

**ATTACHMENT 2
BYLAW 17404
BYLAW 17405
BYLAW 17406
FILE: LDA15-0249
KESWICK**

DESCRIPTION: AMENDMENT TO THE WINDERMERE AREA STRUCTURE PLAN

AMENDMENT TO THE KESWICK NEIGHBOURHOOD STRUCTURE PLAN

ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RA9) High Rise Apartment Zone and (CSC) Shopping Centre Zone; KESWICK

LOCATION: South of Hiller Road SW and west of 170 Street SW

ADDRESS: 1304 - 170 Street SW

LEGAL DESCRIPTION: Portion of NE-21-51-25-4

APPLICANT: IBI Group
300 - 10830 Jasper Ave 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: That Bylaw 17404 to amend the Windermere Area Structure Plan be APPROVED.

That Bylaw 17405 to amend the Keswick Neighbourhood Structure Plan be APPROVED.

That Bylaw 17406 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA9) High Rise Apartment Zone and (CSC) Shopping Centre Zone be APPROVED.

BYLAW 17404
BYLAW 17405
BYLAW 17406
FILE: LDA15-0249
KESWICK

DISCUSSION

1. The Application

This application consists of a proposed amendment to the Windermere Area Structure Plan (ASP), a proposed amendment to the Keswick Neighbourhood Structure Plan (NSP), and a proposed rezoning of land in the Keswick neighbourhood.

An amendment to the Windermere Arterial Roadway Assessment Bylaw is being advanced concurrently (Bylaw 17383).

Windermere ASP amendment

The proposed amendment to the Windermere ASP has been submitted in support of the proposed amendment to the Keswick NSP, ensuring the plans are consistent with each other. The proposal redesignates approximately 3 ha of land within the ASP from Residential uses to Community Commercial uses.

The proposed ASP revisions reduce the overall number of residential units, with a net reduction of 151 medium density units and a net increase of 114 high density residential units.

Accordingly, revisions are proposed to relevant Windermere ASP land use statistics and figures.

Keswick NSP amendment

The Keswick NSP amendment proposes to redesignate a portion of the Low Rise/Multi/Medium/High Rise land use area in the northeast corner of the neighbourhood to High Rise Units and Community Commercial uses. The amendment includes redesignating the Neighbourhood Commercial site to Community Commercial uses.

The approved Keswick NSP indicates that the proportion of Low Rise/Multi/Medium to High Rise Units is 75% / 25% on the subject site. The application proposes removing the Low Rise/Multi/Medium portion of the site, leaving the High Rise Unit portion only.

The proposed land use redesignations result in an overall net increase of approximately 1.25 ha of commercial area and a matching decrease in residential area in the Keswick NSP, with residential density remaining at 80 units per net residential hectare (upnrha).

Accordingly, revisions are proposed to relevant Keswick NSP land use statistics, figures, and associated text.

Zoning Bylaw amendment

The proposed rezoning is from (AG) Agricultural Zone to (RA9) High Rise Apartment Zone and (CSC) Shopping Centre Zone, in conformance with the proposed plan amendments.

2. Site and Surrounding Area

The proposed plan amendments and rezoning affect undeveloped land in the Keswick neighbourhood at the southwest corner of 170 Street SW (an urban freeway) and Hiller Road SW (an arterial roadway).

West of the application area, land is designated for Single/Semi-Detached Residential uses and has been zoned and is being subdivided accordingly.

To the south, land is designated for Low Rise/Multi/Medium Units and Row Housing uses and has been zoned and is being subdivided accordingly.

North of Hiller Road SW is a commercial site in the Windermere NSP and east of 170 Street SW is the Glenridding Heights NSP.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed plan amendments and rezoning conform to the Capital Region Growth Plan, the Municipal Development Plan, and the general intent of both the Windermere ASP and the Keswick NSP.

Capital Region Growth Plan

The Capital Region Growth Plan sets a residential density target of 30-40 units per net residential hectare (upnrha) for this area. With the off-setting densities proposed, the proposed Windermere ASP amendment retains an overall density of 30.2 upnrha and the Keswick NSP retains a density of 32 upnhra.

Municipal Development Plan “The Way We Grow”

The proposed plan amendments and rezoning support objectives of The Way We Grow with regard to:

- planning for retail centres that meet the needs of residents in the area; and
- supporting contiguous development and infrastructure to accommodate growth in an orderly and economical fashion.

Windermere Area Structure Plan (ASP)

This application conforms to the intent of the Windermere ASP with regard to the following development principles:

- Development that provides a range of affordable housing options and commercial services; and
- Designate commercial areas along major transportation corridors and integrate complementary uses in the vicinity such as housing options.

Keswick Neighbourhood Structure Plan (NSP)

This application conforms to the intent of the existing Keswick NSP with regard to the following objectives:

- Establish a variety of housing types and residential densities to meet consumer needs and encourage diversity;
- Locate high density residential developments to facilitate access to arterial roadways, collector roadways, and commercial uses; and
- Orient commercial sites along arterial or collector roadways to ensure high visibility and convenient access opportunities, meeting the needs of residents and providing local employment opportunities within the neighbourhood.

A Commercial Needs Assessment was submitted by the applicant in support of community commercial uses proposed in this location.

The proposed plan amendments and rezoning support development that conforms to existing and planned land uses in the area.

2. Transportation and Utilities

Transportation Services has expressed no concerns regarding the proposed rezoning application and they advise that a Traffic Impact Assessment (TIA), completed in support of this proposal, indicates full build out of the Keswick NSP area can be accommodated on the planned roadway network within the City's Level of Service Guidelines.

Transportation also advises 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. An amendment to the Windermere Arterial Roadway Assessment Bylaw is being advanced concurrently (Bylaw 17383).

All comments from other Civic Departments and utility agencies regarding the proposed amendments and rezoning have been addressed.

3. Parks and School Boards

Parks Planning, the Edmonton Public School Board and Catholic School Board have expressed no concerns regarding the proposed rezoning application.

4. Leduc County

This application was circulated to the Leduc County for review on June 15, 2015, and they have expressed no objection to the proposal.

5. Environmental Review

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

6. Surrounding Property Owners' Concerns

Sustainable Development sent advance notices to surrounding property owners as well as the Greater Windermere Community League on June 15, 2015.

Four responses were received. One response required clarification about the proposed Keswick NSP amendment. Two respondents expressed concern about excessive commercial development, advising adequate commercial services both exist and are planned for in the Windermere and Ambleside neighbourhoods. One of these respondents also expressed a preference for park space instead of commercial activity at this location. Two respondents expressed concern about adding high rise residential uses at this location, preferring restricted height and lower density development. One of these respondents also expressed concern about increased traffic and increased costs to maintain and provide adequate infrastructure.

In response, Sustainable Development clarified that the approved Keswick NSP currently designates the subject land for commercial and medium to high density residential uses and this proposal revises the nature and scale of development, keeping the high density residential component already approved for the site and eliminating the medium density component. Respondents were also advised that a Commercial Needs Assessment and a Traffic Impact Assessment, submitted in support of this proposal, were reviewed and accepted by the City. Further, the City is developing a traffic monitoring plan with area

BYLAW 17404
BYLAW 17405
BYLAW 17406
FILE: LDA15-0249
KESWICK

landowners. Information was given about provision of park space throughout the Keswick and Windermere neighbourhoods. Information was also provided about the RA9 Zone, the Public Hearing process, and further opportunities for public input. One respondent was directed to the applicant for detailed information about future development plans for this application's residential component.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17404 to amend the Windermere ASP, Bylaw 17405 to amend the Keswick NSP, and Bylaw 17406 to amend the Zoning Bylaw be APPROVED on the basis that they comply with City policies and guidelines, meet all technical requirements of the affected Civic Departments and utility agencies, and will result in development that is compatible with surrounding existing and planned land uses.

ATTACHMENTS

- 2a Approved Windermere Area Structure Plan - Land Use and Population Statistics
Bylaw 17184
- 2b Proposed Windermere Area Structure Plan - Land Use and Population Statistics
Bylaw 17404
- 2c Approved Keswick Neighbourhood Structure Plan - Land Use and Population Statistics -
Bylaw 17195
- 2d Proposed Keswick Neighbourhood Structure Plan - Land Use and Population Statistics -
Bylaw 17405
- 2e Approved Windermere Area Structure Plan - Bylaw 17184
- 2f Proposed Windermere Area Structure Plan - Bylaw 17404
- 2g Approved Keswick Neighbourhood Structure Plan - Bylaw 17195
- 2h Proposed Keswick Neighbourhood Structure Plan - Bylaw 17405
- 2i Surrounding Land Use Zone Map
- 2j Proposed Rezoning Maps

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

**WINDERMERE AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17184**

		Area (ha)	% of GDA
Gross Area		1,801	
Pipeline / Power Line Corridors		6	
Creeks / Ravine Lands (ER)		15	
Major Arterials		77	
Existing Uses – Country Residential		70	
Gross Developable Area		1,633	100
Public Utility		31	1.9%
Parks and Schools		129	7.9%
Circulation		324	19.8%
Public Open Space		3	0.2%
Stormwater Management Facilities		83	5.1%
Net Developable Area		1,063	65.1%
Business Commercial		76	4.7%
Major Commercial		48	2.9%
Community Commercial		42	2.6%
Mixed-Use Institutional / Residential		13	0.8%
Institutional		3	0.2%
Golf Course		14	0.9%
Total Non-Residential		196	12.1%
Total Residential		867	53.1%
		% of Total	
	Units	Units	Population
Low Density	15,207	57.9%	44,369
Medium Density	8,815	33.6%	20,087
High Density	1,722	6.6%	2,489
Large Lot (Country Residential)	491	1.9%	1,394
Total Residential	26,235	100.0%	68,339

Density: 37.9 persons per gross hectare
30.2 units per net residential hectare

*Includes land potentially releasable from the R.D.A.

**WINDERMERE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17404**

		Area (ha)	% of GDA
Gross Area		1,801	
Pipeline / Power Line Corridors		6	
Creeks / Ravine Lands (ER)		15	
Major Arterials		77	
Existing Uses – Country Residential		70	
Gross Developable Area		1,633	100
Public Utility		31	1.9%
Parks and Schools		129	7.9%
Circulation		322	19.7%
Public Open Space		3	0.2%
Stormwater Management Facilities		83	5.1%
Net Developable Area		1,065	65.2%
Business Commercial		76	4.7%
Major Commercial		48	2.9%
Community Commercial		45	2.7%
Mixed-Use Institutional / Residential		13	0.8%
Institutional		3	0.2%
Golf Course		14	0.9%
Total Non-Residential		199	12.2%
Total Residential		866	53.0%
		% of Total	
	Units	Units	Population
Low Density	15,207	57.9%	44,369
Medium Density	8,664	33.1%	19,767
High Density	1,836	7.0%	2,737
Large Lot (Country Residential)	491	1.9%	1,394
Total Residential	26,198	100.0%	68,267

Density: 37.9 persons per gross hectare
30.2 units per net residential hectare

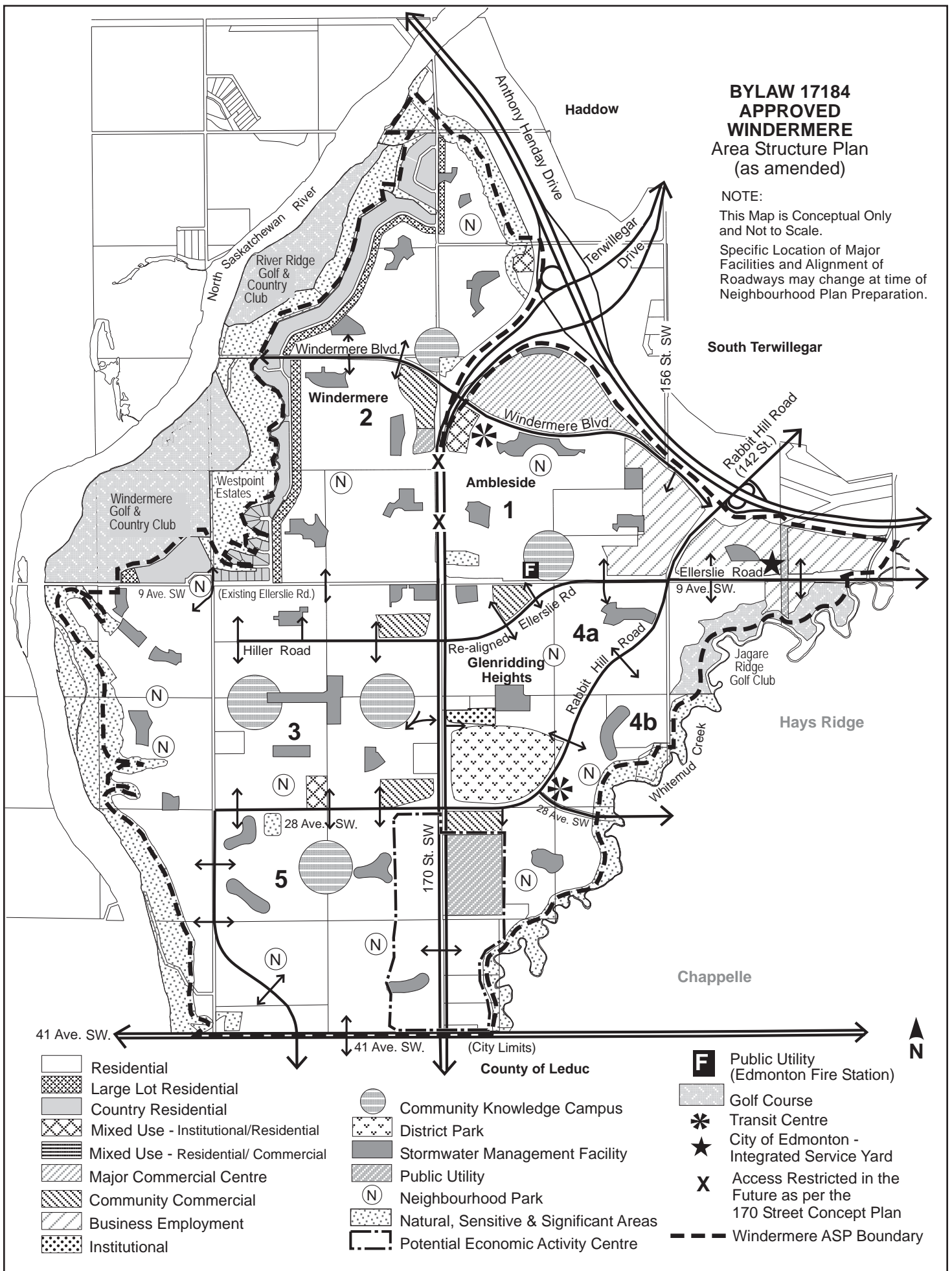
*Includes land potentially releasable from the R.D.A.

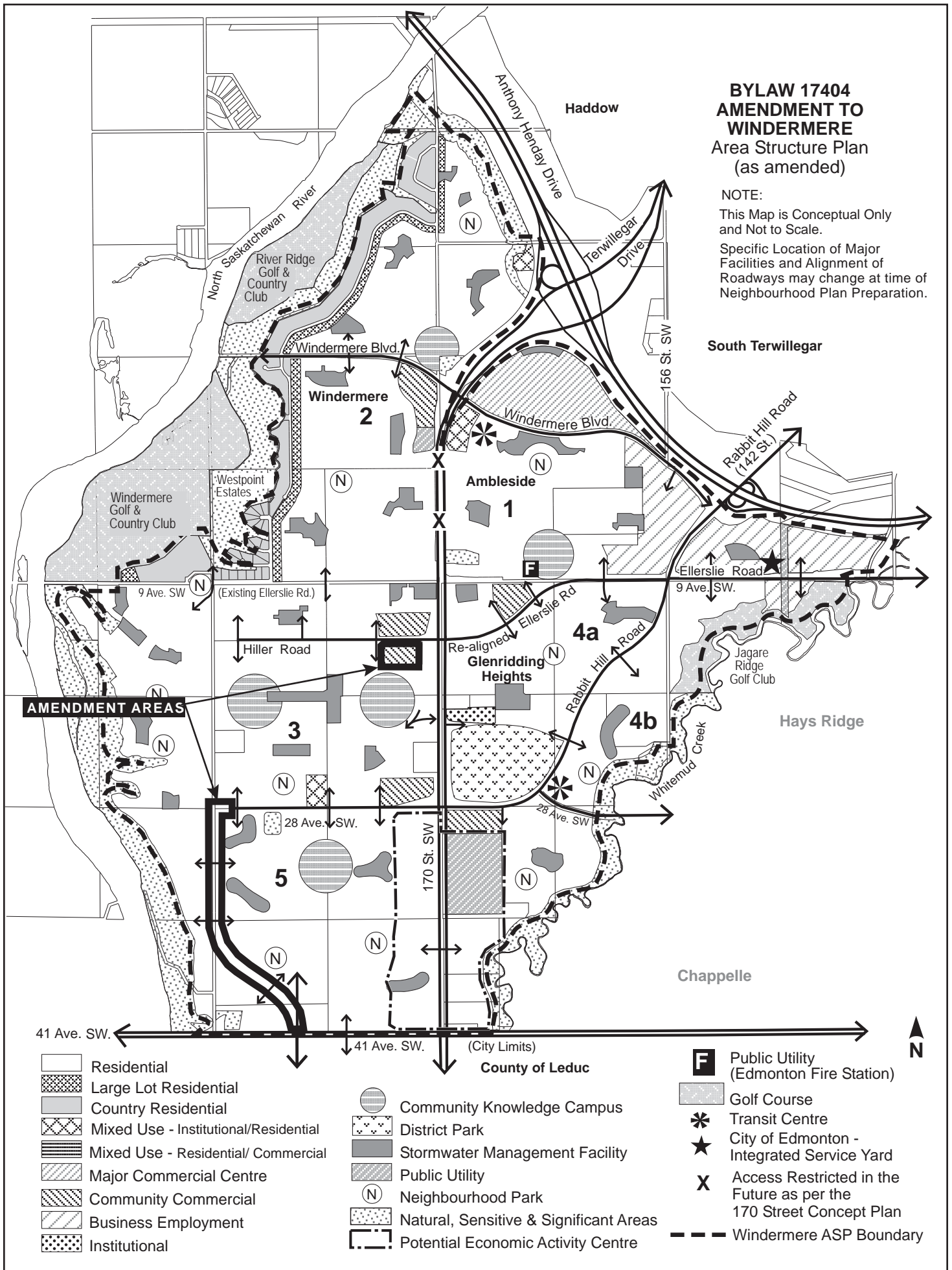
KESWICK NEIGHBOURHOOD STRUCTURE PLAN APPROVED LAND USE AND POPULATION STATISTICS BYLAW 17195

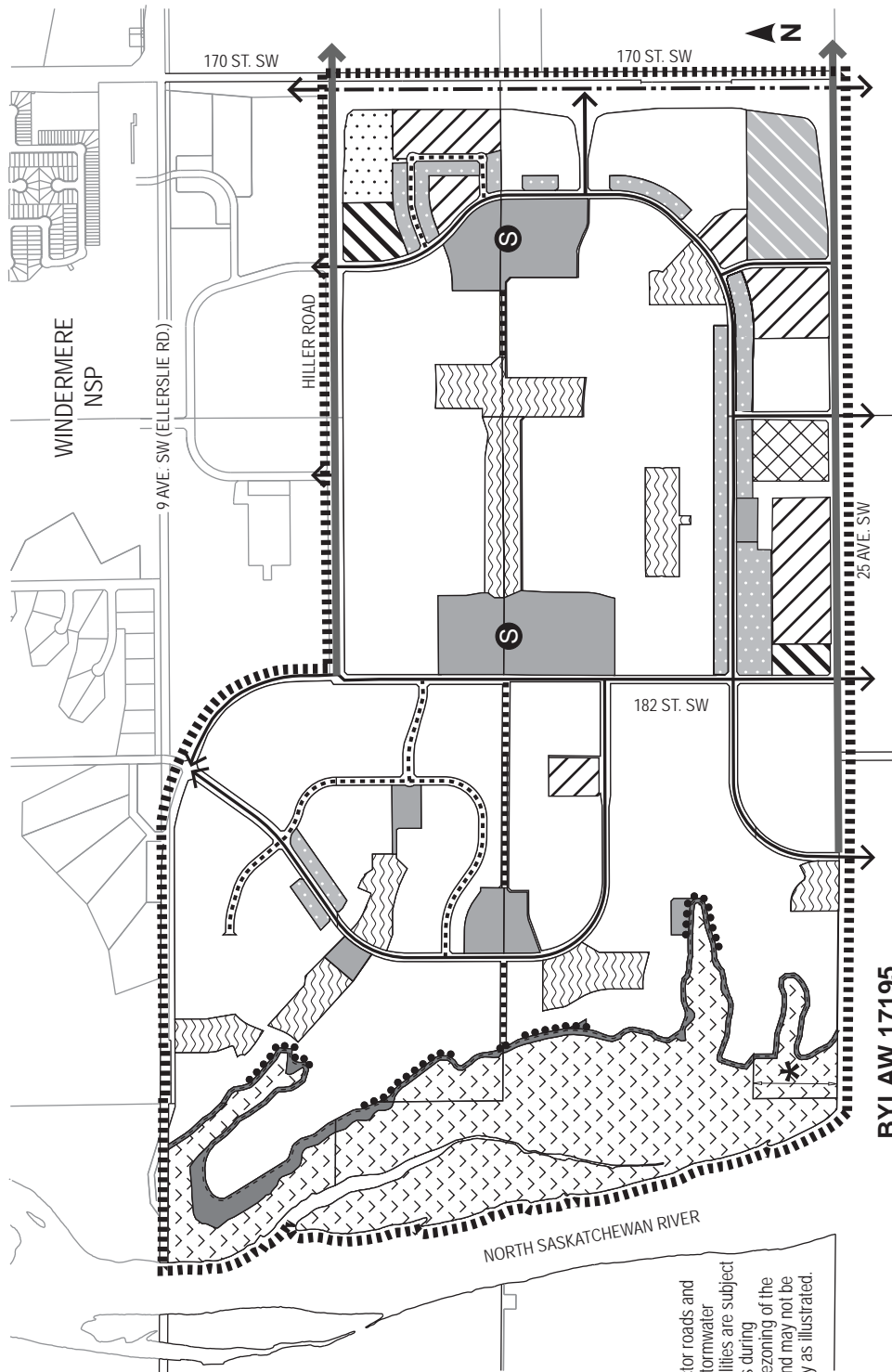
	Area (ha)	% of GA	% of GDA				
GROSS AREA	372.72	100.0%					
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	11.7%					
Lands between Top of Bank and Urban Development Line	5.6	1.5%					
Lands between Urban Development Line and Top of Bank Roadway*	0.35	0.1%					
Pipeline & Utility R/W	0.69	0.2%					
Arterial Road R/W	16.5	4.4%					
Total Non-Developable Area	66.84	17.9%					
GROSS DEVELOPABLE AREA	305.88		100.0%				
Parkland, Recreation, School (Municipal Reserve)**							
School	14.02		4.6%				
Park	4.61		1.5%				
Greenway	0.06		0.02%				
Transportation							
Circulation	60.59 ¹		19.8%				
Greenway	1.33		0.4%				
Infrastructure / Servicing							
Stormwater Management Facilities	19.85		6.5%				
Institutional							
Mixed Use - Institutional/Low-Rise/Multi-/Medium Units	2.63		0.9%				
Commercial							
Community Commercial	6.31		2.1%				
Neighbourhood Commercial	2.88		0.9%				
TOTAL Non-Residential Area	112.28		36.7%				
Net Residential Area (NRA)	193.60		63.3%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Single/Semi-Detached	165.71	25	4, 143	66.5%	2.80	11, 600	85.6%
Rowhousing	11.34	45	510	8.2%	2.20	1,122	5.9%
Low-Rise/Multi-/Medium Units	15.88	90	1,429	22.9%	1.80	2,572	8.2%
High Rise Unit ²	0.67	225	150	2.4%	1.50	225	0.3%
Total Residential	193.60		6,232	100.0%	1.80	15,519	100.0%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)					80		
Unit Density (upnrha)					32		
Single/Semi-Detached // Rowhousing, Low-Rise/Multi-/Medium Units and High Rise					66% // 34%		
Population (%) within 500 m of Parkland					97%		
Population (%) within 400 m of Transit Service					95%		
Population (%) within 600 m of Commercial Service					89%		
Presence/Loss of Natural Area Features			Land		Water		
Protected as Environmental Reserve (ha)			49.3		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							
Public School Board		1,228	Notes:				
Elementary	614		* 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	614						
Separate School Board		409	** Areas dedicated to Municipal Reserves to be confirmed by legal survey.				
Elementary	205		¹ Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.				
Junior High	102						
Senior High	102		² High Rise Unit Residential Uses are projected to be 25% of the overall area (i.e. 0.67 ha) for the use identified as "Low Rise to Medium/High Rise Multi-Unit Residential" and could be developed under the RA8 or RA9 Zones within the Zoning Bylaw with an anticipated density of 225 upha. The remainder of the site area of 75% (i.e. 1.95 ha) will be developed as Rowhousing, Low-Rise/Multi-/Medium Units under the RF5, RF6 or RA7 zones within the Zoning Bylaw.				
Total Student Population		1,637					

KESWICK NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 17405

	Area (ha)	% of GA	% of GDA				
GROSS AREA	372.72	100.0%					
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	11.7%					
Lands between Top of Bank and Urban Development Line	5.6	1.5%					
Lands between Urban Development Line and Top of Bank Roadway¹	0.35	0.1%					
Pipeline & Utility R/W	0.69	0.2%					
Arterial Road R/W	16.5	4.4%					
Total Non-Developable Area	66.84	17.9%					
GROSS DEVELOPABLE AREA	305.88		100.0%				
Parkland, Recreation, School (Municipal Reserve)²			} 6.3%				
School	14.02	4.6%					
Park	4.61	1.5%					
Greenway	0.06	0.02%					
Transportation							
Circulation	60.59³	19.8%					
Greenway	1.33	0.4%					
Infrastructure / Servicing							
Stormwater Management Facilities	19.85	6.5%					
Institutional							
Mixed Use - Institutional/Low-Rise/Multi-/Medium Units	2.63	0.9%					
Commercial							
Community Commercial	9.44	3.1%					
Neighbourhood Commercial	1.00	0.3%					
TOTAL Non-Residential Area	113.53		37.1%				
Net Residential Area (NRA)	192.35		62.9%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Single/Semi-Detached	165.71	25	4,143	66.6%	2.8	11,600	86.2%
Rowhousing	11.34	45	510	8.2%	2.2	1,122	5.9%
Low-Rise/Multi-/Medium Units	13.90	90	1,251	20.1%	1.8	2,252	7.2%
High Rise Unit	1.40	225	315	5.1%	1.5	473	0.7%
Total Residential	192.35		6,219	100.0%		15,446	100.0%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)					80		
Unit Density (upnrha)					32		
Single/Semi-Detached // Rowhousing, Low-Rise/Multi-/Medium Units and High Rise					67% // 33%		
Population (%) within 500 m of Parkland					97%		
Population (%) within 400 m of Transit Service					95%		
Population (%) within 600 m of Commercial Service					89%		
Presence/Loss of Natural Area Features			Land		Water		
Protected as Environmental Reserve (ha)			49.3		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							
Public School Board		1,228	Notes: ¹ 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.				
Elementary	614						
Junior / Senior High	614		² Areas dedicated to Municipal Reserves to be confirmed by legal survey.				
Separate School Board		409					
Elementary	205		³ Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.				
Junior High	102						
Senior High	102						
Total Student Population		1,637					







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.

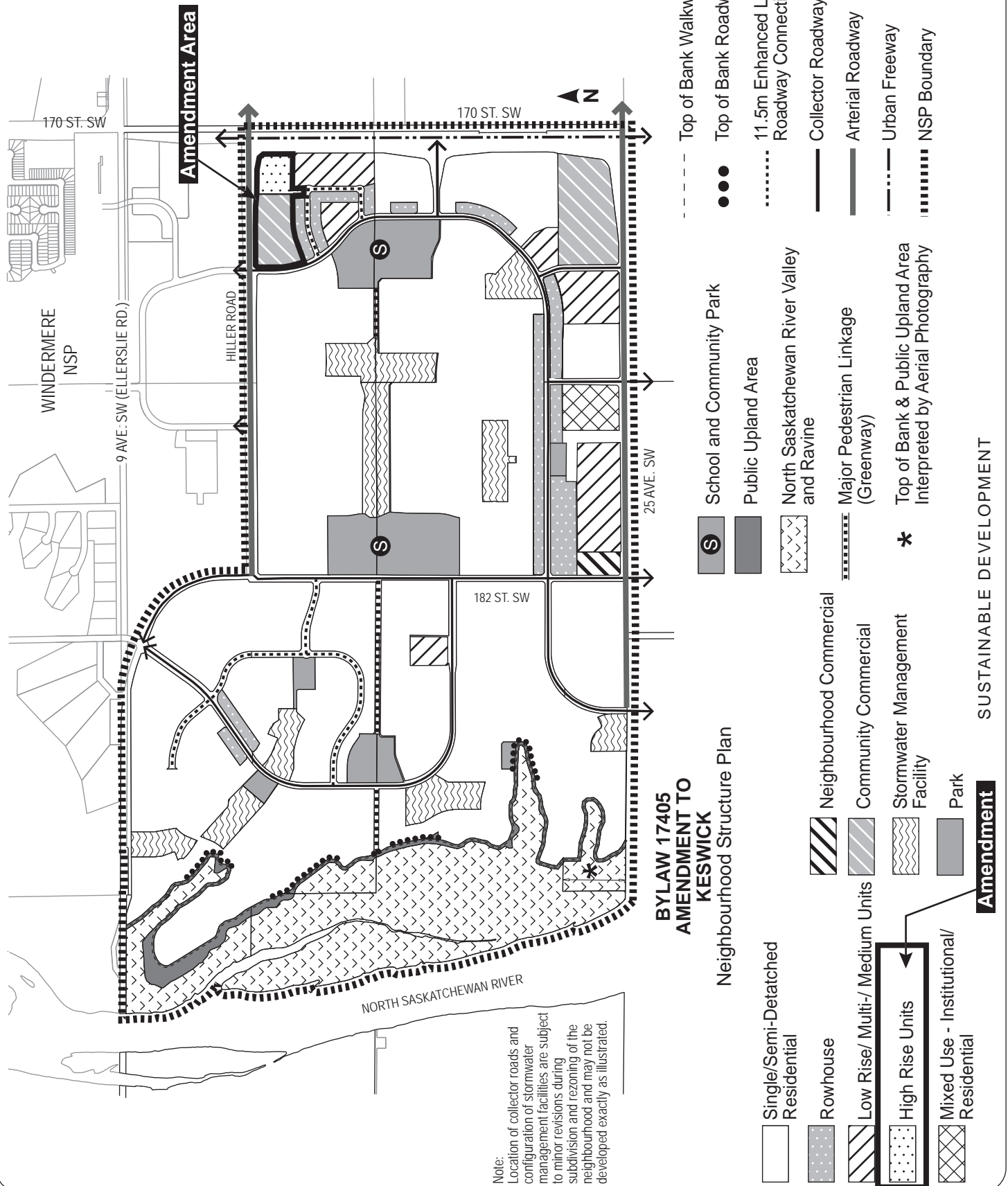
BYLAW 17195 APPROVED KESWICK

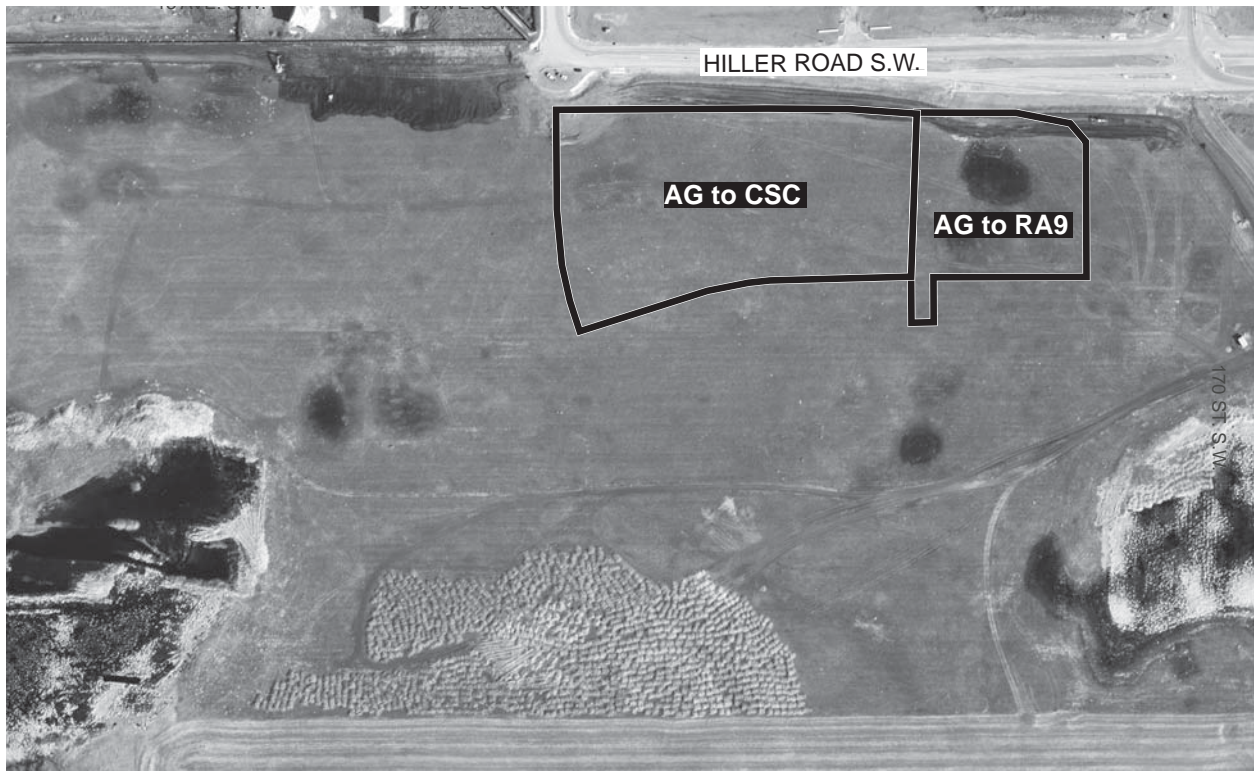
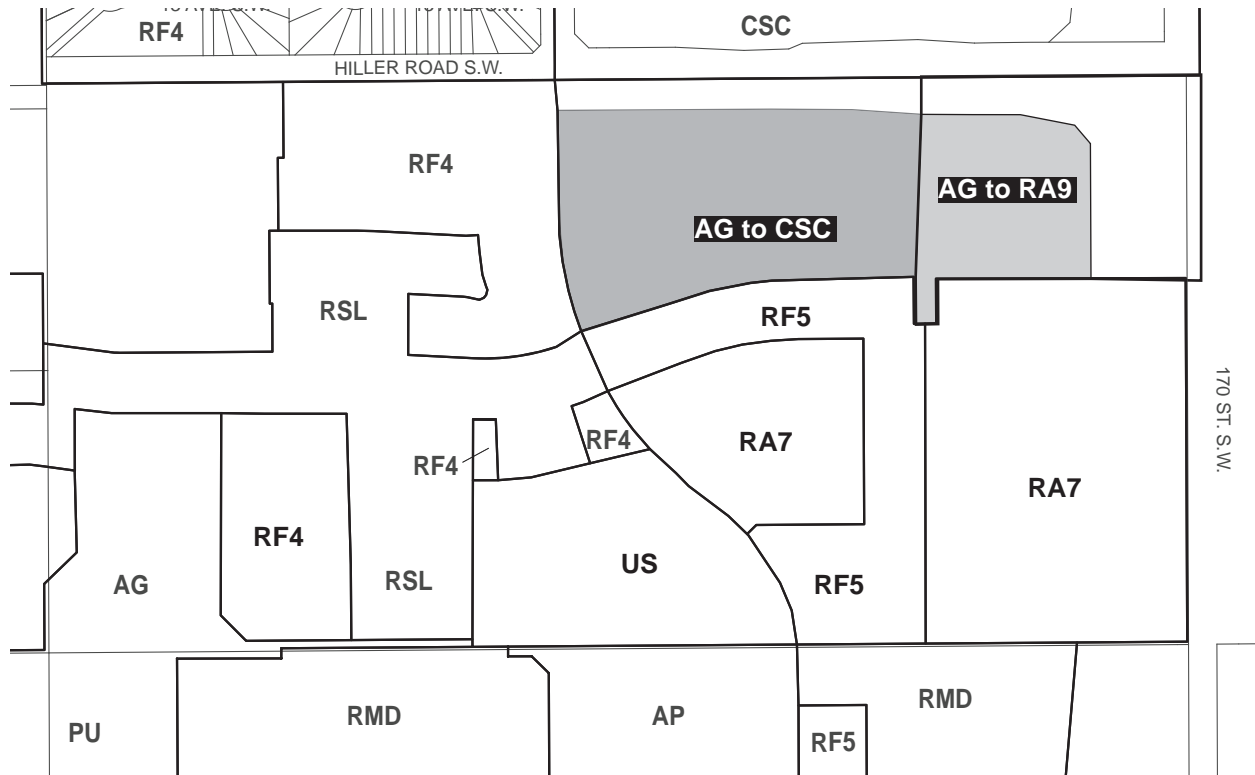
Neighbourhood Structure Plan

- 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

- 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





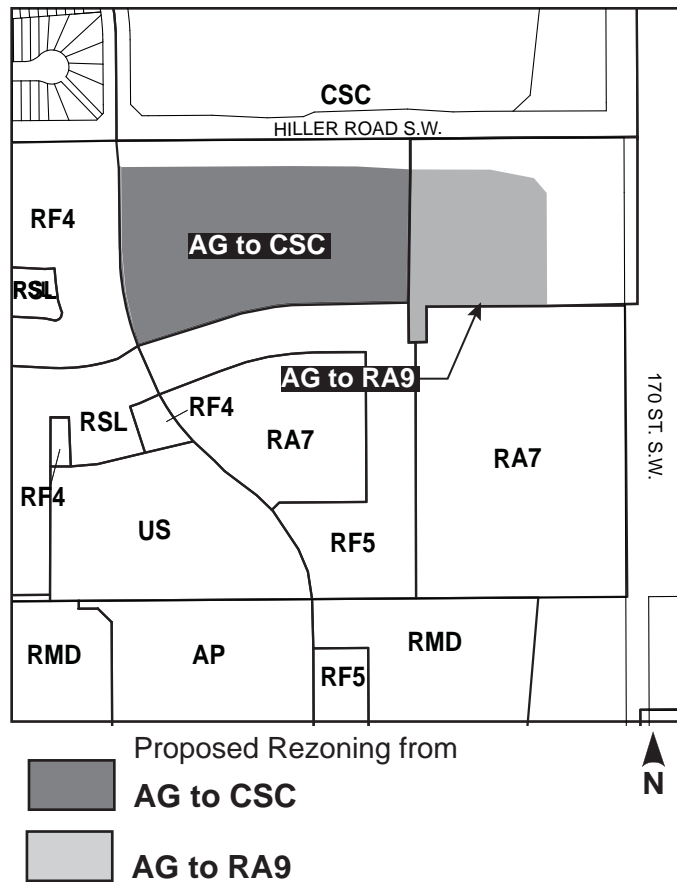
SURROUNDING LAND USE ZONES

FILE: LDA15-0249
DATE: October 19, 2015
BYLAW 17406

SUSTAINABLE DEVELOPMENT

KESWICK, BYLAW 17406

Located: 1304 - 170 Street SW



The purpose of proposed Bylaw 17406 is to change the Zoning Bylaw from (AG) agricultural zone to (RA9) high rise apartment zone and (CSC) shopping centre zone, a portion of NE-21-51-25-4, as shown on the above sketch. These zones provide the opportunity for high rise apartment and shopping centre uses, in conformance with associated proposed amendments to the Keswick Neighbourhood Structure Plan (Bylaw 17405) and the Windermere Area Structure Plan (Bylaw 17404). Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0249

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015