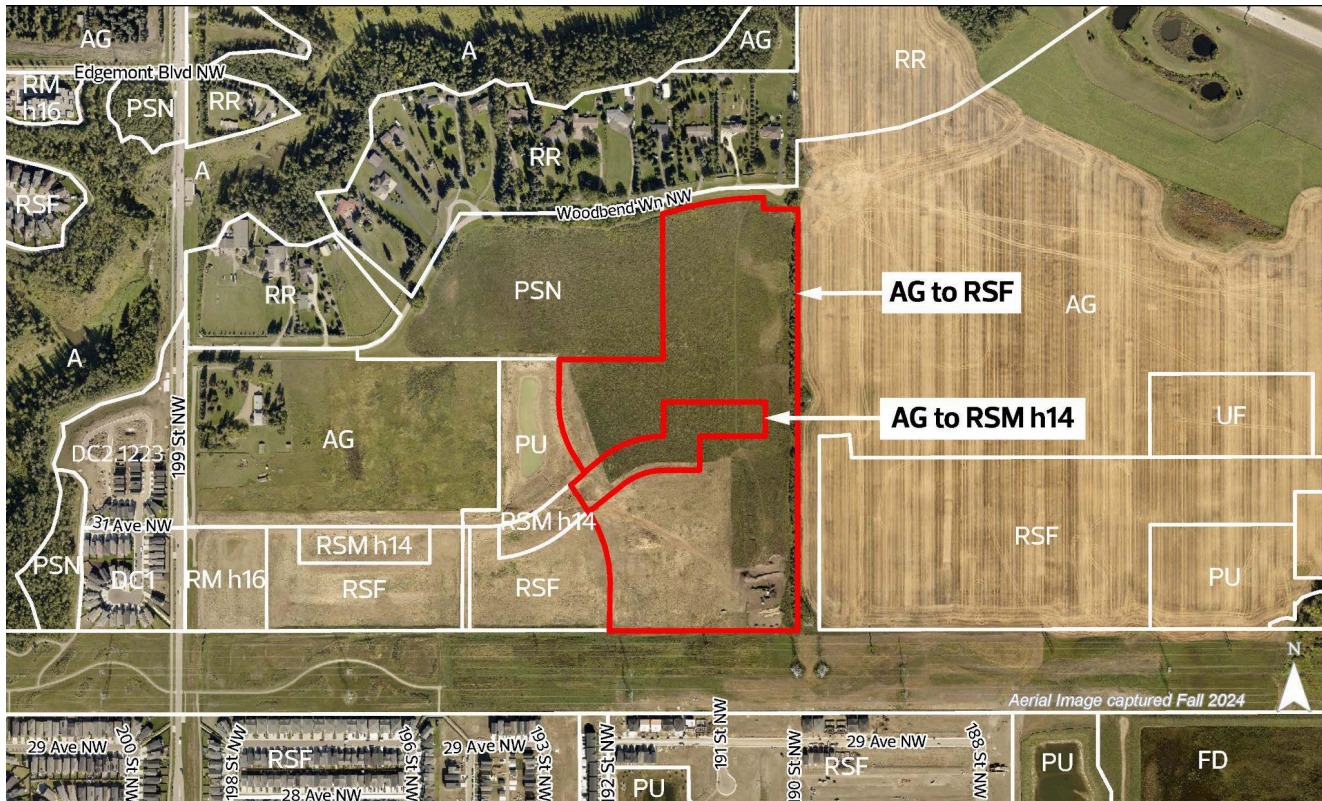


159 - Woodbend Wynd NW & 3121 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 21402 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14). The proposed zones would allow a range of small to medium scale housing.

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:

- Conforms with The Uplands Neighbourhood Area Structure Plan (NSP).
- Allows for the continued and orderly development of the neighbourhood.

- Aligns with the goals and policies of The City Plan to support housing growth in developing areas.

Application Details

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

Rezoning

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

- Small Scale Flex Residential Zone (RSF): Residential development up to approximately 3 storeys in height, including detached, attached, and multi-unit housing.
- Small-Medium Scale Transition Residential Zone (RSM h14): Residential development up to approximately 4 storeys in height, in the form of row housing and multi-unit housing. Single detached housing, semi-detached housing, and duplex housing are not intended in this zone.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Rural Residential (RR)	Acreages
East	Agriculture Zone (AG) (RSF)	Undeveloped
South	Agriculture Zone (AG)	Altalink corridor
West	Small-Medium Scale Transition Residential Zone (RSM h14) Small Scale Flex Residential Zone (RSF) Public Utility Zone (PU) Neighbourhood Parks and Services Zone (PSN)	Row housing (under development) Single detached housing (under development) Stormwater management facility Urban village park (undeveloped)



View of the site facing south from Woodbend Wynd NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the initial mailed notice raised no response and this will help complete anticipated development for the area. The basic approach included:

Mailed Notice, October 21, 2025

- Notification radius: 60 metres
- Recipients: 93
- Responses: None

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

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

Application Analysis

The City Plan

The City Plan identifies the site as Residential and within a Developing Area, contributing to Edmonton's population growth from 1 million to 1.25 million. The proposal aligns with The City

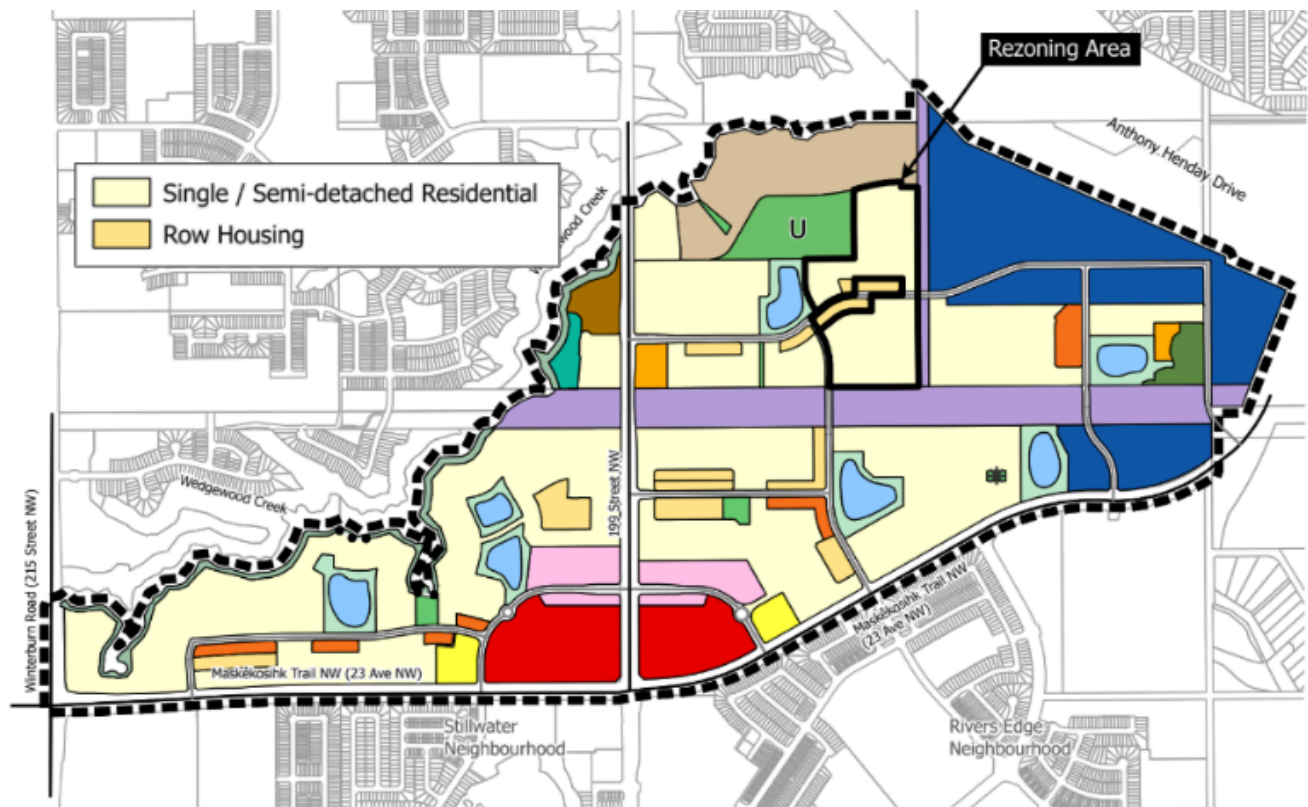
Plan's goal of accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.

District Plans

The subject site is designated as Urban Mix within the West Henday District Plan. The proposed rezoning is consistent with this Urban Mix designation, which permits a variety of uses, including the intended residential development.

The Uplands Neighbourhood Structure Plan (NSP)

The proposed rezoning aligns with the planned land uses in the Uplands NSP and implements the neighbourhood's approved development concept. The boundaries of the proposed RSF Zone are consistent with the location of planned Low Density Residential development in the NSP. Likewise, the proposed RSM h14 Zone, which requires row housing as a minimum, is consistent with the location of the NSP's Row Housing land use designation.



The Uplands NSP development concept. The proposed RSF Zone is located in the light yellow area (Low Density Residential) and the proposed RSM Zone is in the dark yellow area (Row Housing).

Land Use Compatibility

The proposed zones are compatible with future development that is anticipated in the area. This includes a stormwater management facility west of the site, an employment area to the east, and the Altalink corridor to the south.



Site analysis context

Mobility

As development progresses, the area developers will be required to construct the following items in alignment with the Uplands NSP:

- Uplands Drive NW collector roadways, including 1.8 metre wide sidewalks on both sides of the road
- A 3 metre shared-use path (SUP) on one side of Uplands Drive NW, continuing the existing SUP to the west (south of the SWFM) and the SUP to the east in the utility corridor.
- A 3 metre north-south SUP along the utility corridor located at the eastern boundary of the site.
- A 3 metre SUP along the Atla-Link Corridor south of the site, connecting the pedestrian mid-block crossing to the west, and the north-south SUP to the east.

A local bus route currently operates in the central area of the Uplands on 199 Street NW. ETS intends to further expand bus routing within the Uplands in the future, but this will depend on demand, neighbourhood build-out and available funding for transit. A bus stop is likely to be required on Uplands Drive NW with development within the rezoning area.

Utilities

The proposed rezoning area conforms to the accepted Neighbourhood Design Report (NDR), which directs sanitary and stormwater servicing plans for the neighbourhood. Sewer servicing is available by connection to the existing system located within Uplands Drive NW. 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 changes required by this application.

Written By: Tom Lippiatt

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination