

Bylaw 17405

Amendment to the Keswick Neighbourhood Structure Plan

Purpose

To redesignate residential and commercial uses in the northeast portion of the Keswick neighbourhood.

Readings

Bylaw 17405 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17405 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment to the Keswick Neighbourhood Structure Plan redesignates land in the neighbourhood's northeast, replacing the Neighbourhood Commercial uses designation with a Community Commercial uses designation. In addition, the amendment proposes retaining the High Rise Units component of the medium/high density mixed site and adding Community Commercial uses to the balance of the site. Relevant Neighbourhood Structure Plan text, figures, and statistics are proposed to be updated accordingly.

Associated proposed amendments to the Windermere Area Structure Plan (Bylaw 17404) and the Edmonton Zoning Bylaw (Bylaw 17406) are proposed concurrently. They are consistent with the proposed Keswick Neighbourhood Structure Plan amendment.

No civic departments or utility agencies expressed any objections to this application.

Policy

The proposed plan amendment supports objectives of the Municipal Development Plan, *The Way We Grow*, by providing a broad and varied housing choice for various demographic and income groups and by providing retail centres that meet the needs of neighbourhood and area residents.

Corporate Outcomes

The proposed plan amendment supports the City of Edmonton's Strategic Goal of Transforming Edmonton's Urban Form by providing diversity in housing types and by providing for the commercial needs of residents.

Public Consultation

An advance notice was sent to surrounding property owners and the Greater Windermere Community League on June 15, 2015. A summary of the comments received in response to this notification is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 17405
2. Sustainable Development report (attached to Bylaw 17404 – Item 5.6)