

BYLAW 20004

To amend The Uplands Neighbourhood Structure Plan

Purpose

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

Readings

Charter Bylaw 20004 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 20004 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 25, 2022, and March 5, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20004 proposes to amend The Uplands Neighbourhood Structure Plan (NSP) for approximately ten (10) hectares of land located in the northwestern portion of the neighbourhood.

Bylaw 20004 proposes to:

- realign the 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.

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.

Bylaw 20004 includes proposed updates to the land use and population statistics and relevant figures. If approved, Bylaw 20004 will result in a slight decrease to The Uplands NSP net residential

BYLAW 20004

density from 45 upnrha to 44 upnrha, while maintaining the approved Riverview ASP net residential density of 34 upnrha.

The application includes a proposed amendment to the Riverview Area Structure Plan (ASP) under Bylaw 20003 to update relevant figures and the statistics to align the plan with proposed Bylaw 20004.

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.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Wedgewood Ravine and Cameron Heights community leagues, and West Edmonton Communities Council Area Council on September 21, 2021. No responses were received.

Attachments

1. Bylaw 20004
2. Administration Report (attached to Bylaw 20003 - Item 3.13)