

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;

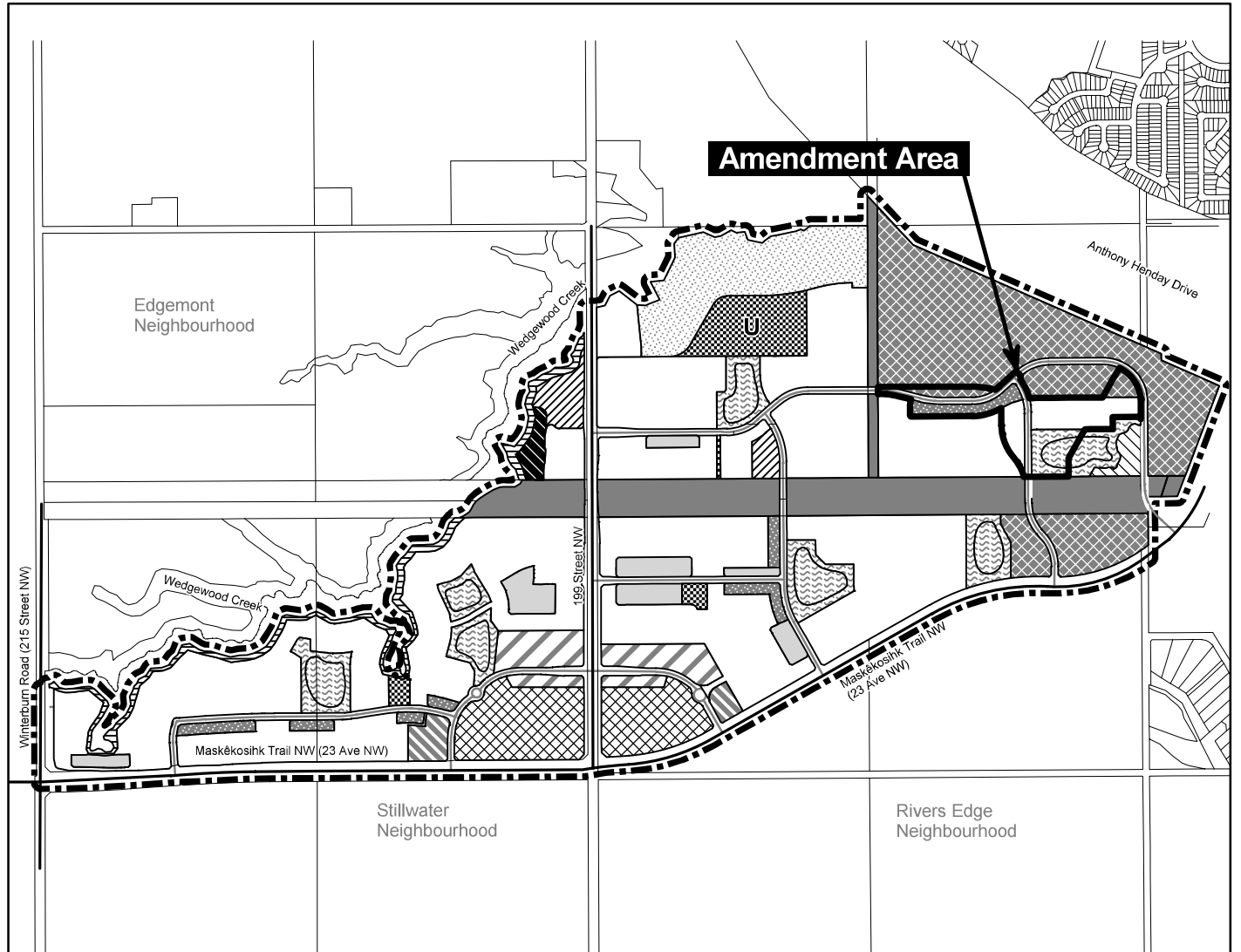
- k. delete the map entitled “Figure 13 – Active Mode Transportation” and replace it with the map entitled “Figure 13 – Active Mode Transportation” attached hereto as Schedule “K” and forming part of this bylaw; and
- l. delete the map entitled “Figure 14 – Low Impact Development Opportunities” and replace 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	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022;

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 2004
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



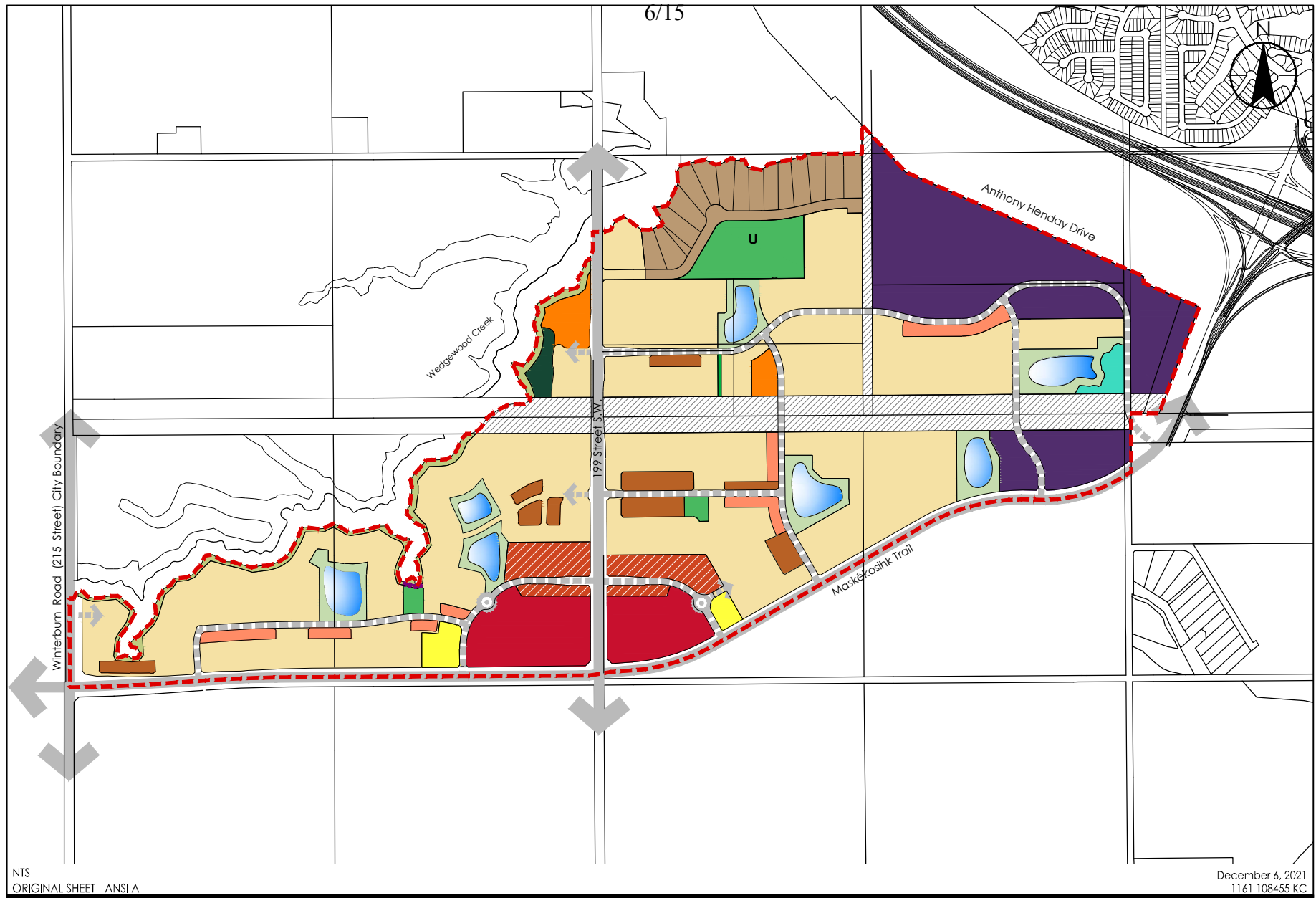
	Existing Country Residential		Public Uplands Area (ER)
	Single / Semi-detached Residential		Pocket Park / Greenway
	Row Housing		Urban Village Park
	Street Oriented Residential		Natural Area (ER)
	Low Rise / Medium Density Housing		Natural Area (MR)
	Town Centre Mixed Use - Residential		Stormwater Management 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			
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	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%			
Total Non-Residential Area	117.00		52.0%			
Net Residential Area (NRA)	107.95		48.0%			
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
Total	107.95		4,755	100%		10,580
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 though other means (ha)			0.0	0.0		
Lost to Development (ha)			7.8	0.0		
STUDENT GENERATION STATISTICS			Notes:			
Level	Public	Separate	*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				
Total	900	449				



NTS
ORIGINAL SHEET - ANSIA

December 6, 2021
1161 108455 KC

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

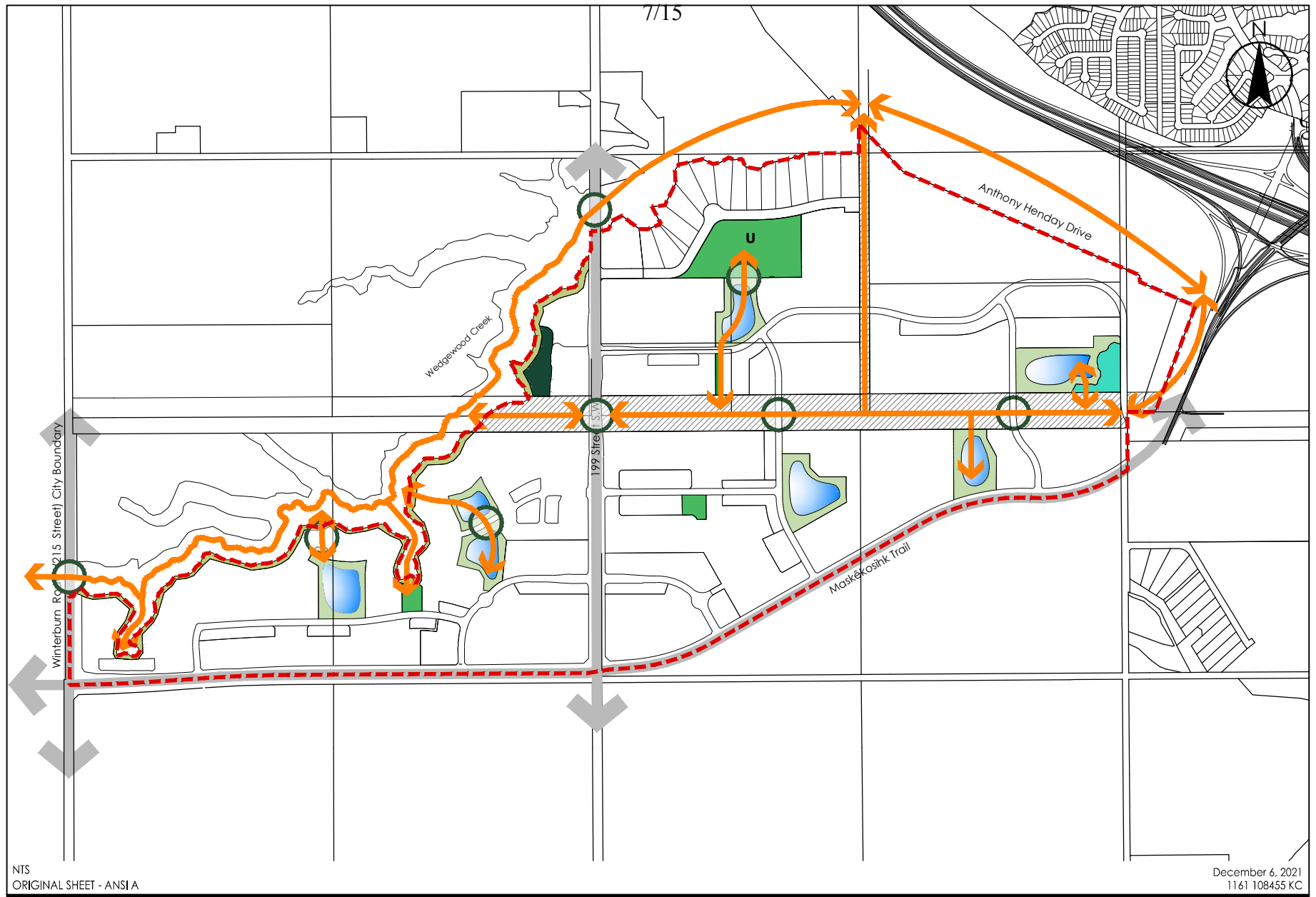
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

5.0

Title

Development Concept



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

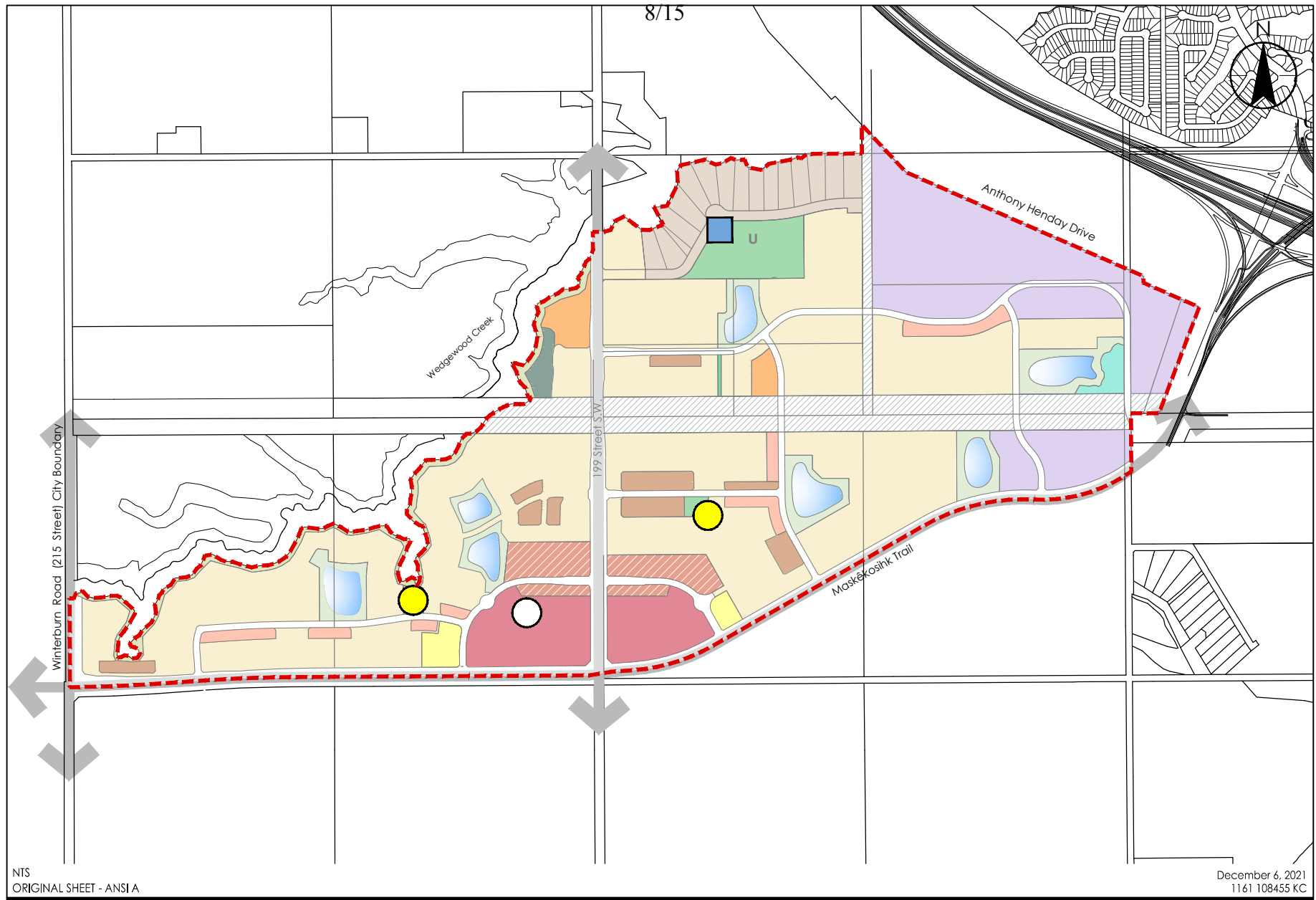
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

6.0

Title

Ecological Network & Parks



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

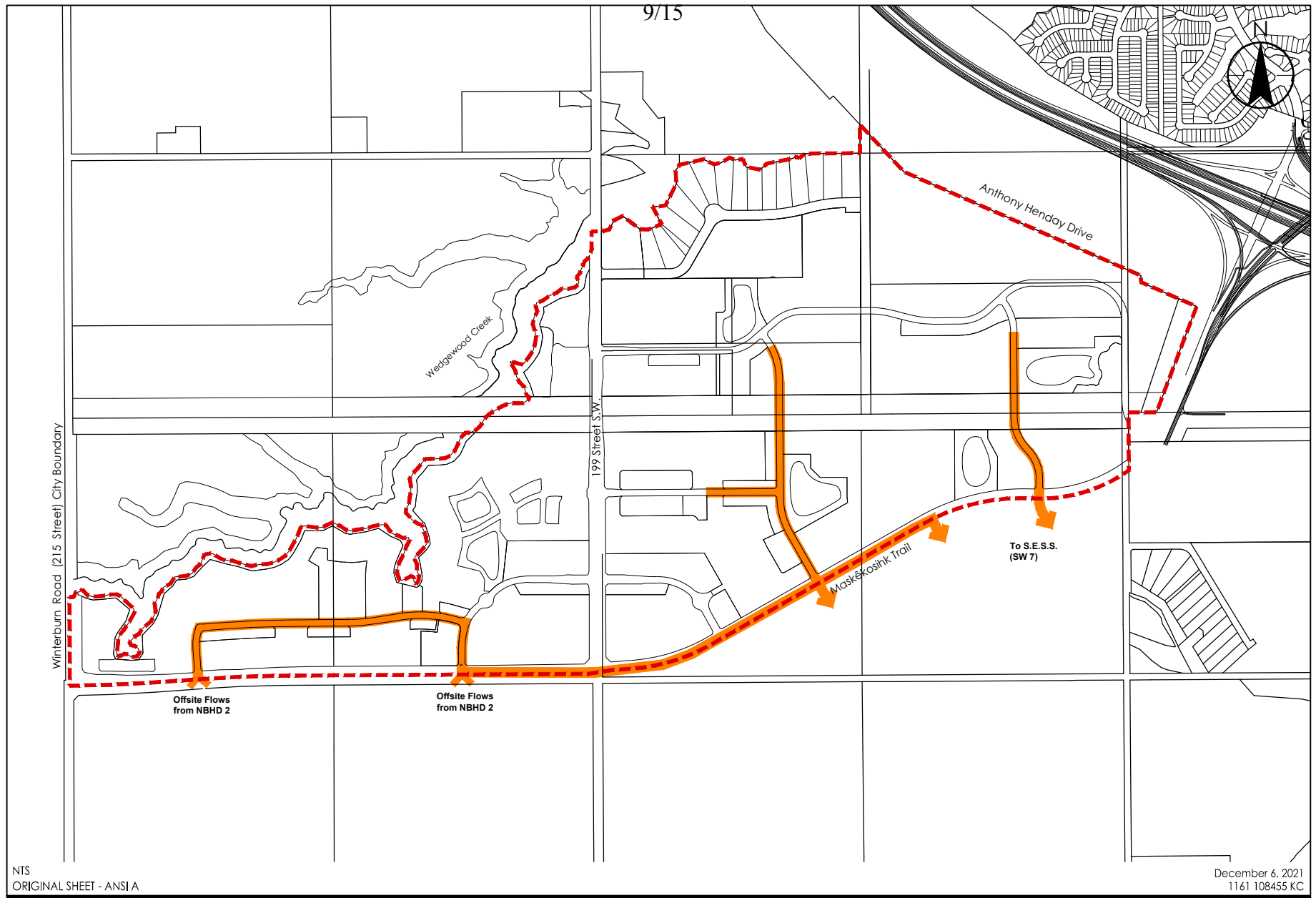
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

7.0

Title

Urban Agriculture & Food



NTS
ORIGINAL SHEET - ANSI A

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- Legend**
- Sanitary Trunk
 - - - NSP Boundary

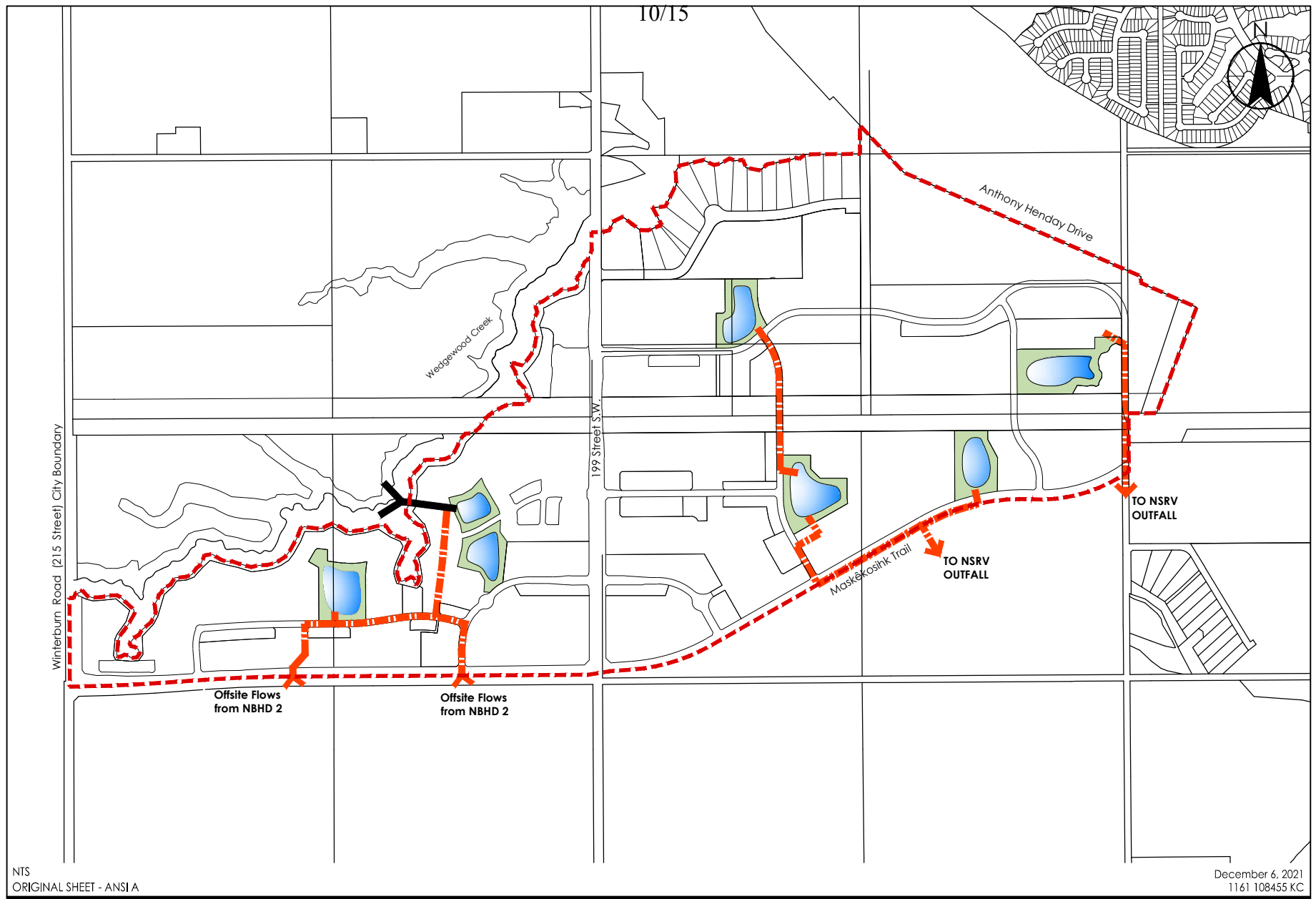
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

8.0





Title

Sanitary Servicing



NTS
ORIGINAL SHEET - ANSI A

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- Legend**
-  Stormwater Management Facility
 -  Storm Trunk & Interconnecting Pipe
 -  Outfall
 -  NSP Boundary

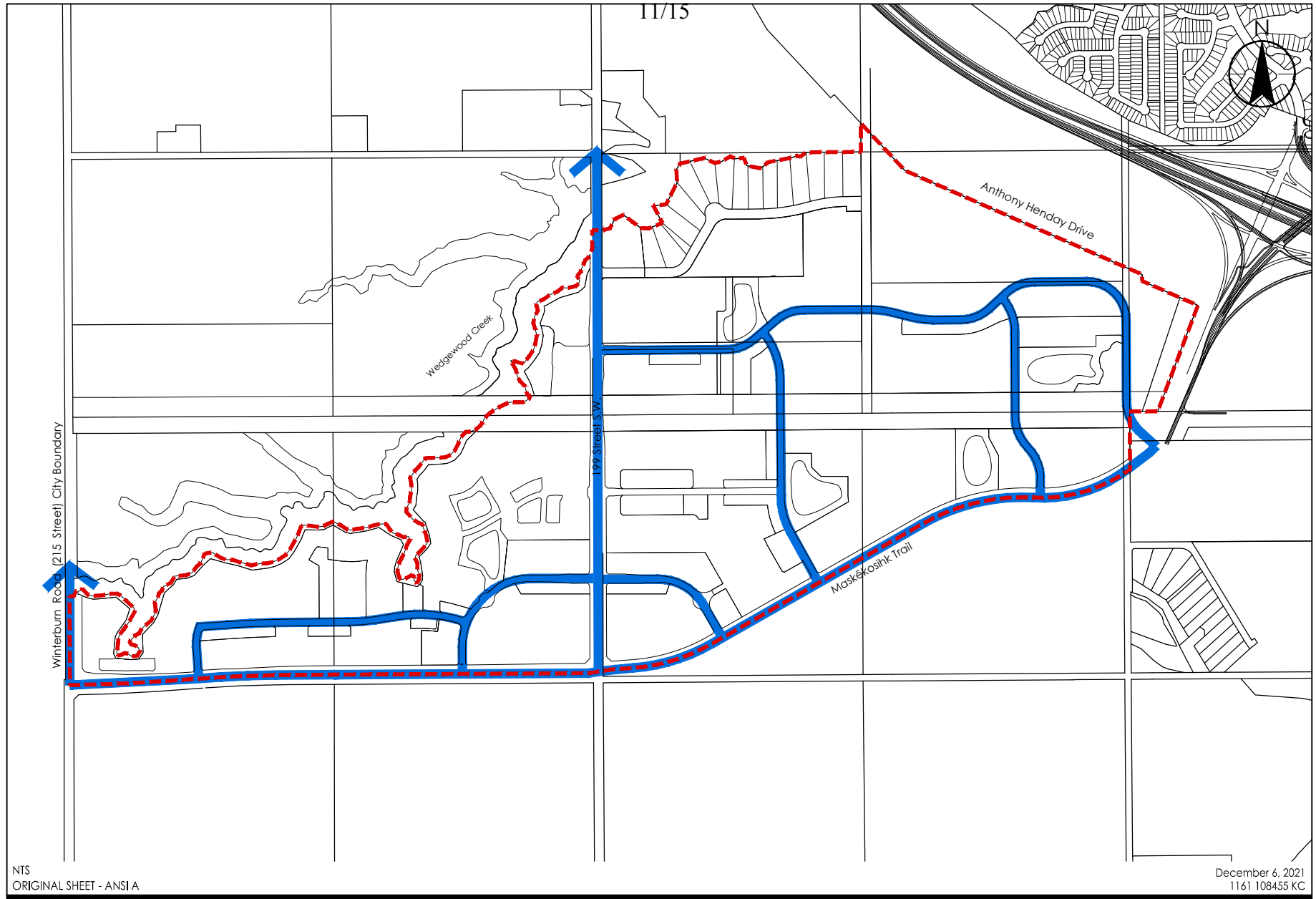
Client/Project
The Uplands
Neighbourhood Structure Plan



Figure No.

9.0

Title

Stormwater Servicing

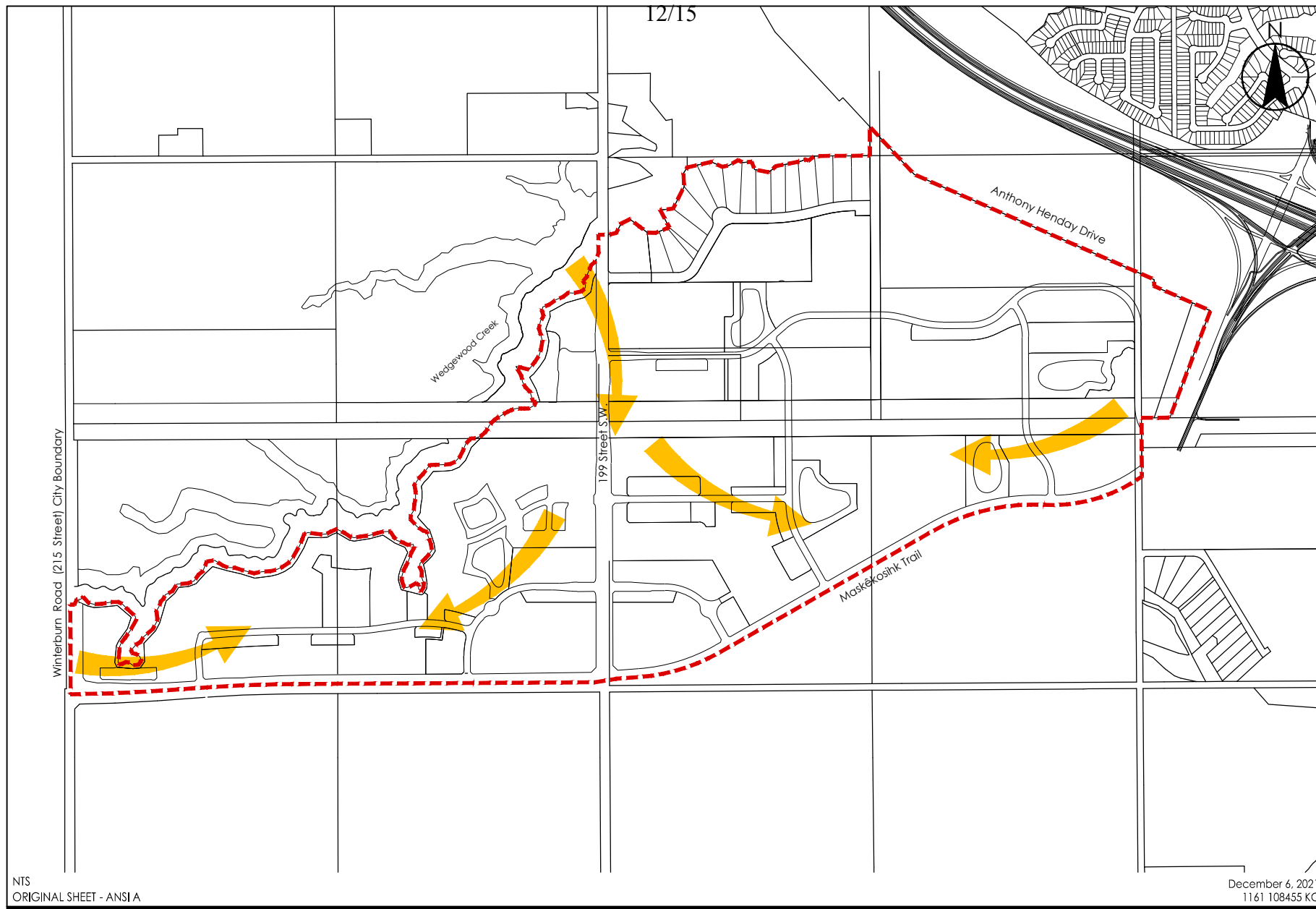


Legend
 Water Main
 NSP Boundary

Client/Project
 The Uplands
 Neighbourhood Structure Plan



Figure No.
 10.0

Title
 Water Servicing



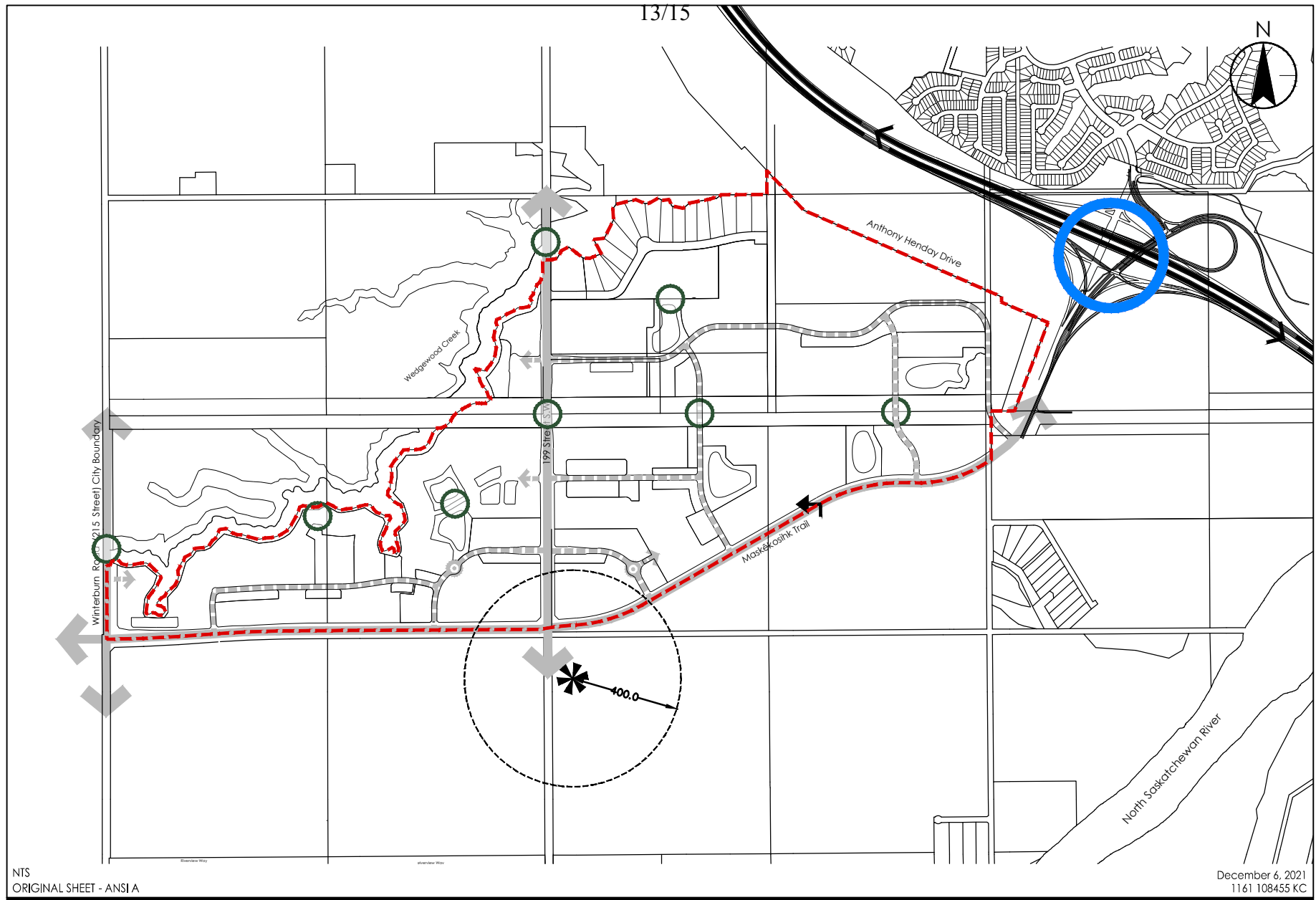
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Legend
 General Direction of Development
 NSP Boundary

Client/Project
 The Uplands
 Neighbourhood Structure Plan

Figure No.
 11.0
 Title
 Staging



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

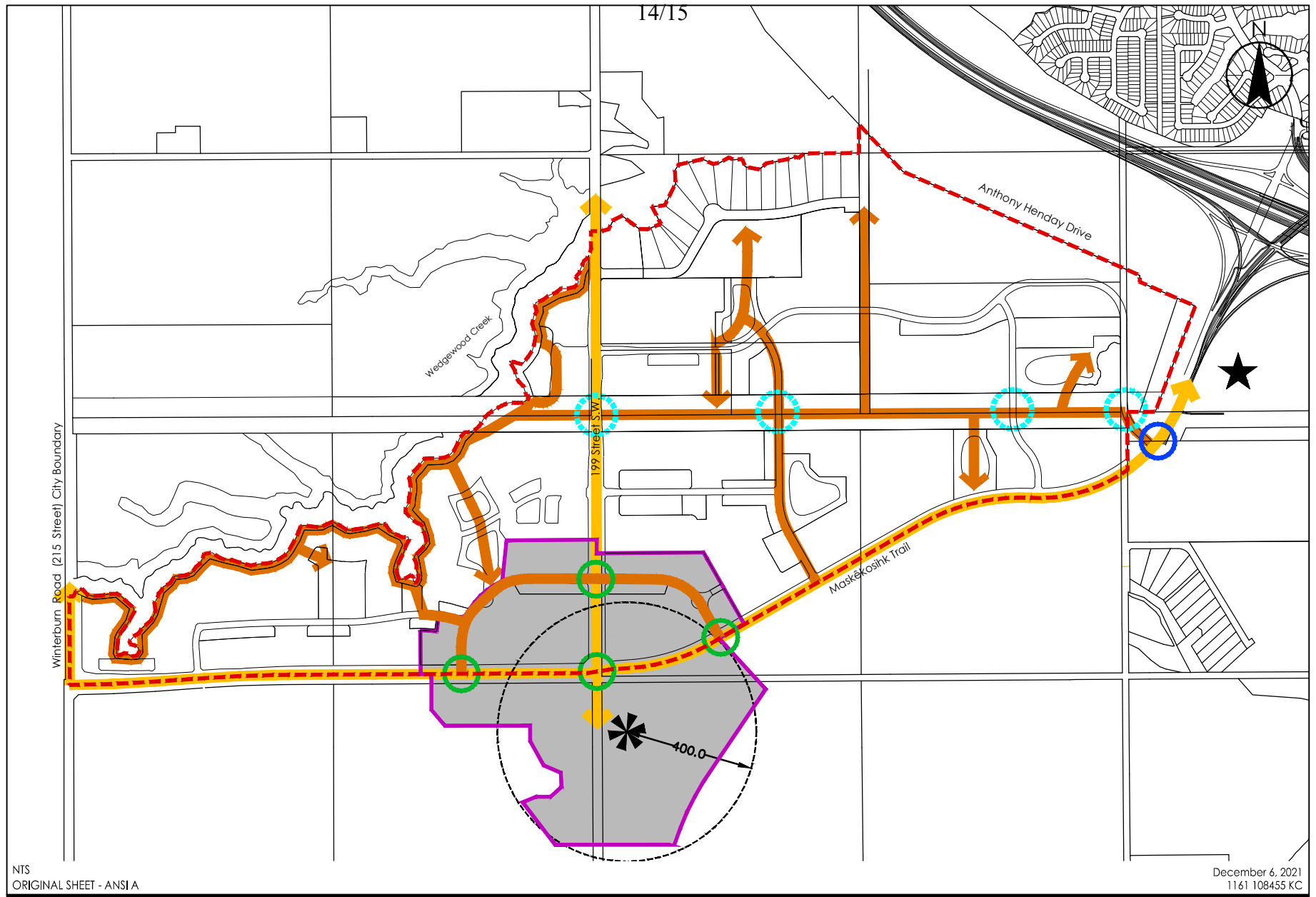
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

12.0

Title

Transportation



NTS
ORIGINAL SHEET - ANSI A

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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

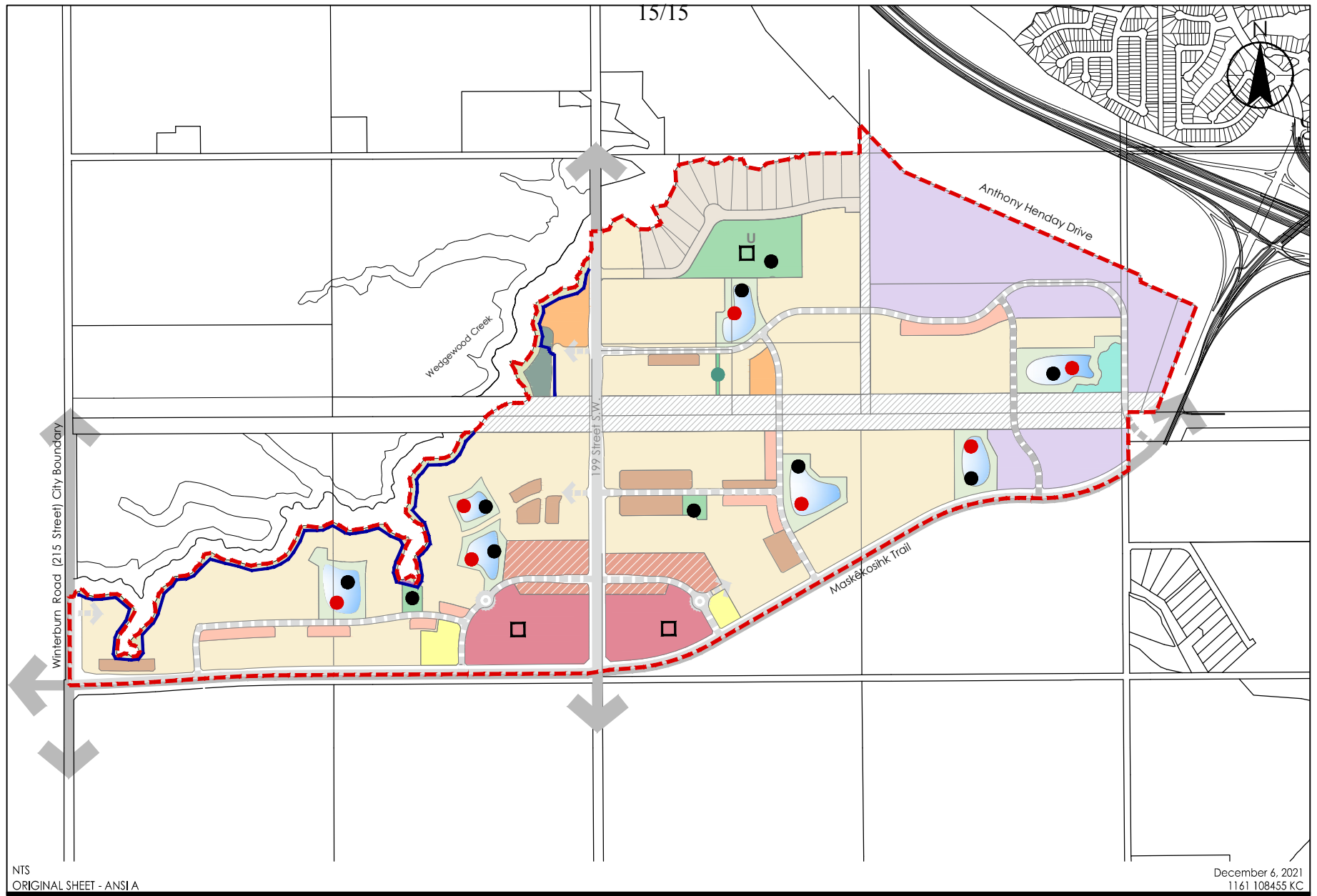
Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.

13.0

Title

Active Mode Transportation



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
Development Opportunities