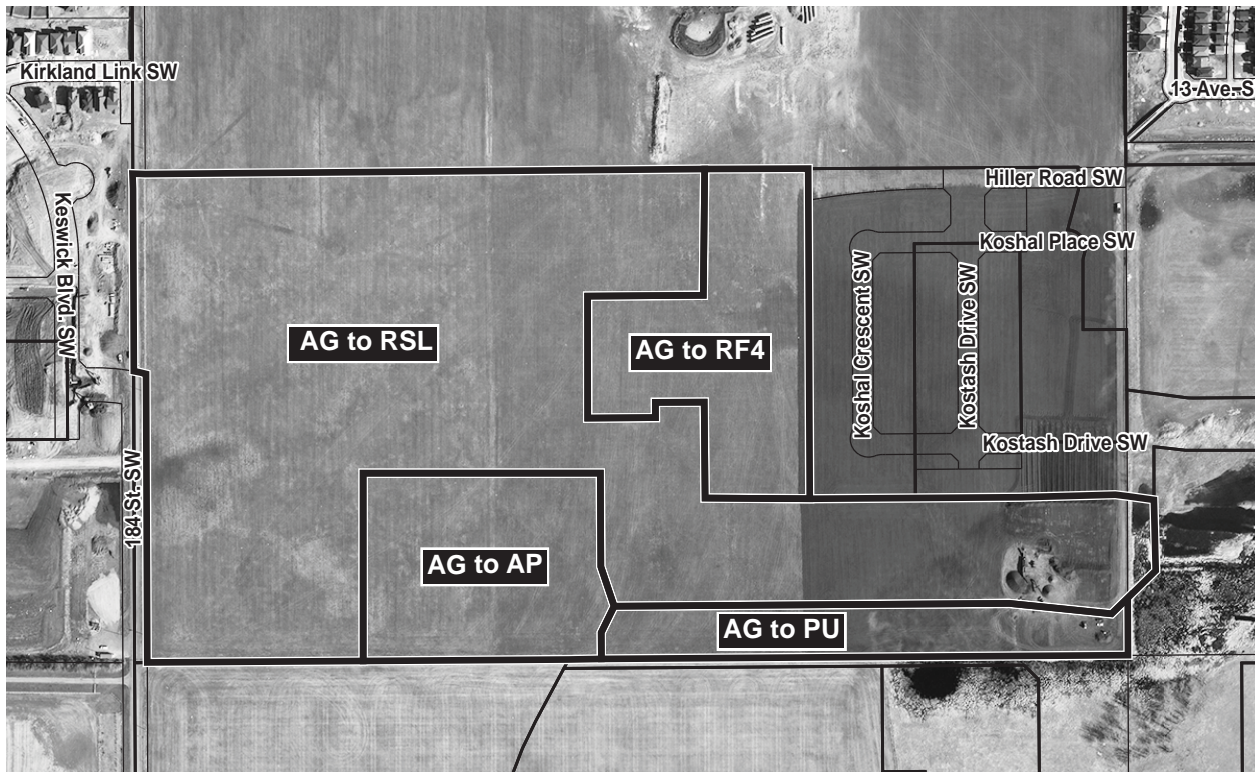
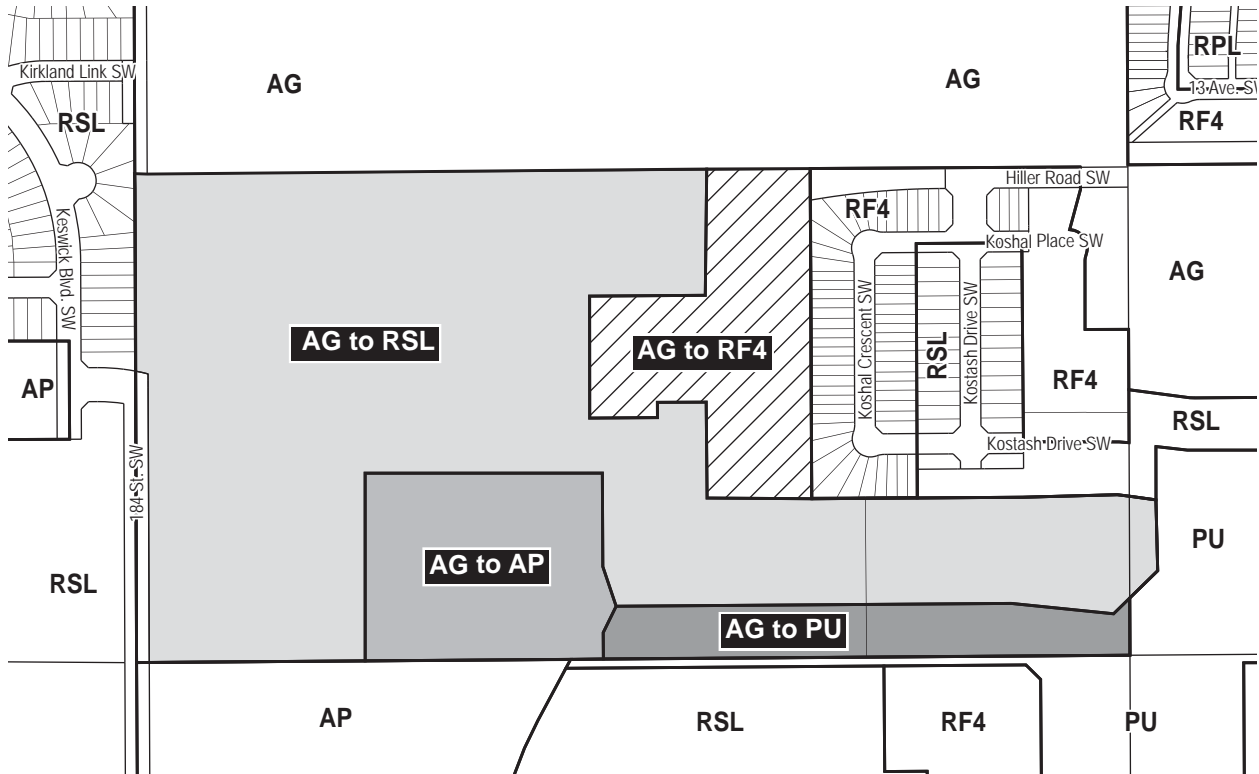
JUSTIFICATION

Sustainable Development recommends that Bylaw 17407 be APPROVED on the basis that the proposed zoning is in conformance with the approved Keswick NSP, satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies, and is compatible with adjacent planned and existing land uses.

ATTACHMENT

2a Maps

Written by: Kristen Rutherford
Approved by: Tim Ford
Sustainable Development
October 19, 2015



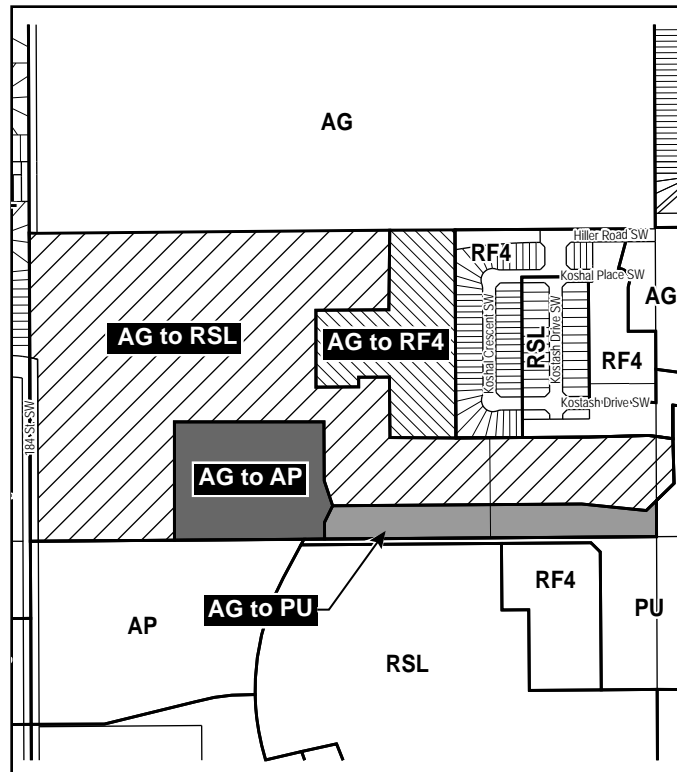
SURROUNDING LAND USE ZONES



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KESWICK, BYLAW 17407

Location: 1303 - 184 Street SW, 1325 - 184 Street SW and 1304 - 170 Street SW



Proposed Rezoning from



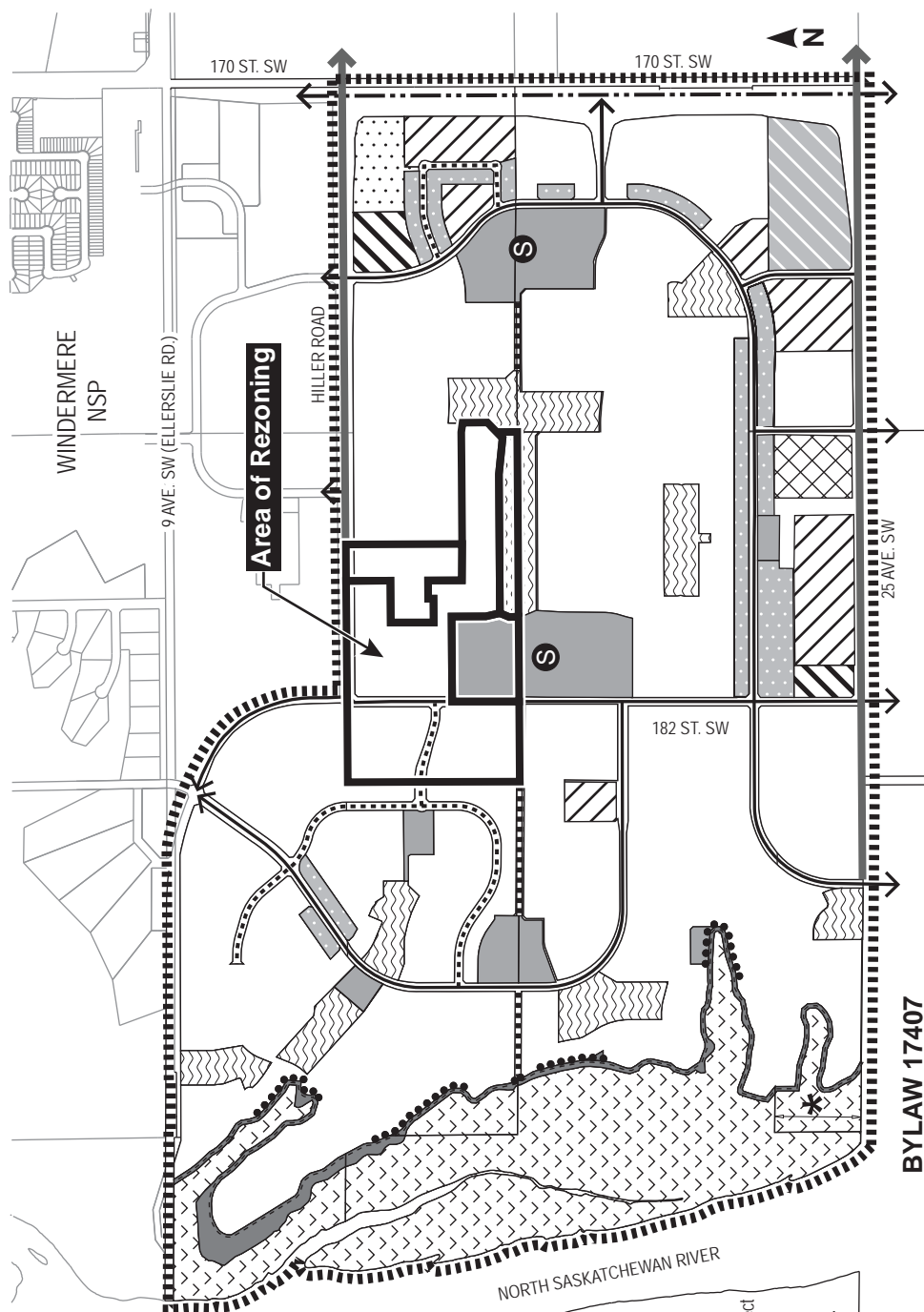
The purpose of proposed Bylaw 17407 is to change the Zoning Bylaw from (AG) agricultural zone to (RSL) residential small lot zone, (RF4) semi-detached residential zone, (AP) public parks zone and (PU) public utility zone, portions of Lot 2, Block 1, Plan 1522487, Lot 3, Block 1, Plan 1522486, NE-21-51-25-4, as shown on the attached sketch. These zones provide the opportunity for single detached residential, semi-detached residential, school/park, and stormwater management facility uses, in conformance with the approved Keswick Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015



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.

BYLAW 17407 AMENDMENT TO KESWICK Neighbourhood Structure Plan

- Single/Semi-Detached Residential
- Rowhouse
- Low Rise/ Multi-/ Medium Units
- Low Rise/Multi-/ Medium Units to High Rise Units
- Mixed Use - Institutional/ Residential
- 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 (Greenway)
- * Top of Bank & Public Upland Area Interpreted by Aerial Photography

- Top of Bank Walkway
- Top of Bank Roadway
- 11.5m Enhanced Local Roadway Connection
- Collector Roadway
- Arterial Roadway
- Urban Freeway
- NSP Boundary

SUSTAINABLE DEVELOPMENT