



# 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:

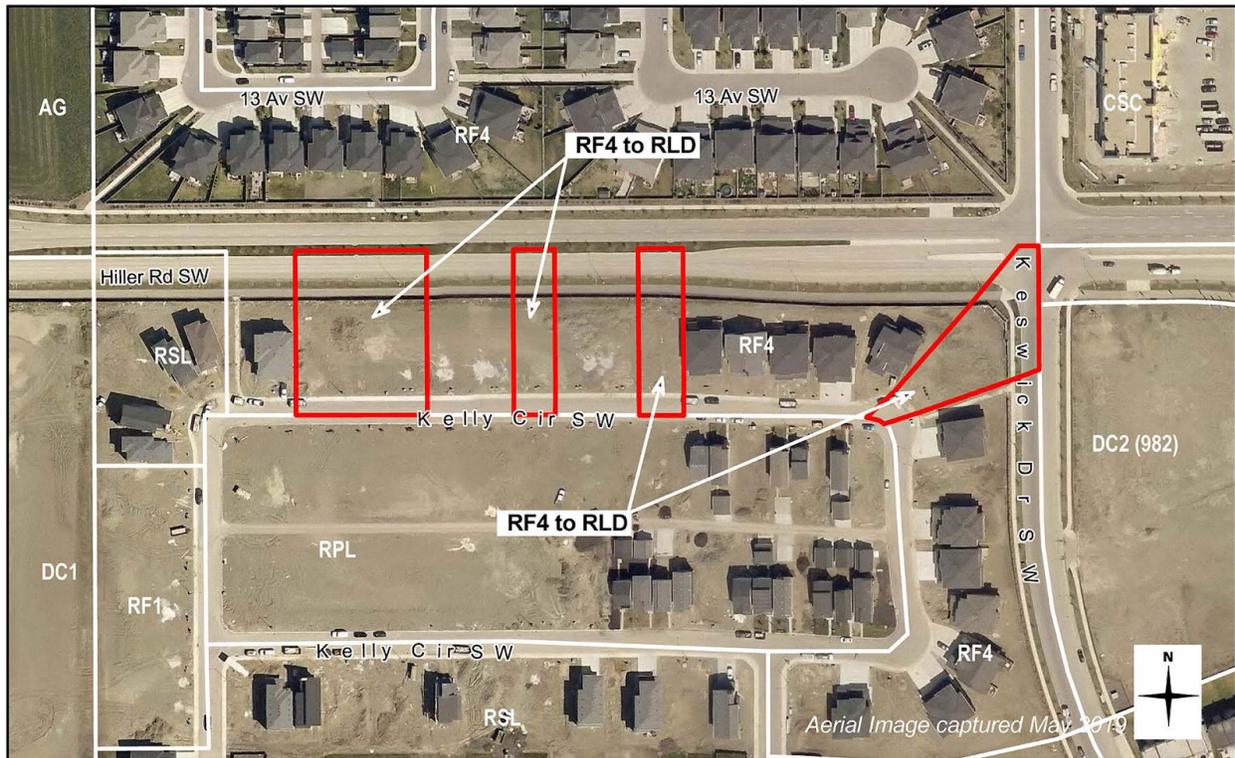
- will allow a range of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the *Keswick Neighbourhood Structure Plan*.

## 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

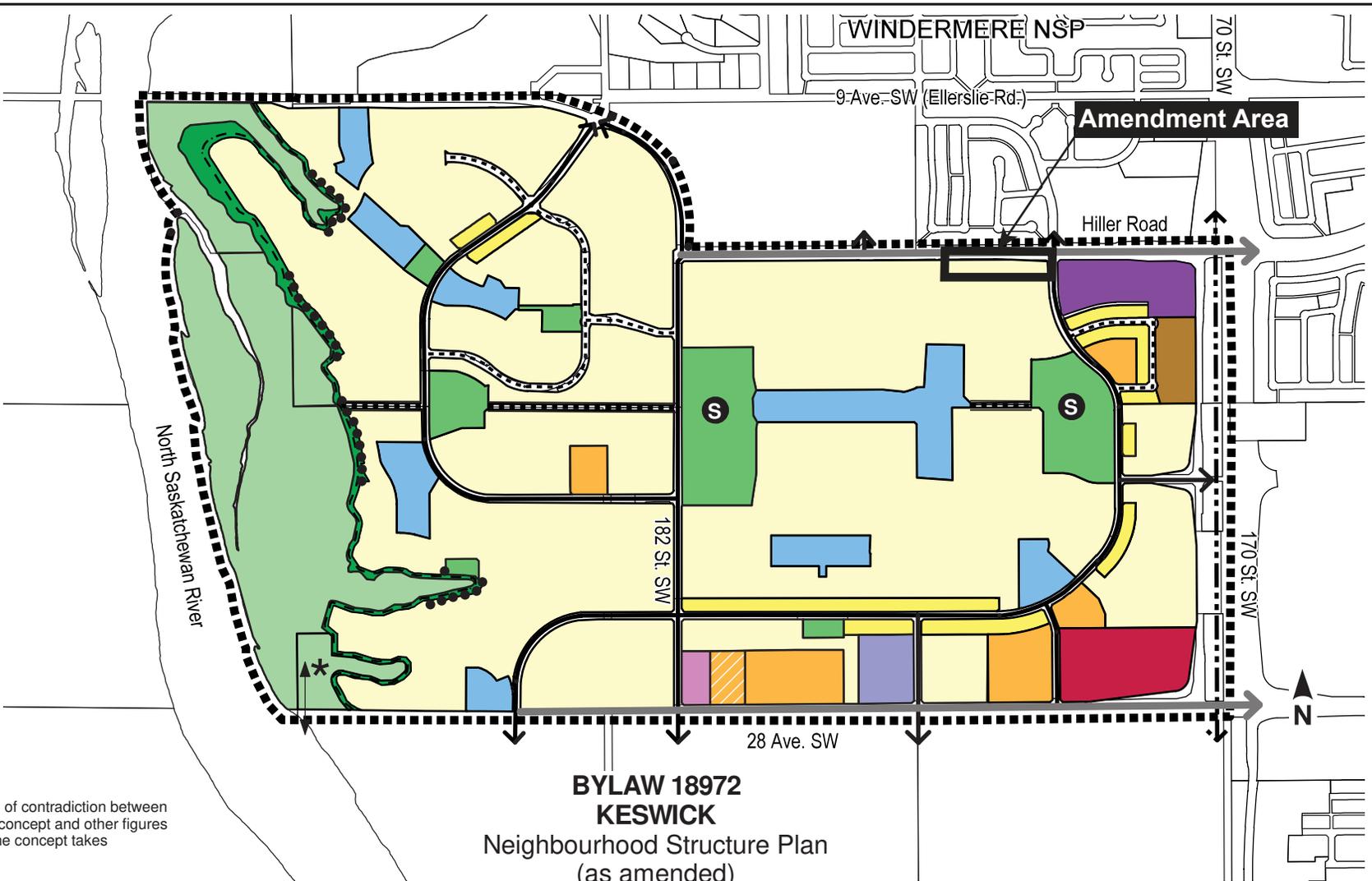
|  |  |
|--|--|
| <b>ADVANCE NOTICE</b><br>January 6, 2020 | <ul style="list-style-type: none"><li>● Number of recipients: 73</li><li>● No responses</li></ul>              |
| <b>PUBLIC MEETING</b>                    | <ul style="list-style-type: none"><li>● Not held</li></ul>   |
| <b>WEBPAGE</b>                           | <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



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

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

|  |  |   |  |   |  |
|--|--|---|--|---|--|
|  | 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:                   | 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<br>Windermere Area Structure Plan |
| Historic Status:   | None   |

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