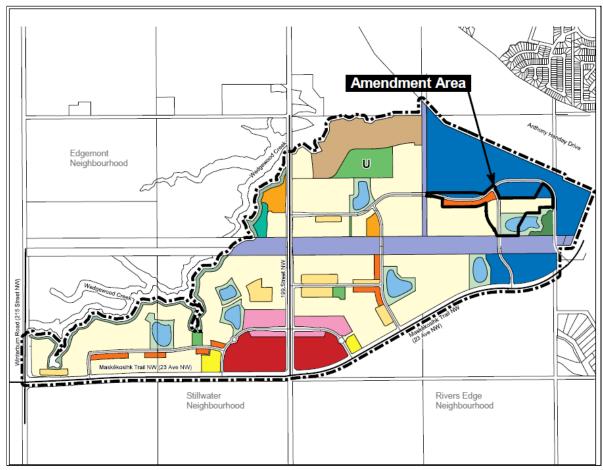


3016 - 199 Street NW

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 Pla*n (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.

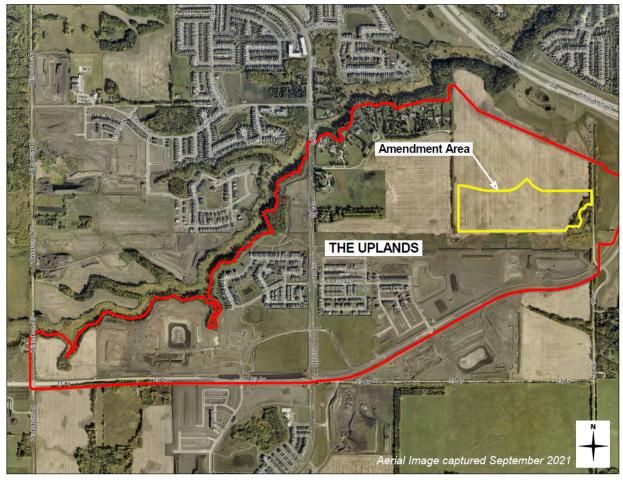
Bylaw 20004 proposes to amend the Uplands NSP figures and land use and population statistics to reflect the proposed changes.

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
SUBJECT SITE	(AG) Agricultural Zone	Vacant land designated for residential uses and business employment uses
CONTEXT		
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.

LAND USE (ha)	Approved (Bylaw 19157)	Proposed (Bylaw 20004)	Difference
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
Density (upnrha)	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

ADVANCE NOTICE September 21, 2021	Number of recipients: 649No responses received
WEBPAGE	edmonton.ca/theuplandsplanningapplications

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

- Approved ASP Bylaw 18959 Proposed ASP Bylaw 20003 Approved NSP Bylaw 19157 Proposed NSP Bylaw 20004 Application Summary 6

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

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.85	193.31	325.5
Foreign and all December (National Association) &	42.49	3.0%	F 60	19.83	17.06		
Environmental Reserve / Natural Area (ER) *	1.18			19.83	1.18		
Public Upland Pipeline / Utility Right-of-Way	5.49	0.1% 0.4%		2.13		1	
Altalink Power Corridor	23.63	1.6%		2.13	3.36		
	57.63	4.0%		16.14	16.02	5.24	4.0
Arterial Road Right-of-Way		0.7%				5.24	4.0
Public Utility - Communications Facility	8.14	8.1%		8.14		66.40	18.5
Existing Country Residential	115.41 20.36	1.4%		-	16.91	66.40	20.3
Existing Natural Area (NW 384)				360.17	266.32	424.67	
ROSS DEVELOPABLE AREA	1,158.96	80.9%	224.94	269.47	260.32	1 21.67	282.5
Town Centre Commercial (with Main Street)	17.25	1.5%	10.31	6.94			
Mixed Uses / Commercial **	0.49	0.0%		0.51	0.49		
Community Commercial	14.60	1.3%		10.57		4.03	
Neighbourhood Commercial	6.12	0.5%		1.13		1.00	1.0
Business Employment	39.57	3.4%		2120	-	2.00	2.0
Institutional Mixed-use	5.65	0.5%				5.65	
Parkland, Recreation, School (Municipal Reserve)	112.97	9.7%		23.77	51.38	8.66	21.2
District Activity Park	33.80	2.9%			33.80	-	
School/Park	36.90	3.2%		14.42	13.00	_	9.4
Urban Village Park/Pocket Park/Greenway	22.99	2.0%	6.79	1.62	4.58	3.90	6.2
Natural Area (MR)	19.28	1.7%	1.13	7.73		4.76	5.6
Natural Area (Protected Through Other Means)	5.29	0.5%				1.29	4.0
Resident's Association	0.80	0.1%		0.80			
Transportation - Circulation	231.70	20.0%	44.90	53.89	52.06	24.33	56.5
Transit Centre	1.45	0.1%			1.45		
Stormwater Management Facility	82.55	7.1%	17.70	19.43	14.30	8.93	22.1
Special Study Area (SWMF/LDR)	2.73	0.2%		2.73	-	-	
Total Non-Residential Area	521.16	45.0%	120.40	119.26	122.67	53.89	104.9
Net Residential Area	637.80	55.0%	104.55	150.21	137.65	67.78	177.6

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/nrho	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

STAINABILITY 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 COUN

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
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
Separate School Board						
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
Total Student Population	6,943	1,349	1,615	1,560	726	1,693

^{*} 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
GROSS AREA	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%		20.00	1.18	_	
Pipeline / Utility Right-of-Way	5.49	0.4%		2.13			
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	4.0
Public Utility - Communications Facility	8.14	0.7%		8.14			
Existing Country Residential	115.41	8.1%	13.52		16.91	66.40	18.5
Existing Natural Area (NW 384)	20.36	1.4%			-	_	20.3
GROSS DEVELOPABLE AREA	1,158.96	80.9%	224.94	269.47	260.32	121.67	282.50
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	1.0
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	21.2
District Activity Park	33.80	2.9%	-		33.80	-	
School/Park	36.90	3.2%	-	14.42	13.00	-	9.4
Urban Village Park/Pocket Park/Greenway	22.99	2.0%	6.79	1.62	4.58	3.90	6.1
Natural Area (MR)	19.28	1.7%	1.13	7.73	-	4.76	5.6
Natural Area (Protected Through Other Means)	5.29	0.5%	-	-	-	1.29	4.0
Resident's Association	0.80	0.1%	-	0.80	-	-	
Transportation - Circulation	231.70	20.0%	44.90	53.89	52.06	24.33	56.5
Transit Centre	1.45	0.1%	-	-	1.45	-	
Stormwater Management Facility	82.73	7.1%	17.88	19.43	14.30	8.93	22.1
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	
Total Non-Residential Area	517.76	44.7%	117.00	119.26	122.67	53.89	104.94
Net Residential Area	641.20	55.3%	107.95	150.21	137.65	67.78	177.6

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

				l l		
	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
Public School Board						
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
Separate School Board						
Elementary School	1,157	225	269	260	121	282
Junior High	577	112	134	130	60	143
Senior High	577	112	134	130	60	141
Total Student Population	6,941	1,349	1,613	1,560	726	1,693

^{*} 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

Row Housing 6.11	4.46					
Environmental Reserve Public Upland Area 4.46 1.696 Natural Area (ER) 1.44 0.496 Alfalink Power Corridor 13.63 8.396 Environmental Reserve 1.24 0.496 Alfalink Power Corridor 13.63 8.396 Environmental 13.52 4.896 Antenial Residential 13.52 4.896 Antenial Residential 13.55 5.796 Environmental 16.65 5.796 Environmental 16.65 5.796 Environmental 17.096 Environmental 18.55 3.096 Environmental 18.55 3.096 Environmental 18.56 2.596 2.596 Environmental 18.56 Environmental 18.	4.46	282.80				Gross Area
Public Upland Area (RP)	4.46	203.03			e	
Natural Area (ER)	1.14 0.496 23.63 8.396 23.52 4.896 25.46 5.796 224.94 100% 39.57 47.696 6.85 3.096 3.46 1.596 5.66 2.596 1.00 0.496 0.43 0.596 44.90 20.096 44.90 20.096 17.70 7.996 120.40 53.596 104.55 46.596 JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.696 2.80 5,608 6.14 45 275 5.896 2.80 770 3.10 35 109 3.096 2.80 304 2.81 90 253 2.796 1.80 455 2.11 224 473 2.096 2.80 851 3.46 150 519 3.396 2.50 779 6.85 150 4,027 6.596 2.50 779 6.85 150 4,027 6.596 2.50 779 6.85 150 4,027 6.596 2.50 779 6.85 150 4,027 6.596 2.50 779 6.85 150 4,027 6.596 2.50 799 6.85 150 4,027 6.596 2.50 799 6.85 150 4,027 6.596 2.50 3.500 10,306	4.46				Public Upland Area
Alfalink Power Corridor Existing Rural Residential	23.63 8.396 43.52 4.896 16.16 5.796 224.94 10096 39.57 47.696 6.85 3.46 1.596 5.66 2.596 1.00 0.496 0.13 0.196 1.4.3 0.596 44.90 20.096 17.70 7.996 120.40 53.596 104.55 46.596 JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.696 2.80 5,608 6.41 45 275 5.896 2.80 770 3.40 35 109 3.096 2.80 304 2.81 90 253 2.796 1.80 455 2.11 224 473 2.096 1.80 455 2.12 224 473 2.096 1.80 851 3.46 150 519 3.396 1.50 779 6.85 150 2,027 6.596 1.50 779 6.85 150 4,657 100 10,306					
Existing Bural Residential	13.52 4.896 16.16 5.796 224.94 100% 39.57 17.6%6 6.85 3.9% 3.46 1.5%6 5.66 2.5%6 1.00 0.49% 0.13 0.19% 1.123 0.5%6 44.90 20.0%6 17.70 7.9%6 120.40 53.5%6 104.55 46.5%6 JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6%6 2.80 5,608 6.11 45 275 5.8%6 2.80 770 3.10 35 109 3.0%6 2.80 770 3.10 35 109 3.0%6 2.80 304 2.81 90 253 2.7%6 1.80 455 2.11 224 473 2.0%6 1.80 851 3.46 150 549 3.3%6 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 779 104.55 4,657 100 10,306				or	Altalink Power Corrid
Arterial Road Right-of-Way	16.16 5.7% 224.94 100% 39.57 27.6% 6.85 3.0% 3.46 1.5% 5.66 2.5% 1.00 0.49% 0.123 0.5% 44.90 20.0% 120.40 53.5% 104.55 46.5% JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 7,70 3.40 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 779 104.55 4,657 100 10,306				tial	Existing Rural Residen
Section Sect	100% 17.6% 100% 17.6% 100% 17.6% 15.6% 1.5% 1.5% 1.5% 1.5% 1.5% 1.13 1.1				-Wav	Arterial Road Right-of
Business Employment	39-57 27.696 6.85 3.46 1.596 5.66 2.596 0.43 0.496 0.43 0.496 0.43 0.596 44-90 20.096 120.40 53.596 104-55 46.596 JNT AND POPULATION Area (ha) Units 96 of NRA People/Unit Population 80.14 25 2,003 76.696 2.80 5,608 6.14 45 275 5.896 2.80 770 3.10 35 109 3.096 2.80 304 2.81 90 253 2.796 1.80 455 2.11 224 473 2.096 1.80 455 2.14 224 473 2.096 1.80 455 2.14 250 519 3.396 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 1.50 799 6.80 104.55 4,657 100 98.0					
Commercial Com	6.85 3.46 3.46 2.596 4.00 0.43 0.496 0.43 1.43 0.596 44.90 20.096 47.70 7.996 120.40 104.55 46.596 JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.41 25 2,003 76.696 2.80 5,608 6.41 45 275 5.896 2.80 770 3.40 35 109 3.096 2.80 304 2.81 90 253 2.796 2.82 90 253 2.94 473 2.096 2.80 304 2.81 224 473 2.096 2.80 355 2.41 224 473 2.096 2.80 851 3.46 150 519 3.396 2.81 80 851 3.46 150 519 3.396 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,0306					
Town Centre Commercial	3.46	39-3/				
Town Centre Mixed Use - Commercial 3,46 1,596 Parkland, Recreation, School (Municipal Reserve) Urban Village Park 5,66 1,596 Pocket Parks 1,00 0,496 Greenway 0,13 0,496 Transportation Circulation 44,90 2,00% Transportation Circulation 44,90 2,00% Total Mon-Residential Area (MR) 1,00 5,35% Net Residential Area (MR) 1,00 5,35% Net Residential Area 1,00,40 5,35% Net Residential Area 1,00,40 5,35% NRA) RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use 1,00,40 4,55 46,5% NRA) RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (ha) Units/ha Units 46 of NRA People/Unit Population Single/Semi-Detached 80,11 15 2,003 7,6,646 2,80 7,70 5,70 5,70 5,70 6,70 6,70 6,70 6,70 6,70 6,70 6,70 6	3.46	6.8e			ercial	
Parkland, Recreation, School (Municipal Reserve) Urban Village Park 5.66 2.5%	5.66 2.5% 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 3			al .		
Urban Village Park 5.66 2.596 2.596 Pocket Parks 1.00 0.496 3.596 Remarks 0.43 0.196 Natural Area (MR) 1.13 0.596 Remarks 0.43 0.596 Remarks 0.43 0.596 Remarks 0.499 0.20.096 Remarks 0.495 0.49	1.00	3.40				
Pocket Parks	1.00	e 66		ar Keserve)	School (Monicipi	
Second	0.13 1.13 0.196 0.596 44-90 20.096 120.40 104-55 120.40 104-55 46.596 JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.696 2.80 5,608 6.11 45 275 5.896 2.80 770 3.10 35 109 3.096 2.80 304 2.81 90 253 2.796 1.80 455 2.11 224 473 2.096 1.80 455 2.11 224 473 2.096 1.80 851 3.46 150 519 3.396 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 1,027 6.596 1.50 1.50 1,540 104.55 43.096 98.0 ha) riented Residential; Low-rise/Medium Density] Unit Ratio	-				
Natural Area (MR) 1.33 0.5% Transportation	1.13 0.5% 44.90 20.0% 120.40 53.5% 104.55 46.5% Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 98.0					
Transportation Circulation Circulation Circulation Circulation Circulation Circulation Stormwater Management Stormwater Management 120.40 Total Non-Residential Area Net Residential Area (NRA) RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use ROW Housing Row H	44.90 20.0% 127.70 7.9% 120.40 53.5% 104.55 46.5% Units 96 of NRA People/Unit Population 80.41 25 2,003 76.6% 2.80 5,608 6.41 45 275 5.8% 2.80 770 3.40 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 4.80 455 2.41 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.86 104.55 4,657 100 10,306	_				
Circulation	17.70 7.9% 120.40 53.5% 104.55 46.5% JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 455 2.12 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 2,027 6.5% 1.50 779 6.85 150 2,027 6.5% 1.50 1.50 4,540 104.55 4,657 100 10,306	3				
Stormwater Management 120.40 53.5%	17.70 7.9% 120.40 53.5% 104.55 46.5% JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 455 2.12 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 2,027 6.5% 1.50 779 6.85 150 2,027 6.5% 1.50 1.50 4,540 104.55 4,657 100 10,306					
Stormwater Management 120.40 53.5%	120.40 104.55 120.40 104.55 13.5% 46.5% JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 1,0306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 98.0 45	44.90			ina	
Total Non-Residential Area 120.40 53.5% Net Residential Area 104.55 46.5% Residential Area 104.55 46.5% Residential Area 125 2,002 76.6% 2.80 5,60% Row Housing 6.41 45 275 5.8% 2.80 776 Street Oriented Residential 3.40 35 109 3.0% 2.80 455 Town Centre Mixed Use - Medium Rise 2.41 214 473 2.0% 4.80 455 Town Centre Mixed Use - Residential 3.46 150 549 3.3% 1.50 775 Town Centre Mixed Use - Residential 3.46 150 549 3.3% 1.50 1.50 Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES 250 4,027 6.5% 1.50 1.50 Population Per Net Residential Hectare (p/NRA) 280 280 280 280 280 280 Dwelling Units Per Net Residential Hectare (upnrha) 280 280 280 280 280 280 280 280 280 280 280 280 280 280 Population (96) within 500m of Parkland 94 280 2	120.40 104.55 120.40 104.55 13.5% 46.5% JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 779 6.85 150 1,027 6.5% 1.50 1,0306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 98.0 45	47.70			-	
Net Residential Area (NRA)	JNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.11 25 2,003 76.696 2.80 5,608 6.11 45 275 5.896 2.80 770 3.10 35 109 3.096 2.80 304 2.81 90 253 2.796 1.80 455 2.11 224 473 2.096 1.80 851 3.46 150 519 3.396 1.50 779 6.85 150 1,027 6.596 1.50 779 6.85 150 4,657 100 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.096 /55.796					
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use	DNT AND POPULATION Area (ha) Units/ha Units 96 of NRA People/Unit Population				I Alea	
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (ha) Units/ha Units 96 of NRA People/Unit Population	Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.41 25 2,003 76.6% 2.80 5,608 6.42 45 275 5.8% 2.80 770 3.40 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.41 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306	104-55				
Land Use Area (ha) Units/ha Units % of NRA People/Unit Population Single/Semi-Detached 80.21 25 2,003 76.6% 2.80 5,608 Row Housing 6.21 45 275 5.8% 2.80 776 Street Oriented Residential 3.20 35 209 3.0% 2.80 300 Low-rise / Medium Density Housing 2.81 90 253 2.7% 1.80 459 Town Centre Mixed Use - Medium Rise 2.21 224 473 2.0% 1.80 85 Town Centre Mixed Use - Residential 3.46 150 519 3.2% 1.50 77 Town Centre Mixed Use - Commercial 6.85 150 1,027 6.5% 1.50 1,540 Total 104.55 4,657 100 10,306 10,306 SUSTAINABILITY MEASURES 98 98 98 98 1,500 1,550 1,500 1,550 1,550 1,550 1,550 1,550	Area (ha) Units/ha Units 96 of NRA People/Unit Population 80.41 25 2,003 76.6% 2.80 5,608 6.42 45 275 5.8% 2.80 770 3.40 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.41 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306					process of
Single Semi-Detached So.11 25 2,003 76.696 2.80 5,606 Row Housing 6.11 45 275 5.896 2.80 776 Street Oriented Residential 3.20 35 109 3.096 2.80 304 3.80 305 3.296 2.80 3.80 304 3.80 305 3.296 3.80 3.296 3.80 3.296 3.50 3.296 3.296 3.50 3.296 3.2	80.11 25 2,003 76.6% 2.80 5,608 6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1.50 779 104.55 4,657 100 10,306			3 UNIT COL	USE, DWELLIN	
Row Housing 6.11 45 275 5.896 2.80 776 Street Oriented Residential 3.10 35 109 3.096 2.80 304 Low-rise / Medium Density Housing 2.81 90 253 2.796 1.80 455 Town Centre Mixed Use - Medium Rise 2.11 224 473 2.096 1.80 855 Town Centre Mixed Use - Residential 3.46 150 519 3.396 1.50 775 Town Centre Mixed Use - Commercial 6.85 150 1,027 6.596 2.50 1,544 Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 943.096 /55.796 Population (96) within 500m of Parkland 994 Population (96) within 400m of Transit Service 9091 1.10 0.0 1.2 Protected as Environmental Reserve (ha) 1.1 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	6.11 45 275 5.8% 2.80 770 3.10 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1.50 10,306 104.55 4,657 100 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 100%					
Street Oriented Residential 3.10 35 109 3.046 2.80 304	3.40 35 109 3.0% 2.80 304 2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306 98.0 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%				1	
Low-rise / Medium Density Housing 2.81 90 253 2.746 1.80 455 Town Centre Mixed Use - Medium Rise 2.21 224 473 2.046 1.80 855 Town Centre Mixed Use - Residential 3.46 150 519 3.246 1.50 775 Town Centre Mixed Use - Commercial 6.85 150 1,027 6.546 1.50 1,544 Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 43.046 /55.746 Population (96) within 500m of Parkland Population (96) within 400m of Transit Service Population (96) within 600m of Commercial Service Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 7.8 0.0	2.81 90 253 2.7% 1.80 455 2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1,030 104.55 4,657 100 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 100%					
Town Centre Mixed Use - Medium Rise 2.21 224 473 2.0% 1.80 85: 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 1,544 Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% Population (%) within 500m of Parkland 94 Population (%) within 400m of Transit Service 1000 Population (%) within 600m of Commercial Service 1000 Protected as Environmental Reserve (ha) 1.1 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	2.11 224 473 2.0% 1.80 851 3.46 150 519 3.3% 1.50 779 6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%		_			
Town Centre Mixed Use - Residential 3.46 150 519 3.3% 1.50 775 Town Centre Mixed Use - Commercial 6.85 150 1,027 6.5% 1.50 1,544 Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% Population (%) within 500m of Parkland 94 Population (%) within 400m of Transit Service 1000 Protected as Environmental Reserve 0.0 1.2 Conserved as Natural Areas Land Water Protected though other means (ha) 0.0 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	3-46 150 519 3-3% 1-50 779 6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306 10,306 10.3	_		_		
Town Centre Mixed Use - Commercial 6.85 150 1,027 6.5% 1.50 1,544	6.85 150 1,027 6.5% 1.50 1,540 104.55 4,657 100 10,306 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 100%			ž		
Total 104.55 4,657 100 10,306 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) 98 Dwelling Units Per Net Residential Hectare (upnrha) 43.0% /55.7% Population (%) within 500m of Parkland 94 Population (%) within 400m of Transit Service 90 Population (%) within 600m of Commercial Service 90 Population (%) Water 90 Presence/Loss of Natural Areas Land Water 90 Protected as Environmental Reserve 0.0 4.1 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	104.55 4,657 100 10,306 98.0 ha) riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%	-				
SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 400m of Commercial Service Presence/Loss of Natural Areas Land Water Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 98 43.0% 155.7% 43.0% 43.0% 45.0% 66 66 66 67 68 68 68 68 68 68	98.0 ha) 45 riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%				se - Commercial	
Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 98 43.0% 155.7% 43.0% 43.0% 43.0% 43.0% 66 Population (%) within 600m of Commercial Service 66 67 68 69 69 69 60 60 60 60 60 60 60	ha) 45 riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%	4,	104.55			Total
Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 43.096 / 155.796 Population (96) within 500m of Parkland Population (96) within 400m of Transit Service Population (96) within 400m of Commercial Service Presence/Loss of Natural Areas Land Water Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 2.00 43.096 / 155.796 43.096 / 155.796 1.00 1.00 1.00 1.1	ha) 45 riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%	_	-	_	ASURES	SUSTAINABILITY ME
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 43.0% /55.7% 43.0% /55.7% 66 Parkland Additional Service 66 A.1 0.0 0.0 0.0 0.0	riented Residential; Low-rise/Medium Density] Unit Ratio 43.0% /55.7% 94% 100%			re (p/NRA)	esidential Hecta	Population Per Net F
Population (96) within 500m of Parkland 94 Population (96) within 400m of Transit Service 100 Population (96) 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 though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	94% 200%		a)	ectare (upnri	et Residential He	Dwelling Units Per N
Population (96) within 400m of Transit Service 1000	100%	ential; Low-rise/Me	iented Resid	ng; Street O	ed] / [Row Housi	[Single/Semi-detach
Population (%) within 600m of Commercial Service Early				nd	n 500m of Parkla	Population (%) withi
Presence/Loss of Natural Areas Land Water Protected as Environmental Reserve 0.0 1.2 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	50.4			t Service	n 400m of Transi	Population (%) withi
Protected as Environmental Reserve 0.0 1.1 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 Protected though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0	26		e	iercial Servi	n 600m of Comm	Population (%) withi
Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 2.1 0.0 0.0 0.0 0.0	Land Water	Land			ral Areas	Presence/Loss of Natu
Protected though other means (ha) o.o o.o Lost to Development (ha) 7.8 o.o	0.0 1.1			-	nmental Reserve	Protected as Enviro
Protected though other means (ha) o.o o.o Lost to Development (ha) 7.8 o.o	1.1 0.0	0.0)	Reserve (ha	alized Municipal	Conserved as Natu
Lost to Development (ha) 7.8 o.o						
		1.1				
STUDENT GENERATION STATISTICS Notes:		1.1				
		1.1 0.0 7.8		:	ON STATISTICS	STUDENT GENERAT
		1.1 0.0 7.8 Notes:				
		1.1 0.0 7.8 Notes: *Town Cen		Separate	Public	Level
		0.0 7.8 Notes: *Town Cen	-	Separate :	Public 450	Level Elementary
Senior High School 225 112 ha).	112 na). 449	0.0 7.8 Notes: *Town Cen	12	Separate :	Public 450 225	

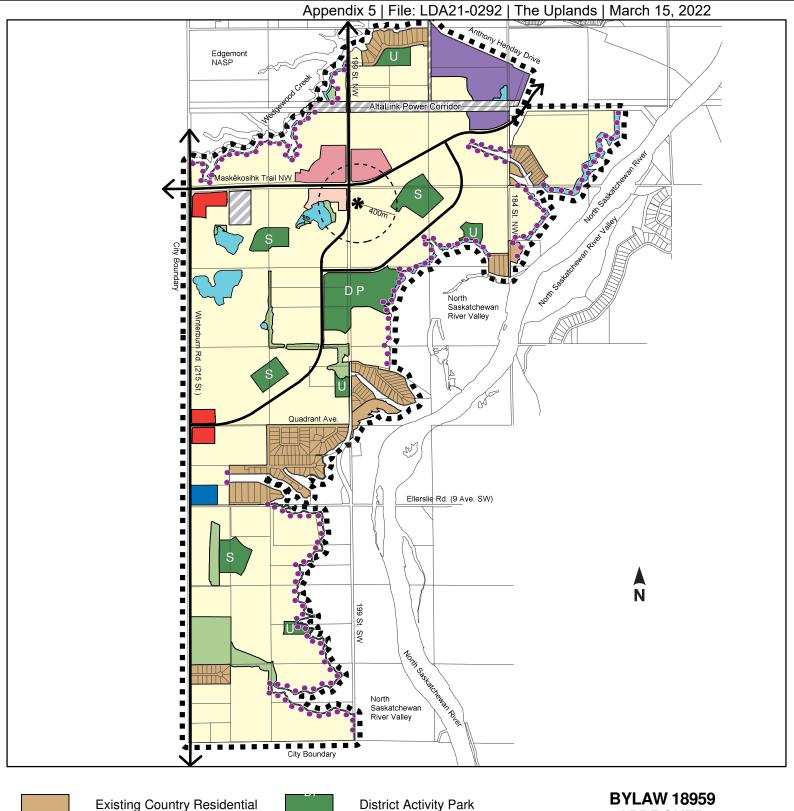
The Uplands Neighbourhood Structure Plan **Proposed Land Use and Population Statistics** Bylaw 20004

			Area (ha)	% of GA		% of GDA	
Gross Area			283.85	1	.00%		
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			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 Re	eserve)						
Urban Village Park			5.66			2.5%	1
Pocket Parks			1.00			0.4%	3.5%
Greenway			0.13			0.1%	3.5%
Natural Area (MR)			1.13			0.5%	
Transportation							,
Circulation			44.90			20.0%	
Infrastructure & Servicing							
Stormwater Management			17.88			7.9%	
Total Non-Residential Area			117.00			52.0%	
Net Residential Area			107.05			40.00/	
(NRA)			107.95			48.0%	
RESIDENTIAL LAND USE, DWELLING U	NIT COUNT	AND POPULAT	TION				
Land Use	Area (ha)	Units/ha	Units	% of NRA	Р	eople/Unit	Population
Single/Semi-Detached	82.22	25	2,056	7	6.2%	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
Total	107.95		4,755	1	.00%		10,580
SUSTAINABILITY MEASURES Population Per Net Residential Hectare (n/NRA)						98.
Dwelling Units Per Net Residential Hecta							4
[Single/Semi-detached] / [Row Housing		ed Residential	· Low-rise/Mediu	m Density] Unit Patio		43.2% /	
[Single, Serial decidence] / [Row Housing	, sarcer orient	.ca residential	, 2011 Hack Hould	Density] onit Ratio		13.2 /0 /	33.070

SUSTAINABILITY MEASURES			
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 Re	sidential; Low-rise/Mediui	m 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%
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 though other means (ha)	0.0	0.0	
Lost to Development (ha)	7.8	0.0	

STUDENT GENERATION STATISTICS				
Level	Public	Separate		
Elementary	450	225		
Junior High School	225	112		
Senior High School	225	112		
Total	900	449		

Notes:
*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).







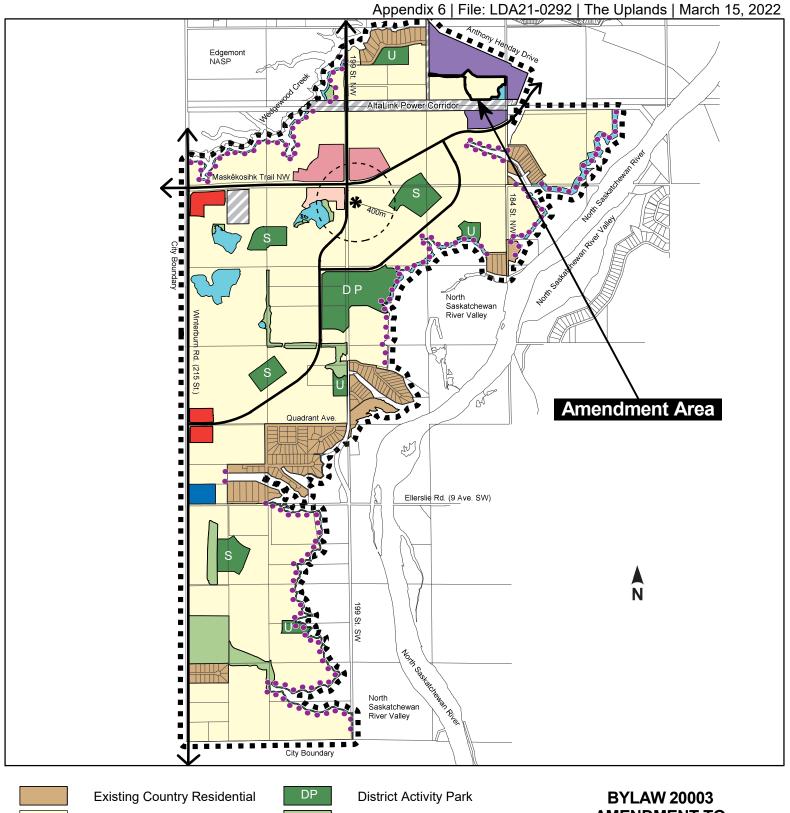
Natural Area
Environmental Reserve
Top of Bank Shared-Use Path /
Roadway
Public Utility Lot
Transit Centre

Transit Centre
Arterial Roadway
ASP Boundary

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.







Natural Area

Environmental Reserve

Top of Bank Shared-Use Path /

Roadway

Public Utility Lot

Transit Centre

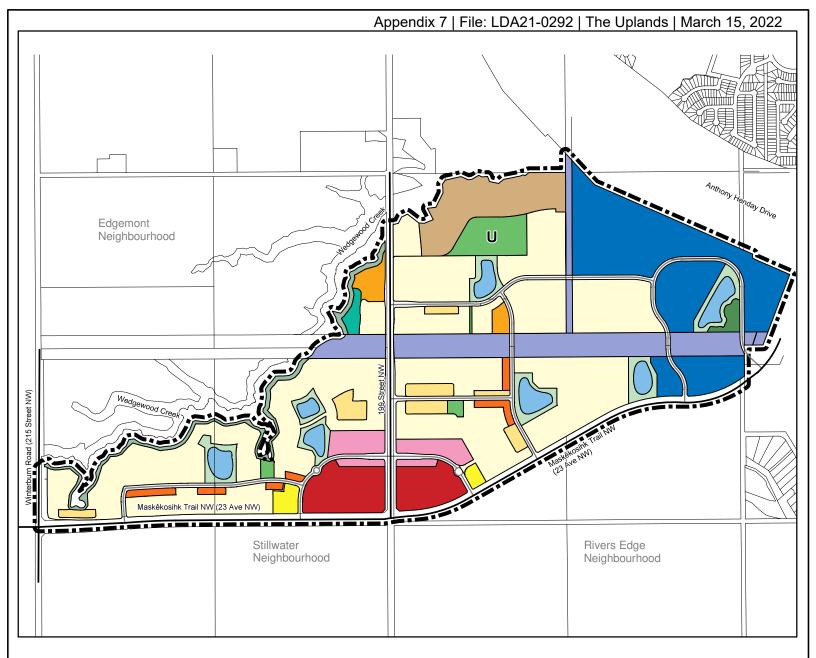
Arterial Roadway

ASP Boundary

Amendment Area

AMENDMENT TO RIVERVIEW

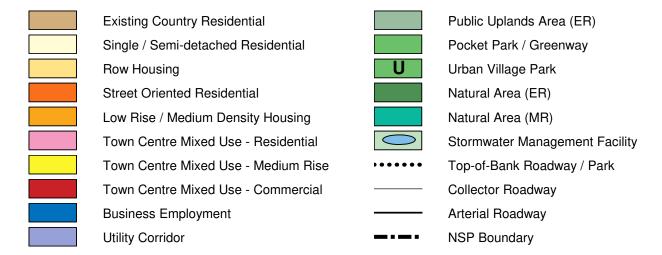
Area Structure Plan (as amended)



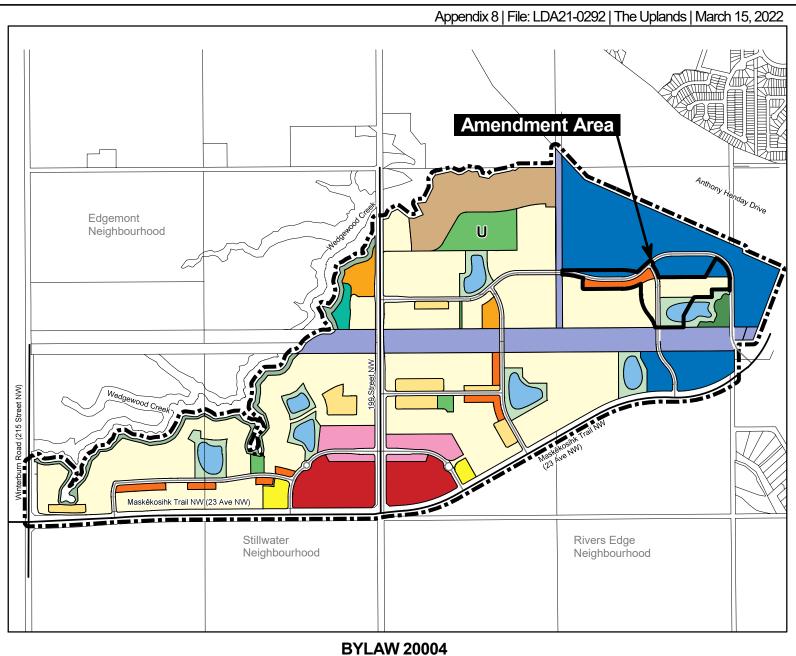
BYLAW 19157 THE UPLANDS hbourhood Structure Plar

Neighbourhood Structure Plan (as amended)





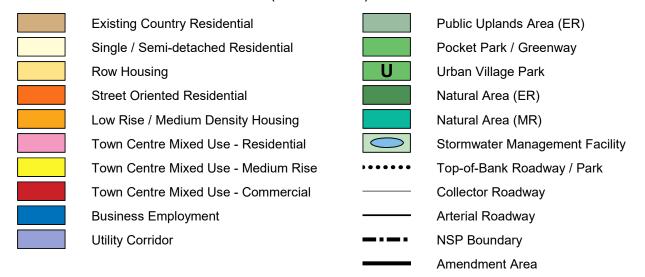
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.





Neighbourhood Structure Plan (as amended)

N



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
	The Uplands Neighbourhood Structure Plan

Written By: Carla Semeniuk

Approved By: Tim Ford

Branch: Development Services Section: Planning Coordination