

Bylaw 18972

A Bylaw to amend Bylaw 13717, as amended, being the  
Windermere Area Structure Plan through an amendment to the  
Keswick Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act on May 25, 2004, the Municipal Council of the City of Edmonton passed Bylaw 13717, being the Windermere Area Structure Plan; and

WHEREAS City Council found it desirable to from time to time to amend Bylaw 13717, as amended, being Windermere Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 19, 2010 Council adopted, as Appendix “C” to Bylaw 13717, as amended, the Keswick Neighbourhood Structure Plan by the passage of Bylaw 15514; and

WHEREAS City Council considers it desirable to amend the Keswick Neighbourhood Structure Plan through the passage of Bylaw 15514, 16076, 17195, 17405, 18281, 18568, and 18709; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Keswick Neighbourhood Structure Plan, being Appendix “A” to Bylaw 13717, as amended, being the Windermere Area Structure Plan, is amended as follows:

- a. deleting the first sentence of the second paragraph of “Section 3.2.6. Residential” and replacing with “The Single/Semi-detached Housing designation will be developed at a density of up to 25 units per hectare.”
- b. deleting the first sentence of the third paragraph of “Section 3.2.6. Residential” and replacing with “The Row Housing designation will be developed with a back alley access, at a maximum height of 2.5 storeys and a density of up to 45 units per hectare.”
- c. delete the land use and population statistics entitled “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18709” and replace with “Keswick Neighbourhood Structure Plan - Land Use and Population Statistics – Bylaw 18972” attached hereto as Schedule “A” and forming part of this Bylaw;
- d. delete the map entitled “Bylaw 18709– Amendment to Keswick Neighbourhood Structure Plan (as amended)” and replace with the map “Bylaw 18972 Keswick Neighbourhood Structure Plan (as amended)” attached hereto as Schedule “B” and forming part of this Bylaw;

- e. delete “Figure 7: Land Use Concept” and replace with “Figure 7: Land Use Concept” attached hereto as Schedule “C” and forming part of this Bylaw;

READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

## Schedule A

### Keswick Neighbourhood Structure Plan Land Use Statistics and Population

	Area (ha.)	% of GDA
<b>GROSS AREA</b>	372.72	100.0%
North Saskatchewan River Valley and Ravine (Lands below Top of Bank)	43.7	
Lands Between Top of Bank and Urban Development	5.6	
Lands Between Urban Development Line and Top of Bank Roadway*	0.35	
Pipeline & Utility R/W	0.69	
Arterial Road Right-of-Way	16.5	
Total Non-Developable Area	66.84	
<b>GROSS DEVELOPABLE AREA</b>	<b>305.88</b>	<b>100.0%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
School	14.02	4.6%
Park	4.61	1.5%
Greenway	0.06	0.02%
<b>Transportation</b>		
Circulation	60.59	19.8%
Greenway	1.33	0.4%
<b>Infrastructure/Servicing</b>		
Stormwater Management Facilities	19.85	6.5%
<b>Institutional</b>		
Mixed Use - Institution /Low-Rise/Multi-/Medium Units	2.63	0.9%
<b>Commercial</b>		
Community Commercial	6.33	2.1%
Neighbourhood Commercial	1.00	0.3%
Mixed Use (Non-residential)	3.48	1.1%
<b>Total Non-Residential Area</b>	<b>113.90</b>	<b>37.2%</b>
<b>Net Residential Area (NRA)</b>	<b>191.98</b>	<b>62.8%</b>

# Schedule A

## Keswick Neighbourhood Structure Plan Land Use Statistics and Population

	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	%of NRA
Single/Semi-Detached	167.83	25	4,196	65%	2.8	11,748	87.3%
Rowhousing	9.22	45	415	7%	2.8	1,162	4.9%
Mixed Use-Residential/Commercial	1.4	125	175	3%	1.5	263	0.7%
Low-Rise/Multi-/Medium Units	9.92	90	893	14%	1.8	1,607	5.2%
Medium Rise Units	1.23	224	276	4%	1.5	413	0.6%
High Rise Units	2.39	225	538	8%	1.5	807	1.2%
<b>Total Residential</b>	<b>191.99</b>		<b>6,492</b>	<b>100%</b>		<b>16,000</b>	<b>100%</b>

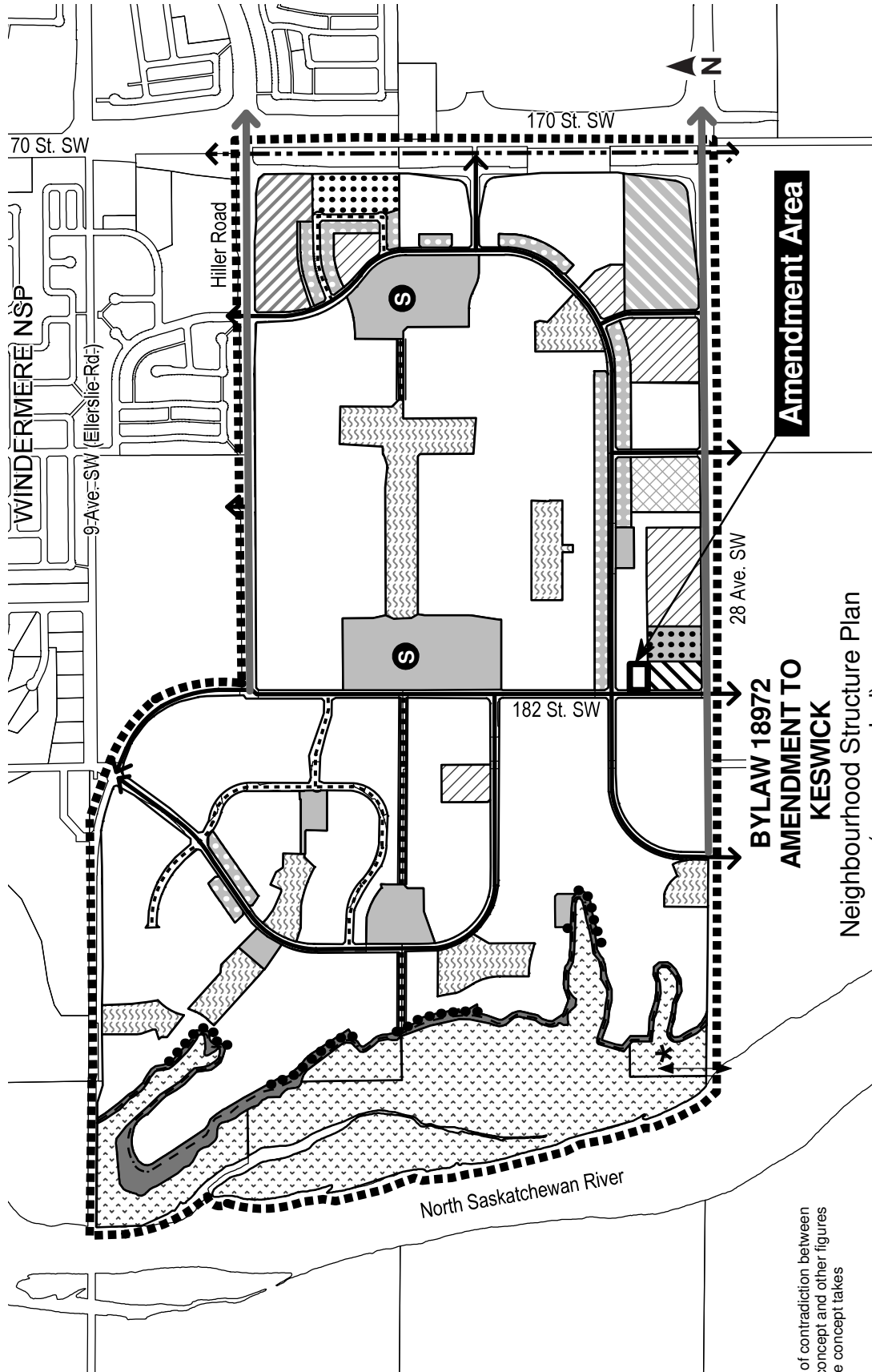
### Sustainability Measures

Population Density (ppnrha.)		83	
Unit Density (upnrha.)		34	
Single/Semi-Detached// Row housing, Low Rise/Multi-/Medium Units and high Rise		65%	35%
Population (%) within 500m of Parkland		97%	
Population (%) within 400m of Transit		95%	
Population (%) within 600m of Commercial Service		89%	
Presence/Loss of Natural Area Features	Land	Water	
Protected as Environmental Reserve (ha)	49.3	n/a	
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a	
Protected through other means (ha)	n/a	n/a	
Lost to Development (ha)	n/a	n/a	

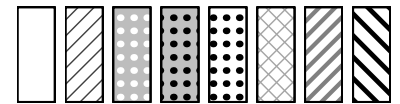
### Student Generation

Public School Board		1,224	<b>Notes</b> * As per TOB Policy c542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC. **Areas deducted to Municipal Reserve to be confirmed by legal survey. 1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.
Elementary	612		
Junior/Senior High	612		
Separate School Board		612	
Elementary	306		
Junior High	153		
Senior High	153		
<b>Total Student Population</b>	<b>1,835</b>		

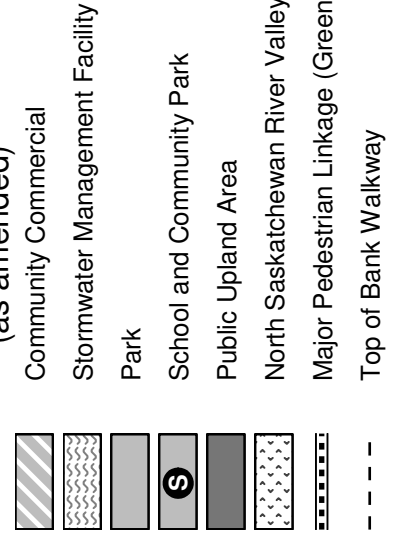
For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.



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

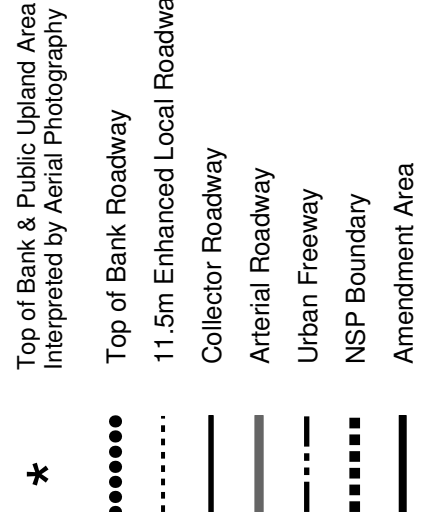


### Neighbourhood Structure Plan (as amended)



### BYLAW 18972 AMENDMENT TO KESWICK

### Amendment Area



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..

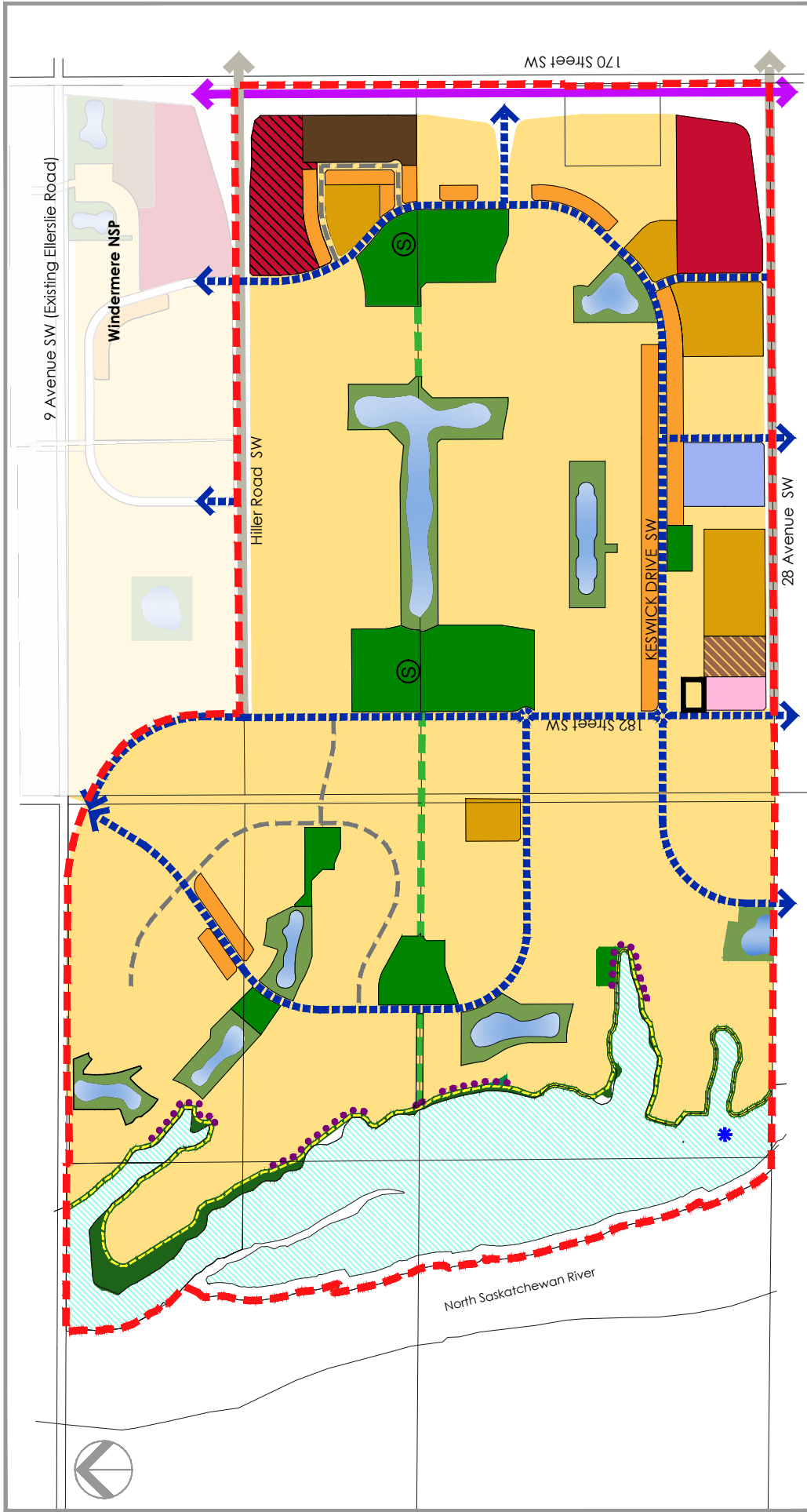
# KESWICK

## Neighbourhood Structure Plan Amendment

Figure 7

Land Use Concept

March 2019



### Legend

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