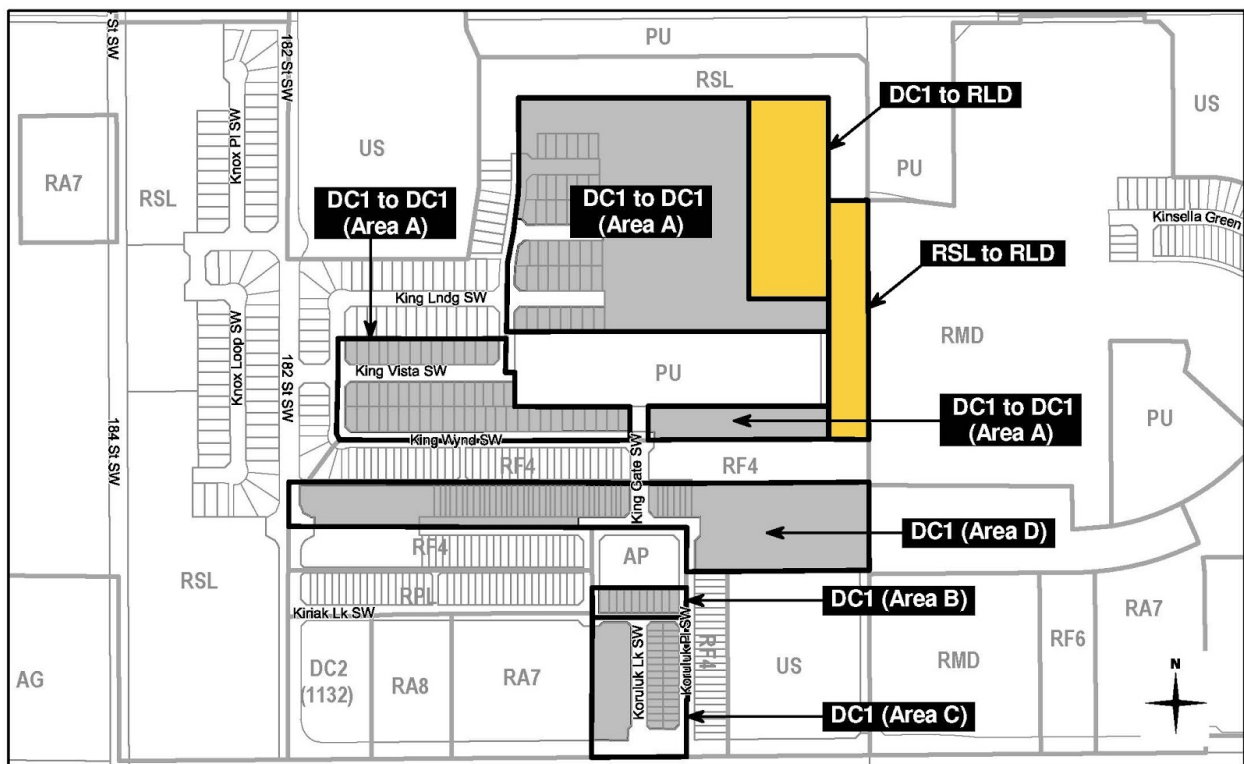




ADMINISTRATION REPORT REZONING Keswick

The area generally north of 25 Avenue SW and east of 182 Street SW, Keswick

To allow for low density residential housing, including zero lot line single detached housing.



RECOMMENDATION AND JUSTIFICATION

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

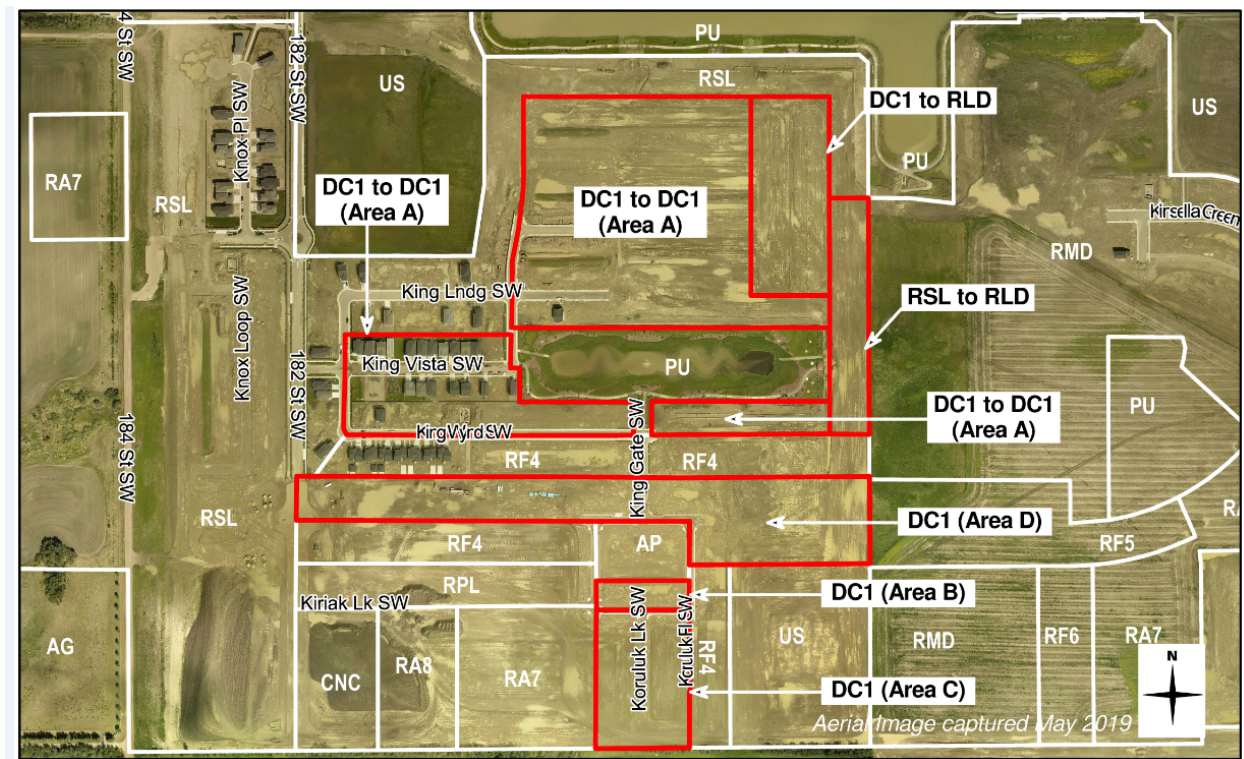
- will amend an existing DC1 to facilitate the development of a variety of low density residential housing types with opportunities for secondary suites,
- will facilitate the sequential and orderly development of the neighbourhood; and
- conforms with the Keswick Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 19485 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone. The current DC1 Provision was approved by Charter Bylaw 19313 on June 9, 2020. The proposed DC1 Provision will allow for the same range of low density residential and multi-unit residential uses, but will add the opportunity for Secondary Suites to Area A. All other existing regulations will be retained.

SITE AND SURROUNDING AREA

The site is located in the south central portion of the Keswick neighbourhood, north of Kings Wynd SW and east of 182 Street SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Vacant/undeveloped land
CONTEXT		

North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (PU) Public Utility Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Developing low density housing • Stormwater Management Facility • Undeveloped school/park site
East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone • (RMD) Residential Mixed Use Zone • (PU) Public Utility Zone • (US) Urban Service Zone 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land • Undeveloped land • Stormwater Management Facility • Undeveloped land
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone • (RF4) Semi-detached Residential Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Developing low density housing • Developing low density housing • Developing low density housing • Undeveloped land

PLANNING ANALYSIS

The proposed rezoning will be compatible with existing and planned low density housing and multi-unit housing to the east, south and west.

The proposed RLD Zone contributes to a compact urban form by allowing flexible options for lot sizes and widths, including zero lot line development. The RLD portion of this rezoning will replace a low density, single detached residential portion of the DC1 Provision (Bylaw 19313), as well as an area of RSL Zoning. Administration views the conversion of such DC1's to RLD as a positive change in Edmonton's developing neighbourhoods.

The proposed DC1 Provision will allow for a slight expansion of shallow lot, single detached housing, and will add opportunities for secondary suites to the existing DC1. The proposed changes will be compatible with southerly adjacent semi-detached housing development, which is zoned RF4.

PLANS IN EFFECT

This proposed rezoning is in conformance with the Keswick Neighbourhood Structure Plan which designates the subject site for Single/Semi Detached Residential uses (refer to Appendix 1: Context Plan Map).

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use is minor and can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

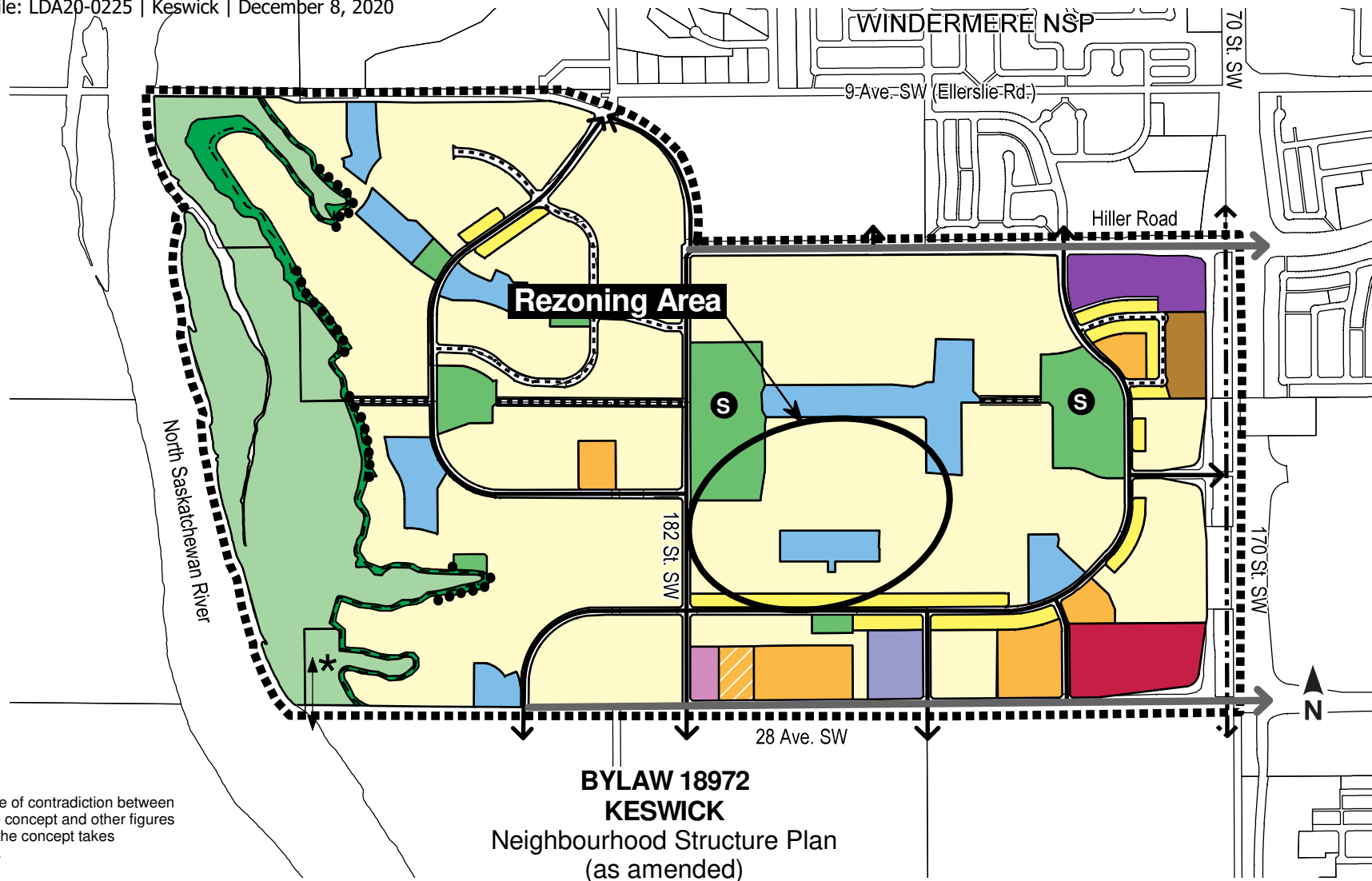
ADVANCE NOTICE August 5, 2020	<ul style="list-style-type: none">• Number of recipients: 72• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/keswick

CONCLUSION

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

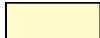











APPENDICES

- 1 Context Plan Map
- 2 DC Changes Marked Up Copy
- 3 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.

(DC1) Direct Development Control Provision

(Area A)

1. General Purpose

To provide for single detached housing uses on shallow lots with reduced prominence of garages along the streetscape, efficiently utilizing undeveloped suburban land.

2. Area of Application

This Provision shall apply to the lands located north of King Wynd SW and east of 182 Street SW, ~~north 28 Avenue SW and east of 182 Street SW,~~ Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

3. Uses

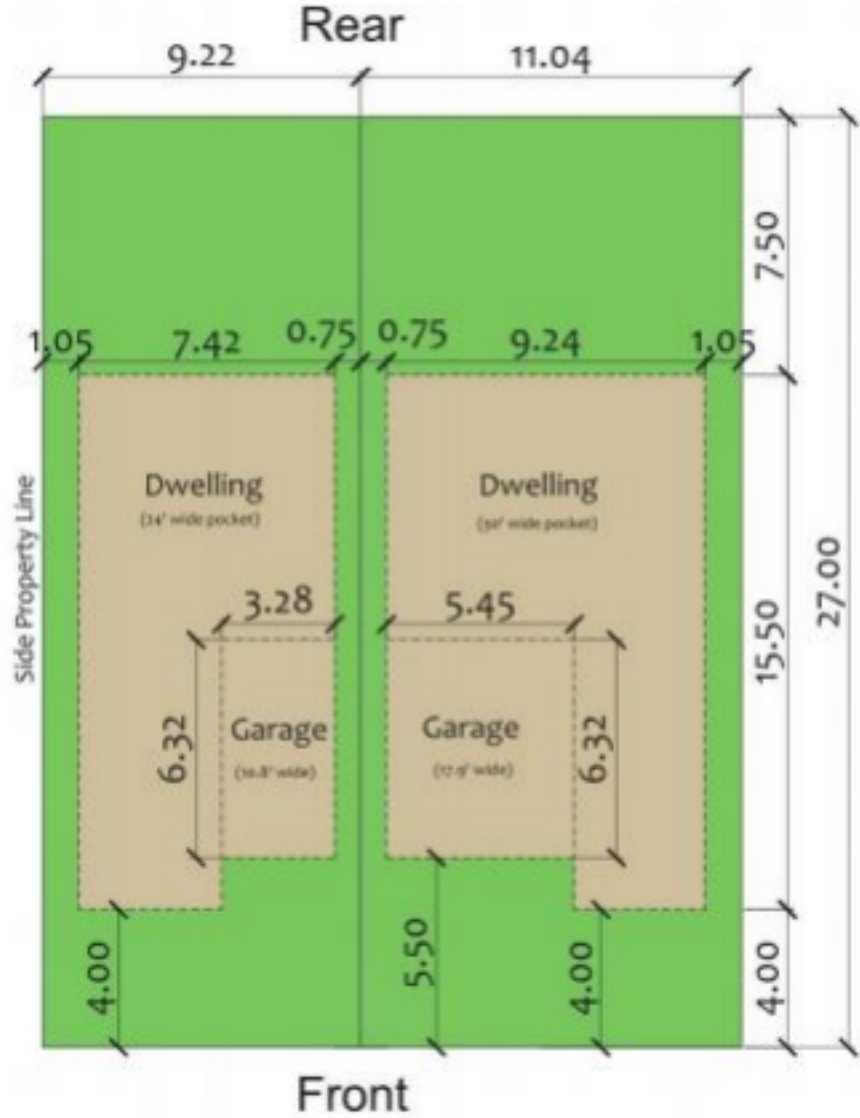
- a. Child Care Services
- ~~Limited Group Home~~
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Single Detached Housing
- e. Fascia On-premises Signs
- f. Secondary Suite
- g. Supportive Housing

4. Development Regulations

- a. The Site shall be developed in general accordance with the example; provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 115 of the Zoning Bylaw for (RSL) Residential Small Lot Zone shall regulate development of Single Detached Housing in this Provision.
- c. Notwithstanding Section 44.3(a) of the Zoning Bylaw, projections of Platform Structures shall not exceed 3.1 m into Rear Setbacks with a depth of at least 4.5 m.
- d. The minimum Site area shall be 240 m².
- e. The minimum Site depth shall be 27 m.
- f. The minimum Site Width shall be 9.1 m.

- g. The minimum Front Setback shall be 4 m.
- h. Front facing Garages shall be Setback a minimum 5.5 m from the Front Lot Line.
- i. Where an entrance door for a Secondary Suite is provided from the side of the building, the Side Setback shall be a minimum of 1.2 m on the side with the Secondary Suite entrance door, and the following shall apply:
 - i. Notwithstanding (i), the minimum Side Setback Abutting a public roadway other than a Lane shall be 2.4 m; and
 - ii. the other Side Setback shall be a minimum 0.75 m.
- j. Where an entrance door for a Secondary Suite is provided from the rear of the building, at least one Side Setback shall be a minimum of 1.2 m, and the following shall apply:
 - i. Notwithstanding (j), the minimum Side Setback Abutting a public roadway other than a Lane shall be 2.4 m; and
 - ii. the other Side Setback shall a minimum of 0.75 m.
- k. Where no Secondary Suite is provided, or the door for the Secondary Suite faces the front, the minimum Side Setback shall be 1.05 m, and the following shall apply:
 - i. Notwithstanding, (k), the minimum Side Setback Abutting a public roadway other than a Lane shall be 2.4 m; and
 - ii. one Side Setback shall be a minimum of 0.75 m.
- kl. Where no Secondary Suite is provided, or the door for the Secondary Suite faces the front, then for Side Setbacks that are less than 1.2 m in width, the following shall apply:
 - i. A private maintenance easement for a minimum width of 0.75 m shall be provided and registered on each Abutting title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
 - ii. Notwithstanding Section 44.2(a), eaves shall be Setback a minimum of 0.45 m from the property line; and
 - iii. Fences, walls and gates shall not be permitted within the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- m. All roof leaders from buildings shall be connected to the storm sewer service.
- n. The maximum total Site Coverage shall not exceed 55%.

Appendix 1: Area "A"
Setback and Development Regulations



For Illustrative Purposes Only

(Area B)

1. General Purpose

To provide for semi-detached residential housing whereby homes front onto a public park space and vehicular access is provided by a public lane, providing the opportunity for pedestrian-oriented development.

2. Area of Application

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

3. Uses

- a. Child Care Services
- ~~b. Limited Group Home~~
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suites
- f. Semi-detached Housing
- g. Supportive Housing
- h. Fascia On-premises Signs

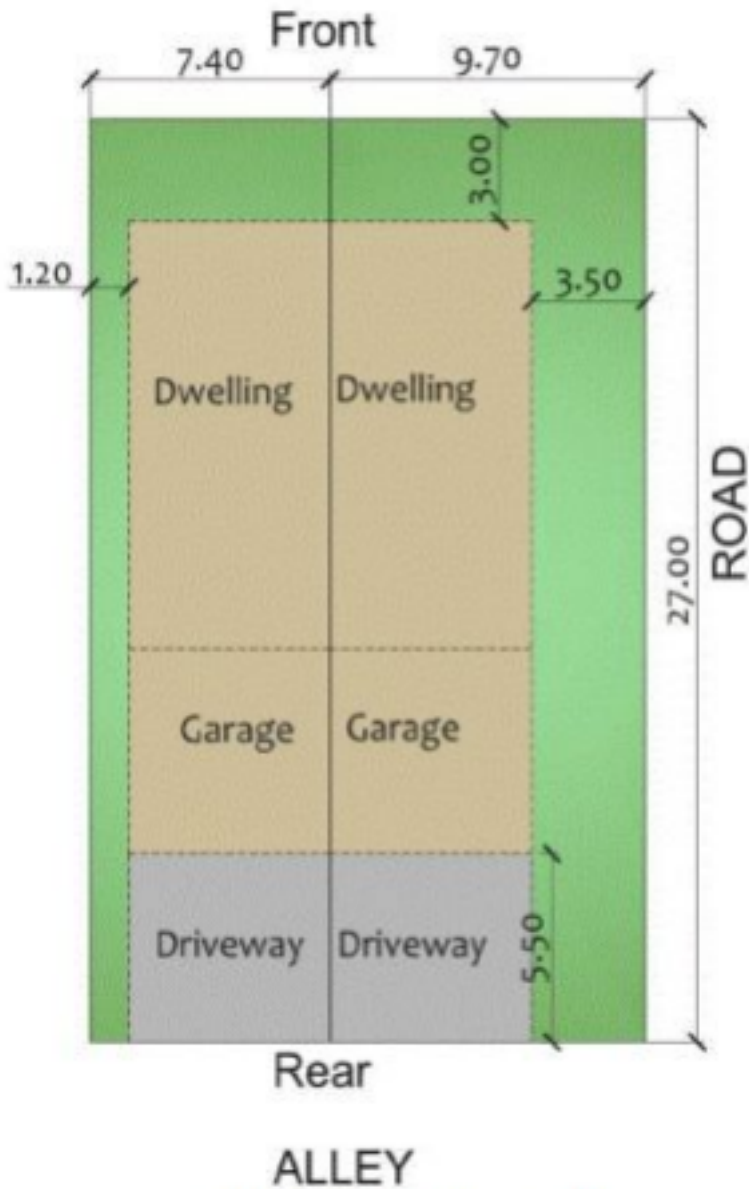
4. Development Regulations

- a. The Site shall be developed in general accordance with the example provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 150 of the Zoning Bylaw for (RF4) Semi-detached Residential Zone shall regulate development of Semi-detached Housing in this Provision.
- c. The minimum Site area shall be 195 m².
- d. The minimum Site depth shall be 27 m.
- e. The minimum Site Width shall be 7.4 m.
- f. The minimum Front Setback shall be 3 m.
- g. The minimum Rear Setback Abutting the Lane shall be 5.5m.
- h. The minimum Side Setback shall be 1.2 m, except that:
 - i. the minimum Side Setback Abutting a public roadway other than a Lane shall be 3.5 m; and
- j. the Side Setback along a common wall shall be 0 m.

- k. All roof leaders from buildings shall be connected to the storm sewer service.
- l. The maximum Height shall not exceed 12.0 m.
- m. The maximum total Site Coverage shall not exceed 55%.

Appendix 1: Area "B"

Setbacks and Development Regulations



*For illustrative purposes only.

(Area C)

1. General Purpose

To provide for residential development with front attached garages, in the form of back to back attached stacked row housing on small lots. **2.**

Area of Application

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision and as identified on Appendix "1," attached.

3. Uses

- a. Child Care Services
- b. ~~Limited Group Home~~
- c. Minor Home Based Business
- d. Multi-Unit Housing, in the form of stacked row housing
- d. Residential Sales Centre
- e. ~~Stacked Row Housing~~
- f. Supportive Housing
- g. Fascia On-premises Signs

4. Development Regulations

- a. The Site shall be developed in general accordance with the example provided in Appendix 1, attached.
- b. Except as expressly modified herein, the development regulations specified in Section 170 of the Zoning Bylaw for (RF6) Medium Density Multiple Family Zone shall regulate development of multi-unit housing in the form of stacked row housing ~~Stacked Row Housing Multi-Unit Housing in this Provision.~~
- c. The minimum Site area shall be 70 m² per individual Lot.
- d. The minimum Site Width per individual Lot shall be:
 - i. Interior unit: 6.0 m per Dwelling;
 - ii. End unit: 7.2 m per Dwelling; and
 - iii. End corner unit: 8.4 m per Dwelling.
- e. The minimum Front Setback shall be 3 m.
 - i. Notwithstanding the above:

- a. an unenclosed front porch may encroach 1.5 m into the Front Setback;
 - b. stairs from an unenclosed front porch are permitted to encroach into the Front Yard, but at no time shall encroach over the property line; and
 - c. bay windows may project a maximum of 0.6 m into the Front Yard with an additional projection of 0.4 m for eaves and gutters.
- f. The minimum Side Setback shall be as follows:
 - i. 1.2m except where a Side Yard Abuts a flanking public roadway; and
 - ii. 2.4m where the Side Yard Abuts a flanking public roadway; iii. Notwithstanding 4.e.i. and 4.e.ii., where two Dwellings are connected at the property line, there shall be no Setback between the Dwellings.
 - iv. Notwithstanding the above:
 - a. an unenclosed front porch may encroach 0.9 m into the Side Setback;
 - b. stairs from an unenclosed front porch are permitted to encroach into the Side Setback, but at no time shall encroach over the property line; and
 - c. bay windows may project a maximum of 0.6 m into the street side of an end corner unit Side Yard with an additional projection of 0.4 m for eaves and gutters.
- g. Dwellings are intended to be attached at the rear as well as at the sides. It is understood that where 2 Dwellings are connected at the rear of the Dwelling at a property line, there will be no Setback between the Dwellings.
- h. The maximum Height shall not exceed 12.5 m.
- i. The maximum total Site Coverage per individual Lot shall not exceed 91%.
- j. A minimum of 13 m² of Private Outdoor Amenity Area shall be provided, inclusive of deck/balcony and enclosed front porch, and shall be allowed within a Front Setback.
- k. Site Landscaping shall be developed in accordance with Section 55 of the Zoning Bylaw.
- l. All roof leaders from buildings are to be connected to the storm sewer service.

m. Additional requirements:

- i. The ratio between the front face exposure of the Garage and the remainder of the front of the principal building shall not exceed 2:1;
- ii. Garage doors should be designed to contain architectural elements that complement the character of the principle building. They shall be recessed or highly articulated; and
- iii. Front facing Garages shall be Setback a minimum of 5.5m from the Front property line.

n. A minimum of 2 parking spaces per Dwelling shall be required. A tandem parking space on a driveway within the Front Setback shall be allowed as a second parking space.

o. Signs shall comply with the regulations found in Schedule 59A.¶

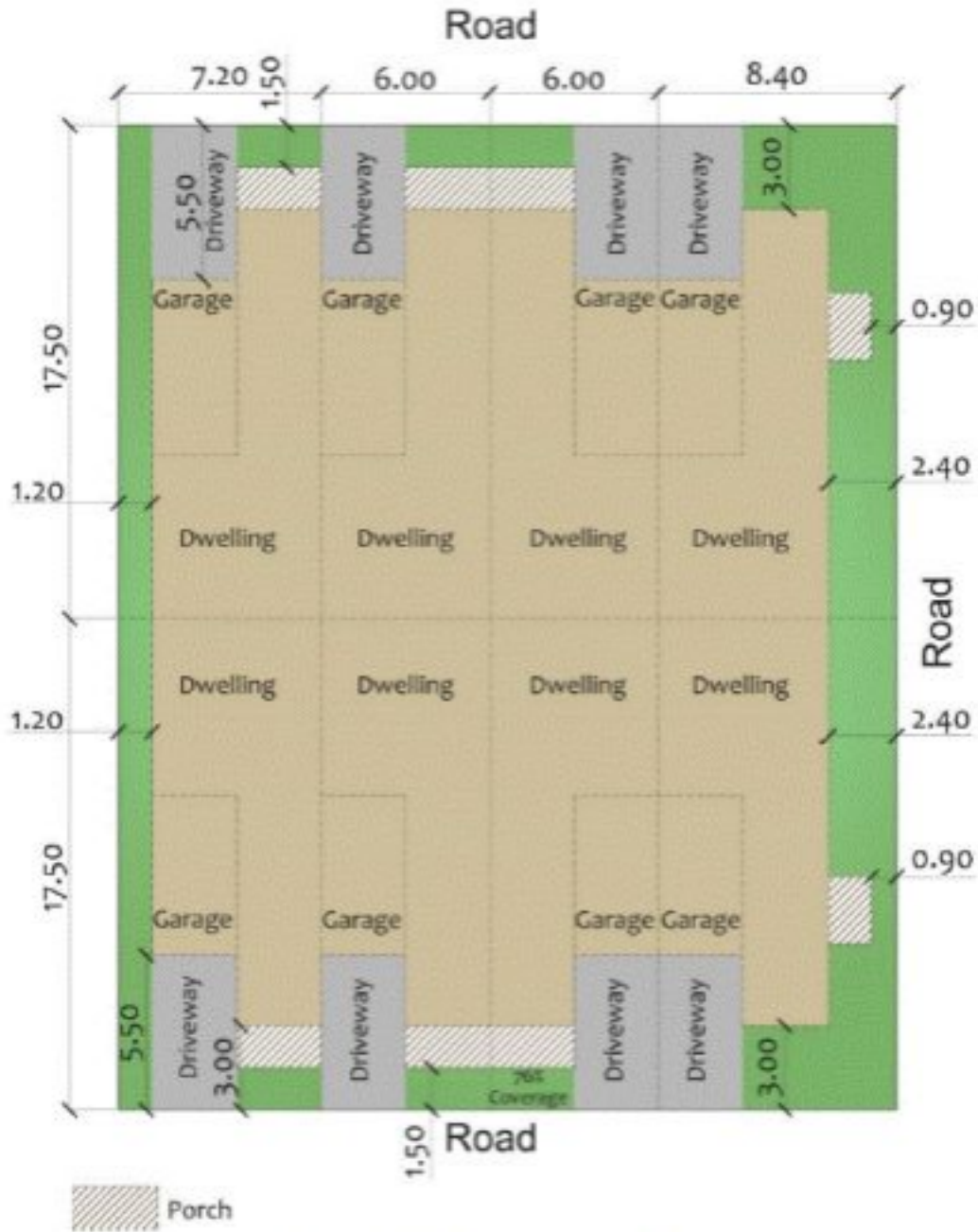
~~p.¶~~

~~Parking shall be in accordance with to Section 54, except that there shall be no requirement for visitor parking stalls.~~

q. Landscaping shall be in accordance with the following:

- i. all Yards visible from a public roadway shall be seeded or sodded within 18 consecutive months of occupancy of the unit;
- ii. alternate forms of landscaping, including hard decorative pavers, washed gravel, or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, providing that all area of exposed earth are designed as either flower beds or cultivated gardens, to the satisfaction of the Development Officer; and
- iii. one deciduous or one coniferous tree, and two shrubs shall be required for every Front Yard which is 4.5 m in depth or greater.

Appendix 1: Area "C"
Setbacks and Development Regulations



*For illustrative purposes only.

(Area D)
General Purpose

To provide for ground oriented housing with slightly increased site coverage than the regulations found within the RF5 Row Housing Zone.

2. Area of Application

This Provision shall apply to the lands located north of 28 Avenue SW and east of 182 Street SW, Keswick, as shown on Schedule "A" and legally described on Schedule "B"; attached to the Bylaw adopting this Provision.

3. Uses

- a. Minor Home Based Business
- b. Major Home Based Business
- c. Multi-unit Housing
- d. Residential Sales Centre
- e. Secondary Suites
- f. Urban Gardens
- g. Urban Outdoor Farms
- h. Fascia On-premises Signs

4. Development Regulations

- a. Multi-unit Housing shall only be in the built form of Row Housing.
- b. Site Area and Site Dimensions for individual Dwellings shall be in accordance with the following:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth
Row Housing internal Dwelling	150 m2	5.0 m	30.0 m
Row Housing end Dwelling	186 m2	6.2 m	30.0 m

- c. The maximum Height shall not exceed 12.0 m
- d. The maximum total Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage or where parking is provided underground
Row Housing – internal Dwelling	42%	20%	62%

Row Housing – end Dwelling	37%	17%	54%
Row Housing – corner Dwelling	34%	18%	52%

a.

e. The minimum Front Setback shall be 4.5 m, except that:

- i. The minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
- ii. The minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.

f. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.

a. Minimum Side Setbacks shall be provided, on the following basis: i.

- 1.2 m excepting a Side Yard abutting a flanking roadway; and
- ii. 2.4 m where the Side Yard abuts a flanking public roadway other than a Lane.

g. Separation Space shall be provided in accordance with Section 48 of this Bylaw.

h. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

i. The Development Officer may require registration of maintenance and/or drainage and utility easement(s) on title in areas abutting buildings and/or through private yards to ensure adequate access for property, drainage and utility maintenance prior to Development Permit issuance.

j. Front attached Garages shall not be permitted where a Site or a Lot has vehicular access from a Lane.

k. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed 24 m.

l. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.

m. Each Dwelling within Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.

n. On Corner Sites the Façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

o. Site design for Row Housing developments of six or more attached Dwellings shall

include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.

p. Each Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

q. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19485
Location:	South of Hiller Road SW and East of 182 Street SW

<p>Addresses:</p>	<p>Area A:</p> <p>6440, 6442, 6444, 6446, 6448, 6450, 6452, 6454, 6456, 6458, 6460, 6462, 6464, 6466, 6468, 6470, 6472, 6474, 6476, 6478, 6480, 6482, 6484, 6486, 6488, 6490 - King Wynd SW</p> <p>6050, 6051, 6052, 6053, 6054, 6055, 6056, 6057, 6058, 6059, 6060, 6061, 6062, 6063, 6064, 6065, - King Landing SW</p> <p>6215, 6217, 6219, 6220, 6221, 6222, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245 & 6246 - King Vista SW</p> <p>5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847 & 5849 - Kootook Link SW</p> <p>5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748 & 5749 - Kootook Way SW</p> <p>Area B:</p> <p>7704, 7706, 7708, 7710, 7712, 7714, 7716, 7718, 7720 & 7722 – Koruluk Lane SW</p> <p>Area C:</p> <p>7626, 7628, 7630, 7632, 7634, 7636, 7638, 7640, 7642, 7644, 7646, 7648, 7650, 7652, 7654 - Koruluk Place SW</p> <p>7803, 7805, 7807, 7809, 7811, 7813, 7815, 7817, 7819, 7821, 7823, 7825, 7827, 7829 & 7831 - Koruluk Link SW</p> <p>Area D:</p> <p>1362, 1364, 1366, 1388, 1370, 1372, 1374, 1380, 1382, 1384, 1386, 1388, 1390, 1392 & 1394 - Keswick Drive SW</p> <p>1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448 - Keswick Drive SW</p>
<p>Legal Descriptions:</p>	<p>Portions of SW 21-51-25-4</p> <p>Area A:</p> <p>Lots 16 to 29, Block 4, Plan 1723517</p> <p>Lots 1 to 16 and 18 to 28, Block 5, Plan 1723517</p> <p>Lots 29 to 43 & 45 to 52, Block 5, Plan 1920145</p> <p>Lots 1 to 8 & 9 to 16, Block 10, Plan 1920109</p> <p>Lots 1 to 6, Block 11, Plan 1920109</p>

	<p>Lots 8 to 11, Block 11, Plan 2022262 Lots 2 to 7, Block 12, Plan 2022262</p> <p>Area B: Lots 2 to 11, Block 9, Plan 1920145</p> <p>Area C: Lots 11 to 30, Block 16, Plan 1922748</p> <p>Area D: Lots 48 to 55, Block 6, Plan 1920145 & Lots 1 to 7, Block 7, Plan 1920145 Lots 56 to 82, Block 6, Plan 2022268</p>
Site Area:	Approximately 18 ha
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community League
Applicant:	Om Joshi & Tanya McNeil, WSP

PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision, (RSL) Residential Small Lot Zone
Proposed Zone:	(DC1) Direct Development Control Provision, (RLD) Residential Low Density Zone
Plans in Effect:	Windermere Area Structure Plan Keswick Neighbourhood Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination