

2304 184 Street NW

Position of Administration: Support



Summary

Bylaw 21297 proposes a rezoning from the Agriculture Zone (AG) to the Future Urban Development Zone (FD), which allows for agricultural and rural uses that do not prevent future land uses until the lands are required in accordance with a statutory plan.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received by the time this report was written.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for limited, temporary development
- Does not prevent or preclude development anticipated by statutory plans.

Application Details

This application was submitted by Qualico Communities.

The proposed Future Urban Development Zone (FD) would allow development with the following key characteristics:

- Development up to 12.0 metres in height (approximately 3 storeys) for most uses.
- Agricultural, Urban Agricultural and Special Event uses.
- Limited discretionary development, which may include Minor Industrial limited to temporary outdoor storage or Outdoor Sales and Service.

Site and Surrounding Area

	Existing Zoning	Current/Proposed Development
Subject Site	Agriculture Zone (AG)	Vacant
North	Agriculture Zone (AG)	Utility corridor, planned share use path
East	Agriculture Zone (AG)	Transportation/Utility Corridor/ agricultural, planned residential
South	Agriculture Zone (AG)	Agricultural, planned residential
West	Public Utility Zone (PU)	Existing stormwater Management Facility

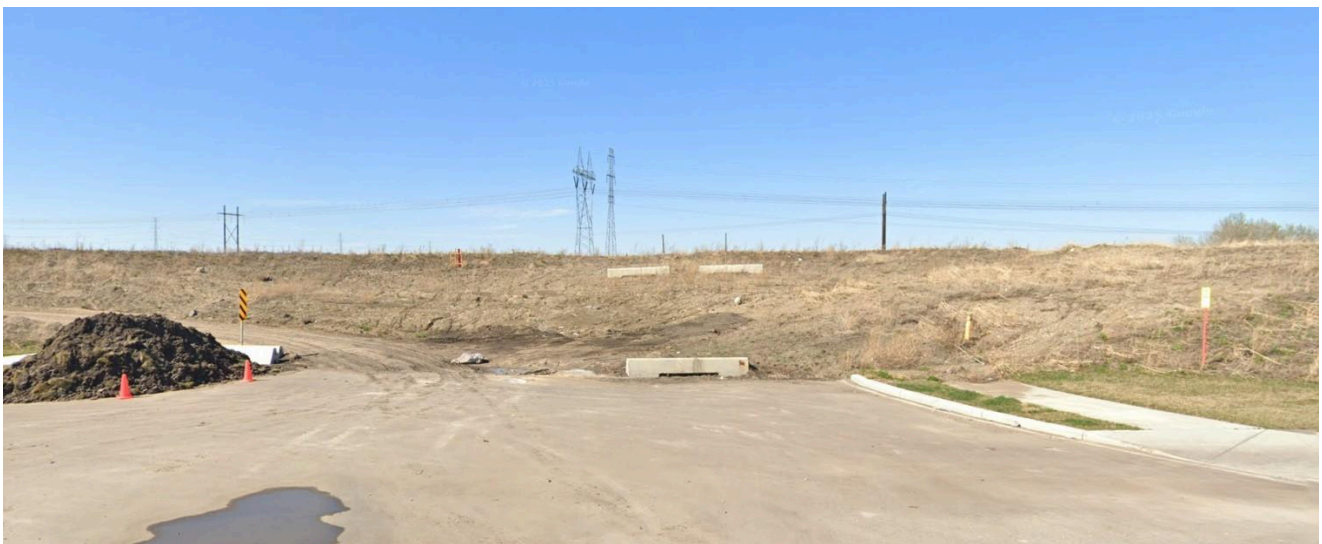


Photo of site entrance, viewed from Maskekosihk Trail

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application does not propose any amendments to a statutory plan and advance notice of the proposed land use change garnered no response. The basic approach for this site included:

Mailed Notice, June 5, 2025

- Notification radius: 60 metres
- Recipients: 37
- Responses: 0

Site Signage, August 6, 2025

- 1 rezoning information sign was placed on the property so as to be visible from Maskekosihk Trail

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League
- Ogilvie Ridge Community League
- The Ridge Community League
- Oak Hills Community League

Application Analysis

The site is approximately 6.8 hectares in size and currently vacant but containing abandoned oil wells. It is located in West Henday District, within The Uplands neighbourhood which is currently developing. The site is located to the east of the planned Riverview Town Centre / District Node, and south west of Anthony Henday Drive.

Surrounding the site to the south and west of Maskekosihk Trail are agricultural uses. These lands are anticipated to be developed as low-rise / medium density housing in accordance with the Rivers Edge NSP. Immediately west of the site, a stormwater management facility provides separation to the low density residential portion of the neighbourhood located further west. To the north, an Alta link power transmission corridor runs east to west and will accommodate a shared use path and habitat greenway.

The site is well served by active transportation infrastructure with a shared use/bike path located along the utility corridor to the north of the site, while to the south of the site a District Connector Bike route runs along Maskekosihk Trail.



Site analysis context

The City Plan

The City Plan designates the site location as part of a developing area intended for residential land uses including supporting businesses, employment, and amenities. The proposed FD Zone will not prejudice The City Plan’s policies and objectives since it will allow for temporary land uses until the necessary planning and services are established.

West Henday District Plan & District Policy

The site is located within the West Henday District Plan which identifies it as a Developing Area and Commercial / Industrial Employment area. Commercial / Industrial Employment areas preserve dedicated space for employment uses, along with the infrastructure and amenities required to support these uses. The West Henday District Plan directs further planning guidance to the Riverview Area Structure Plan and The Uplands Neighbourhood Structure Plan.

The proposed FD Zone will allow for agricultural and temporary uses, and does not prevent future land use or prejudice the West Henday District District Plan’s long-term objectives.

Riverview Area Structure Plan & The Uplands Neighborhood Structure Plan

The site is within the Riverview Area Structure Plan (ASP) and is designated as Business Employment. This designation describes land uses which provide employment opportunities for residents within the neighbourhood and broaden the economic base.

The site is also located within The Uplands (NSP), and designated as Business Employment. This designation is intended for high quality general business developments, including office and

service uses, small scale retail and convenience commercial uses, and restaurants, hotels, and highway commercial opportunities.

The FD Zone would not prejudice the ASP and NSP's long-term development objectives.

Land Use Compatibility

The FD Zone is intended to be used for agricultural and rural uses that do not hinder future use until the lands are required in accordance with a statutory plan. When compared to the AG Zone, the FD Zone is quite similar; however, the most notable difference is for limited, discretionary, Community, Commercial, and Industrial Uses.

Industrial uses are limited to the temporary outdoor storage of goods and material that does not involve the construction of permanent structures or material alteration of the existing state of land. Development regulations in the FD Zone allow for any potential nuisances to be mitigated by means of limiting the duration of approval for a use, and strategic placement and / or screening of storage and service areas should they be proposed at Development Permit stage.

The proposed FD Zone is compatible with surrounding land uses as it will allow for a range of rural and agricultural uses, as well as limited discretionary uses.

	AG Zone Current	FD Zone Proposed
Typical Uses	Agriculture, Rural Residential, Special Events	Agriculture, Urban Agriculture, Special Events Limited Discretionary Community, Commercial and Industrial Uses
Maximum Height	12.0 m	12.0 m
Minimum Setback (all sides of property)	7.5 m	7.5 m

Environment

Environmental has reviewed the information submitted for the proposal and has no concerns.

Mobility

The rezoning is not expected to have a significant impact on the transportation network. Upon development, the owner will be required to construct the 184 Street and 187 Street collector

roadway, including a shared pathway and safe crossings, to the satisfaction of Subdivision and Development Coordination in alignment with the approved Uplands NSP. Maskêkosihk Trail (23 Avenue) is an urbanized arterial with a district connector bike route along the north side, giving the site access to Anthony Henday Drive NW.

ETS currently operates bus service to the central area of the Uplands on 199 Street. ETS intends to expand bus operations to the rezoning area in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. Bus stops may be required with future stages resulting from this rezoning. Exact details of bus stop location and configuration will be determined at subdivision and engineering review.

Open Space

The West Henday District Plan identifies a Habitat Greenway within the Alatalink corridor to the north of the site. An at-grade wildlife crossing at the intersection of the Alatalink corridor and Uplands Way NW will be reviewed with a future subdivision application and details will be determined at subdivision and engineering review.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the future sanitary and storm sewer systems in the area, and there are no expectations of sewer servicing at this time.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Written By: Cathal Flynn

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination