

Bylaw 20004

A Bylaw to amend Bylaw 16407, the Riverview Area Structure Plan  
through an amendment to The Uplands Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 2, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16407, being the Riverview Area Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 16407, being the Riverview Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 22, 2015 Council amended the Riverview Neighbourhood 1 Neighbourhood Structure Plan by the passage of Bylaw 17269 adopting the plan as the Riverview Neighbourhood 1 Neighbourhood Structure Plan; and

WHEREAS on April 24, 2017 Council amended the Riverview Neighbourhood 1 Neighbourhood Structure Plan by passage of Bylaw 17970 by renaming and adopting the plan as The Uplands Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable from time to time to amend The Uplands Neighbourhood Structure Plan, through the passage of Bylaws 18774, 18960, 19157, and 19672; and

WHEREAS an application was received by Administration to amend The Uplands Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 17970 - The Uplands Neighbourhood Structure Plan is hereby amended by:
  - a. Delete the map entitled “Bylaw 19157 – Amendment to The Uplands Neighbourhood Structure Plan” and replace with the map “Bylaw 20004 – Amendment to The Uplands Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of

this bylaw;

- b. Delete “Appendix 1: The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 19157” and replace with “Appendix 1: The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20004”, attached hereto as Schedule “B” and forming part of this bylaw;
- c. delete the map entitled “Figure 5 – Development Concept” and replace it with the map entitled “Figure 5 – Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. delete the map entitled “Figure 6 – Ecological Network and Parks” and replace it with the map entitled “Figure 6 – Ecological Network and Parks” attached hereto as Schedule “D” and forming part of this bylaw;
- e. delete the map entitled “Figure 7 – Urban Agriculture & Food” and replace it with the map entitled “Figure 7 – Urban Agriculture & Food” attached hereto as Schedule “E” and forming part of this bylaw;
- f. delete the map entitled “Figure 8 – Sanitary Servicing” and replace it with the map entitled “Figure 8 – Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- g. delete the map entitled “Figure 9 – Stormwater Servicing” and replace it with the map entitled “Figure 9 – Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- h. delete the map entitled “Figure 10 – Water Servicing” and replace it with the map entitled “Figure 10 – Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw;
- i. delete the map entitled “Figure 11 – Staging” and replace it with the map entitled “Figure 11 – Staging” attached hereto as Schedule “I” and forming part of this bylaw;
- j. delete the map entitled “Figure 12 – Transportation” and replace it with the map entitled

“Figure 12 – Transportation” attached hereto as Schedule “J” and forming part of this bylaw;

- k. delete the map entitled “Figure 13 – Active Mode Transportation” and replace it with the map entitled “Figure 13 – Active Mode Transportation” attached hereto as Schedule “K” and forming part of this bylaw; and
- l. delete the map entitled “Figure 14 – Low Impact Development Opportunities” and replace it with the map entitled “Figure 14 – Low Impact Development Opportunities” attached hereto as Schedule “L” and forming part of this bylaw.

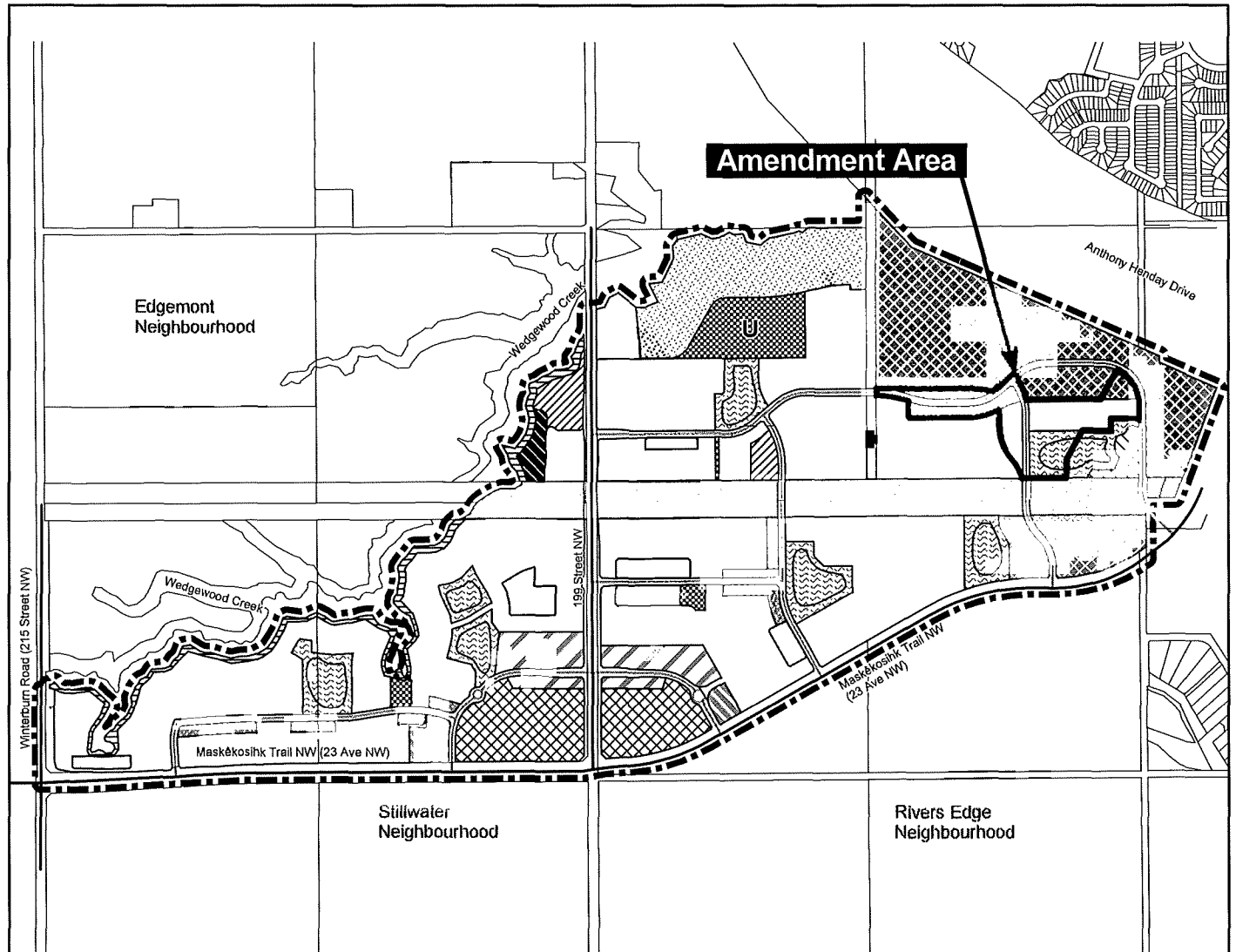
READ a first time this	15th day of March	, A. D. 2022;
READ a second time this	15th day of March	, A. D. 2022;
READ a third time this	15th day of March	, A. D. 2022;
SIGNED and PASSED this	15th day of March	, A. D. 2022;

THE CITY OF EDMONTON

*A. Schi*

MAYOR

*A. Chapp*  
CITY CLERK



**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.

## SCHEDULE "B"

**Appendix 1: The Uplands Neighbourhood Structure Plan  
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%
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>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
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>

**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 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%

**Presence/Loss of Natural Areas**

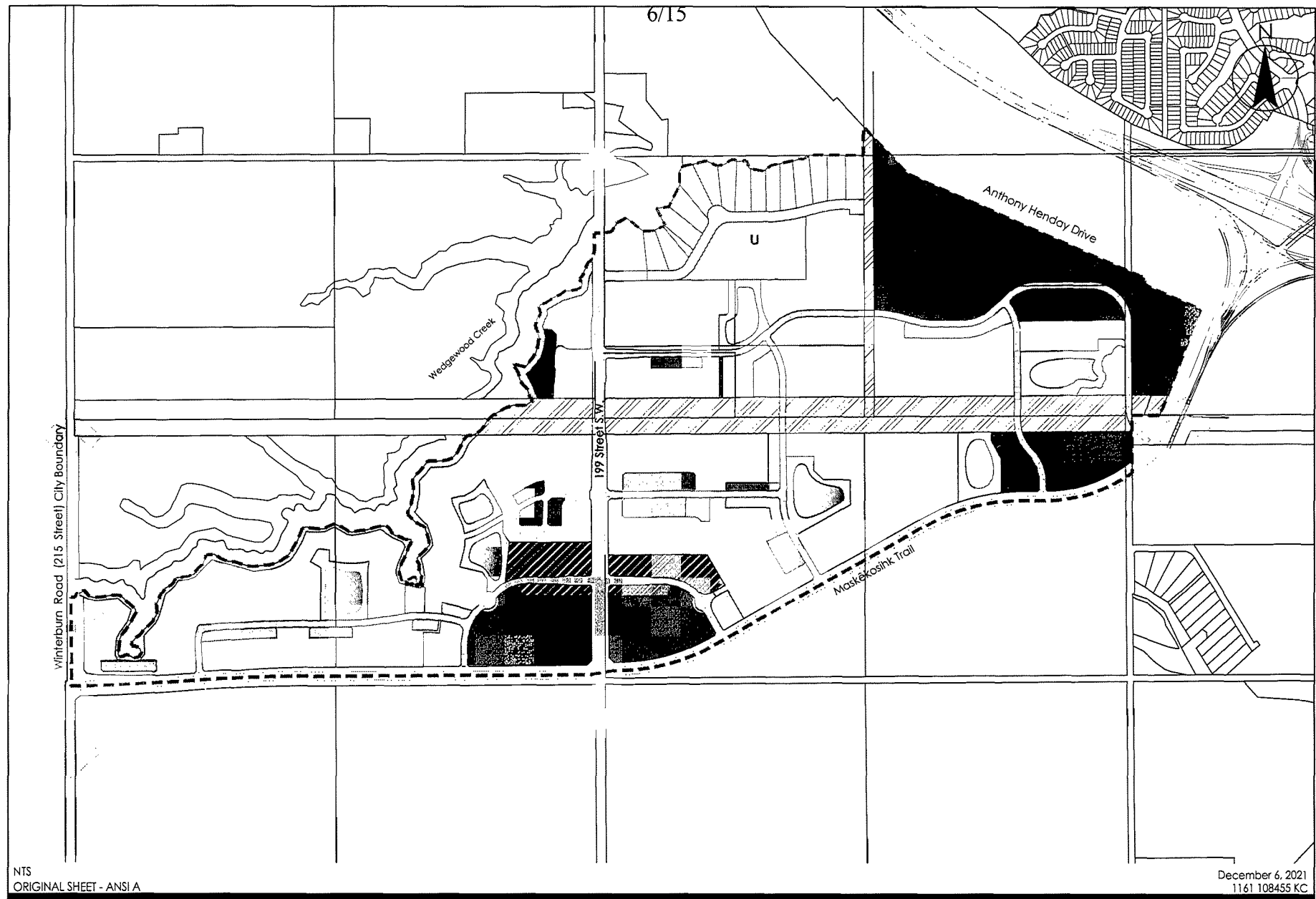
	Land	Water
Protected as Environmental Reserve	0.0	1.1
Conserved as Naturalized Municipal Reserve (ha)	1.1	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	7.8	0.0

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	450	225
Junior High School	225	112
Senior High School	225	112
<b>Total</b>	<b>900</b>	<b>449</b>

**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).



# Legend

- Existing Country Residential
- Single/ Semi-Detached Residential
- Row Housing
- Street Oriented Residential
- Low Rise / Medium Density Housing
- Town Centre Mixed Use - Medium Rise
- Town Centre Mixed Use - Residential
- Town Centre Mixed Use - Commercial

- Business Employment
- Public Upland Area (ER)
- Urban Village Park
- Pocket Park / Greenway
- Natural Area (MR)
- Natural Area (ER)

- Stormwater Management Facility
- Public Utility
- Top-of-Bank Roadway / Park
- Collector Roadway
- Arterial Roadway
- NSP Boundary

Client/Project

The Uplands  
Neighbourhood Structure Plan

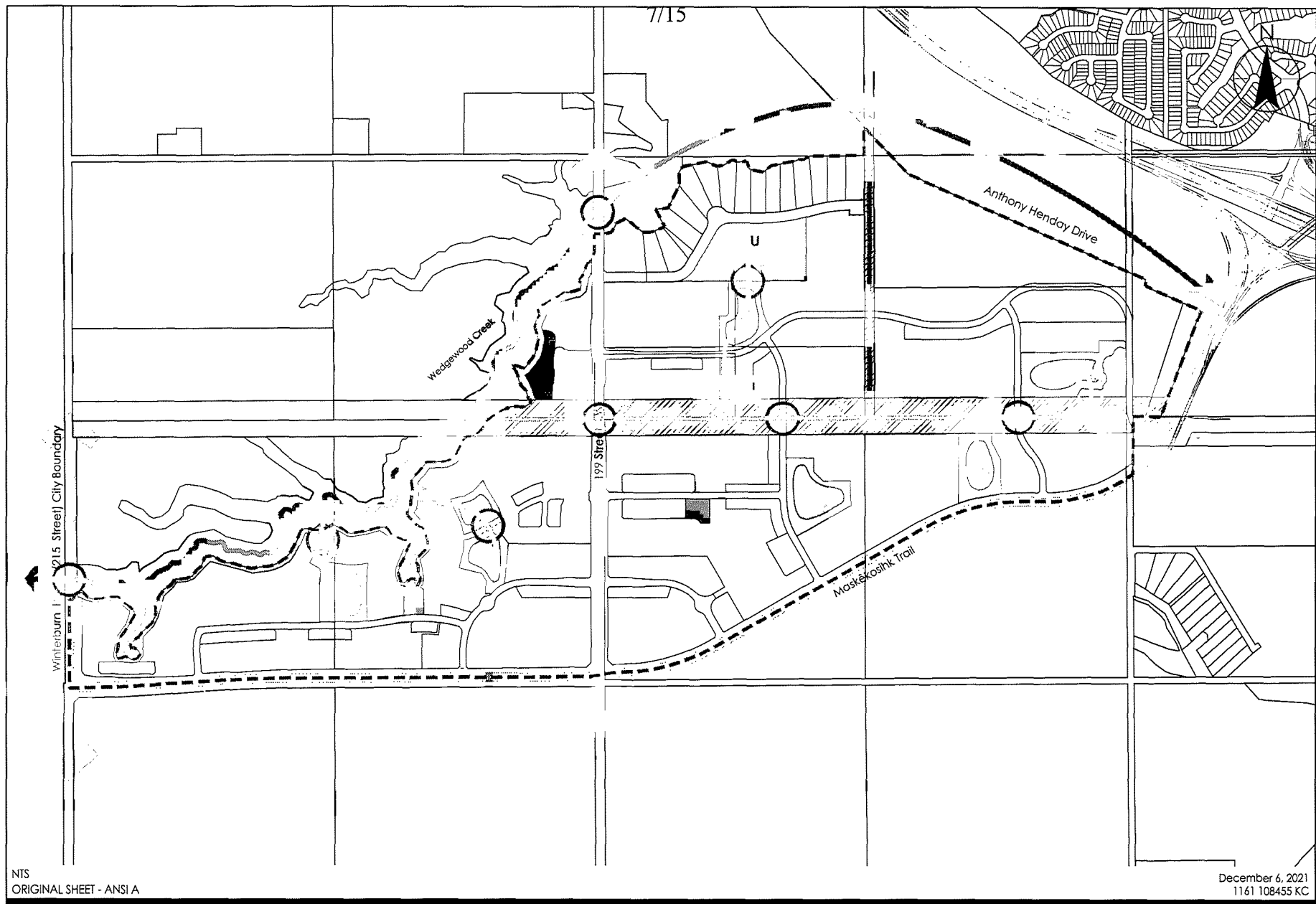
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Development Concept

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#### Legend

- Public Utility
- Urban Village Park
- Pocket Park / Greenway
- Natural Area (MR)
- Stormwater Management Facility
- Public Upland Area (ER)
- Natural Area (ER)

- Ecological Link
- Potential Wildlife Passage
- Arterial Roadway
- NSP Boundary

Client/Project

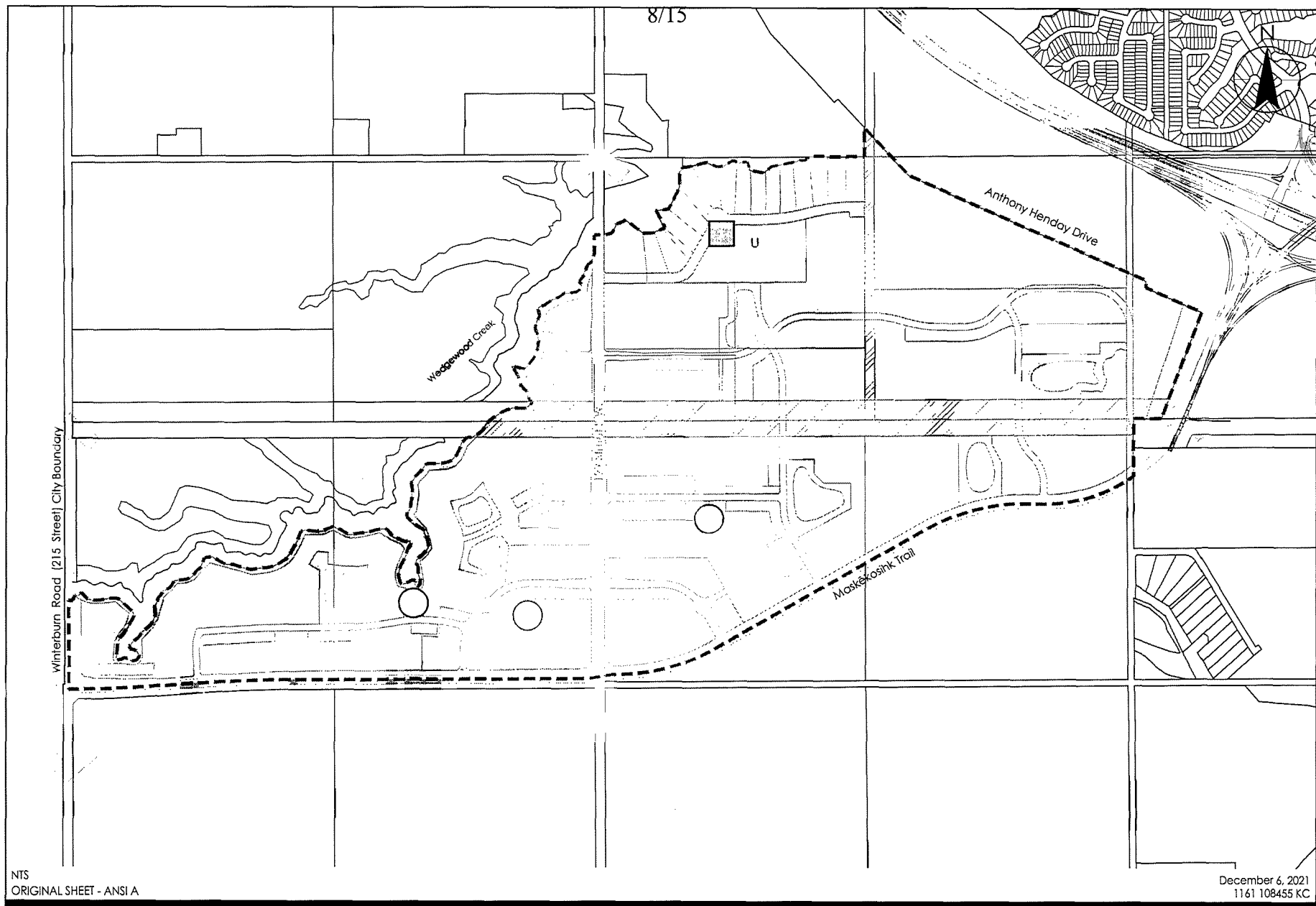
The Uplands  
Neighbourhood Structure Plan

Figure No.

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Title

Ecological Network & Parks



- Legend**
- Potential Community Garden
  - Potential Farmers Market
  - Potential Edible Landscaping
  - NSP Boundary

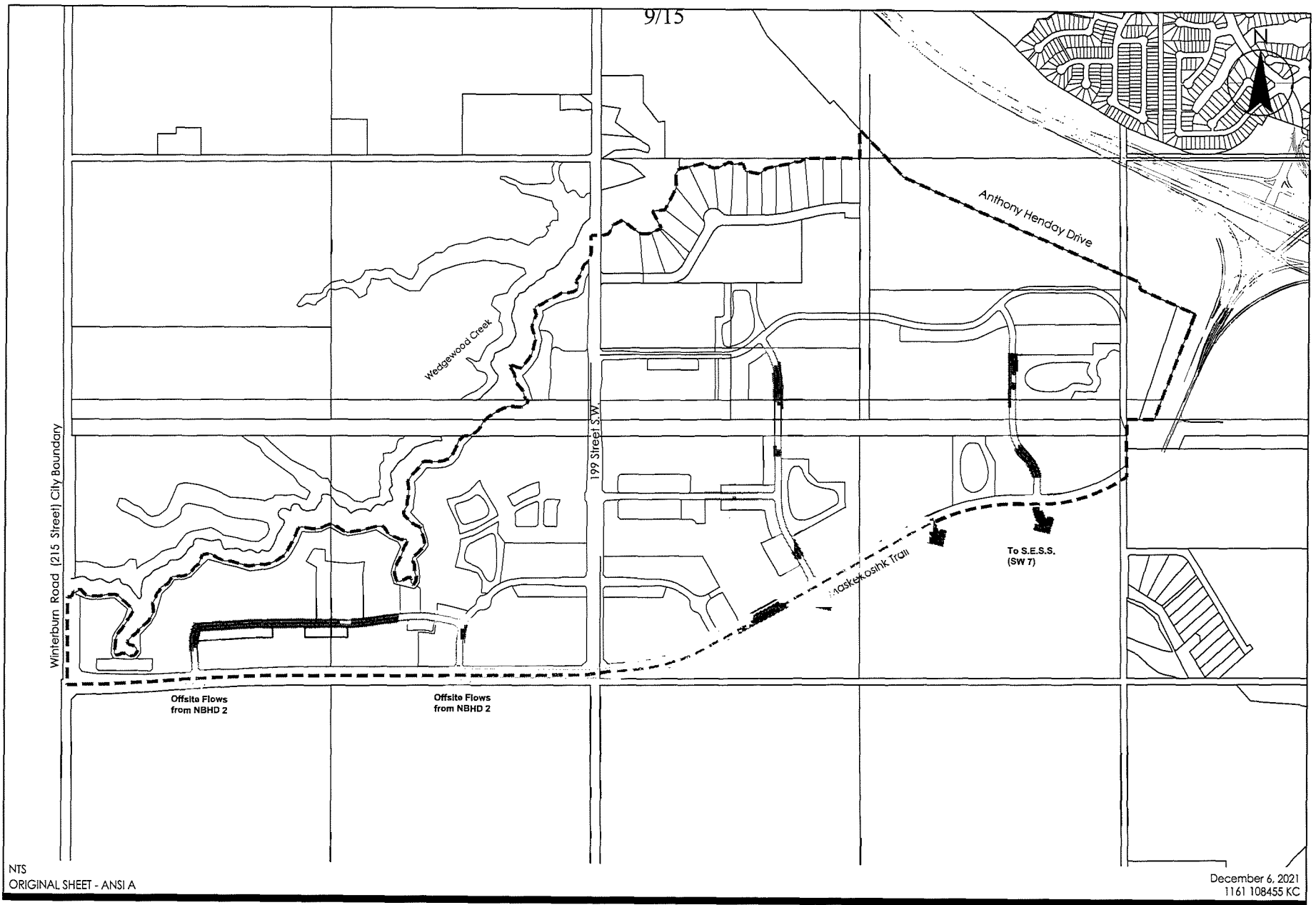
Client/Project  
The Uplands  
Neighbourhood Structure Plan

Figure No.  
7.0

Title  
Urban Agriculture & Food



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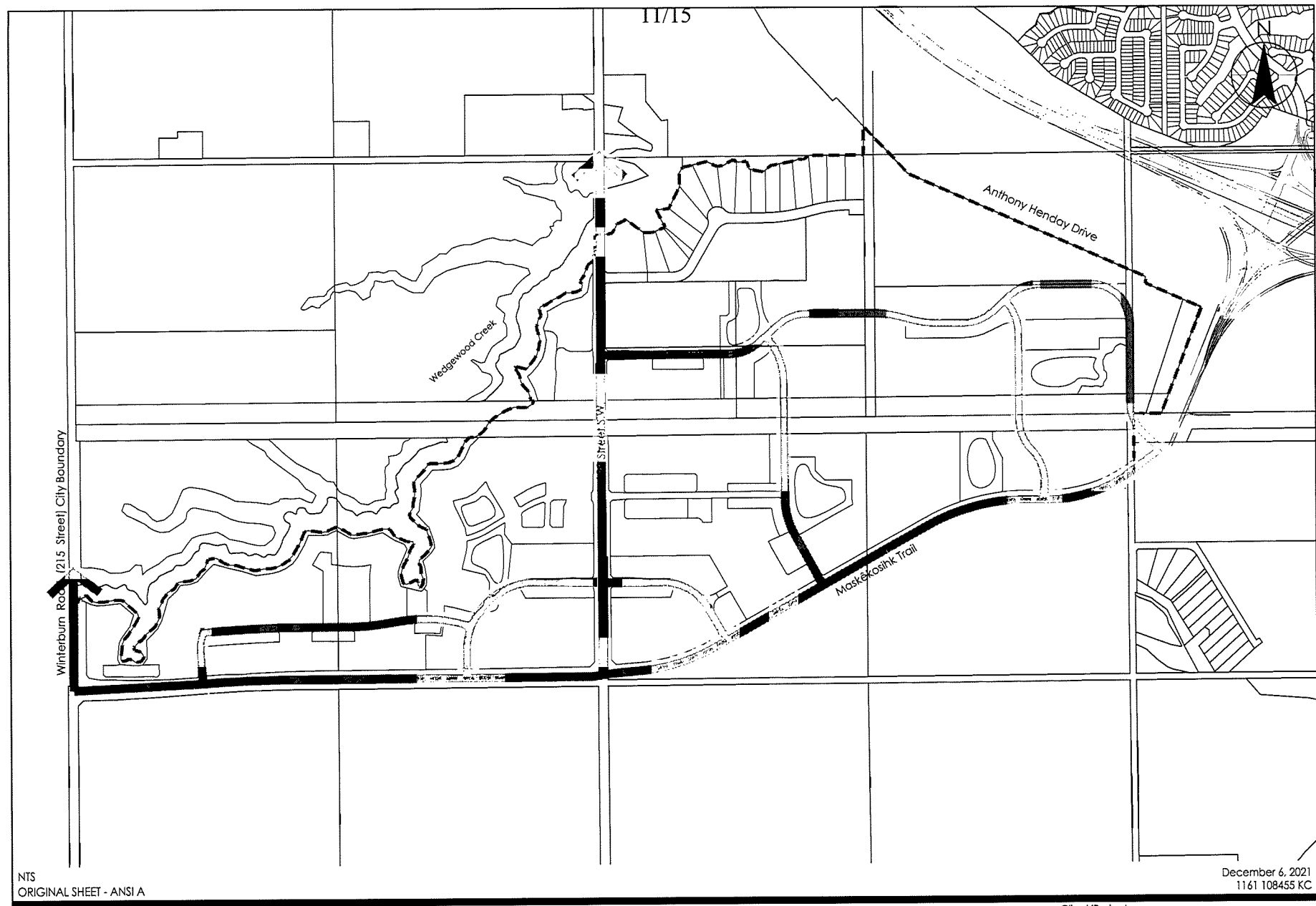
- Sanitary Trunk
- NSP Boundary

Client/Project  
The Uplands  
Neighbourhood Structure Plan

Figure No.  
8.0

Title  
Sanitary Servicing





Legend

- Water Main
- NSP Boundary

Client/Project  
The Uplands  
Neighbourhood Structure Plan

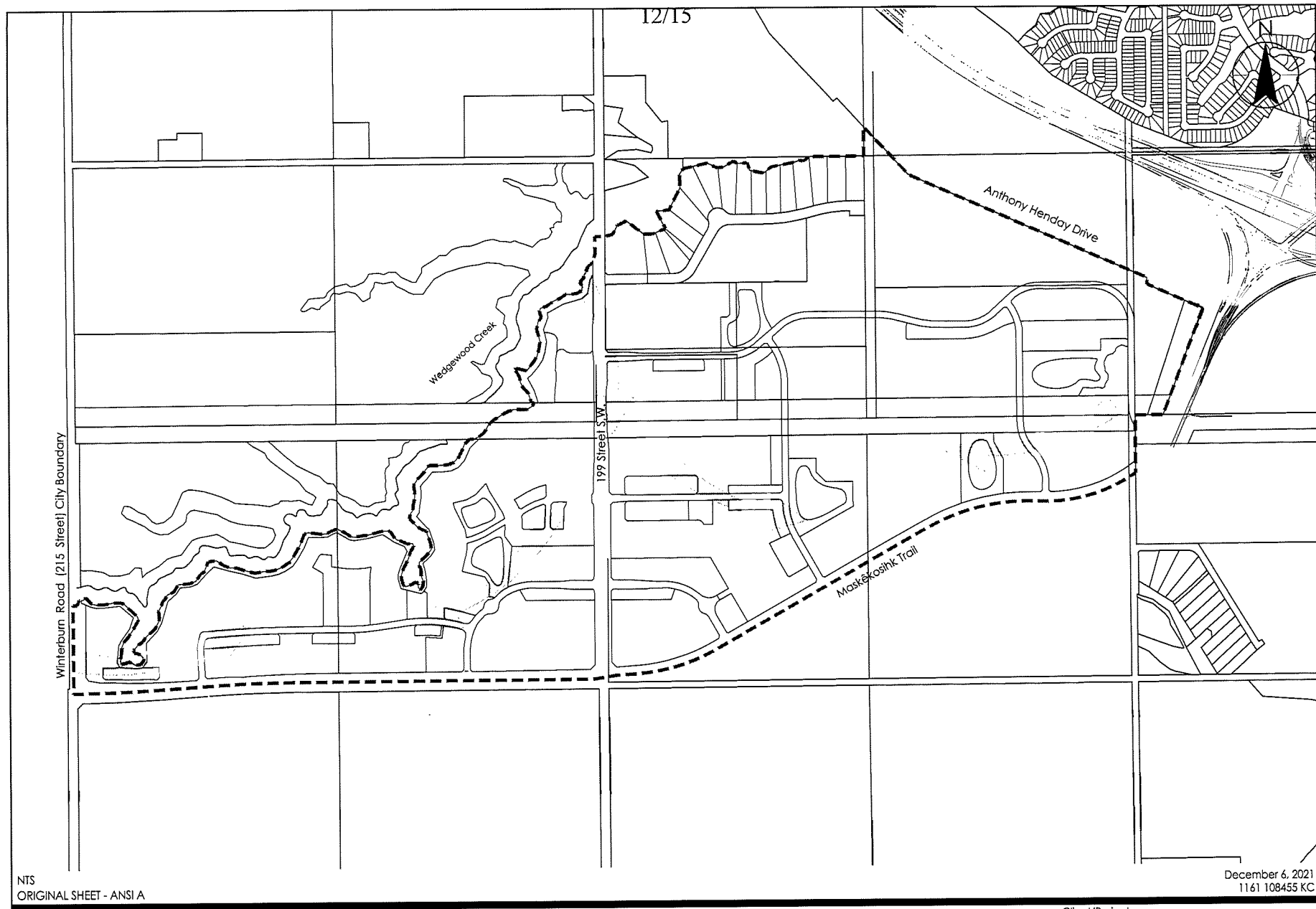
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Title

Water Servicing

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Legend

-  General Direction of Development
-  NSP Boundary

Client/Project

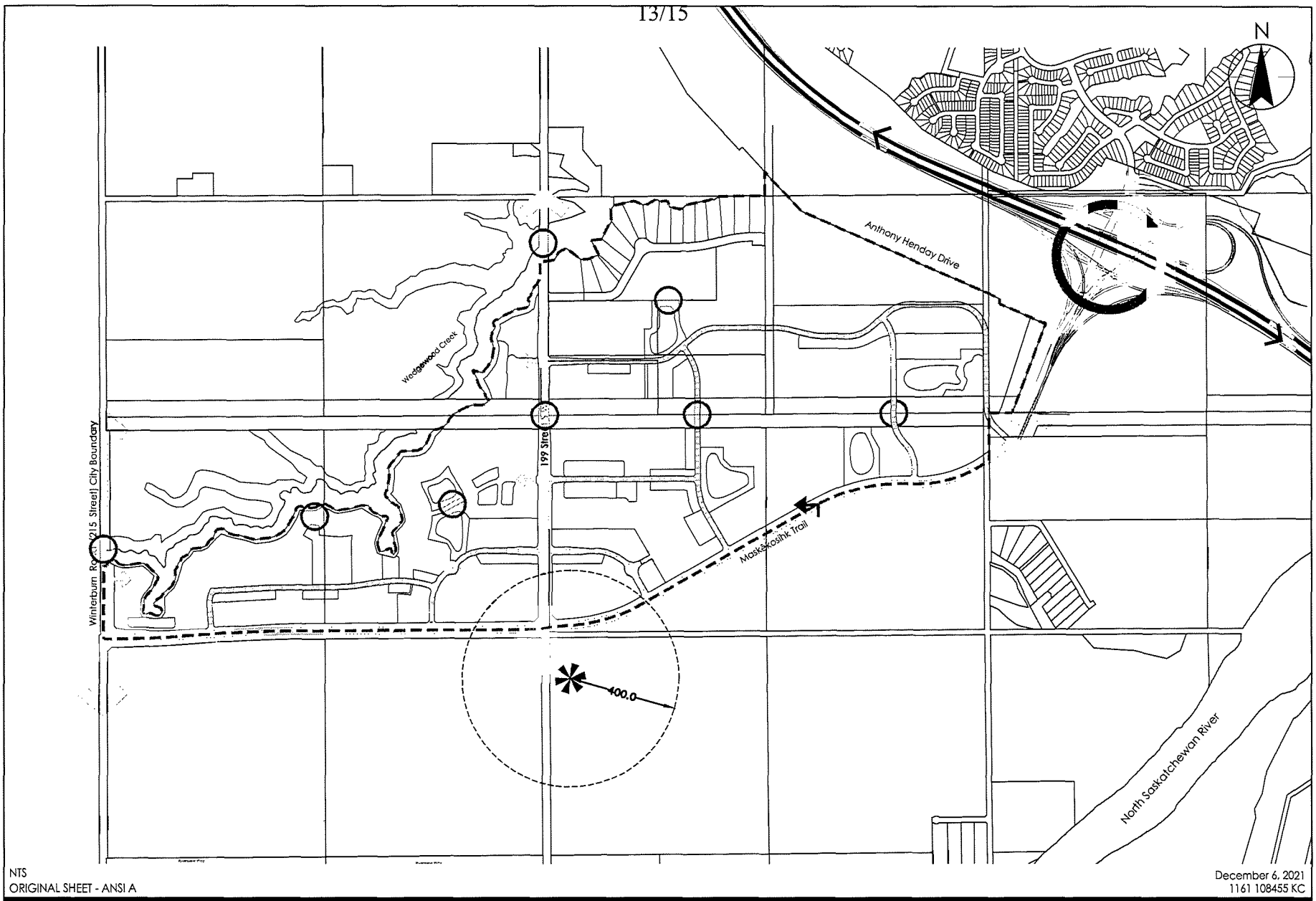
The Uplands  
Neighbourhood Structure Plan

Figure No.

11.0

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NTS  
ORIGINAL SHEET - ANSI A

December 6, 2021  
1161 108455 KC

#### Legend

Collector Roadway

Arterial Roadway

Freeway (Anthony Henday Drive)

Potential Wildlife Passage\*

Transit Centre

Service Interchange

Interim Left-turn Movement

NSP Boundary

\*See ENR11 for Passage Details

Client/Project

The Uplands

Neighbourhood Structure Plan

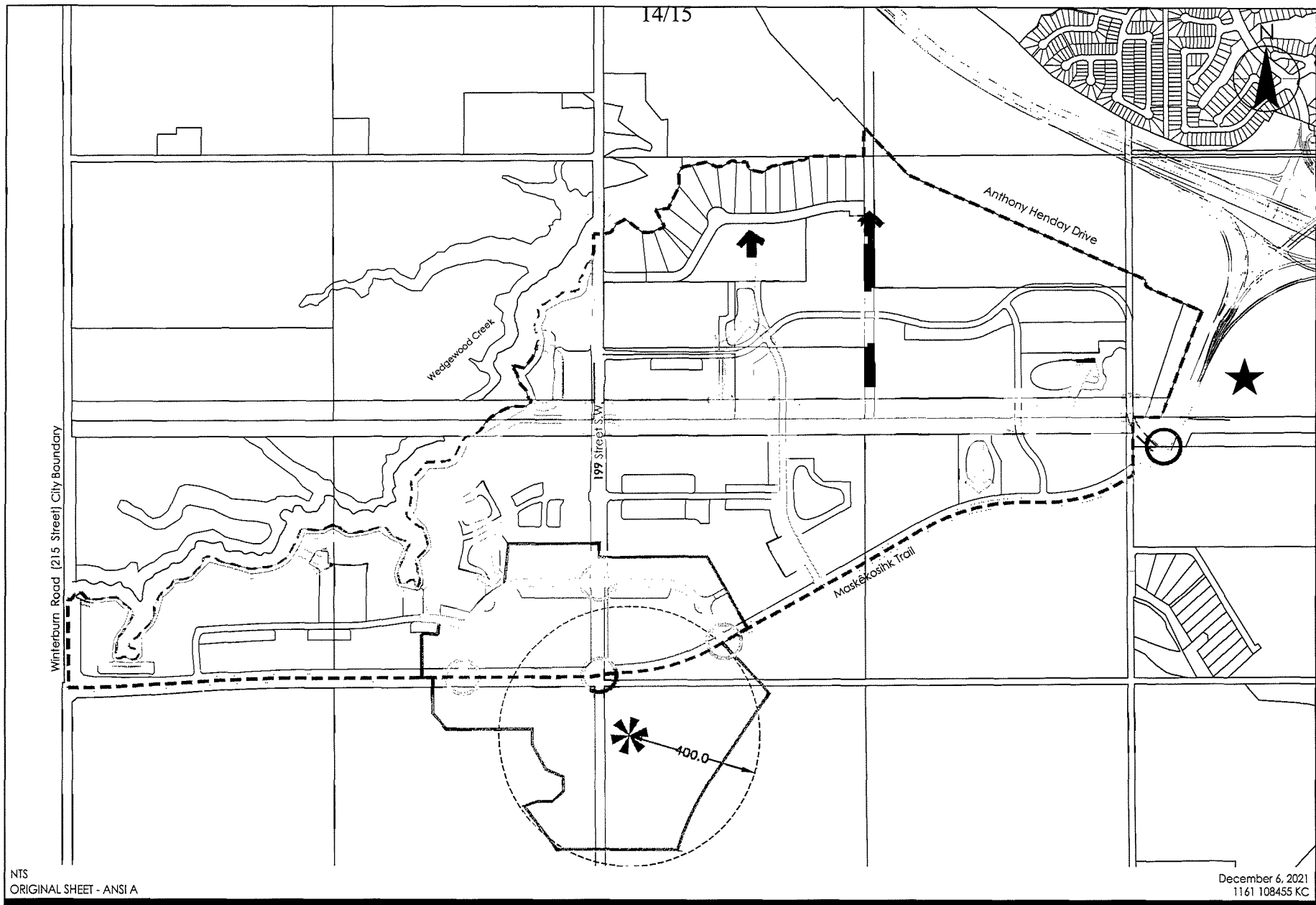
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Transportation

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#### Legend

- Arterial Roadway
- Shared Use Path Active Modes Connection
- Pedestrian Zone
- Pedestrian Mid-Block Crossing
- Priority Pedestrian Crossings
- Two-Stage Pedestrian Crossings

- Transit Centre
- Shared Use Path Connection to Anthony Henday Pedestrian Bridge
- NSP Boundary

Client/Project

The Uplands  
Neighbourhood Structure Plan

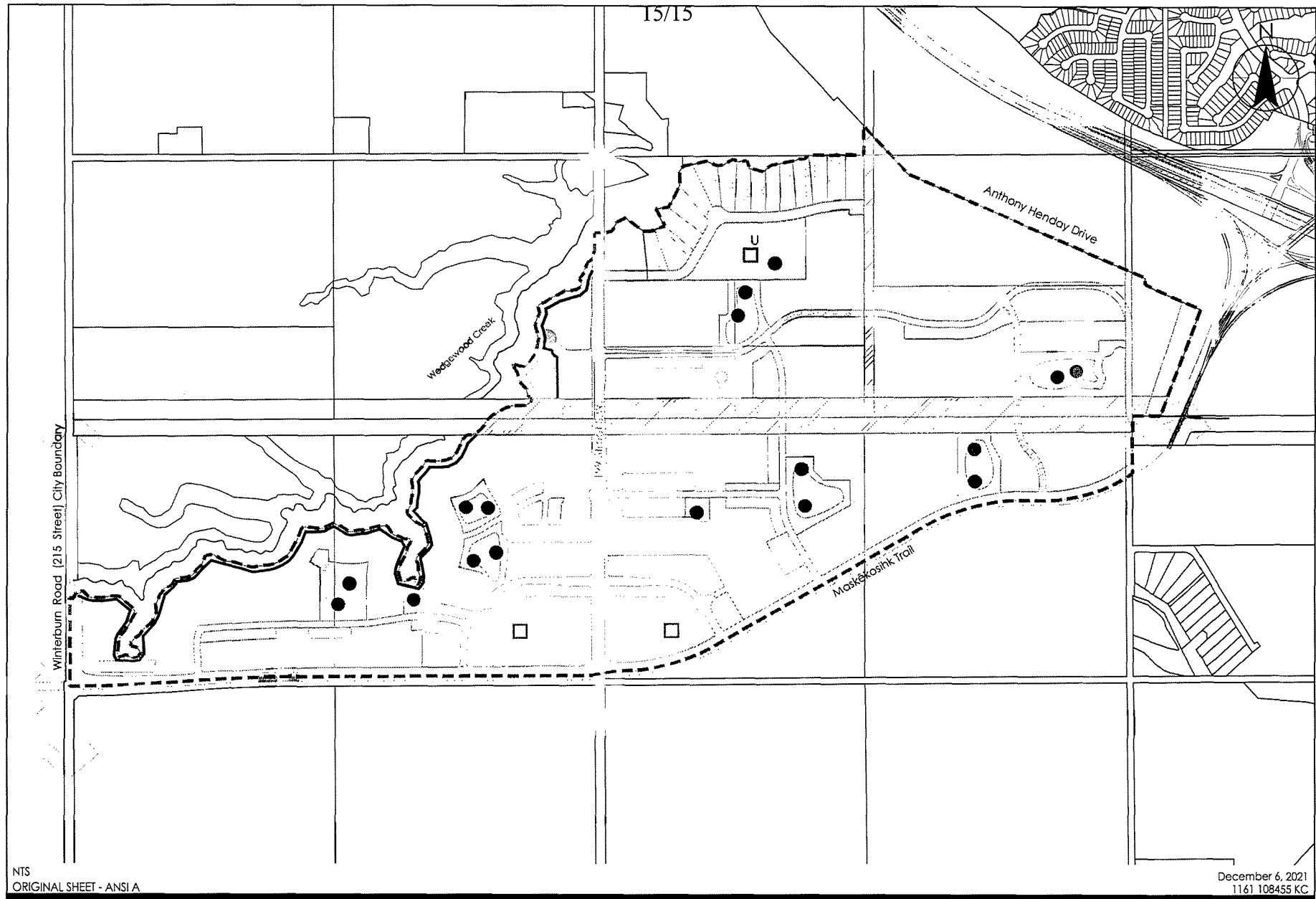
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Active Mode Transportation

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Legend

- Absorbent Landscaping
- ~ Bioswale
- ⊗ Naturalized Storm Water Management Facility
- Bioretention Area
- Back of Lot Drainage & Increased Top Soil Depth
- ▨ Public Utility
- Collector Roadway
- Arterial Roadway
- NSP Boundary

Client/Project

The Uplands

Neighbourhood Structure Plan

Figure No.

14.0

Title

Low Impact