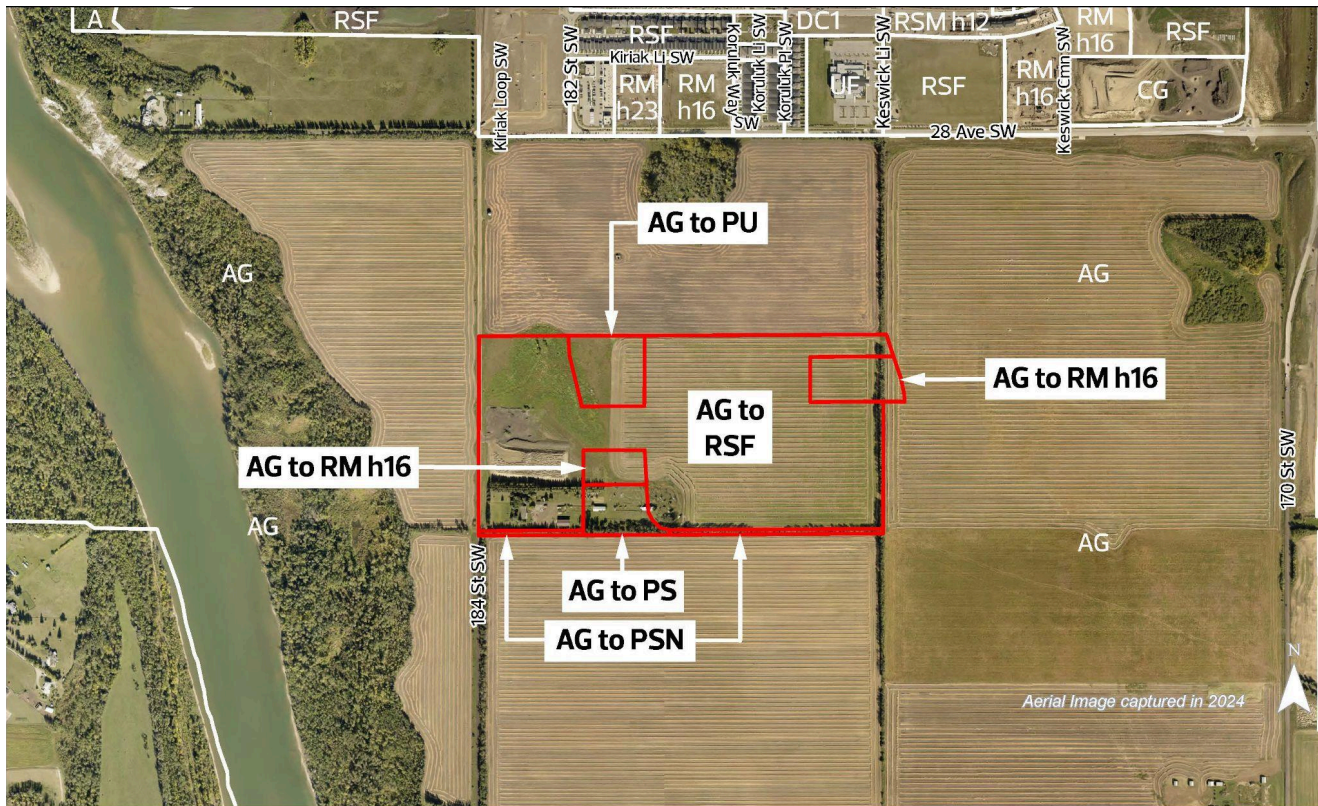


### 3303 - 184 Street SW and 2904 - 170 Street SW

#### Position of Administration: Support



## Summary

Bylaw 21316 proposes a rezoning from the Agriculture Zone (AG) to the Parks and Services Zone (PS), Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), Medium Scale Residential Zone (RM h16), and Small Scale Flex Residential Zone (RSF) to allow for a range of small and medium scale housing, and associated public open space and utilities.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Is compatible with surrounding planned land uses.
- Is in general conformance with the Kendal Neighbourhood Structure Plan.

## Application Details

This application was submitted by Select Engineering Consultants Ltd. on behalf of Hiller Land Ltd.

The proposed zones would allow development with the following key characteristics:

### Parks and Services Zone (PS):

- Parks and schools

### Neighbourhood Parks and Services Zone (PSN):

- Community parks, pocket parks, and greenways

### Public Utility Zone (PU):

- Development and protection of infrastructure, systems and facilities that provide a public benefit; specifically a stormwater management facility

### Medium Scale Residential Zone (RM h16):

- A range of medium scale multi-unit housing
- A maximum height of 16 metres (approximately 4 storeys)

### Small Scale Flex Residential Zone (RSF):

- A range of small scale residential development, including detached, attached, and multi-unit housing
- A maximum height of 12 metres (approximately 3 storeys)

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Agricultural land, wetland, and farmstead
<b>North</b>	Agriculture Zone (AG)	Agricultural land and wetland
<b>East</b>	Agriculture Zone (AG)	Agricultural land
<b>South</b>	Agriculture Zone (AG)	Agricultural land
<b>West</b>	Agriculture Zone (AG)	Agricultural land



*View of the site looking east from 184 Street SW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning aligns with the plans in effect, and no responses were received from the mailed notice. The basic approach included:

### **Mailed Notice, May 16, 2025**

- Notification radius: 61 metres
- Recipients: 16
- Responses: 0

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Optional Email Notifications**

- [my.edmonton.ca](https://my.edmonton.ca)

### **Notified Community Organizations**

- Greater Windermere Community League

## Application Analysis



*Site analysis context*

### District Plans

This application aligns with the Southwest District Plan, which identifies a planned park within the rezoning area, and designates the remainder as 'Urban Mix', which includes housing, shops, services, and offices in one land use category.

### Area Structure Plan

This application aligns with the Windermere Area Structure Plan by providing a diversity of housing choices, managing storm water effectively, planning for a future school and park site, and linking amenities and open space through a greenway.

### Neighbourhood Structure Plan

The proposed rezoning is in general conformance with the Kendal Neighbourhood Structure Plan (NSP). As shown in Appendix 1, the proposed school and park site has been reconfigured and shifted slightly west, but the overall size is not proposed to change. The land use concept may be amended to reflect this change with a future amendment to the Kendal NSP.

### Land Use Compatibility

The proposed zones will allow for a mix of housing types, a stormwater management facility, a school and park site, and a greenway that will provide a connection between the river valley,

school site, and future local node to the east. These zones are compatible with one another, and the surrounding planned land uses.

## **Mobility**

To manage increasing traffic and development in the Windermere area, future subdivisions in the Kendal neighbourhood will be required to construct arterial road improvements, including widening a portion of Ellerslie Road SW to four lanes between the Eco Station access and Rabbit Hill Road SW and improving the intersection at Ellerslie Road SW and Rabbit Hill Road SW.

Upon development, the owner will be required to construct the transportation road network, including the collector roadway, enhanced local roadways, shared pathways and safe crossings, within the site as per the Kendal NSP, and will also potentially need to construct the collector roadways outside of the site boundary to the north.

Transit in Kendal is likely to begin with On Demand Transit service before staged implementation of conventional local bus service as the neighbourhood develops. Bus stops will be required on Kendal collector roads with future stages of development. The exact location of bus stops will be determined at subdivision and engineering review.

## **Open Space**

The proposed stormwater management facility will be naturalized, and provide facilities for animal mobility, thereby supporting local ecological connectivity. A linear greenway along the south provides an ecological and community connection between the river valley and the planned school and park site. The existing windrow of trees will be retained if technically feasible through engineering review. If it is not possible to retain the trees, the area will be replanted.

This application proposes a minor reconfiguration of the eastern edge of the school site. Total area remains the same, the school board raised no concerns, and no functional programming impacts are expected.

## **Utilities**

The proposed rezoning area conforms to the Kendal Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of sewers, connecting to the existing system located within 182 and 184 Street within the Keswick neighbourhood. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

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

## **Appendices**

### 1. Context Plan Map

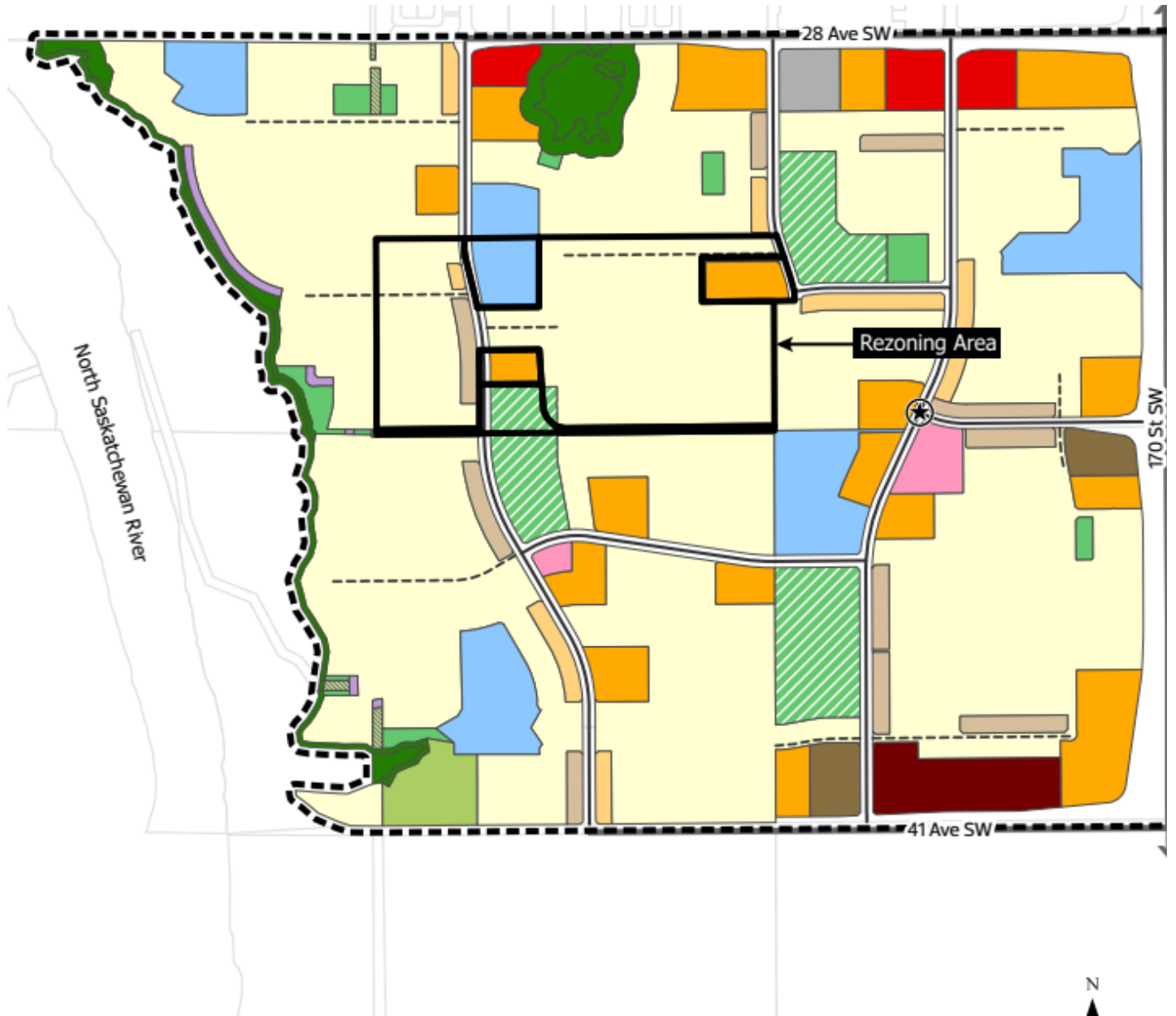
Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Context Plan Map



**BYLAW 21113  
KENDAL**  
Neighbourhood Structure Plan



- |                             |                                |                     |
|-----------------------------|--------------------------------|---------------------|
| Low Density Residential     | Community Commercial           | Top of Bank Road    |
| Street Oriented Residential | Park/Greenway (MR)             | Public Utility Lot  |
| Row Housing Residential     | School/Park (MR)               | Local Node          |
| Medium Density Residential  | Natural Area (MR)              | Arterial Road       |
| High Density Residential    | Natural Area (ER)              | Collector Road      |
| Mixed Use                   | City R.O.W. Parkland           | Enhanced Local Road |
| Neighbourhood Commercial    | Stormwater Management Facility | Boundary            |