



ADMINISTRATION REPORT REZONING KESWICK

1304 - 184 Street SW

To allow for low density residential uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it will allow for the development of low density residential uses;
- it will be compatible with surrounding and planned land uses; and
- it conforms with the Keswick Neighbourhood Structure Plan (NSP).

THE APPLICATION

CHARTER BYLAW 19335 proposes to rezone the subject site from (RSL) Small Lot Residential Zone to (RLD) Residential Low Density Zone to allow for a variety of low density residential uses including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development).

SITE AND SURROUNDING AREA

The proposed rezoning is located in the west central portion of the Keswick neighbourhood, located west of Keswick Way SW and north of Keswick Boulevard SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Vacant lot
CONTEXT		
North	(RSL) Residential Small Lot Zone	Developing Single Detached Houses
East	(RF4) Semi-detached Residential Zone	Developing Semi-detached Houses
South	(RSL) Residential Small Lot Zone	Developing Single Detached House
West	(RSL) Residential Small Lot Zone	Developing Single Detached Houses

PLANNING ANALYSIS

The proposed RLD Zone will allow the development of a variety of low density housing types. The application conforms to the Keswick Neighbourhood Structure Plan (NSP), which designates the subject site for "Single/Semi Detached Residential" land uses. The proposed rezoning will be compatible with the existing and planned surrounding development.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

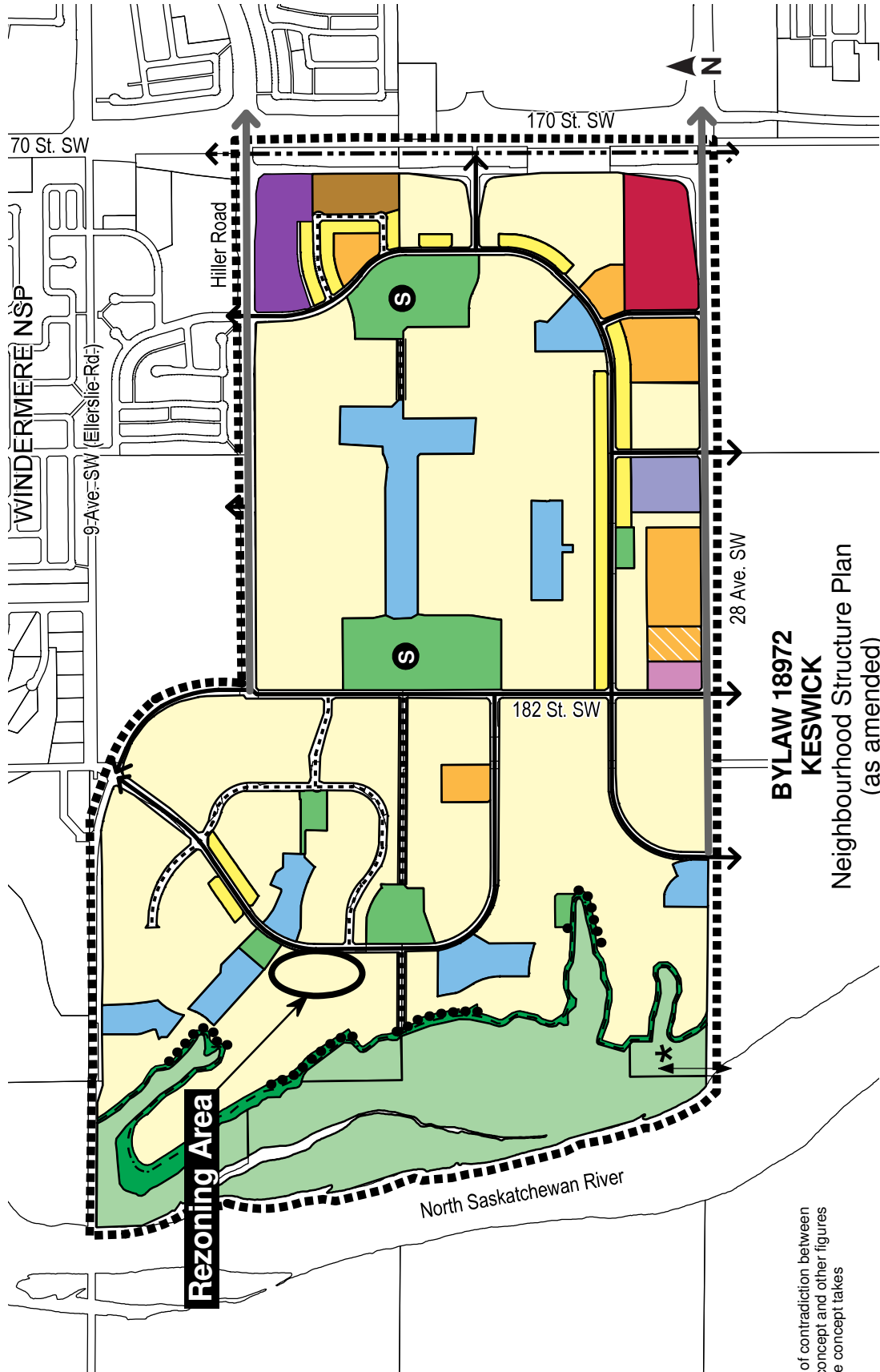
PUBLIC ENGAGEMENT

ADVANCE NOTICE February 27, 2020	<ul style="list-style-type: none">● Number of recipients: 100● Number of responses in support: 0● Number of responses with concerns: 1● Concern was expressed regarding the appearance of the revised lots. The File Planner explained the characteristics of the RSL and RLD Zones, and that they allow similar development. Information about the RLD and RSL Zones were shared with the citizen.
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● www.edmonton.ca/keswick

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 18972
KESWICK
Neighbourhood Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

	Single/Semi-Detached Residential		Community Commercial		Top of Bank & Public Upland Area Interpreted by Aerial Photography
	Low Rise/ Multi- / Medium Units		Stormwater Management Facility		Top of Bank Roadway
	Rowhouse		Park		11.5m Enhanced Local Roadway Connection
	Medium Rise Units		School and Community Park		Collector Roadway
	High Rise Units		Public Upland Area		Arterial Roadway
	Mixed Use - Institutional/ Residential		North Saskatchewan River Valley and Ravine		Urban Freeway
	Mixed Use - Residential/Commercial		Major Pedestrian Linkage		NSP Boundary
	Neighbourhood Commercial		Top of Bank Walkway		

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..

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19335
Location:	North of Keswick Boulevard SW and west of Keswick way SW
Address:	1304 - 184 Street SW
Legal Description:	Portion of NE-20-51-25-4
Site Area:	Approximately 1.1 ha
Neighbourhood:	Keswick
Notified Community Organizations:	Greater Windermere Community League
Applicant:	Elise Shilington; Stantec

PLANNING FRAMEWORK

Current Zone :	(RSL) Residential Small Lot Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Keswick Neighbourhood Structure Plan, Windermere Area Structure Plan
Historic Status:	None

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Branch: Development Services
Section: Planning Coordination