



## ADMINISTRATION REPORT **REZONING** KESWICK

**2360, 2362, 2364, 2366, 2368, 2370, 2380, 2382, 2392,  
2394, 2416, 2418 - Kelly Circle SW**

To allow for zero lot line residential housing.



## **RECOMMENDATION AND JUSTIFICATION**

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

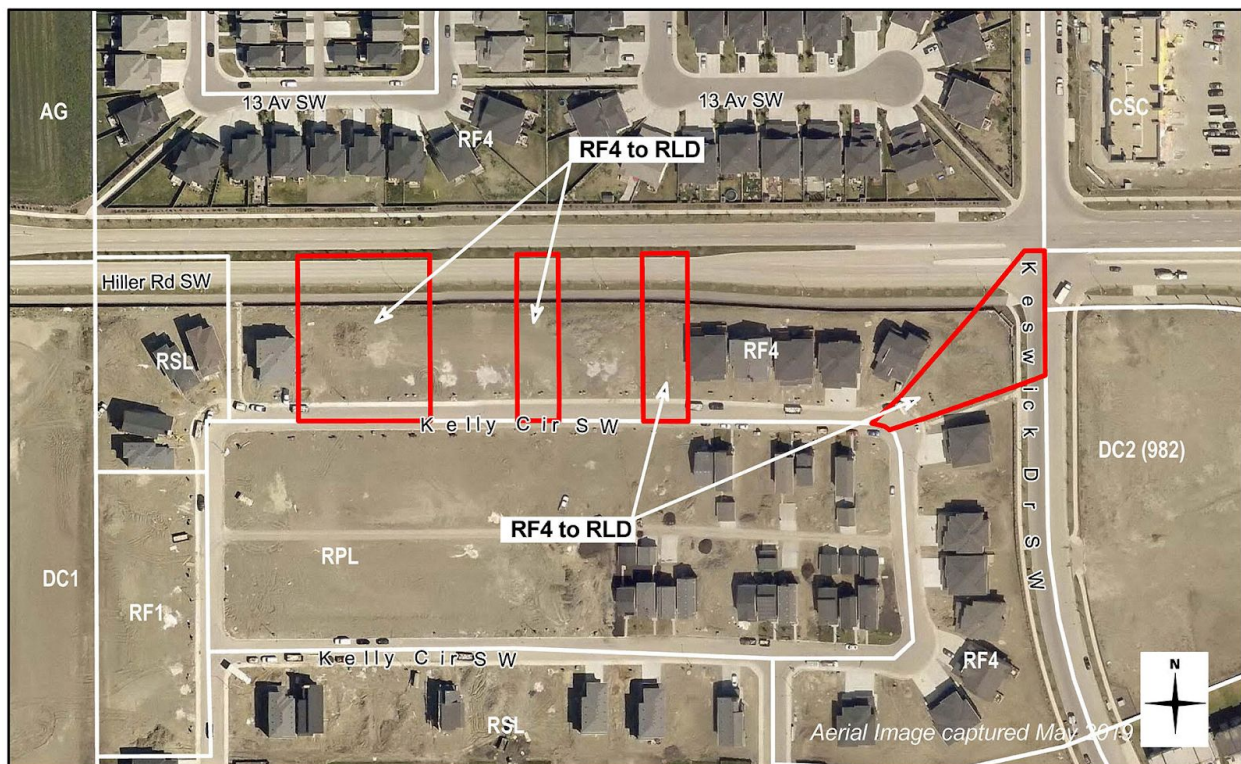
- will allow a range of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the *Keswick Neighbourhood Structure Plan*.

## THE APPLICATION

**CHARTER BYLAW 19194** amends the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for the development of zero lot line residential housing in the form of single detached housing.

## SITE AND SURROUNDING AREA

The subject site is located south of Hiller Road SW and west of Keswick Drive SW and consists of twelve (12) undeveloped residential lots.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(RF4) Semi-Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped residential lots</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RF4) Semi-Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Semi-detached residential lots</li> </ul>
East	<ul style="list-style-type: none"> <li>(RF4) Semi-Detached Residential Zone</li> <li>(DC2.982) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Semi-detached residential lots</li> <li>Undeveloped land</li> </ul>
South	<ul style="list-style-type: none"> <li>(RPL) Planned Lot Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single detached housing</li> </ul>
West	<ul style="list-style-type: none"> <li>(RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single detached housing</li> </ul>

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The application proposes to rezone twelve (12) undeveloped residential lots. The (RLD) Zone will provide opportunities for low density housing forms including single detached, semi-detached, duplex, and zero-lot line built-forms. The applicant's stated intent is to develop the lots with zero-lot line, single detached housing.

The lands adjacent to the site are currently being developed for low density housing forms including Single and Semi-detached residential housing. The proposed (RLD) zone will be compatible with the surrounding development.

### PLAN IN EFFECT

#### Keswick Neighbourhood Structure Plan

The Keswick Neighbourhood Structure Plan designates the subject area for development of Single-detached/Semi-detached residential land uses, as outlined in Appendix 1. The proposed (RLD) Zone is in conformance with the Plan.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

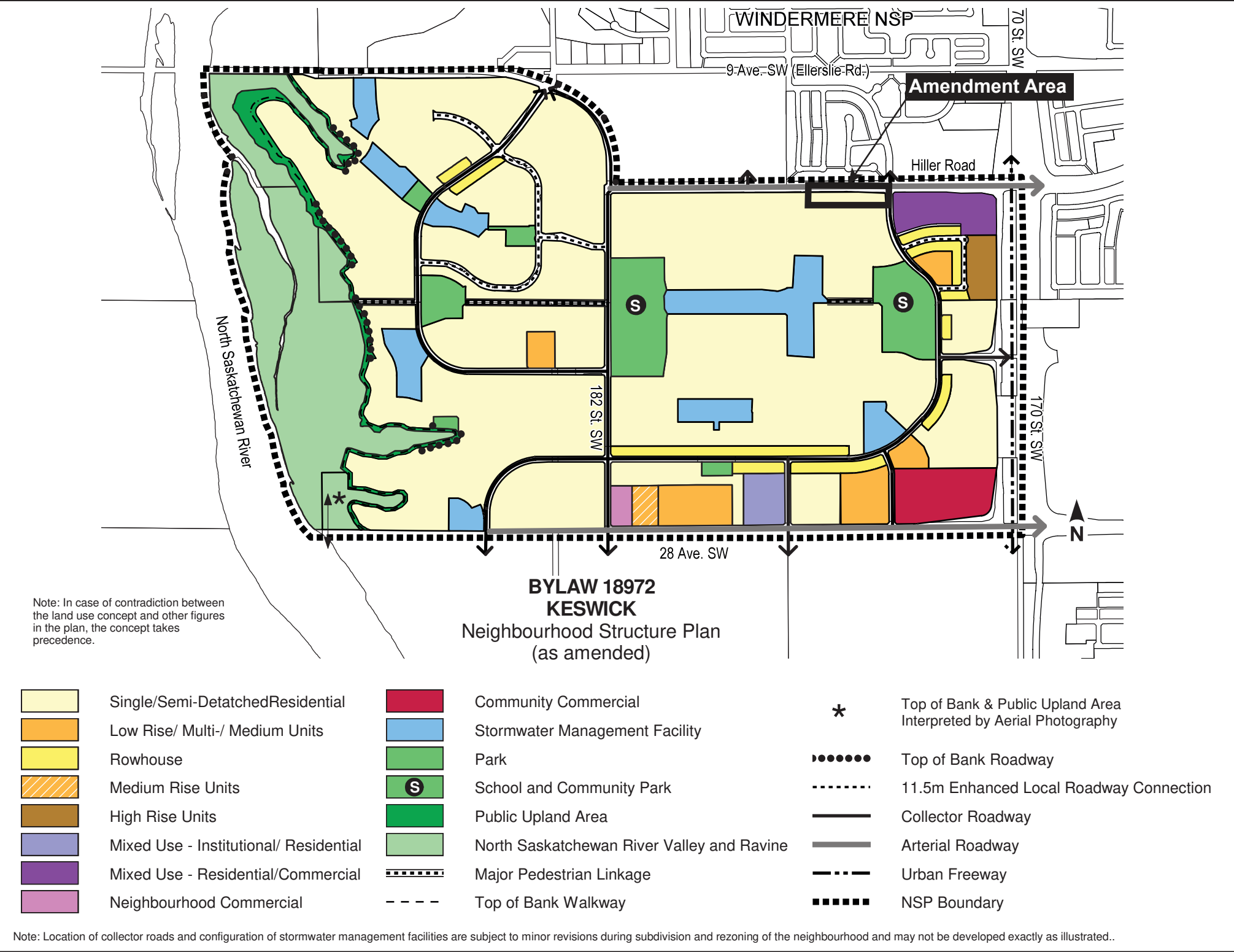
<b>ADVANCE NOTICE</b> January 6, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 73</li><li>• No responses</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/Keswick">edmonton.ca/Keswick</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	Charter Bylaw 19194
Location:	South of Hiller Road SW and west of Keswick Drive SW
Addresses:	2360, 2362, 2364, 2366, 2368, 2370, 2380, 2382, 2392, 2394, 2416, and 2418 - Kelly Circle SW
Legal Descriptions:	Lots 31-32, 43-44, 49-50, Block 12, Plan 1723548 and Lots 55-60, Block 12, Plan 1823259
Site Area:	N/A
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community League
Applicant:	Gage Sparks, IBI Group

### PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone
Proposed Zone :	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Keswick Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination