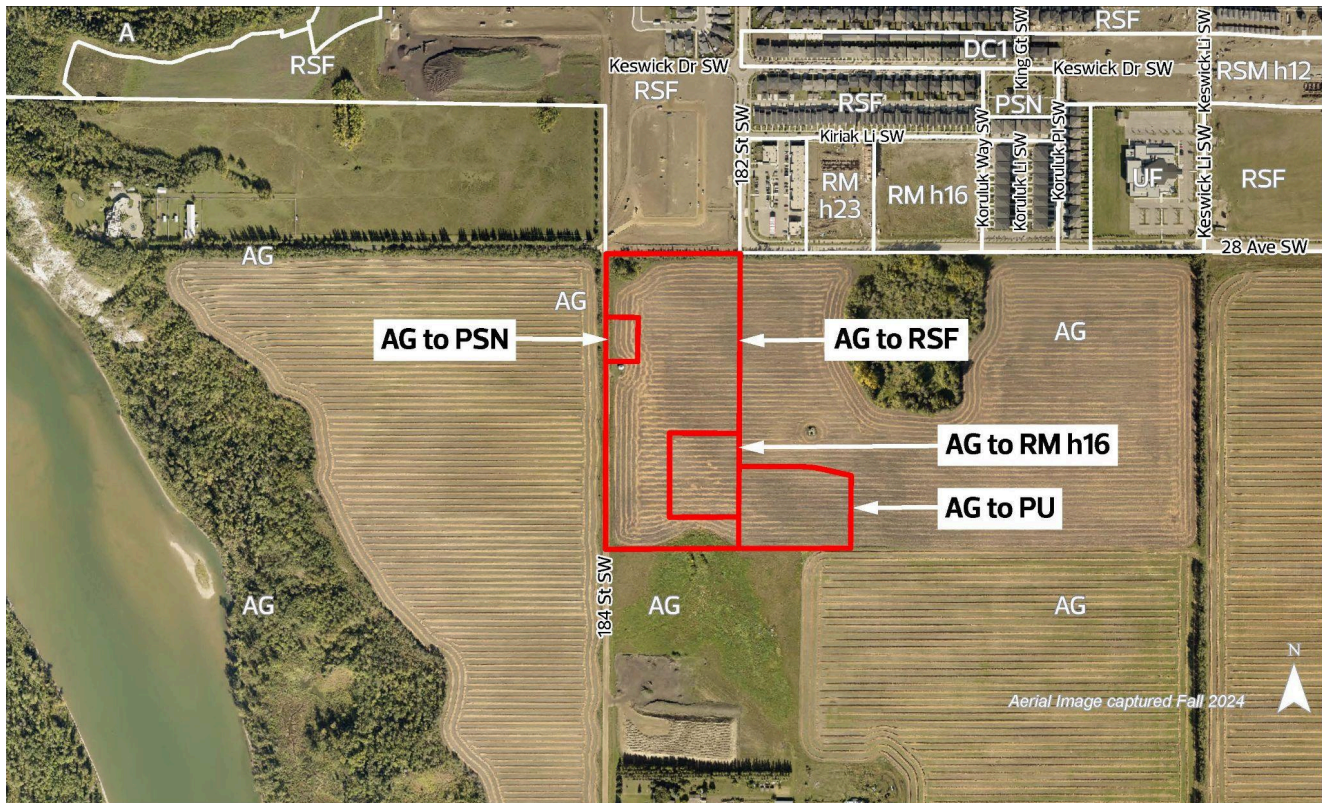


2503 - 184 Street SW

Position of Administration: Support



Summary

Bylaw 21317 proposes a rezoning from the Agriculture Zone (AG) to the 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 have been received.

Administration supports this application because it:

- Is compatible with surrounding planned land uses.
- Conforms with the Kendal Neighbourhood Structure Plan.

Application Details

This application was submitted by Select Engineering Consultants Ltd. on behalf of 489394 Alberta Ltd.

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

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
Subject Site	Agriculture Zone (AG)	Agricultural land
North	Small Scale Flex Residential Zone (RSF)	Vacant
East	Agriculture Zone (AG)	Agricultural land
South	Agriculture Zone (AG)	Agricultural land and a wetland
West	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, June 25, 2025

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

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- 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 designates this site 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, and providing a pocket park as a local amenity for residents.

Neighbourhood Structure Plan

The proposed rezoning conforms with the land use designations of the Kendal Neighbourhood Structure Plan (see Appendix 1).

Land Use Compatibility

The proposed zones will allow for a mix of housing types, a stormwater management facility, and a pocket park. 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.

The owner will be required to construct the transportation road network, including the collector roadway, shared pathways and safe crossings, within the site boundary as per the Kendal NSP. Road right-of-way dedication along 28 Avenue SW may also be required to conform with the approved concept plan.

A future road closure application will be required to close a portion of 184 Street SW to accommodate construction of a shared pathway in accordance with the Kendal NSP. However, this closure cannot proceed until alternative vehicle access and drainage issues are resolved for the areas impacted by the closure.

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 the Kendal collector road (extension of 182 Street SW) 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 act as a habitat patch to support local ecological connectivity and retain functionality on the landscape. A small pocket park is also proposed on the northwest corner, and will support local community needs as the neighborhood develops.

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 connecting to the existing system located within 184 Street SW. 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

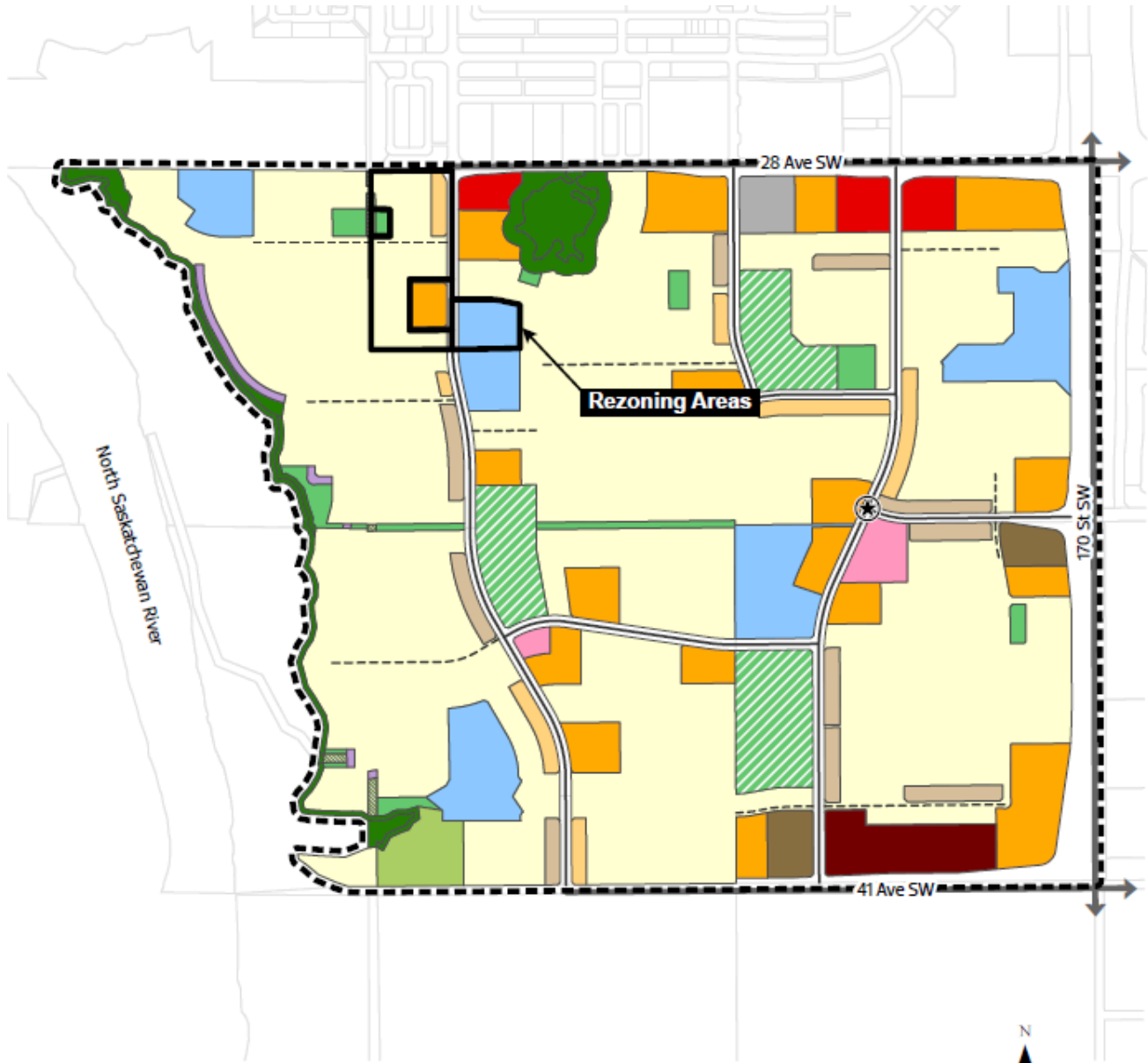
Written By: Andrea Wadsworth

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 |