



# CITY PLANNING REPORT

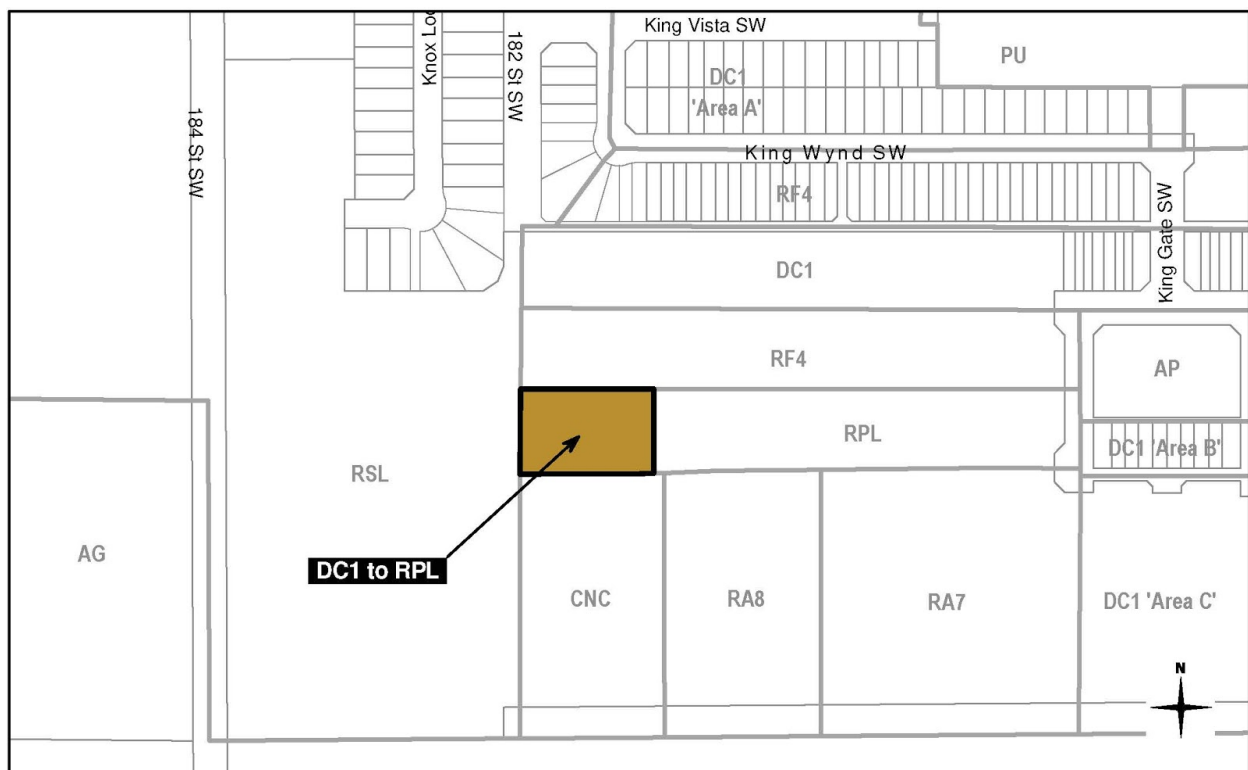
## NEIGHBOURHOOD STRUCTURE PLAN

### AMENDMENT AND REZONING

#### KESWICK

## 1703 184 Street SW

To allow for a variety of low density residential uses.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- it will allow for a variety of low density residential uses;
- the proposed zone allows uses compatible with surrounding planned land uses; and
- it will facilitate residential development in the Keswick Neighbourhood.

## THE APPLICATION

1. BYLAW 18972 proposes to amend the Keswick Neighbourhood Structure Plan (NSP) to redesignate the subject site from Rowhousing to Single/Semi-detached Residential uses. It includes an administrative update to plan statistics. NSP Maps, text and statistics are revised accordingly.
2. CHARTER BYLAW 18973 proposes to rezone the subject site from (DC1) Direct Development Control Provision to (RPL) Planned Lot Residential Zone to allow for low density residential development in the Keswick Neighbourhood. The proposed rezoning aligns with the proposed Keswick Neighbourhood Structure Plan (NSP) amendment.

Overall planned residential densities in the Windermere ASP and Keswick NSP are not affected.

## SITE AND SURROUNDING AREA

The proposed rezoning is located in the central southern region of the Keswick neighbourhood, east 182 Street SW and south of King Wynd SW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC1) Direct Development Control Provision	Vacant / Undeveloped
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Vacant / Undeveloped
East	(RPL) Planned Lot Residential Zone	Vacant / Undeveloped
South	(CNC) Neighbourhood Convenience Commercial Zone	Vacant / Undeveloped
West	(RSL) Residential Small Lot Zone	Vacant / Undeveloped

## PLANNING ANALYSIS

The proposed minor plan amendment reflects the intent of the Keswick NSP supporting a range of housing options within the Keswick Neighbourhood, by redesignating the 0.24 ha subject site from allowing row housing use to allow a range of low density residential uses. The small area of land proposed to be rezoned does not affect the overall planned residential density for the neighbourhood or the higher level Windermere Area Structure Plan. The revised NSP statistics also reflect an administrative update.

The proposed (RPL) Zone allows for a variety of low density housing types including single detached housing, uses that are compatible with the future planned surrounding land uses.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 20, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 41</li> <li>• No responses received</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://www.edmonton.ca/keswick">www.edmonton.ca/keswick</a></li> </ul>

## CONCLUSION

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

## APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw 18709
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 18972
- 3 Approved NSP Map – Bylaw 18709
- 4 Proposed NSP Map – Bylaw 18972
- 5 Application Summary

**KESWICK NEIGHBOURHOOD STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 18709**

**NEIGHBOURHOOD STRUCTURE PLAN LAND USE CONCEPT 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>		
<i>School</i>	14.02	4.6%
<i>Park</i>	4.61	1.5%
<i>Greenway</i>	0.06	0.02%
<b>Transportation</b>		
<i>Circulation</i>	60.59	19.8%
<i>Greenway</i>	1.33	0.4%
<b>Infrastructure/Servicing</b>		
<i>Stormwater Management Facilities</i>	19.85	6.5%
<b>Institutional</b>		
<i>Mixed Use - Institution /Low-Rise/Multi-/Medium Units</i>	2.63	0.9%
<b>Commercial</b>		
<i>Community Commercial</i>	6.33	2.1%
<i>Neighbourhood Commercial</i>	1.00	0.3%
<i>Mixed Use (Non-residential)</i>	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>
Residential Land Use, Dwelling Unit Count and Population		

	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	%of NRA
--	--------------	-----------	-------	---------------	------------------	------------	---------

Single/Semi-Detached	167.59	25	4,190	65%	2.8	11,731	87.3%
Rowhousing	9.46	45	426	7%	2.2	937	5.0%
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	1.22	224	274	4%	1.5	411	0.6%
High Rise Units	2.39	225	538	8%	1.5	.078	1.2%
<b>Total Residential</b>	<b>191.98</b>		<b>6,496</b>	<b>100%</b>		<b>15,754</b>	<b>100%</b>

#### Sustainability Measures

Population Density (ppnrha.)	82	
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			Notes
Public School Board	1,224		* 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.
Elementary	612		
Junior/Senior High	612		
Separate School Board	612		**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	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.

**Proposed****Keswick Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 18972**

	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>

Keswick Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 18972

	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

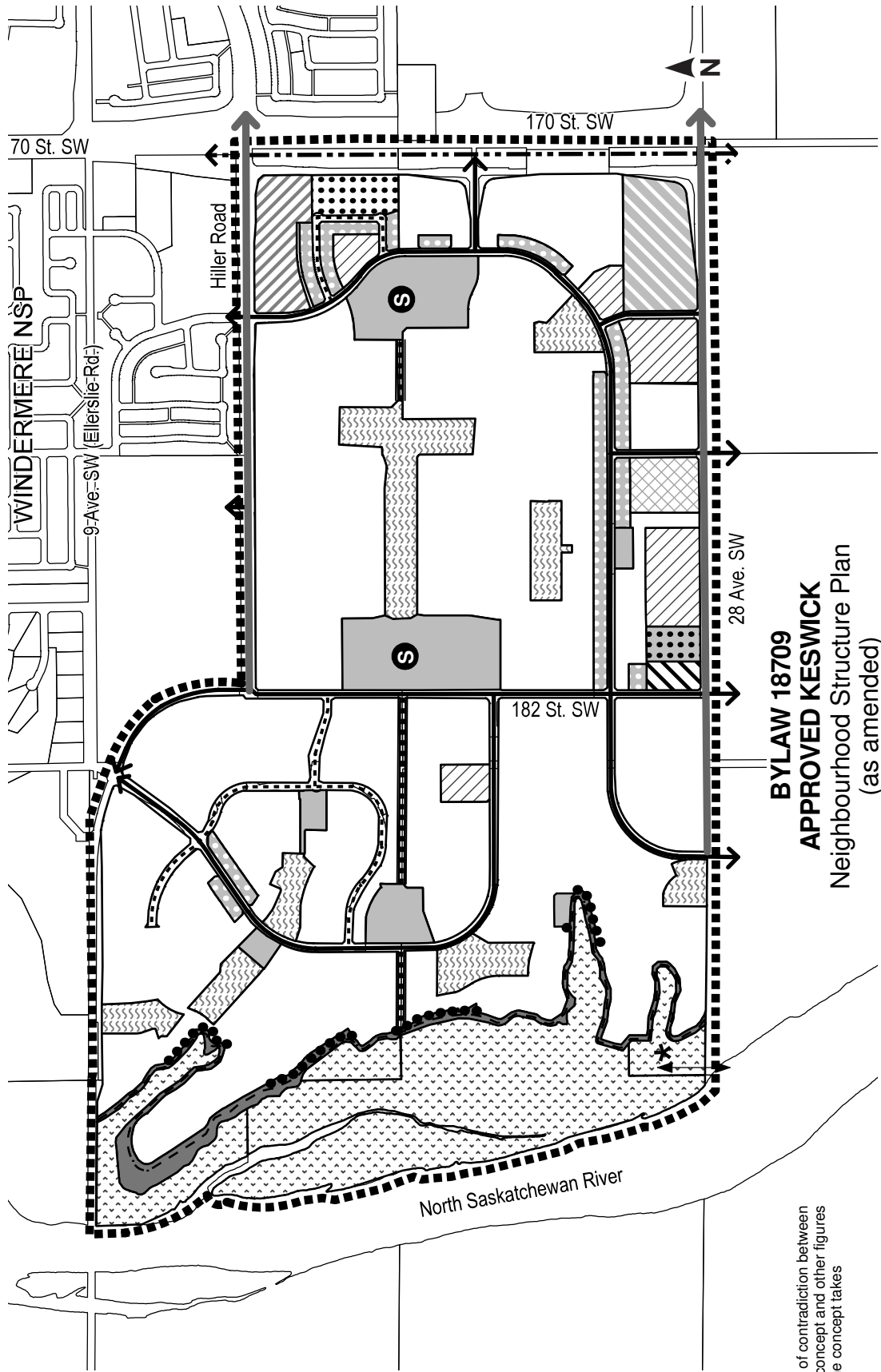
Population Density (ppnrha.)					83	
Unit Density (upnrha.)					34	
Single/Semi-Detached// Row housing, Low Rise/Multi-/Medium Units and high Rise					65%	35%
Population (%) within 500m of Parkland					97%	
Population (%) within 400m of Transit					95%	
Population (%) within 600m of Commercial Service					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.



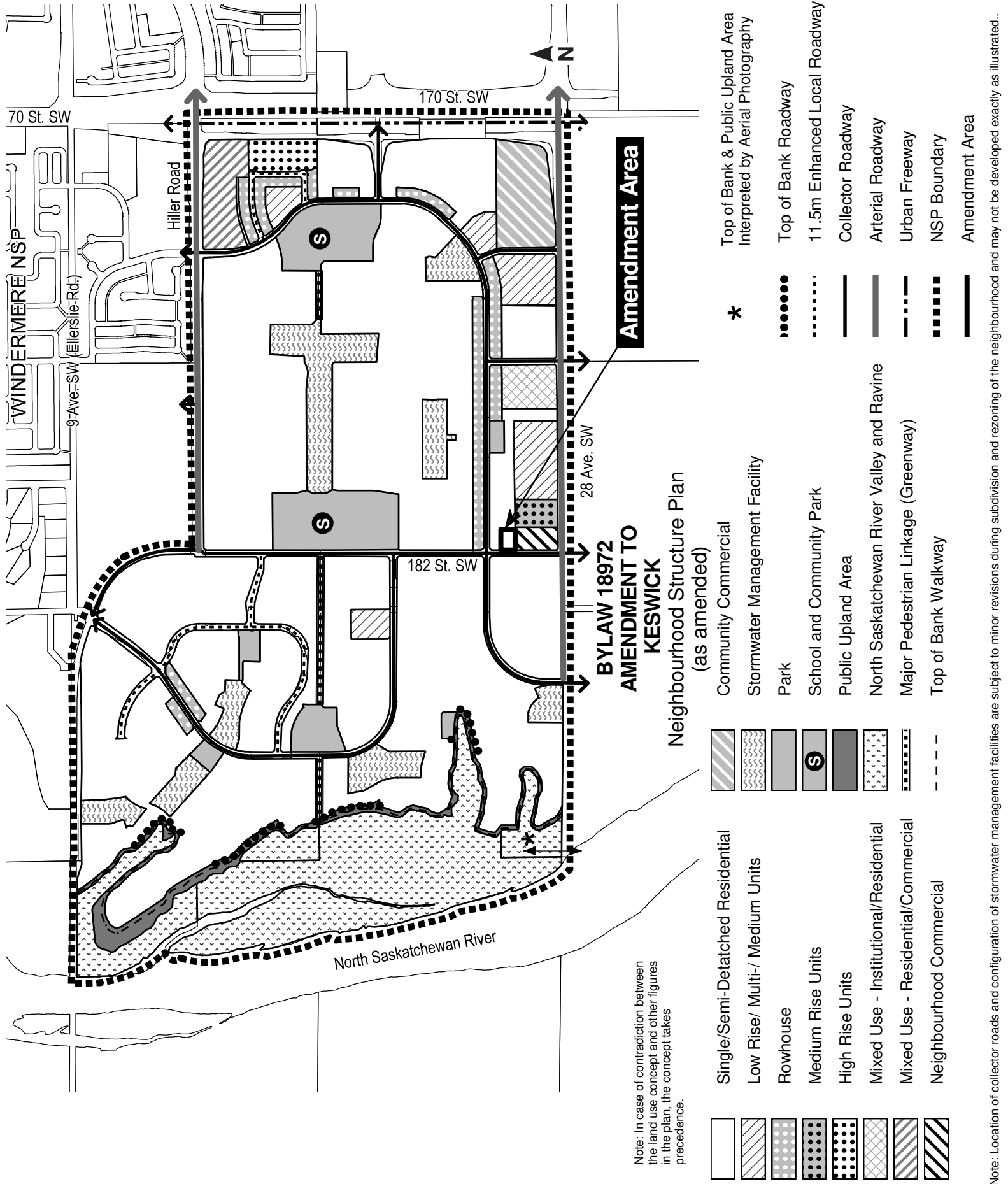


**BYLAW 18709**  
**APPROVED KESWICK**  
Neighbourhood Structure Plan  
(as amended)

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 (Greenway)		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:	NSP Amendment / Rezoning
Bylaw / Charter Bylaw:	18972; 18973
Location:	South of King Wynd SW and east 182 Street SW
Address:	1703-184 Street SW
Legal Description:	Portions of SW-21-51-25-4
Site Area:	0.24 ha
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community League
Applicant:	WSP Canada Inc.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision
Proposed Zone and Overlay:	(RPL) Planned Lot Residential Zone
Plan(s) in Effect:	Keswick Neighbourhood Structure Plan, Windermere Area Structure Plan
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Kerry Girvan  
Tim Ford  
City Planning  
Planning Coordination