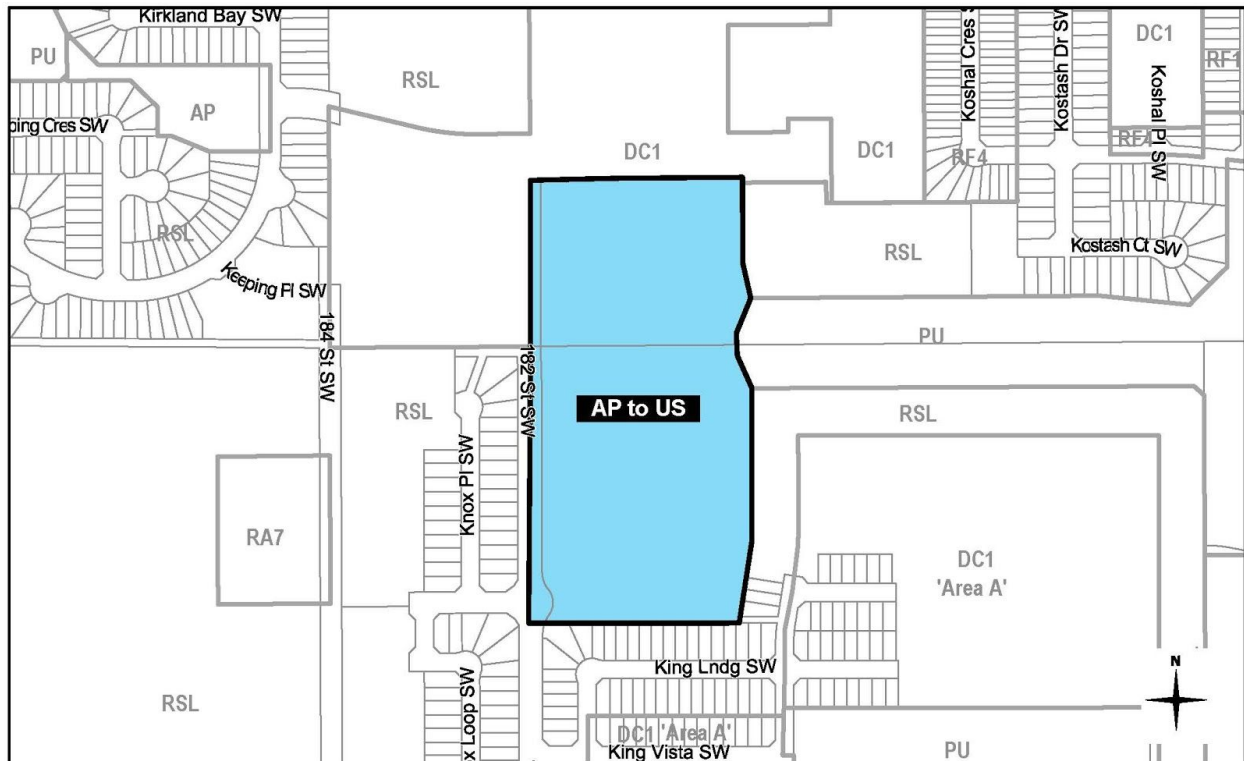




ADMINISTRATION REPORT **REZONING** KESWICK

1707 & 1905 - 182 Street SW

To allow for a school site.



RECOMMENDATION AND JUSTIFICATION

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

- provides the Keswick neighbourhood with an essential amenity, a public school;
- is compatible with existing and planned land uses; and
- conforms to the approved Keswick Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 19195 proposes to amend the Zoning Bylaw from (AP) Public Parks Zone to (US) Urban Services Zone to allow for the development of a public school site, in conformance with the Keswick Neighbourhood Structure Plan.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AP) Public Parks Zone 	<ul style="list-style-type: none"> Vacant/undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> Undeveloped land / planned for low density residential uses
East	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone (PU) Public Utility Zone 	<ul style="list-style-type: none"> Developing low density residential uses. Stormwater Management Facility
South	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Vacant land/semi-developed single detached housing
West	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Vacant land/semi-developed single detached housing

	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Undeveloped land / planned for low density residential uses
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PLANNING ANALYSIS

The proposed rezoning is compatible with existing and planned development, and conforms to the Keswick Neighbourhood Structure Plan, which designates the site for a School/Park uses. Objectives in the Plan identify the requirement to provide school / parks and open spaces along arterials, collector or local roadways and ensure accessibility via pedestrian linkages, automobiles and transit.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

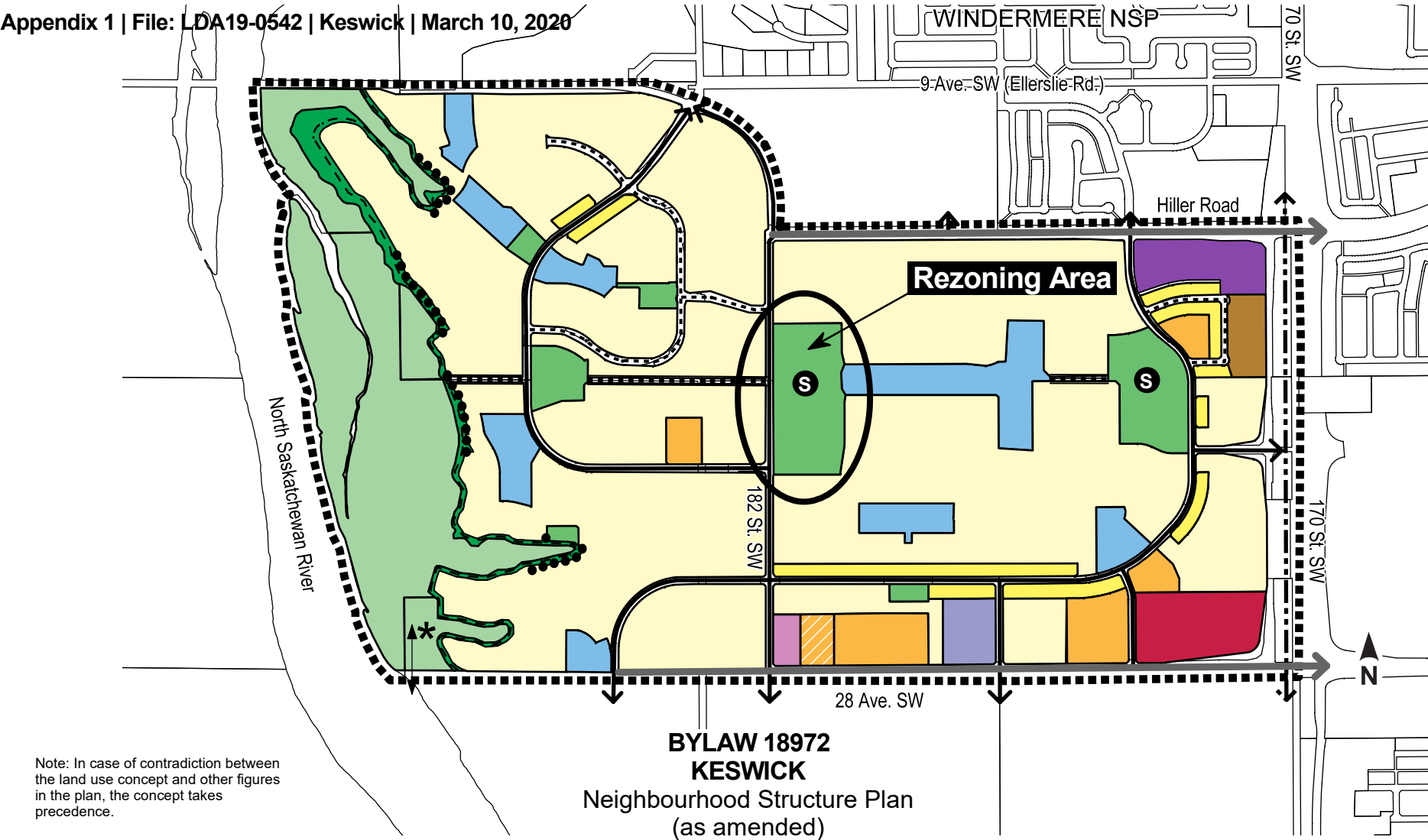
ADVANCE NOTICE January 15, 2020	<ul style="list-style-type: none"> • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/keswick




















CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



- | | | | | | |
|--|--|---|--|---|--|
|  | 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:	19195
Location:	South of Hiller Road SW and east of 182 Street SW
Addresses:	1905 - 182 Street SW; and 1707 - 182 Street SW
Legal Descriptions:	Lot 25MR, Block 3, Plan 1723517 Lot 26MR, Block 3, Plan 1920490
Site Area:	7.96 ha
Neighbourhood:	Keswick
Notified Community Organization(s):	Greater Windermere Community League
Applicant:	Om Joshi, WSP

PLANNING FRAMEWORK

Current Zone:	(AP) Public Parks Zone
Proposed Zone:	(US) Urban Services Zone
Plans in Effect:	Windermere Area Structure Plan Keswick Neighbourhood Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination