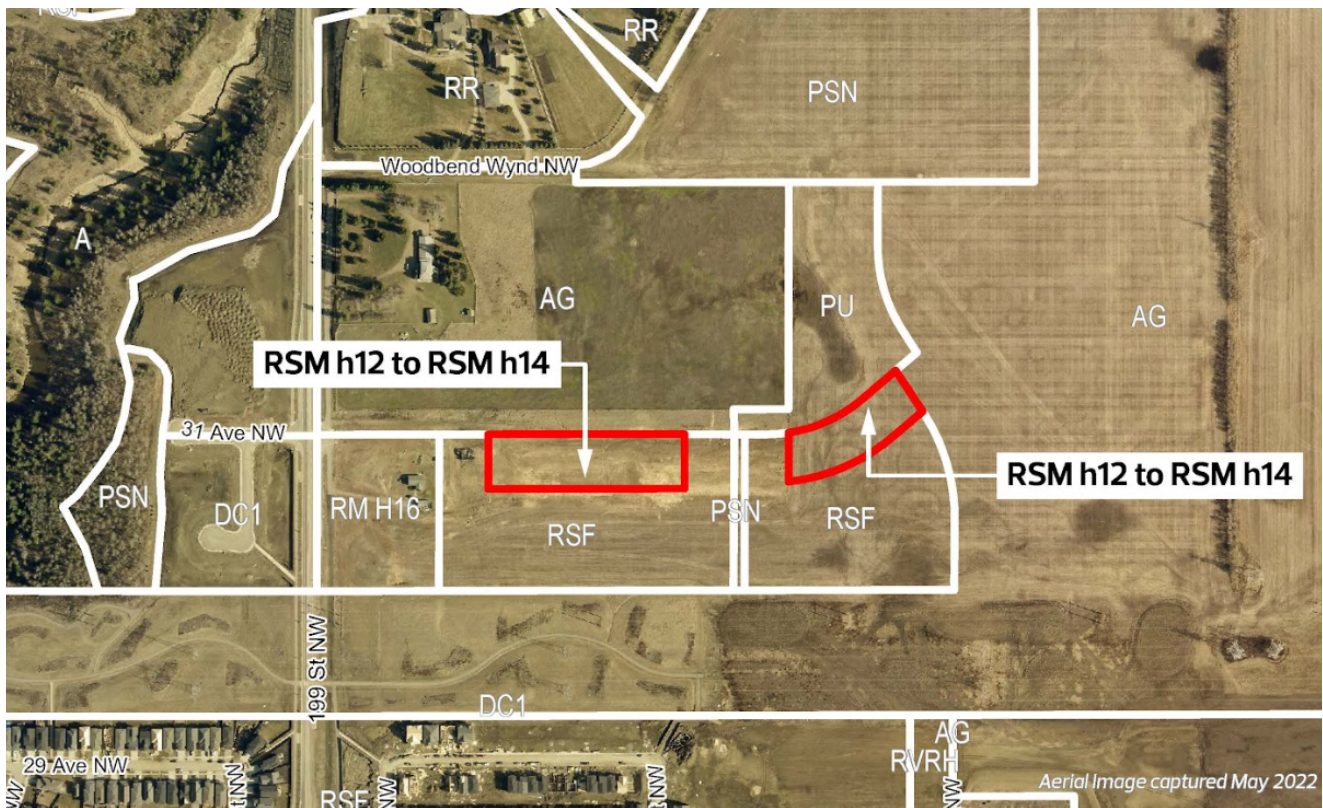


159 - Woodbend Wynd NW, 3111 and 3121 - 199 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20779 proposes a rezoning from the Small-Medium Scale Transition Residential Zone (RSM h12) to the Small-Medium Scale Transition Residential Zone (RSM h14) to allow a range of small and medium scale housing up to 14 meters in height. The proposed rezoning conforms to the Uplands Neighbourhood Structure Plan.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No response was received.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood
- Is compatible with the planned land uses.
- Conforms to the Uplands Neighbourhood Structure Plan.
- The proposal contributes to The City Plan's big city move, Inclusive and Compassionate, by providing opportunities for various housing choices.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

The proposed Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

- Residential land use, including row and multi-unit housing and backyard housing.
- Maximum building height of 14.0 meters.
- Minimum lot widths between 3.6 meters and 5.0 meters.
- Minimum density of 45 Dwellings/ha.
- Maximum Site coverage of 60%.

Site and Surrounding Area

The subject site is approximately 1.3 hectares and located south of Woodbend Wynd NW and east of 199 Street NW in the northern portion of The Uplands neighbourhood. The Uplands neighbourhood is in the early stages of development and is planned for a mix of residential, open space, commercial and business employment areas. The site is currently undeveloped and is primarily surrounded by other undeveloped lands intended for low and medium density residential uses and a stormwater management facility. There is access to Transit along 199 Street NW.

	Existing Zoning	Current Development
Subject Site	(RSM h12) Small-Medium Scale Transition Residential Zone	Undeveloped
North	(AG) Agricultural Zone (PU) Public Utility Zone	Single Family Home Undeveloped
East	(AG) Agricultural Zone (RSF) Small Scale Flex Residential Zone	Undeveloped Undeveloped

South	(RSF) Small Scale Flex Residential Zone	Undeveloped
West	(RSF) Small Scale Flex Residential Zone	Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

Mailed Notice, January 8, 2024

- Notification radius: 61 metres
- Recipients: 152
- Responses: 0

Webpage, December 9, 2023

- edmonton.ca/rezoningapplications

Notified Community Organizations

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

Application Analysis



Site analysis context

The City Plan

The subject site is in a developing area, as identified in The City Plan. The proposed rezoning aligns with the goals and policies of The City Plan by accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries. The proposal supports the Big City Move, Inclusive and Compassionate, by providing opportunities for various housing choices.

Neighbourhood Structure Plan

The subject site is within the Uplands Neighbourhood Structure Plan (NSP), which designates the land for Single/Semi-detached Residential and Row Housing land use designations. This proposed rezoning conforms to the policies and objectives of the plan by providing for various housing types, which contributes to a well-balanced and complete neighbourhood.

Land Use Compatibility

The zones proposed align with the objective of the NSP and are compatible with both existing and proposed surrounding land uses. The RSMh 12 and RSMh 14 are identical zones except for the additional 2 m height allowed in the RSMh 14 Zone, as shown in the table below.

	RSM h12 Current	RSM h14 Proposed
Typical Uses	Residential	Residential
Maximum Height	12.0 m	14.0 m
Minimum Density	45 du/ha	45 du/ha
Maximum Site Coverage/FAR	60%	60%
Minimum Front Setback	3.0 - 4.5 m	3.0 - 4.5 m
Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Flanking Side Setback	2.0 m	2.0 m
Minimum Rear Setback	5.5 m	5.5 m

Mobility

Upon development of the rezoning site, various transportation and active mode network improvements will be incorporated within the rezoning area, including shared pathways and safe crossings along the future collector roads and 199 Street. The developer will pay for traffic signals at the intersection of 199 Street and 31 Avenue and pedestrian signals on 199 Street where the shared pathway crosses 199 Street. Timelines for the installation of these signals will be determined by Traffic Operations as the transportation network warrants the installations.

Effective February 2024, a new conventional Edmonton Transit Service (ETS) bus route will begin service on 199 Street between Stillwater and Lewis Farms Transit Centre. ETS intends to operate within the Uplands on neighbourhood collector roads in the future, but there is currently no timeline for implementing additional bus routing in the area. Service expansion will depend on demand, neighbourhood build-out and available funding for transit.

Future residents will be within 300-500m walking distance to conventional bus service on 199 Street (effective February 2024) and within 50-250m walking distance to future bus stops/service on the Uplands collector.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, & 3 Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by extension of mains, connecting to the existing system located within 192 Street NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning. The proposed rezoning, adding 2 m of building height, is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area.

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

Appendices

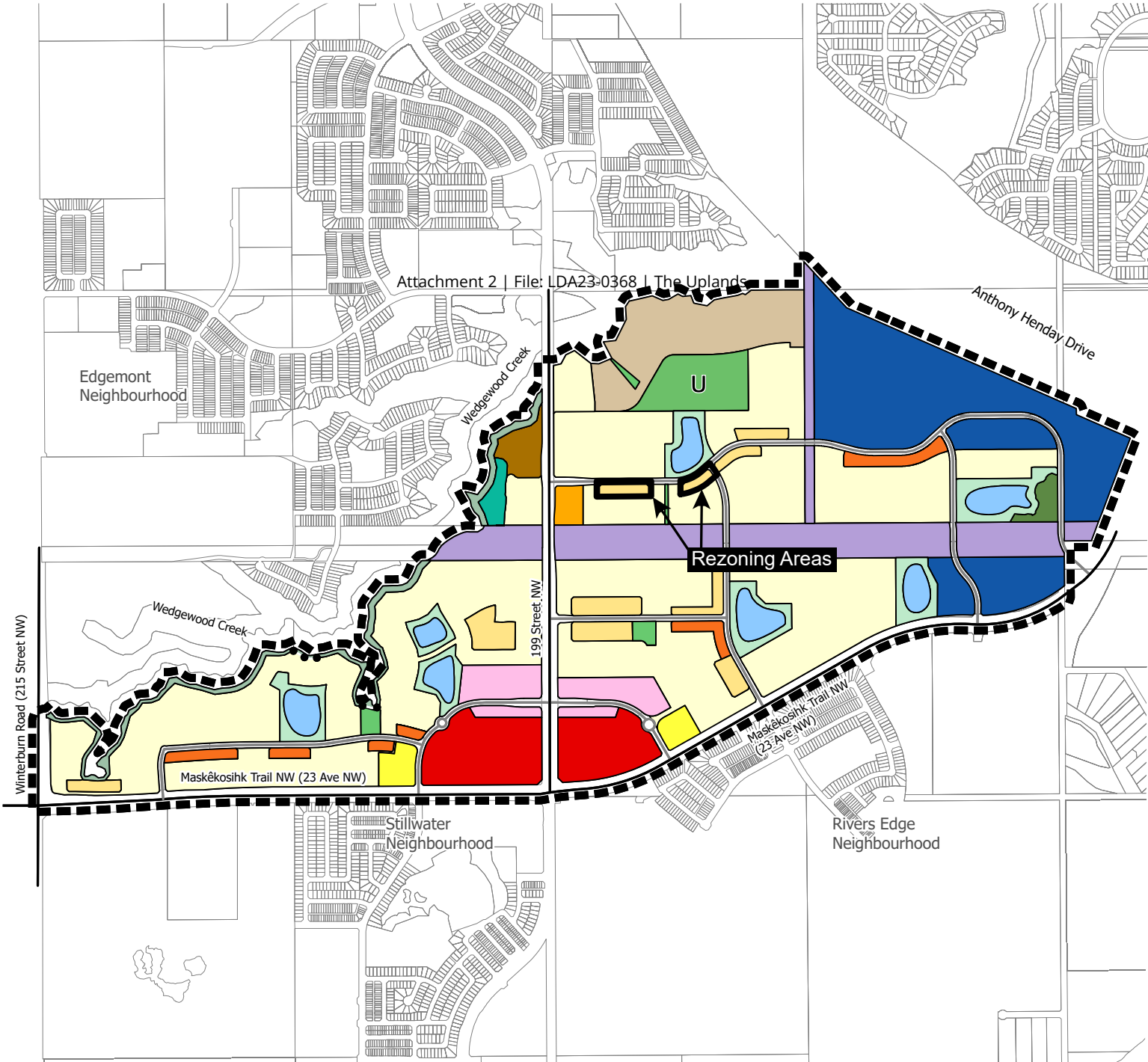
1. Context Plan Map

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 20498
THE UPLANDS
Neighbourhood Structure Plan
(as amended)



- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Medium Rise | Natural Area (ER) |
| Single / Semi-detached Residential | Town Centre Mixed Use - Commercial | Natural Area (MR) |
| Row Housing | Business Employment | Stormwater Management Facility |
| Street Oriented Residential | Utility Corridor | Top-of-Bank Roadway / Park |
| Low Rise / Medium Density Housing | Public Uplands Area (ER) | Collector Roadway |
| Uplands Village DC2 | Pocket Park / Greenway | Arterial Roadway |
| Town Centre Mixed Use - Residential | Urban Village Park | NSP Boundary |

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.