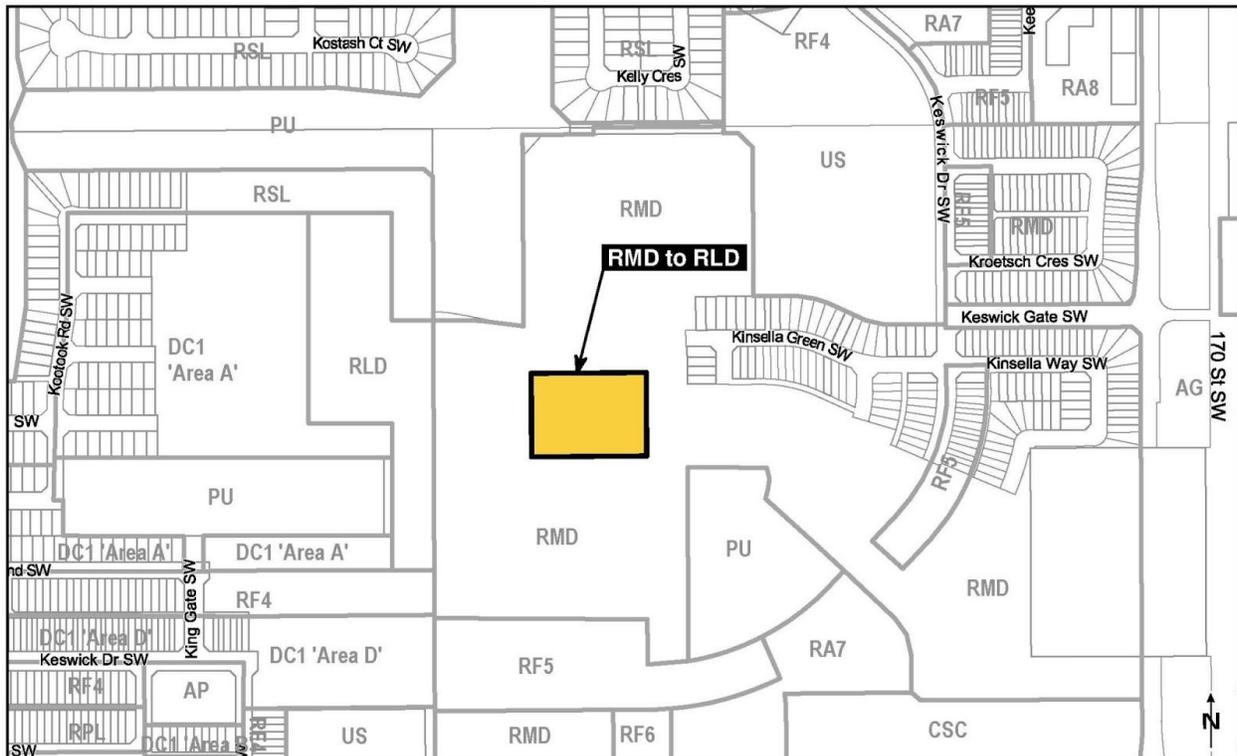




ADMINISTRATION REPORT REZONING KESWICK

1704 - 170 STREET SW

To allow for low density residential housing.



Recommendation: That Charter Bylaw 19659 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will allow for a variety of low density residential uses;
- conforms to the Keswick Neighbourhood Structure Plan; and
- will be compatible with surrounding planned and existing land uses.

Report Summary

This land use amendment application was submitted by Stantec Consulting Ltd. on December 22, 2020, on behalf of landowners Keswick Landing Ltd. This application proposes to change the designation of a portion of one parcel from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for low density residential land uses.

The proposal is in alignment with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for "Single/Semi Detached Residential" land uses.

An associated subdivision application (LDA18-0696) is currently under review by Administration for a portion of the subject area.

The Application

CHARTER BYLAW 19659 to to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, to allow for a range of low density residential uses including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development), in the Keswick Neighbourhood.

Site and Surrounding Area

The proposed rezoning is located in the east central portion of the Keswick neighbourhood, South of Kelly Crescent SW and west of Keswick Drive SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Vacant land
East	(RMD) Residential Mixed Dwelling Zone	Vacant land, developing single-detached housing
South	(RMD) Residential Mixed Dwelling Zone	Vacant land
West	(RMD) Residential Mixed Dwelling Zone	Vacant land

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from RMD to RLD. The proposed zone will allow for a range of low density residential uses that will provide for greater flexibility of lot sizes and widths to accommodate a mix of housing types, including Zero Lot Line Development.

The land adjacent to the site is planned for, or developing as, low density residential uses. The proposed RLD zone will be compatible with the surrounding development.

PLANS IN EFFECT

The Keswick Neighbourhood Structure Plan designates the subject area for the development of low density residential uses, as outlined in Appendix 1. The proposed RLD Zone will conform with the plan.

Technical Review

Transportation

The landowner will be required to pay their proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

A Transportation Infrastructure Projections (TIP) study was completed by the area developers in 2019. That study identified the need for Ellerslie Road SW to be upgraded to a 4-lane divided arterial roadway, between 170 Street SW and 127 Street SW, to accommodate current traffic volumes and support future development in the area. The Heritage Valley and Windermere owners groups are working with their consultant to develop and advance a staged construction plan, and Administration is committed to working with the area developers with a goal of completing this arterial project in a timely manner.

Drainage

Permanent sanitary and storm servicing for the subject rezoning area will be provided in accordance with the servicing schemes identified in the accepted Keswick Neighbourhood Design Report Amendment, dated July 2015, and the Keswick Neighbourhood Design Report Amendment, dated April 2017.

EPCOR Water

EPCOR Water Services supports this proposal. The development must meet the standard of water supply under the City of Edmonton Design and Construction Standards and must be in accordance with the approved Hydraulic Network Analysis.

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

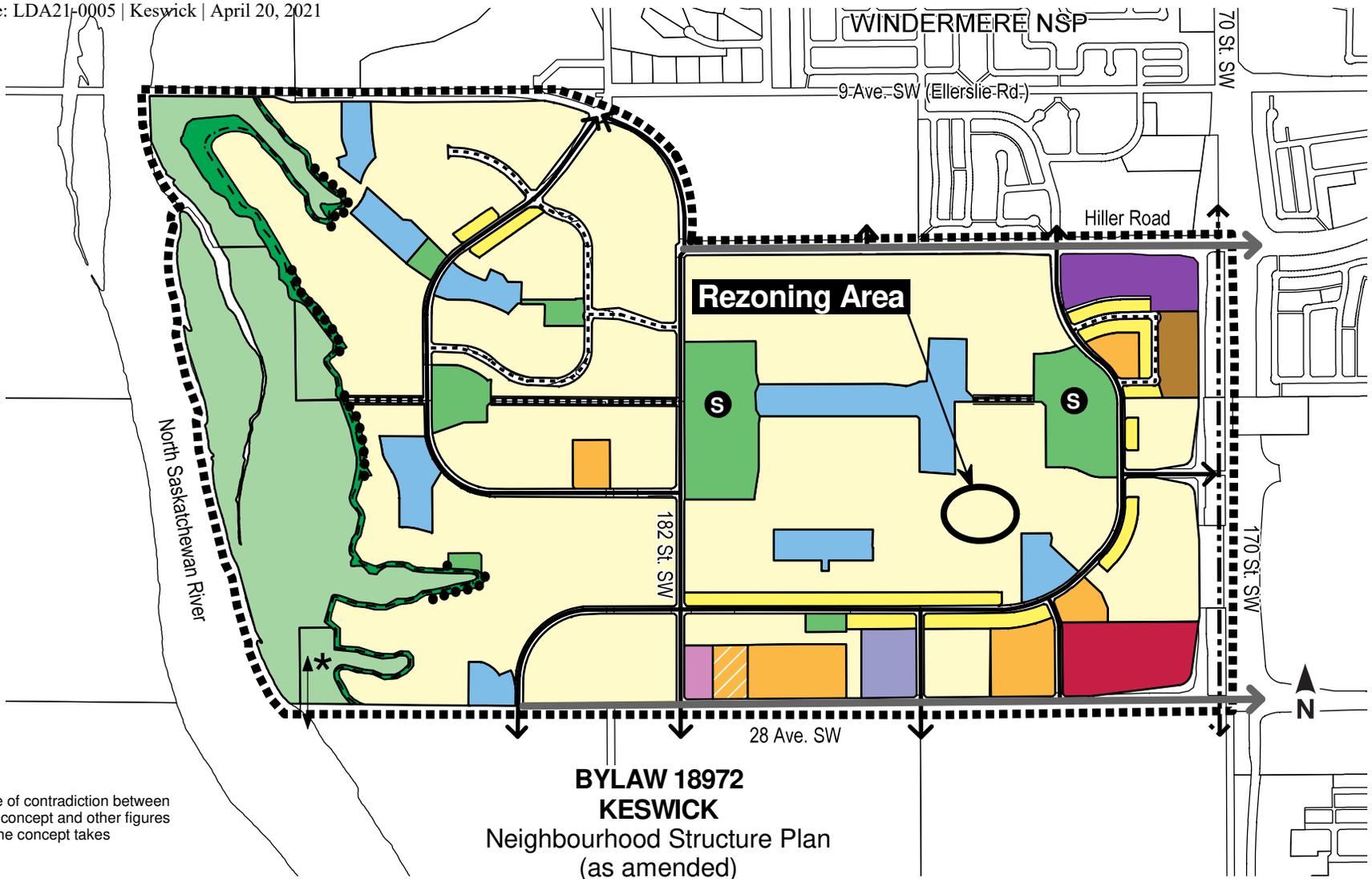
Community Engagement

ADVANCE NOTICE December 5, 2021	<ul style="list-style-type: none">● Number of recipients: 84● No responses received
WEBPAGE	<ul style="list-style-type: none">● https://edmonton.ca/keswickplanningapplications

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

APPENDICES

- 1 Context Plan Map
- 2 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..

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19659
Location:	South of Kelly Crescent SW and west of 170 Street SW
Address:	1704 - 170 STREET SW
Legal Description:	A portion of SE-21-51-25-4.
Site Area:	1.04 hectares
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community Leagues
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Keswick Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

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