

## Bylaw 17406

To allow for high rise apartment and shopping centre uses, Keswick

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### Purpose

Rezoning from AG to RA9 and CSC, located at 1304 - 170 Street SW, Keswick.

### Readings

Bylaw 17406 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 17406 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 rezoning conforms to an associated amendment to the Keswick Neighbourhood Structure Plan which is being proposed concurrently under Bylaw 17405. The proposed Keswick Neighbourhood Structure Plan amendment designates the subject land for High Rise Units and Community Commercial uses. An associated proposed amendment to the Windermere Area Structure Plan is also being proposed concurrently under Bylaw 17404.

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

### Policy

The proposed rezoning 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 rezoning 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 17406
2. Sustainable Development (attached to Bylaw 17404 – Item 5.6)