

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	9th	day of	September	, A. D. 2019;
READ a second time this	9th	day of	September	, A. D. 2019;
READ a third time this	9th	day of	September	, A. D. 2019;
SIGNED and PASSED this	9th	day of	September	, A. D. 2019.

THE CITY OF EDMONTON



MAYOR


A/ CITY CLERK

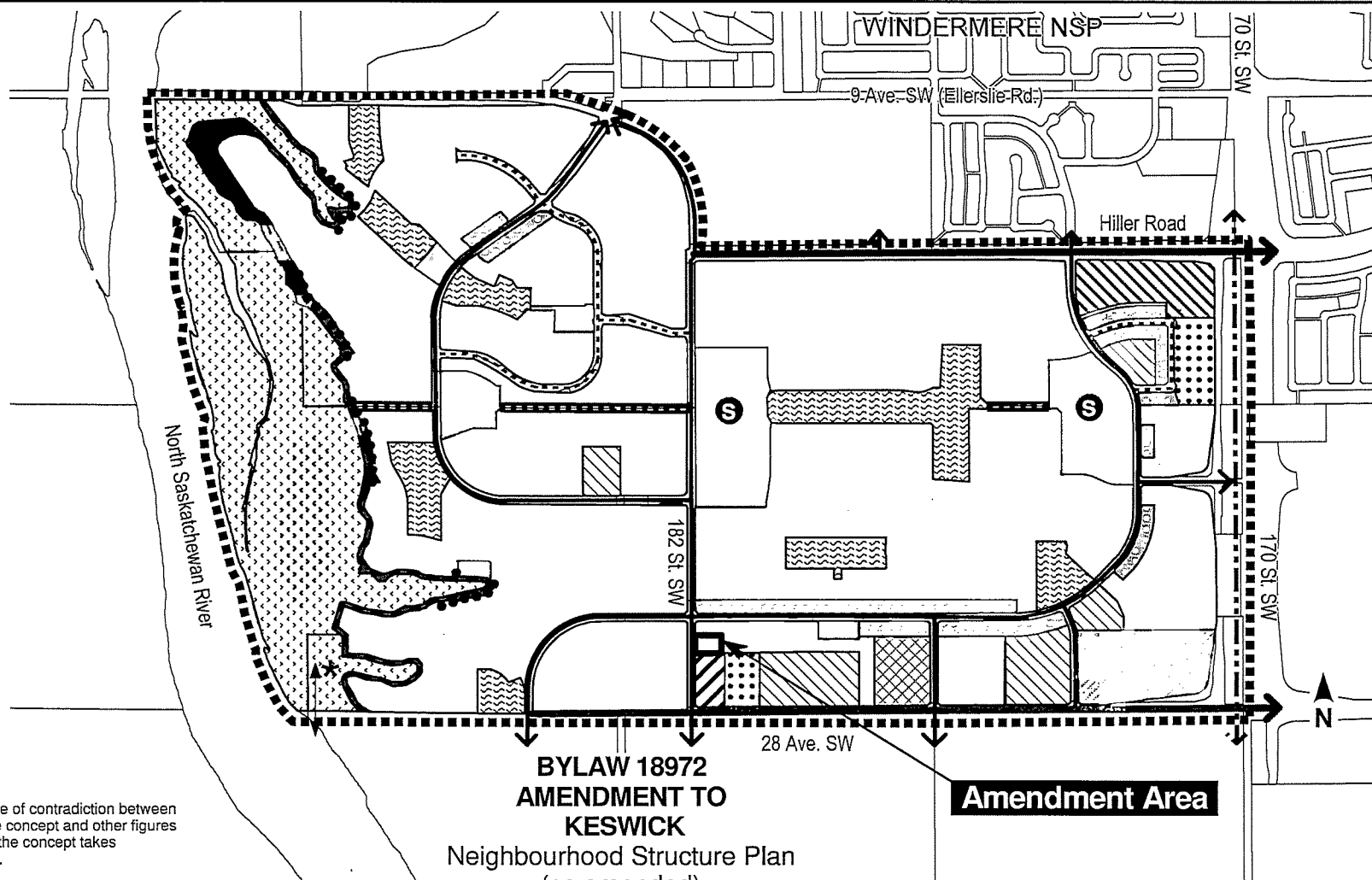
Schedule A

Keswick Neighbourhood Structure Plan Land Use Statistics and Population		
	Area (ha.)	% of GDA
GROSS AREA	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	
GROSS DEVELOPABLE AREA	305.88	100.0%
Parkland, Recreation, School (Municipal Reserve)**		
School	14.02	4.6%
Park	4.61	1.5%
Greenway	0.06	0.02%
Transportation		
Circulation	60.59	19.8%
Greenway	1.33	0.4%
Infrastructure/Serviceing		
Stormwater Management Facilities	19.85	6.5%
Institutional		
Mixed Use - Institution /Low-Rise/Multi-/Medium Units	2.63	0.9%
Commercial		
Community Commercial	6.33	2.1%
Neighbourhood Commercial	1.00	0.3%
Mixed Use (Non-residential)	3.48	1.1%
Total Non-Residential Area	113.90	37.2%
Net Residential Area (NRA)	191.98	62.8%

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%
Total Residential	191.99		6,492	100%		16,000	100%
Sustainability Measures							
Population Density (ppnha.)					83		
Unit Density (upnha.)					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	Notes * 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						
Total Student Population	1,835						

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.



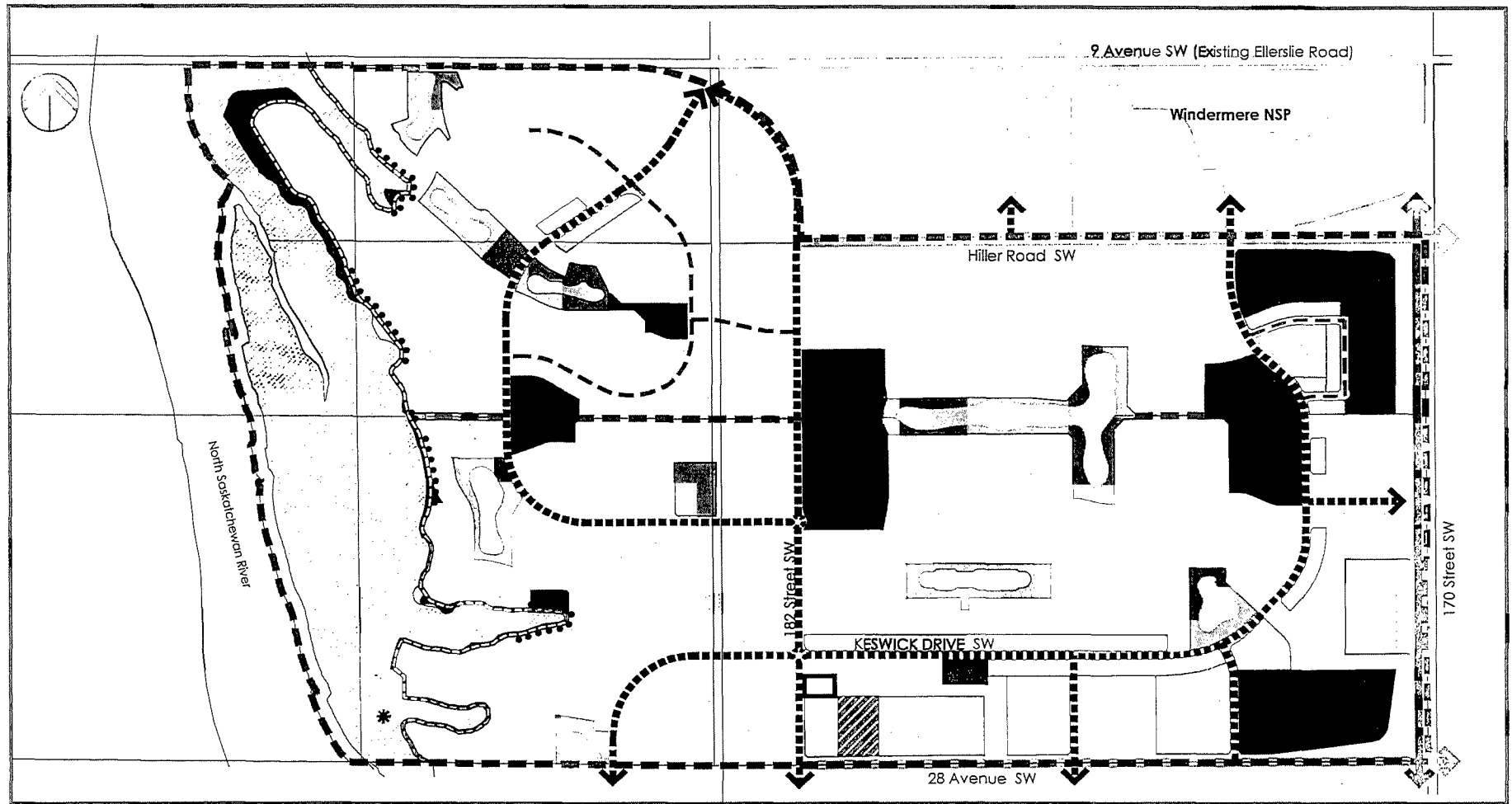
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

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

Amendment Area

	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		— 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..



Legend

- | | |
|--|--|
| NSP Amendment Area | Community Commercial |
| Single/ Semi-Detached Residential | Stormwater Management Facility |
| Rowhousing | Park |
| Low Rise/ Multi-/ Medium Units | School and Community Park |
| Medium Rise Units | Urban Village Park |
| High Rise Units | Public Upland Area |
| Mixed Use - Institutional/ Residential | North Saskatchewan River Valley and Ravine |
| Mixed Use- Residential/ Commercial | Major Pedestrian Linkage (Greenway) |
| Neighbourhood Commercial | Top of Bank Walkway |

- | |
|--|
| Top of Bank Roadway |
| Enhanced Local Roadway Connection |
| Collector Road |
| Arterial Roadway |
| Urban Freeway |
| Keswick NSP Boundary |
| Top of Bank & Public Upland Area Interpreted By Aerial Photography |