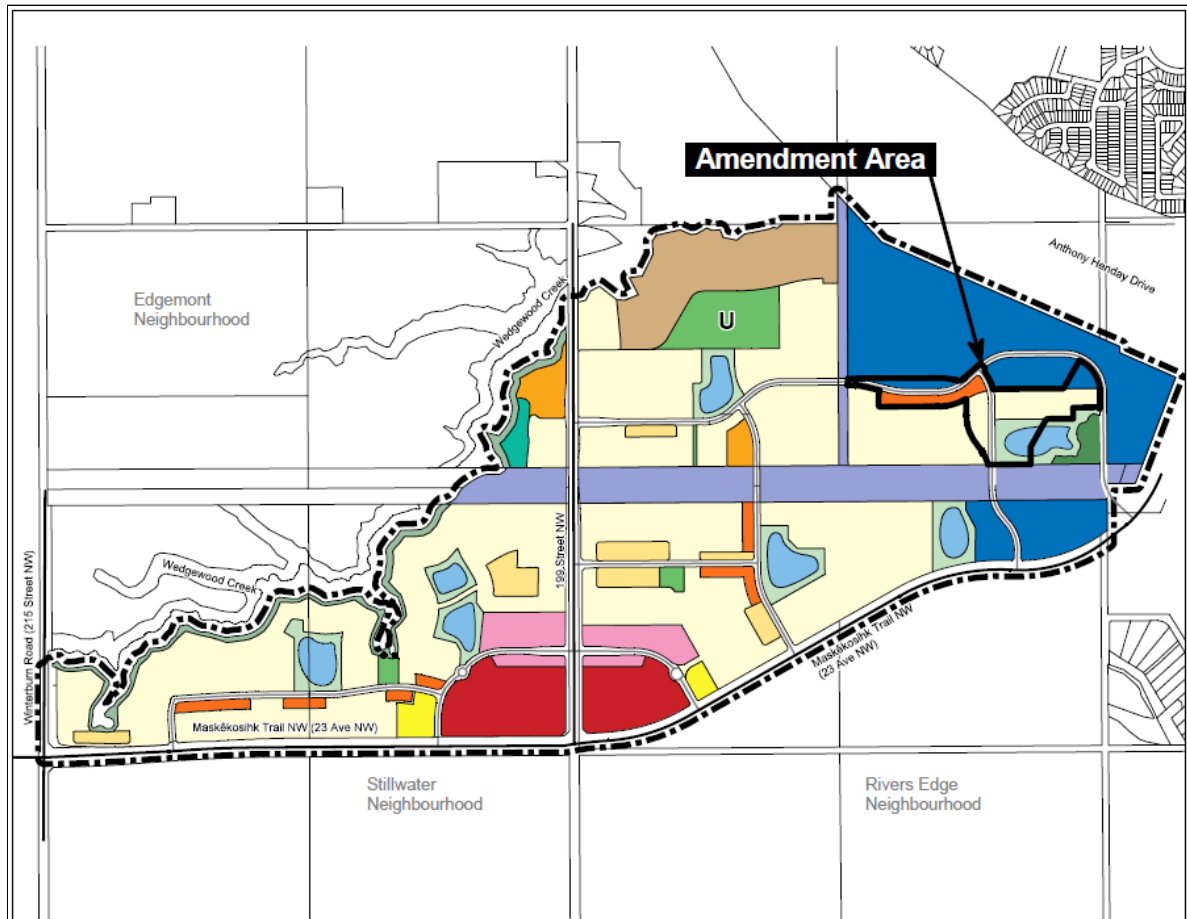




## ADMINISTRATION REPORT ASP & NSP AMENDMENTS THE UPLANDS

### 3016 - 199 Street NW

To realign the collector roadway, reconfigure the stormwater management facility, and adjust residential uses and business employment uses.



**Recommendation:** That Bylaw 20003 to amend the Riverview Area Structure Plan be **APPROVED** and Bylaw 20004 to amend The Uplands Neighbourhood Area Structure Plan be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- will improve circulation within the neighbourhood;
- facilitate the orderly development of the neighbourhood; and
- is compatible with existing and planned land uses.

## Report Summary

The application was submitted by Keith Davies with Stantec Consulting on June 15, 2021 on behalf of Rohit Land Riverview North Ltd. This application proposes to amend the Riverview Area Structure Plan (ASP) under Bylaw 20003 and The Uplands Neighbourhood Structure Plan (NSP) under Bylaw 20004.

The proposed amendments to The Uplands NSP are as follows:

- realign the north-south collector roadway;
- adjust the western boundary of the stormwater management facility (SWMF);
- increase single/semi-detached residential uses;
- reduce street-oriented residential uses; and
- decrease business employment uses.

The application aligns with applicable goals and policies of The *City Plan* (MDP) by contributing towards accommodating a future population of 1.25 million population within Edmonton's existing boundaries. This application will contribute to the sequential development of the neighbourhood and will accommodate a future residential population that will help support the business and employment area.

The Uplands is within the boundaries of the West Henday District Plan.

## The Application

1. **BYLAW 20003** to amend the Riverview Area Structure Plan (ASP); and
2. **BYLAW 20004** to amend The Uplands Neighbourhood Structure Plan (NSP).

Bylaw 20004 proposes to amend The Uplands NSP in the following ways:

### *Roads*

- realigning the collector roadway;

### *Stormwater Management Facility*

- adjusting the western boundary of the stormwater management facility (SWMF) located east of the collector roadway;

### *Adjacent Residential & Business Employment Uses*

- increasing single/semi-detached residential uses;
- reducing street-oriented residential uses; and
- decreasing business employment uses.

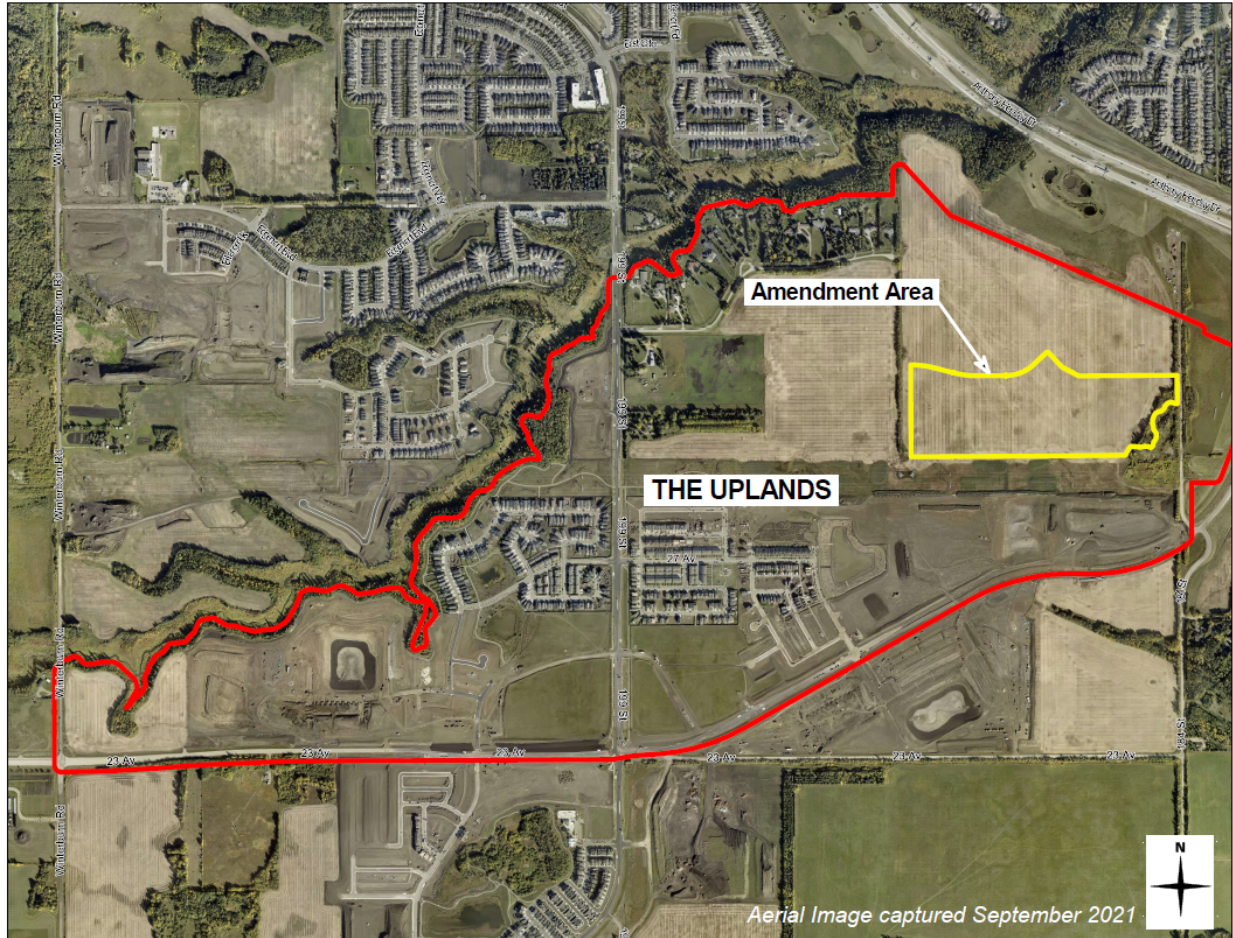
Bylaw 20004 proposes to amend the Uplands NSP figures and land use and population statistics to reflect the proposed changes.

The purpose of Bylaw 20003 is to amend the relevant figures and statistics in the Riverview ASP to align the plan with proposed Bylaw 20004.

If approved, Bylaw 20004 will result in a slight decrease to The Uplands NSP net residential density from 45 units per net residential hectare (upnrha) to 44 upnrha, while maintaining the approved Riverview ASP net residential density of 34 upnrha. Overall, the build-out population will increase by 280 persons to 10,580 and the total units by 100 to 4,755.

## Site and Surrounding Area

The NSP amendment area measures approximately 10.5 hectares and is located in the northeastern portion of The Uplands neighbourhood.



AERIAL VIEW OF APPLICATION AREA

|                     | EXISTING ZONING             | CURRENT USE  |
|---------------------|-----------------------------|--|
| <b>SUBJECT SITE</b> | (AG) Agricultural Zone      | Vacant land designated for residential uses and business employment uses |
| <b>CONTEXT</b>      |                             |  |
| North               | (AG) Agricultural Zone      | Vacant land designated for business employment uses                      |
|                     | (RR) Rural Residential Zone | Vacant land zoned for larger lot residential uses                        |

|       |                        |  |
|-------|------------------------|--|
| East  | (AG) Agricultural Zone | Vacant land designated for business employment uses, a SWMF and natural area |
| South | (AG) Agricultural Zone | Vacant land designated for a public utility corridor                         |
| West  | (AG) Agricultural Zone | Vacant land designated for single and semi-detached residential uses         |

## Planning Analysis

The proposed changes to the collector roadway are a result of more detailed engineering work and will improve circulation to residential and business employment uses in this portion of the neighbourhood. The reduction in size of the business employment area and resulting increase in residential uses is reflective of current market conditions.

The realigned collector roadway will allow for additional street-oriented residential uses in the form of single detached housing, semi-detached housing, row housing and stacked housing, which will utilize land and infrastructure efficiently. Neighbourhood connectivity contributes to a compact built form and an efficient transportation network to avoid short-cutting and accommodate transit services.

## Land Use Compatibility

The table below summarizes the proposed NSP land use changes.

| <b>LAND USE (ha)</b>             | <b>Approved</b><br>(Bylaw 19157) | <b>Proposed</b><br>(Bylaw 20004) | <b>Difference</b> |
|----------------------------------|----------------------------------|----------------------------------|-------------------|
| Business Employment              | 39.75                            | 35.99                            | -3.58             |
| Single and semi-detached housing | 80.11                            | 82.22                            | 2.11              |
| Stormwater Management Facility   | 17.70                            | 17.88                            | 0.18              |
| Street Oriented Residential      | 3.10                             | 4.39                             | 1.29              |
| <b>Density (upnrha)</b>          | 45                               | 44                               | -1                |

## PLANS IN EFFECT

The plans in effect are the Riverview ASP and The Uplands, both of which are proposed to be amended with this application.

The Riverview ASP designates the amendment area for residential, business employment and natural area uses. The Uplands NSP designates the lands for single and semi-detached residential uses, street-oriented residential uses, a SWMF and circulation space (roads).

Proposed Bylaw 20004 aligns with the Riverview ASP objectives and policies related to providing sustainable economic and employment opportunities; providing efficient and convenient access to residential areas; and incorporating shared use paths (along the SWMF) to facilitate active transportation.

If approved, Bylaw 20004 will result in a slight decrease to The Uplands NSP net residential density from 45 upnrha to 44 upnrha, while maintaining the approved Riverview ASP net residential density of 34 upnrha.



The Uplands is within the boundaries of the West Henday District Plan.

### **CITYPlan Alignment**

Bylaw 20003 and Bylaw 20004 align the applicable policies of The *City Plan* (MDP) related to accommodating all future growth for a population of 1.25 million within Edmonton's existing boundaries. This application will contribute to the sequential development of the neighbourhood, allow for the development of a variety of residential uses, and accommodate a future residential population that will help support the business and employment area.

## **Technical Review**

The application was revised after the technical review in order to address Transportation and Transit comments.

### **Transportation and Transit**

Transportation expressed concern regarding the design of the (proposed) realigned collector roadway. Transit commented that the realignment would sever the grid-like road network making for a less-efficient bus service. The applicant provided a revised Shadow Plan to address Transportation and Transit concerns. The alignment of the collector roadway will be further reviewed at the engineering drawing stage.

Transportation and Transit supports proposed Bylaws 20003 and 20004.

All other comments from affected City Departments and utility agencies have been addressed.

## **Community Engagement**

|   |   |
|---|---|
| <b>ADVANCE NOTICE</b><br>September 21, 2021 | <ul style="list-style-type: none"><li>• Number of recipients: 649</li><li>• No responses received</li></ul>   |
|   |   |
| <b>WEBPAGE</b>                              | <ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/theuplandsplanningapplications">edmonton.ca/theuplandsplanningapplications</a></li></ul> |

## **Conclusion**

Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19356
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 20003
- 3 Approved NSP Land Use and Population Statistics – Bylaw 19157
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 20004

- 5      Approved ASP – Bylaw 18959
- 6      Proposed ASP – Bylaw 20003
- 7      Approved NSP – Bylaw 19157
- 8      Proposed NSP - Bylaw 20004
- 9      Application Summary

**Riverview Neighbourhood Structure Plan**  
**Approved Land Use and Population Statistics**  
**Bylaw 19356**

|  | Area (ha) | % GA   | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|--|-----------|--------|-------------|------------|--------------|-----------|-------------|
| <b>GROSS AREA</b>                                | 1,433.29  | 100.0% | 283.85      | 315.71     | 314.85       | 193.31    | 325.57      |
| Environmental Reserve / Natural Area (ER) *      | 42.49     | 3.0%   | 5.60        | 19.83      | 17.06        | -         | -           |
| Public Upland                                    | 1.18      | 0.1%   | -           | -          | 1.18         | -         | -           |
| Pipeline / Utility Right-of-Way                  | 5.49      | 0.4%   | -           | 2.13       | 3.36         | -         | -           |
| Altalink Power Corridor                          | 23.63     | 1.6%   | 23.63       | -          | -            | -         | -           |
| Arterial Road Right-of-Way                       | 57.63     | 4.0%   | 16.16       | 16.14      | 16.02        | 5.24      | 4.07        |
| Public Utility - Communications Facility         | 8.14      | 0.7%   | -           | 8.14       | -            | -         | -           |
| Existing Country Residential                     | 115.41    | 8.1%   | 13.52       | -          | 16.91        | 66.40     | 18.58       |
| Existing Natural Area (NW 384)                   | 20.36     | 1.4%   | -           | -          | -            | -         | 20.36       |
| <b>GROSS DEVELOPABLE AREA</b>                    | 1,158.96  | 80.9%  | 224.94      | 269.47     | 260.32       | 121.67    | 282.56      |
| Town Centre Commercial (with Main Street)        | 17.25     | 1.5%   | 10.31       | 6.94       | -            | -         | -           |
| Mixed Uses / Commercial **                       | 0.49      | 0.0%   | -           | -          | 0.49         | -         | -           |
| Community Commercial                             | 14.60     | 1.3%   | -           | 10.57      | -            | 4.03      | -           |
| Neighbourhood Commercial                         | 6.12      | 0.5%   | -           | 1.13       | 2.99         | 1.00      | 1.00        |
| Business Employment                              | 39.57     | 3.4%   | 39.57       | -          | -            | -         | -           |
| Institutional Mixed-use                          | 5.65      | 0.5%   | -           | -          | -            | 5.65      | -           |
| Parkland, Recreation, School (Municipal Reserve) | 112.97    | 9.7%   | 7.92        | 23.77      | 51.38        | 8.66      | 21.24       |
| District Activity Park                           | 33.80     | 2.9%   | -           | -          | 33.80        | -         | -           |
| School/Park                                      | 36.90     | 3.2%   | -           | 14.42      | 13.00        | -         | 9.48        |
| Urban Village Park/Pocket Park/Greenway          | 22.99     | 2.0%   | 6.79        | 1.62       | 4.58         | 3.90      | 6.10        |
| Natural Area (MR)                                | 19.28     | 1.7%   | 1.13        | 7.73       | -            | 4.76      | 5.66        |
| Natural Area (Protected Through Other Means)     | 5.29      | 0.5%   | -           | -          | -            | 1.29      | 4.00        |
| Resident's Association                           | 0.80      | 0.1%   | -           | 0.80       | -            | -         | -           |
| Transportation - Circulation                     | 231.70    | 20.0%  | 44.90       | 53.89      | 52.06        | 24.33     | 56.51       |
| Transit Centre                                   | 1.45      | 0.1%   | -           | -          | 1.45         | -         | -           |
| Stormwater Management Facility                   | 82.55     | 7.1%   | 17.70       | 19.43      | 14.30        | 8.93      | 22.19       |
| Special Study Area (SWMF/LDR)                    | 2.73      | 0.2%   | -           | 2.73       | -            | -         | -           |
| <b>Total Non-Residential Area</b>                | 521.16    | 45.0%  | 120.40      | 119.26     | 122.67       | 53.89     | 104.94      |
| <b>Net Residential Area</b>                      | 637.80    | 55.0%  | 104.55      | 150.21     | 137.65       | 67.78     | 177.62      |

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

| Land Use  |            | ASP    | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|---|------------|--------|-------------|------------|--------------|-----------|-------------|
| Single/Semi-detached                                | Area (ha)  | 530.53 | 80.11       | 119.80     | 111.23       | 57.78     | 161.62      |
| 25 du/nrha  | Units      | 13,262 | 2,003       | 2,995      | 2,780        | 1,444     | 4,040       |
| 2.8 p/du  | Population | 37,133 | 5,608       | 8,386      | 7,784        | 4,043     | 11,312      |
| Row Housing   | Area (ha)  | 38.92  | 6.11        | 10.30      | 10.51        | 6.00      | 6.00        |
| 45 du/nrha  | Units      | 1,751  | 275         | 464        | 472          | 270       | 270         |
| 2.8 p/du  | Population | 4,902  | 770         | 1,299      | 1,321        | 756       | 756         |
| Street Oriented Residential                         | Area (ha)  | 3.10   | 3.10        | -          | -            | -         | -           |
| 35 du/nrha  | Units      | 109    | 109         | -          | -            | -         | -           |
| 2.8 p/du  | Population | 304    | 304         | -          | -            | -         | -           |
| Low-rise/Medium Density Housing                     | Area (ha)  | 42.54  | 2.81        | 11.30      | 15.43        | 4.00      | 9.00        |
| 90 du/nrha  | Units      | 3,828  | 253         | 1,017      | 1,388        | 360       | 810         |
| 1.8 p/du  | Population | 6,889  | 455         | 1,830      | 2,498        | 648       | 1,458       |
| Town Centre Mixed Uses / Medium Density Residential | Area (ha)  | 0.00   | 0.00        | 0.00       | 0.00         | 0.00      | 0.00        |
| 90 du/nrha  | Units      | 0      | 0           | 0          | 0            | 0         | 0           |
| 1.8 p/du  | Population | 0      | 0           | 0          | 0            | 0         | 0           |
| Mixed Use Residential **                            | Area (ha)  | 16.55  | 10.31       | 5.24       | 0.00         | 0.00      | 1.00        |
| 150 du/nrha   | Units      | 2,482  | 1,546       | 786        | 0            | 0         | 150         |
| 1.5 p/du  | Population | 3,723  | 2,319       | 1,179      | 0            | 0         | 225         |
| Town Centre Mixed Uses / High Density Residential   | Area (ha)  | 2.60   | 2.11        | 0.00       | 0.49         | 0.00      | 0.00        |
| 224 du/nrha   | Units      | 582    | 473         | 0          | 109          | 0         | 0           |
| 1.8 p/du  | Population | 1,014  | 851         | 0          | 163          | 0         | 0           |
| Total Residential                                   | Area (ha)  | 634.23 | 104.55      | 146.64     | 137.65       | 67.78     | 177.62      |
|   | Units      | 22,012 | 4,657       | 5,262      | 4,749        | 2,074     | 5,270       |
|   | Population | 53,964 | 10,306      | 12,694     | 11,766       | 5,447     | 13,751      |

**SUSTAINABILITY MEASURES**

|  | ASP   | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|--|-------|-------------|------------|--------------|-----------|-------------|
| Population Per Net Hectare (ppnha)               | 85    | 99          | 87         | 85           | 80        | 77          |
| Units Per Net Residential Hectare (upnrha)       | 34    | 45          | 36         | 34           | 30        | 29          |
| Population (%) within 500m of Parkland           |       | 94%         | 100%       | 93%          |           |             |
| Population (%) within 400m of Transit Service    |       | 100%        | 100%       | 100%         |           |             |
| Population (%) within 600m of Commercial Service |       | 66%         | 98%        | 43%          |           |             |
| Presence/Loss of Natural Areas                   |       |             |            |              |           |             |
| Protected as Environmental Reserve               | 39.32 | 5.60        | 16.66      | 17.06        | -         | -           |
| Conserved as Municipal Reserve (ha)              | 19.28 | 1.13        | 7.73       | -            | 4.76      | 5.66        |
| Protected through other means (ha)               | 20.40 | -           | 3.17       | -            | 1.29      | 24.36       |
| Lost to Development (ha)                         | 9.56  | 7.80        | 19.47      | 15.40        | -         | -           |

**STUDENT GENERATION COUNT**

|                                 | ASP          | The Uplands  | Stillwater   | River's Edge | Grandisle  | White Birch  |
|---------------------------------|--------------|--------------|--------------|--------------|------------|--------------|
| <b>Public School Board</b>      |              |              |              |              |            |              |
| Elementary School               | 2,316        | 450          | 538          | 520          | 243        | 565          |
| Junior High                     | 1,157        | 225          | 269          | 260          | 121        | 282          |
| Senior High                     | 1,157        | 225          | 269          | 260          | 121        | 282          |
| <b>Separate School Board</b>    |              |              |              |              |            |              |
| Elementary School               | 1,157        | 225          | 269          | 260          | 121        | 282          |
| Junior High                     | 577          | 112          | 134          | 130          | 60         | 141          |
| Senior High                     | 577          | 112          | 134          | 130          | 60         | 141          |
| <b>Total Student Population</b> | <b>6,943</b> | <b>1,349</b> | <b>1,615</b> | <b>1,560</b> | <b>726</b> | <b>1,693</b> |

\* This area includes the bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as E.R. The boundary of each natural area (and their

\*\*Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha)



## Riverview Area Structure Plan Proposed Land Use and Population Statistics Bylaw 20003

|  | Area (ha) | % GA   | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|--|-----------|--------|-------------|------------|--------------|-----------|-------------|
| <b>GROSS AREA</b>                                | 1,433.29  | 100.0% | 283.85      | 315.71     | 314.85       | 193.31    | 325.57      |
| Environmental Reserve / Natural Area (ER) *      | 42.49     | 3.0%   | 5.60        | 19.83      | 17.06        | -         | -           |
| Public Upland                                    | 1.18      | 0.1%   | -           | -          | 1.18         | -         | -           |
| Pipeline / Utility Right-of-Way                  | 5.49      | 0.4%   | -           | 2.13       | 3.36         | -         | -           |
| Altalink Power Corridor                          | 23.63     | 1.6%   | 23.63       | -          | -            | -         | -           |
| Arterial Road Right-of-Way                       | 57.63     | 4.0%   | 16.16       | 16.14      | 16.02        | 5.24      | 4.07        |
| Public Utility - Communications Facility         | 8.14      | 0.7%   | -           | 8.14       | -            | -         | -           |
| Existing Country Residential                     | 115.41    | 8.1%   | 13.52       | -          | 16.91        | 66.40     | 18.58       |
| Existing Natural Area (NW 384)                   | 20.36     | 1.4%   | -           | -          | -            | -         | 20.36       |
| <b>GROSS DEVELOPABLE AREA</b>                    | 1,158.96  | 80.9%  | 224.94      | 269.47     | 260.32       | 121.67    | 282.56      |
| Town Centre Commercial (with Main Street)        | 17.25     | 1.5%   | 10.31       | 6.94       | -            | -         | -           |
| Mixed Uses / Commercial **                       | 0.49      | 0.0%   | -           | -          | 0.49         | -         | -           |
| Community Commercial                             | 14.60     | 1.3%   | -           | 10.57      | -            | 4.03      | -           |
| Neighbourhood Commercial                         | 6.12      | 0.5%   | -           | 1.13       | 2.99         | 1.00      | 1.00        |
| Business Employment                              | 35.99     | 3.1%   | 35.99       | -          | -            | -         | -           |
| Institutional Mixed-use                          | 5.65      | 0.5%   | -           | -          | -            | 5.65      | -           |
| Parkland, Recreation, School (Municipal Reserve) | 112.97    | 9.7%   | 7.92        | 23.77      | 51.38        | 8.66      | 21.24       |
| District Activity Park                           | 33.80     | 2.9%   | -           | -          | 33.80        | -         | -           |
| School/Park                                      | 36.90     | 3.2%   | -           | 14.42      | 13.00        | -         | 9.48        |
| Urban Village Park/Pocket Park/Greenway          | 22.99     | 2.0%   | 6.79        | 1.62       | 4.58         | 3.90      | 6.10        |
| Natural Area (MR)                                | 19.28     | 1.7%   | 1.13        | 7.73       | -            | 4.76      | 5.66        |
| Natural Area (Protected Through Other Means)     | 5.29      | 0.5%   | -           | -          | -            | 1.29      | 4.00        |
| Resident's Association                           | 0.80      | 0.1%   | -           | 0.80       | -            | -         | -           |
| Transportation - Circulation                     | 231.70    | 20.0%  | 44.90       | 53.89      | 52.06        | 24.33     | 56.51       |
| Transit Centre                                   | 1.45      | 0.1%   | -           | -          | 1.45         | -         | -           |
| Stormwater Management Facility                   | 82.73     | 7.1%   | 17.88       | 19.43      | 14.30        | 8.93      | 22.19       |
| Special Study Area (SWMF/LDR)                    | 2.73      | 0.2%   | -           | 2.73       | -            | -         | -           |
| <b>Total Non-Residential Area</b>                | 517.76    | 44.7%  | 117.00      | 119.26     | 122.67       | 53.89     | 104.94      |
| <b>Net Residential Area</b>                      | 641.20    | 55.3%  | 107.95      | 150.21     | 137.65       | 67.78     | 177.62      |

### RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

| Land Use  |            | ASP    | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|---|------------|--------|-------------|------------|--------------|-----------|-------------|
| Single/Semi-detached                                | Area (ha)  | 532.64 | 82.22       | 119.80     | 111.23       | 57.78     | 161.62      |
| 25 du/nrha  | Units      | 13,315 | 2,056       | 2,995      | 2,780        | 1,444     | 4,040       |
| 2.8 p/du  | Population | 37,280 | 5,755       | 8,386      | 7,784        | 4,043     | 11,312      |
| Row Housing   | Area (ha)  | 38.92  | 6.11        | 10.30      | 10.51        | 6.00      | 6.00        |
| 45 du/nrha  | Units      | 1,751  | 275         | 464        | 472          | 270       | 270         |
| 2.8 p/du  | Population | 4,902  | 770         | 1,299      | 1,321        | 756       | 756         |
| Street Oriented Residential                         | Area (ha)  | 4.39   | 4.39        | -          | -            | -         | -           |
| 35 du/nrha  | Units      | 154    | 154         | -          | -            | -         | -           |
| 2.8 p/du  | Population | 430    | 430         | -          | -            | -         | -           |
| Low-rise/Medium Density Housing                     | Area (ha)  | 42.54  | 2.81        | 11.30      | 15.43        | 4.00      | 9.00        |
| 90 du/nrha  | Units      | 3,828  | 253         | 1,017      | 1,388        | 360       | 810         |
| 1.8 p/du  | Population | 6,889  | 455         | 1,830      | 2,498        | 648       | 1,458       |
| Town Centre Mixed Uses / Medium Density Residential | Area (ha)  | 0.00   | 0.00        | 0.00       | 0.00         | 0.00      | 0.00        |
| 90 du/nrha  | Units      | 0      | 0           | 0          | 0            | 0         | 0           |
| 1.8 p/du  | Population | 0      | 0           | 0          | 0            | 0         | 0           |
| Mixed Use Residential **                            | Area (ha)  | 16.55  | 10.31       | 5.24       | 0.00         | 0.00      | 1.00        |
| 150 du/nrha   | Units      | 2,482  | 1,546       | 786        | 0            | 0         | 150         |
| 1.5 p/du  | Population | 3,723  | 2,319       | 1,179      | 0            | 0         | 225         |
| Town Centre Mixed Uses / High Density Residential   | Area (ha)  | 2.60   | 2.11        | 0.00       | 0.49         | 0.00      | 0.00        |
| 224 du/nrha   | Units      | 582    | 473         | 0          | 109          | 0         | 0           |
| 1.8 p/du  | Population | 1,014  | 851         | 0          | 163          | 0         | 0           |
| Total Residential                                   | Area (ha)  | 637.63 | 107.95      | 146.64     | 137.65       | 67.78     | 177.62      |
|   | Units      | 22,110 | 4,755       | 5,262      | 4,749        | 2,074     | 5,270       |
|   | Population | 54,238 | 10,580      | 12,694     | 11,766       | 5,447     | 13,751      |

**SUSTAINABILITY MEASURES**

|  | ASP   | The Uplands | Stillwater | River's Edge | Grandisle | White Birch |
|--|-------|-------------|------------|--------------|-----------|-------------|
| Population Per Net Hectare (ppnha)               | 85    | 98          | 86         | 85           | 80        | 77          |
| Units Per Net Residential Hectare (upnrha)       | 34    | 44          | 35         | 34           | 30        | 29          |
| Population (%) within 500m of Parkland           |       | 94%         | 100%       | 93%          |           |             |
| Population (%) within 400m of Transit Service    |       | 100%        | 100%       | 100%         |           |             |
| Population (%) within 600m of Commercial Service |       | 66%         | 98%        | 43%          |           |             |
| Presence/Loss of Natural Areas                   |       |             |            |              |           |             |
| Protected as Environmental Reserve               | 39.32 | 5.60        | 16.66      | 17.06        | -         | -           |
| Conserved as Municipal Reserve (ha)              | 19.28 | 1.13        | 7.73       | -            | 4.76      | 5.66        |
| Protected through other means (ha)               | 20.40 | -           | 3.17       | -            | 1.29      | 24.36       |
| Lost to Development (ha)                         | 9.56  | 7.80        | 19.47      | 15.40        | -         | -           |

**STUDENT GENERATION COUNT**

|                                 | ASP          | The Uplands  | Stillwater   | River's Edge | Grandisle  | White Birch  |
|---------------------------------|--------------|--------------|--------------|--------------|------------|--------------|
| <b>Public School Board</b>      |              |              |              |              |            |              |
| Elementary School               | 2,316        | 450          | 538          | 520          | 243        | 565          |
| Junior High                     | 1,157        | 225          | 269          | 260          | 121        | 282          |
| Senior High                     | 1,157        | 225          | 269          | 260          | 121        | 282          |
| <b>Separate School Board</b>    |              |              |              |              |            |              |
| Elementary School               | 1,157        | 225          | 269          | 260          | 121        | 282          |
| Junior High                     | 577          | 112          | 134          | 130          | 60         | 141          |
| Senior High                     | 577          | 112          | 134          | 130          | 60         | 141          |
| <b>Total Student Population</b> | <b>6,941</b> | <b>1,349</b> | <b>1,613</b> | <b>1,560</b> | <b>726</b> | <b>1,693</b> |

\* This area includes the bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as E.R. The boundary of each natural area (and their buffer distance) may be adjusted through subsequent studies, bed and shore survey, and subdivision.

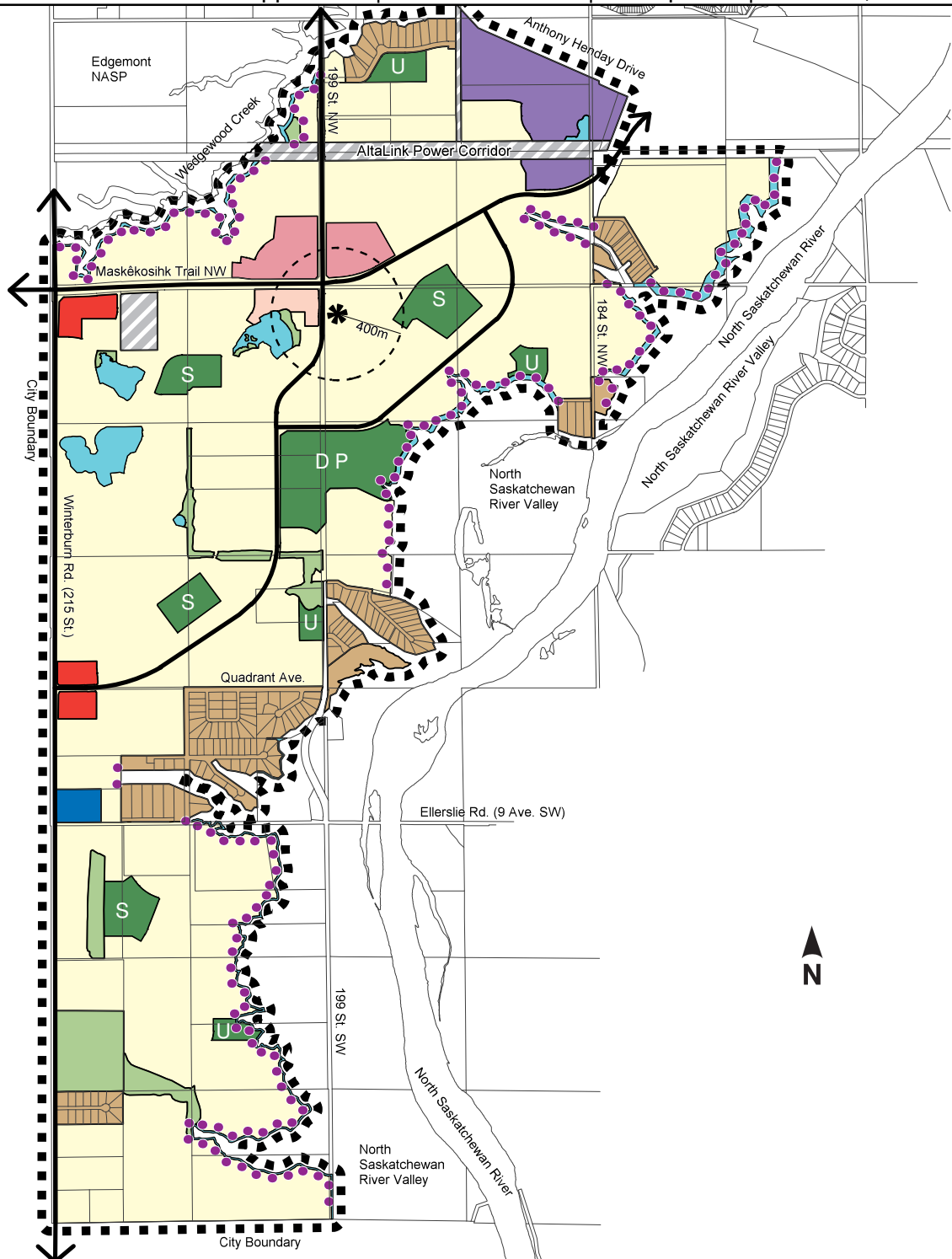
\*\*Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha)



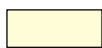



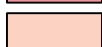










### The Uplands Neighbourhood Structure Plan Approved Land Use and Population Statistics Bylaw 19157

|   | Area (ha) | % of GA  | % of GDA  |          |             |            |
|---|-----------|----------|---|----------|-------------|------------|
| Gross Area  | 283.85    | 100%     |   |          |             |            |
| Environmental Reserve   |           |          |   |          |             |            |
| Public Upland Area  | 4.46      | 1.6%     |   |          |             |            |
| Natural Area (ER)   | 1.14      | 0.4%     |   |          |             |            |
| Altalink Power Corridor   | 23.63     | 8.3%     |   |          |             |            |
| Existing Rural Residential  | 13.52     | 4.8%     |   |          |             |            |
| Arterial Road Right-of-Way  | 16.16     | 5.7%     |   |          |             |            |
| Gross Developable Area  | 224.94    |          | 100%  |          |             |            |
| Business Employment   | 39.57     |          | 17.6%   |          |             |            |
| Commercial  |           |          |   |          |             |            |
| Town Centre Commercial  | 6.85      |          | 3.0%  |          |             |            |
| Town Centre Mixed Use – Commercial  | 3.46      |          | 1.5%  |          |             |            |
| Parkland, Recreation, School (Municipal Reserve)  |           |          |   |          |             |            |
| Urban Village Park  | 5.66      |          | 2.5%  | 3.5%     |             |            |
| Pocket Parks  | 1.00      |          | 0.4%  |          |             |            |
| Greenway  | 0.13      |          | 0.1%  |          |             |            |
| Natural Area (MR)   | 1.13      |          | 0.5%  |          |             |            |
| Transportation  |           |          |   |          |             |            |
| Circulation   | 44.90     |          | 20.0%   |          |             |            |
| Infrastructure & Servicing  |           |          |   |          |             |            |
| Stormwater Management   | 17.70     |          | 7.9%  |          |             |            |
| Total Non-Residential Area  | 120.40    |          | 53.5%   |          |             |            |
| Net Residential Area (NRA)  | 104.55    |          | 46.5%   |          |             |            |
| RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION  |           |          |   |          |             |            |
| Land Use  | Area (ha) | Units/ha | Units   | % of NRA | People/Unit | Population |
| Single/Semi-Detached  | 80.11     | 25       | 2,003   | 76.6%    | 2.80        | 5,608      |
| Row Housing   | 6.11      | 45       | 275   | 5.8%     | 2.80        | 770        |
| Street Oriented Residential   | 3.10      | 35       | 109   | 3.0%     | 2.80        | 304        |
| Low-rise / Medium Density Housing   | 2.81      | 90       | 253   | 2.7%     | 1.80        | 455        |
| Town Centre Mixed Use - Medium Rise   | 2.11      | 224      | 473   | 2.0%     | 1.80        | 851        |
| Town Centre Mixed Use - Residential   | 3.46      | 150      | 519   | 3.3%     | 1.50        | 779        |
| Town Centre Mixed Use - Commercial  | 6.85      | 150      | 1,027   | 6.5%     | 1.50        | 1,540      |
| Total   | 104.55    |          | 4,657   | 100      |             | 10,306     |
| SUSTAINABILITY MEASURES   |           |          |   |          |             |            |
| Population Per Net Residential Hectare (p/NRA)  |           |          |   |          |             | 98.0       |
| Dwelling Units Per Net Residential Hectare (upn/ha)   |           |          |   |          |             | 45         |
| [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio |           |          |   |          | 43.0%       | 155.7%     |
| Population (%) within 500m of Parkland  |           |          |   |          |             | 94%        |
| Population (%) within 400m of Transit Service   |           |          |   |          |             | 100%       |
| Population (%) within 600m of Commercial Service  |           |          |   |          |             | 66%        |
| Presence/Loss of Natural Areas  |           |          | Land  | Water    |             |            |
| Protected as Environmental Reserve  |           |          | 0.0   | 1.1      |             |            |
| Conserved as Naturalized Municipal Reserve (ha)   |           |          | 1.1   | 0.0      |             |            |
| Protected through other means (ha)  |           |          | 0.0   | 0.0      |             |            |
| Lost to Development (ha)  |           |          | 7.8   | 0.0      |             |            |
| STUDENT GENERATION STATISTICS   |           |          |   |          |             |            |
| Level   | Public    | Separate | Notes:  |          |             |            |
| Elementary  | 450       | 225      | *Town Centre Mixed Use – Residential area is divided amongst Residential Uses (50%) and Non-residential Uses (50%) (i.e. Total area is 5.66 ha; area of residential is 1.8 ha and non-residential is 1.8 ha). |          |             |            |
| Junior High School  | 225       | 112      |   |          |             |            |
| Senior High School  | 225       | 112      |   |          |             |            |
| Total   | 900       | 449      |   |          |             |            |

## The Uplands Neighbourhood Structure Plan Proposed Land Use and Population Statistics Bylaw 20004

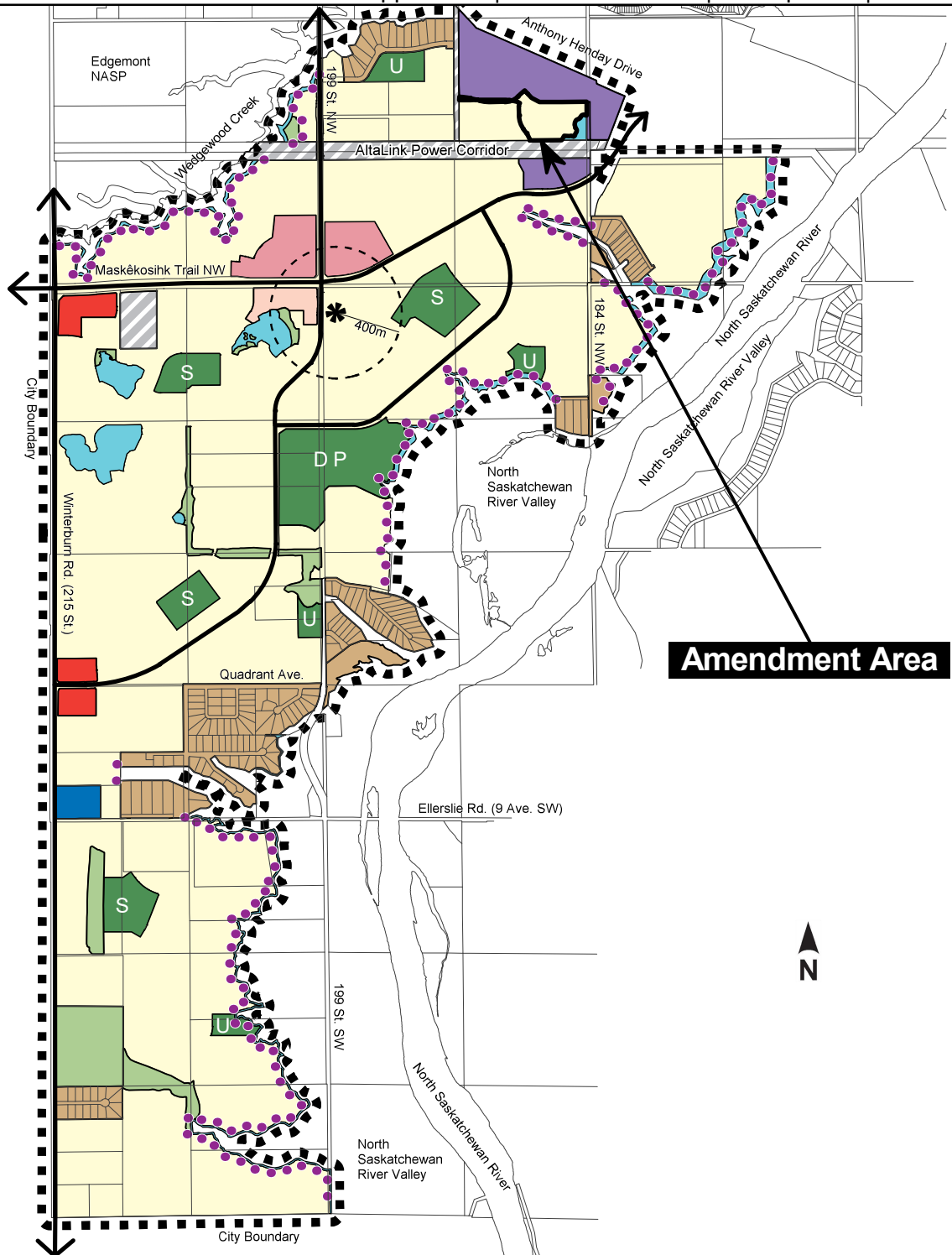
|   | Area (ha)        | % of GA         | % of GDA  |                 |                    |                   |
|---|------------------|-----------------|---|-----------------|--------------------|-------------------|
| <b>Gross Area</b>   | <b>283.85</b>    |                 | <b>100%</b>   |                 |                    |                   |
| Environmental Reserve   |                  |                 |   |                 |                    |                   |
| Public Upland Area  | 4.46             |                 | 1.6%  |                 |                    |                   |
| Natural Area (ER)   | 1.14             |                 | 0.4%  |                 |                    |                   |
| Altalink Power Corridor   | 23.63            |                 | 8.3%  |                 |                    |                   |
| Existing Rural Residential  | 13.52            |                 | 4.8%  |                 |                    |                   |
| Arterial Road Right-of-Way  | 16.16            |                 | 5.7%  |                 |                    |                   |
| <b>Gross Developable Area</b>   | <b>224.94</b>    |                 | <b>100%</b>   |                 |                    |                   |
| Business Employment   | 35.99            |                 | 16.0%   |                 |                    |                   |
| Commercial  |                  |                 |   |                 |                    |                   |
| Town Centre Commercial  | 6.85             |                 | 3.0%  |                 |                    |                   |
| Town Centre Mixed Use - Commercial  | 3.46             |                 | 1.5%  |                 |                    |                   |
| Parkland, Recreation, School (Municipal Reserve)  |                  |                 |   |                 |                    |                   |
| Urban Village Park  | 5.66             |                 | 2.5%  | } 3.5%          |                    |                   |
| Pocket Parks  | 1.00             |                 | 0.4%  |                 |                    |                   |
| Greenway  | 0.13             |                 | 0.1%  |                 |                    |                   |
| Natural Area (MR)   | 1.13             |                 | 0.5%  |                 |                    |                   |
| Transportation  |                  |                 |   |                 |                    |                   |
| Circulation   | 44.90            |                 | 20.0%   |                 |                    |                   |
| Infrastructure & Servicing  |                  |                 |   |                 |                    |                   |
| Stormwater Management   | 17.88            |                 | 7.9%  |                 |                    |                   |
| <b>Total Non-Residential Area</b>   | <b>117.00</b>    |                 | <b>52.0%</b>  |                 |                    |                   |
| <b>Net Residential Area (NRA)</b>   | <b>107.95</b>    |                 | <b>48.0%</b>  |                 |                    |                   |
| <b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>   |                  |                 |   |                 |                    |                   |
| <b>Land Use</b>   | <b>Area (ha)</b> | <b>Units/ha</b> | <b>Units</b>  | <b>% of NRA</b> | <b>People/Unit</b> | <b>Population</b> |
| Single/Semi-Detached  | 82.22            | 25              | 2,056   | 76.2%           | 2.80               | 5,755             |
| Rowhousing  | 6.11             | 45              | 275   | 5.7%            | 2.80               | 770               |
| Street Oriented Residential   | 4.39             | 35              | 154   | 4.1%            | 2.80               | 430               |
| Low-rise / Medium Density Housing   | 2.81             | 90              | 253   | 2.6%            | 1.80               | 455               |
| Town Centre Mixed Use - Medium Rise   | 2.11             | 224             | 473   | 2.0%            | 1.80               | 851               |
| Town Centre Mixed Use - Residential   | 3.46             | 150             | 519   | 3.2%            | 1.50               | 779               |
| Town Centre Mixed Use - Commercial  | 6.85             | 150             | 1,027   | 6.3%            | 1.50               | 1,540             |
| <b>Total</b>  | <b>107.95</b>    |                 | <b>4,755</b>  | <b>100%</b>     |                    | <b>10,580</b>     |
| <b>SUSTAINABILITY MEASURES</b>  |                  |                 |   |                 |                    |                   |
| Population Per Net Residential Hectare (p/NRA)  |                  |                 |   |                 |                    | 98.0              |
| Dwelling Units Per Net Residential Hectare (du/NRA)   |                  |                 |   |                 |                    | 44                |
| [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio |                  |                 |   |                 |                    | 43.2% / 56.8%     |
| Population (%) within 500m of Parkland  |                  |                 |   |                 |                    | 94%               |
| Population (%) within 400m of Transit Service   |                  |                 |   |                 |                    | 100%              |
| Population (%) within 600m of Commercial Service  |                  |                 |   |                 |                    | 66%               |
| <b>Presence/Loss of Natural Areas</b>   |                  |                 | <b>Land</b>   | <b>Water</b>    |                    |                   |
| Protected as Environmental Reserve  |                  |                 | 0.0   | 1.1             |                    |                   |
| Conserved as Naturalized Municipal Reserve (ha)   |                  |                 | 1.1   | 0.0             |                    |                   |
| Protected through other means (ha)  |                  |                 | 0.0   | 0.0             |                    |                   |
| Lost to Development (ha)  |                  |                 | 7.8   | 0.0             |                    |                   |
| <b>STUDENT GENERATION STATISTICS</b>  |                  |                 | <b>Notes:</b>   |                 |                    |                   |
| <b>Level</b>  | <b>Public</b>    | <b>Separate</b> | *Town Centre Mixed Use - Residential area is divided amongst Residential Uses (50%) and Non-residential Uses (50%) (i.e. Total area is 5.60 ha; area of residential is 2.8 ha and non-residential is 2.8 ha). |                 |                    |                   |
| Elementary  | 450              | 225             |   |                 |                    |                   |
| Junior High School  | 225              | 112             |   |                 |                    |                   |
| Senior High School  | 225              | 112             |   |                 |                    |                   |
| <b>Total</b>  | <b>900</b>       | <b>449</b>      |   |                 |                    |                   |





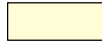










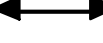




|  |                                |   |                                       |
|--|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential   |  | District Activity Park                |
|  | Residential                    |  | Natural Area                          |
|  | Town Centre Commercial         |  | Environmental Reserve                 |
|  | Mixed Use / Main Street Retail |  | Top of Bank Shared-Use Path / Roadway |
|  | Community Commercial           |  | Public Utility Lot                    |
|  | Business Employment            |  | Transit Centre                        |
|  | Institutional Mixed-Use        |  | Arterial Roadway                      |
|  | School/Park                    |  | ASP Boundary                          |
|  | Urban Village Park             |   |                                       |

**BYLAW 18959**  
**APPROVED**  
**RIVERVIEW**  
Area Structure Plan  
(as amended)

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

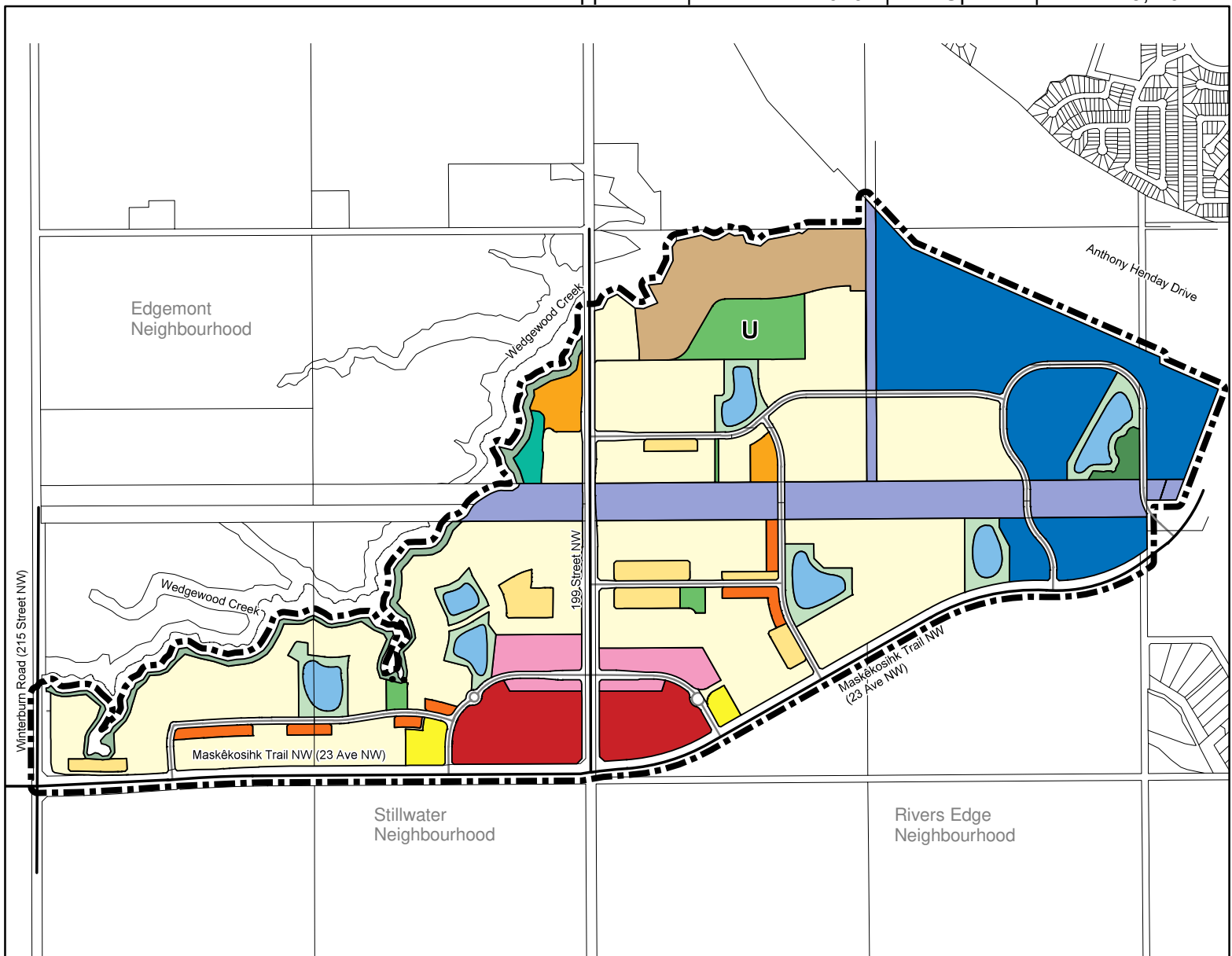


**Amendment Area**

|  |                                |   |                                       |
|--|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential   |  | District Activity Park                |
|  | Residential                    |  | Natural Area                          |
|  | Town Centre Commercial         |  | Environmental Reserve                 |
|  | Mixed Use / Main Street Retail |  | Top of Bank Shared-Use Path / Roadway |
|  | Community Commercial           |  | Public Utility Lot                    |
|  | Business Employment            |  | Transit Centre                        |
|  | Institutional Mixed-Use        |  | Arterial Roadway                      |
|  | School/Park                    |  | ASP Boundary                          |
|  | Urban Village Park             |  | Amendment Area                        |

**BYLAW 20003  
AMENDMENT TO  
RIVERVIEW  
Area Structure Plan  
(as amended)**

**Note:** In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



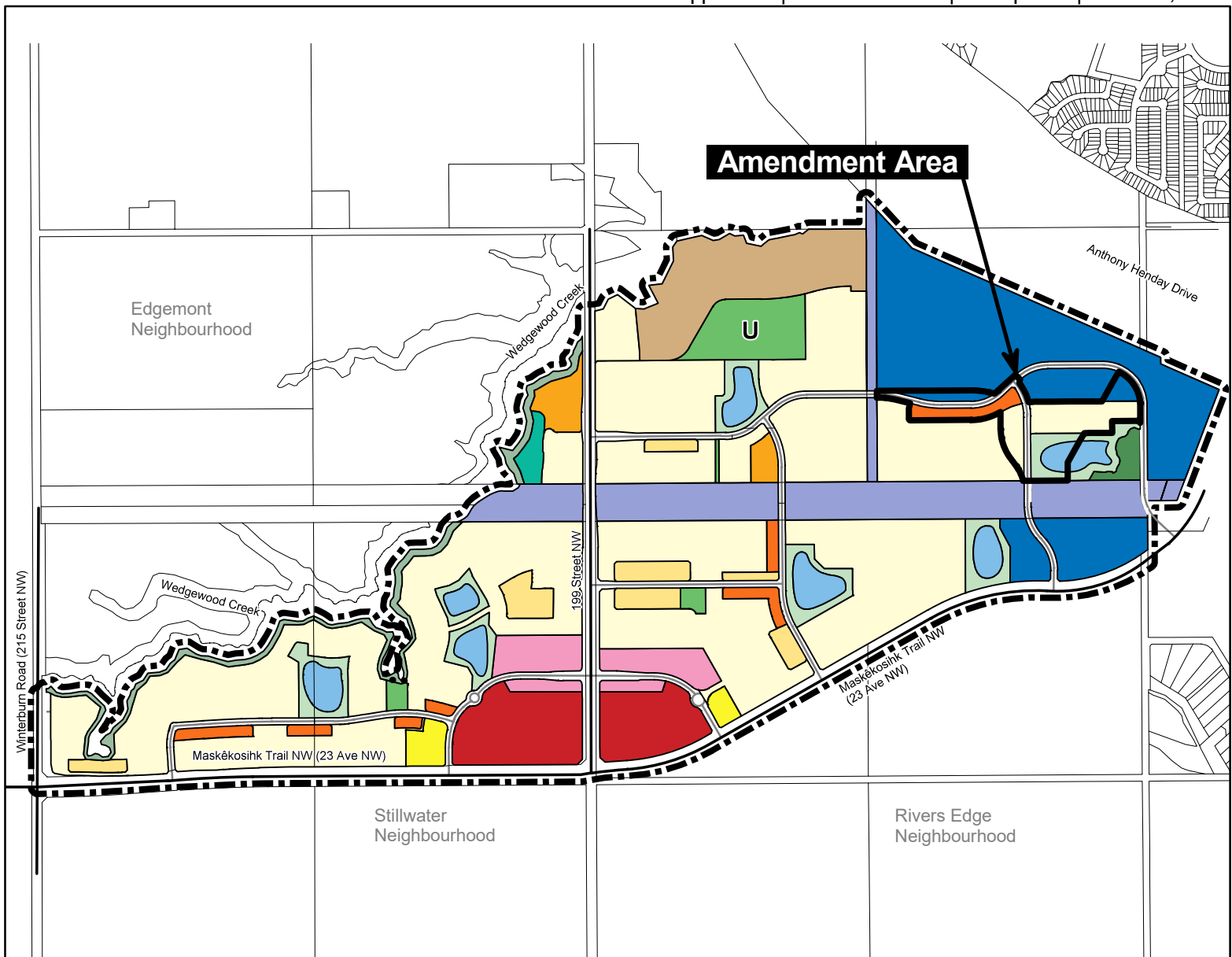
**BYLAW 19157  
THE UPLANDS**  
Neighbourhood Structure Plan  
(as amended)



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





**BYLAW 20004  
AMENDMENT TO  
THE UPLANDS**  
Neighbourhood Structure Plan  
(as amended)



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

**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.

## APPLICATION SUMMARY

### INFORMATION

|                                   |  |
|-----------------------------------|--|
| Application Type:                 | ASP & NSP Amendments   |
| Bylaw (ASP):                      | 20003  |
| Bylaw (NSP):                      | 20004  |
| Location:                         | South of Anthony Henday Drive and west of 184 Street NW  |
| Address:                          | 3016 - 199 Street NW   |
| Legal Description:                | Portion of NE 5-52-25-4  |
| Site Area:                        | Approximately 10.4 ha  |
| Neighbourhood:                    | The Uplands  |
| Ward:                             | Sipiwiyiniwak Ward   |
| Notified Community Organizations: | Wedgewood Ravine and Cameron Heights community leagues, and West Edmonton Communities Council Area Council |
| Applicant:                        | Keith Davies, Stantec  |

### PLANNING FRAMEWORK

|                  |   |
|------------------|---|
| Plans in Effect: | Riverview Area Structure Plan<br>The Uplands Neighbourhood Structure Plan |
|------------------|---|

|              |                       |
|--------------|-----------------------|
| Written By:  | Carla Semeniuk        |
| Approved By: | Tim Ford              |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |