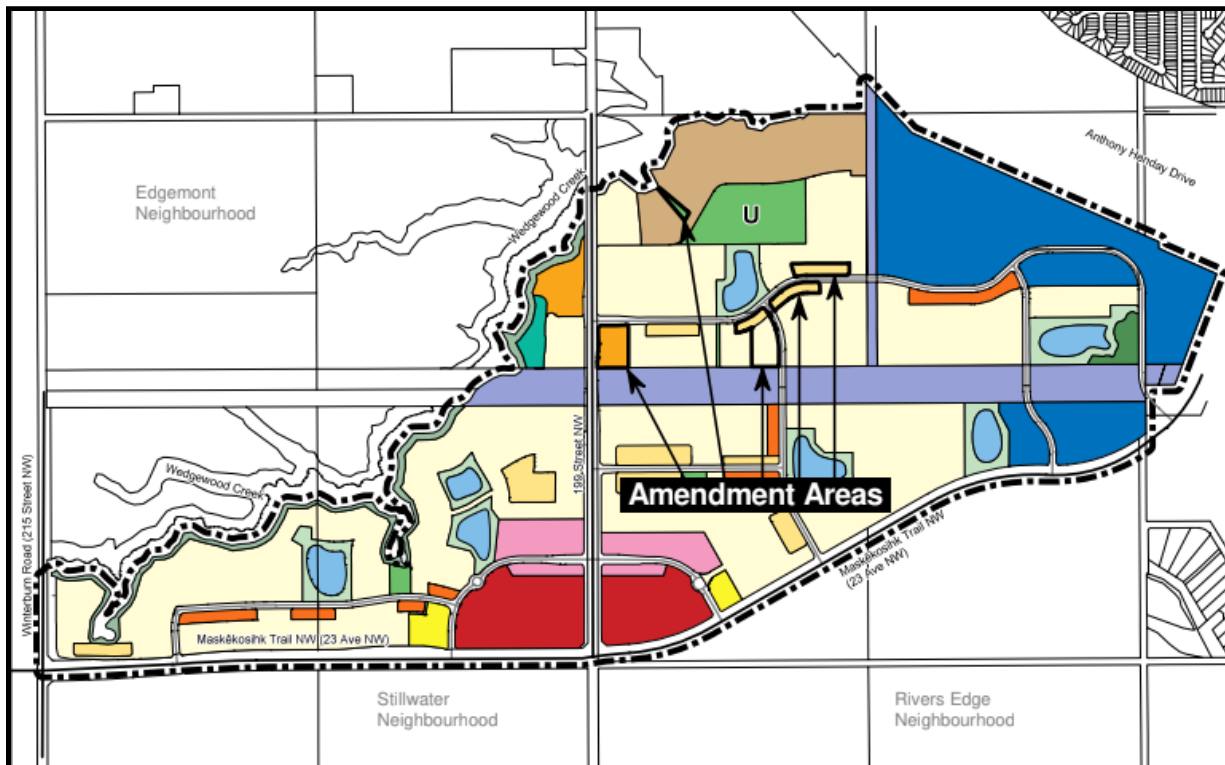
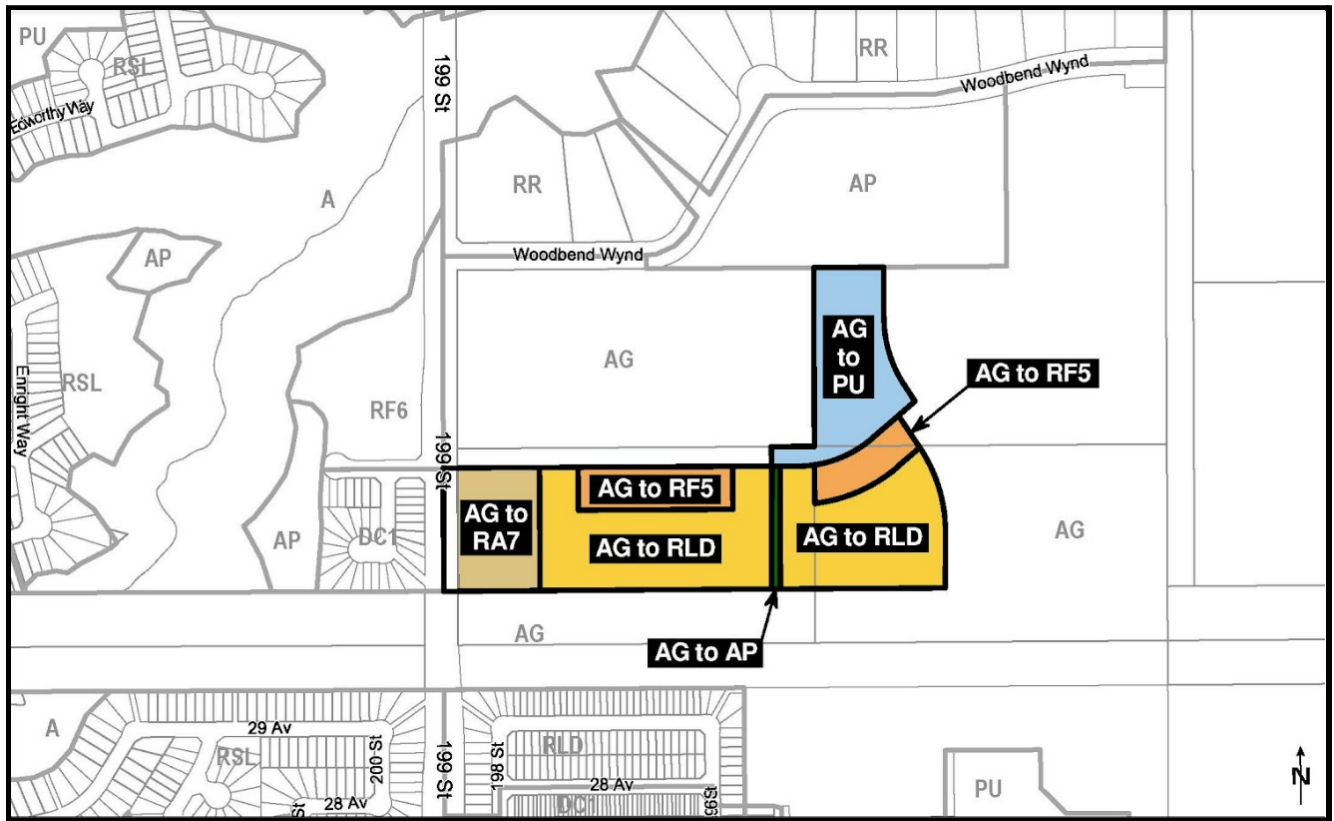


159 - Woodbend Wynd NW, 3111 and 3121 - 199 STREET NW

To amend the Riverview Area Structure Plan, The Uplands Neighbourhood Structure Plan and rezone land for a range of residential housing types, a storm pond and a greenway.



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



Recommendation: That Bylaw 20113, Bylaw 20114 and Charter Bylaw 20115 to amend the Riverview Area Structure Plan, The Uplands Neighbourhood Structure Plan and the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone and (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- facilitate the orderly development of the neighbourhood;
- be compatible with existing and planned land uses; and
- align with the *CityPlan*.

Application Summary

This application has three components:

1. **BYLAW 20113** to amend the Riverview Area Structure Plan (ASP);
2. **BYLAW 20114** to amend The Uplands Neighbourhood Structure Plan (NSP); and
3. **CHARTER BYLAW 20115** to rezone from (AG) Agricultural Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone and (RA7) Low Rise Apartment Zone.

BYLAW 20113 proposes to update the Riverview Area Structure Plan's Land Use and Population Statistics to align with the proposed changes to The Uplands NSP.

BYLAW 20114 proposes to amend The Uplands NSP to adjust the boundaries and location of low density residential, low-rise multi-unit housing and provide additional land for row housing; as a result, it will:

- reduce single/semi-detached residential uses;
- increase row housing residential uses;
- increase low rise/medium density housing uses; and
- reduce a minor area of the collector road.

These combined changes will increase the neighbourhood density from 44.6 du/NRA to 44.9 du/NRA.

An administrative amendment will accompany this application to designate a small Municipal Reserve parcel located in the north portion of the Plan (not previously identified in the Plan) as a "Pocket Park /Greenway." The NSP's Bylaw map, figures and the Land Use and Population statistics will be updated to reflect the proposed amendment. The Plan amendment is in keeping with the ASP and NSP's policies and objectives.

CHARTER BYLAW 20115 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone and (RA7) Low Rise Apartment Zone. The AP Zone and PU will allow for a linear pathway and a stormwater management facility. The proposed RLD, RF5, and RA7 will allow for low and medium residential development in the form of single-detached, semi-detached, row housing and multi-unit housing up to 16 m in height (4 storeys) with limited ground floor commercial uses.

This application was accepted on February 8, 2022, from Stantec Consulting Ltd. (Kyle Witiw) on behalf of Melcor Developments. The proposal conforms to the applicable goals and policies of The City Plan (MDP).

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

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach include:

- the proposed zones are compatible with the surrounding area; and
- the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website, and
- An Advance Notice postcard was sent to property owners within the neighbourhood and community leagues. Further details of the Advance Notice and website are below.

Advance Notice, February 14, 2022

- Number of recipients: 444
- Number of responses with concerns: 0
- Number of responses in support: 1

Public Engagement Session, Not held

Comments and concerns raised: One email in support was received.

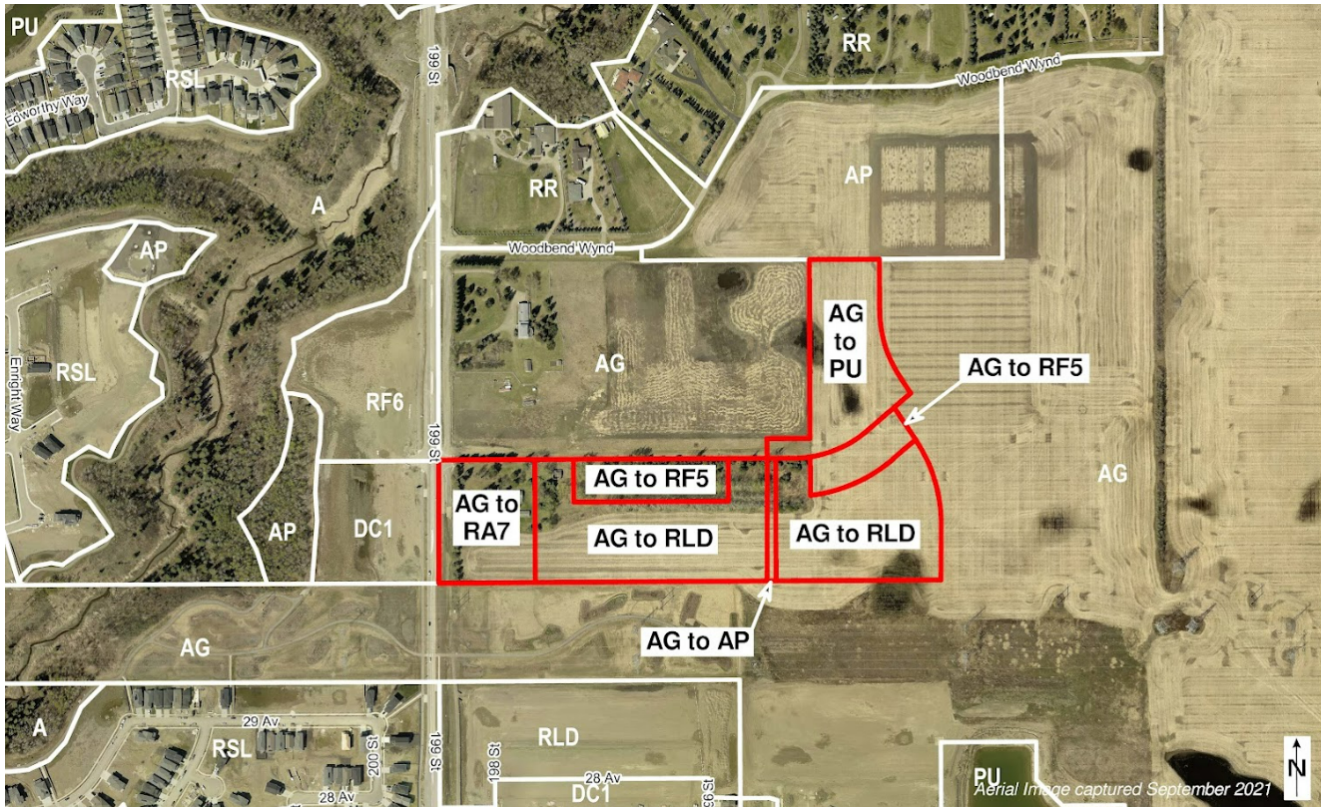
Webpage

- edmonton.ca/Theuplandsplanningapplications

No formal feedback or position was received from the Cameron Heights and Wedgewood Ravine Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is undeveloped and approximately 3.6 ha in size, and located south of Woodbend Wynd NW and east of 199 Street NW. The neighbourhood is in the early stages of development, and the majority of development is south of the subject site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(AG) Agricultural Zone (AP) Public Parks Zone	Undeveloped Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone (DC1) Direct Development Control Provision	Undeveloped

Planning Analysis

The proposed amendment to adjust the boundaries and location of residential land use within the neighbourhood continues the goals and objectives of The Uplands NSP. The amendments will maintain and facilitate the diversification of residential land uses and create a more compact, walkable, and livable neighbourhood.

The NSP's Bylaw map, figures and the Land Use and Population statistics will be updated to reflect the proposed amendment. The table below summarizes the proposed NSP land use changes.

LAND USE	Existing	Proposed	Difference
Single/ Semi-Detached	82.22 ha	80.50 ha	-1.72 ha
Row housing	6.11 ha	7.51 ha	+1.40 ha
Low Rise / Medium Density Housing	2.81 ha	2.97 ha	+0.16 ha
Greenway*	0.13 ha	0.32 ha	+0.19 ha
Circulation	44.90 ha	44.87 ha	-0.03 ha
Net Unit Density	44.0 du/nrha	44.4 du/nrha	+0.4 du/nrha

*Administrative Amendment

Land Use Compatibility

The proposed RLD, RF5, and RA7 Zones will allow for the development of a range of residential housing types within the neighbourhood. The AP and PU will allow for pedestrian connectivity by way of a greenway, and stormwater management facility.

In regards to the height, scale, and uses the proposed Zones will be compatible with the existing and surrounding area. The proposed Zones will conform with the proposed amendments to the Riverview ASP and The Uplands NSP.

Plans in Effect

The plans in effect are the Riverview ASP and The Uplands NSP; both are proposed to be amended with this application.

The **Riverview Area Structure Plan** was adopted in July 2013. The ASP is a higher-order Plan and identifies the subject site as residential land uses, which encompass a range of residential land uses, including low and medium residential land uses; as such, amendments to the maps and figures are not required. The proposed amendment will revise the ASP Land Use and Population Statistics to align with the statistical changes to The Uplands NSP.

The ***Uplands Neighbourhood Structure Plan*** was adopted on September 22, 2015, and guides development within this neighbourhood. The NSP designates the subject site for Single/Semi-detached, Row Housing, Low Rise / Medium Density Housing, Pocket Park, Stormwater Management Facility and Existing Country Residential. The proposed adjustment and location of land uses in the NSP will maintain the intent of the plan's objectives and policies by:

- providing a variety of housing choices, incorporating housing for various demographic and income groups in all neighbourhood;
- promoting connectivity within the community and encouraging a pedestrian-friendly environment; and
- providing efficient, contiguous and staged infrastructure and urban development.

The proposed Bylaws and Charter Bylaw align with the City Plan's Growth Strategies by:

- accommodating new housing development within the city's developing areas to reach the milestone population of 1.25 million people; and
- providing increased density and variety of housing in which Edmontonians can live locally, with access to diverse and affordable housing options in communities that support their daily needs.

In conclusion, the proposed Bylaw and Charter Bylaw amendments align with the City Plan's Growth Strategy and the intent of the ASP and NSP's development principles.

Technical Review

Transportation/Transit

Administration, supports the application and advises that the dedication of portions of Arterial and Collector Roads will be required at the next stage of development. Transit has advised that 199 Street and 23 Avenue NW are identified as future District Connector Routes.

Drainage

Administration supports the application and advises that the subject area shall generally develop according to the servicing schemes as specified in the accepted Riverview Neighbourhoods 1, 2 & 3 Neighbourhood Design Report.

EPCOR Water

The landowner/developer will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved ASP Land Use and Population Statistics – Bylaw # 20003
- 2 Proposed ASP Land Use and Population Statistics – Bylaw # 20113
- 3 Approved NSP Land Use and Population Statistics – Bylaw # 20004
- 4 Proposed NSP Land Use and Population Statistics – Bylaw # 20114
- 5 Approved NSP – Bylaw # 20004
- 6 Proposed NSP – Bylaw # 20114
- 7 Application Summary

Riverview Area Structure Plan Approved 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%	-	-	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
GROSS DEVELOPABLE AREA	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
<i>District Activity Park</i>	33.80	2.9%	-	-	33.80	-	-
<i>School/Park</i>	36.90	3.2%	-	14.42	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	22.99	2.0%	6.79	1.62	4.58	3.90	6.10
<i>Natural Area (MR)</i>	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	-	-	-
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	177.62

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
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	6,941	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)

Appendix 2 | File: LDA22-0069 | The Uplands | May 25, 2022

Riverview ASP - Proposed Land Use and Population Statistics - Bylaw 20113

	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%	-	-	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
GROSS DEVELOPABLE AREA	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)	113.16	9.8%	8.11	23.77	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.9%	-	-	33.80	-	-
<i>School/Park</i>	36.90	3.2%	-	14.42	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.18	2.0%	6.98	1.62	4.58	3.90	6.10
<i>Natural Area (MR)</i>	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	231.67	20.0%	44.87	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	-	-	-
Total Non-Residential Area	517.92	44.7%	117.16	119.26	122.67	53.89	104.94
Net Residential Area	641.04	55.3%	107.79	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 <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	530.92	80.50	119.80	111.23	57.78	161.62
	Units	13,272	2,013	2,995	2,780	1,444	4,040
	Population	37,160	5,635	8,386	7,784	4,043	11,312
Row Housing <i>45 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	40.32	7.51	10.30	10.51	6.00	6.00
	Units	1,814	338	464	472	270	270
	Population	5,078	946	1,299	1,321	756	756
Street Oriented Residential <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	4.39	4.39	-	-	-	-
	Units	154	154	-	-	-	-
	Population	430	430	-	-	-	-
Low-rise/Medium Density Housing <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	42.70	2.97	11.30	15.43	4.00	9.00
	Units	3,842	267	1,017	1,388	360	810
	Population	6,915	481	1,830	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
	Units	0	0	0	0	0	0
	Population	0	0	0	0	0	0
Mixed Use Residential ** <i>150 du/nrha</i> <i>1.5 p/du</i>	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
	Units	2,482	1,546	786	0	0	150
	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential <i>224 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2.60	2.11	0.00	0.49	0.00	0.00
	Units	582	473	0	109	0	0
	Population	1,014	851	0	163	0	0
Total Residential	Area (ha)	637.47	107.79	146.64	137.65	67.78	177.62
	Units	22,145	4,790	5,262	4,749	2,074	5,270
	Population	54,320	10,662	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	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	141
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 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%
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 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
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).

**The Uplands Neighbourhood Structure Plan
Proposed Land Use and Population Statistics
Bylaw 20114**

	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%
Pocket Parks	1.00		0.4%
Greenway	0.32		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.87		19.9%
Infrastructure & Servicing			
Stormwater Management	17.88		7.9%
Total Non-Residential Area	117.16		52.1%
Net Residential Area (NRA)	107.79		47.9%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.50	25	2,013	74.7%	2.80	5,635
Rowhousing	7.51	45	338	7.0%	2.80	946
Street Oriented Residential	4.39	35	154	4.1%	2.80	430
Low-rise / Medium Density Housing	2.97	90	267	2.8%	1.80	481
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	6.4%	1.50	1,540
Total	107.79		4,790	100%		10,662

SUSTAINABILITY MEASURES

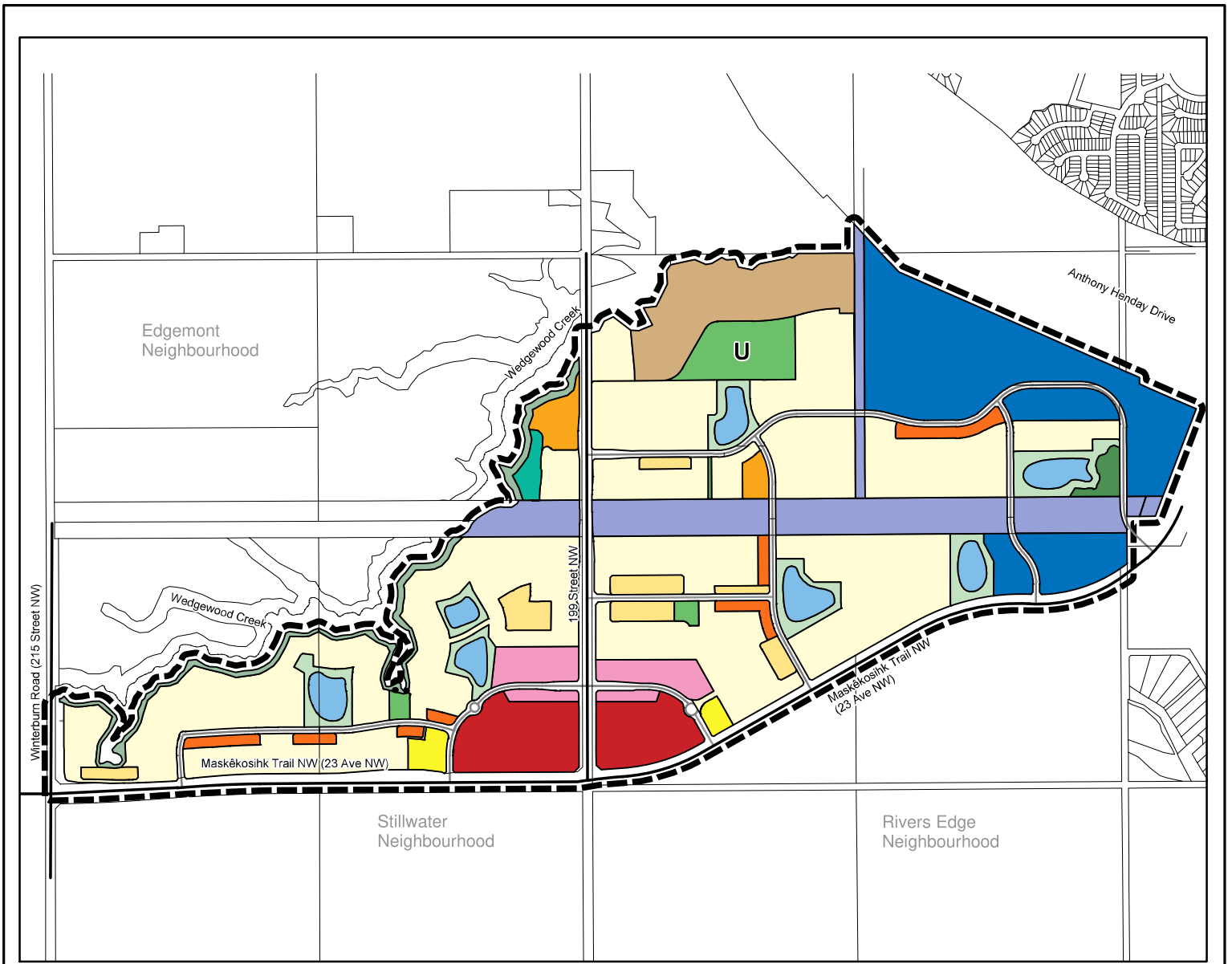
Population Per Net Residential Hectare (p/NRA)		98.9
Dwelling Units Per Net Residential Hectare (du/NRA)		44.4
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio		42.0% / 58.0%
Population (%) within 500m of Parkland		94%
Population (%) within 400m 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
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).

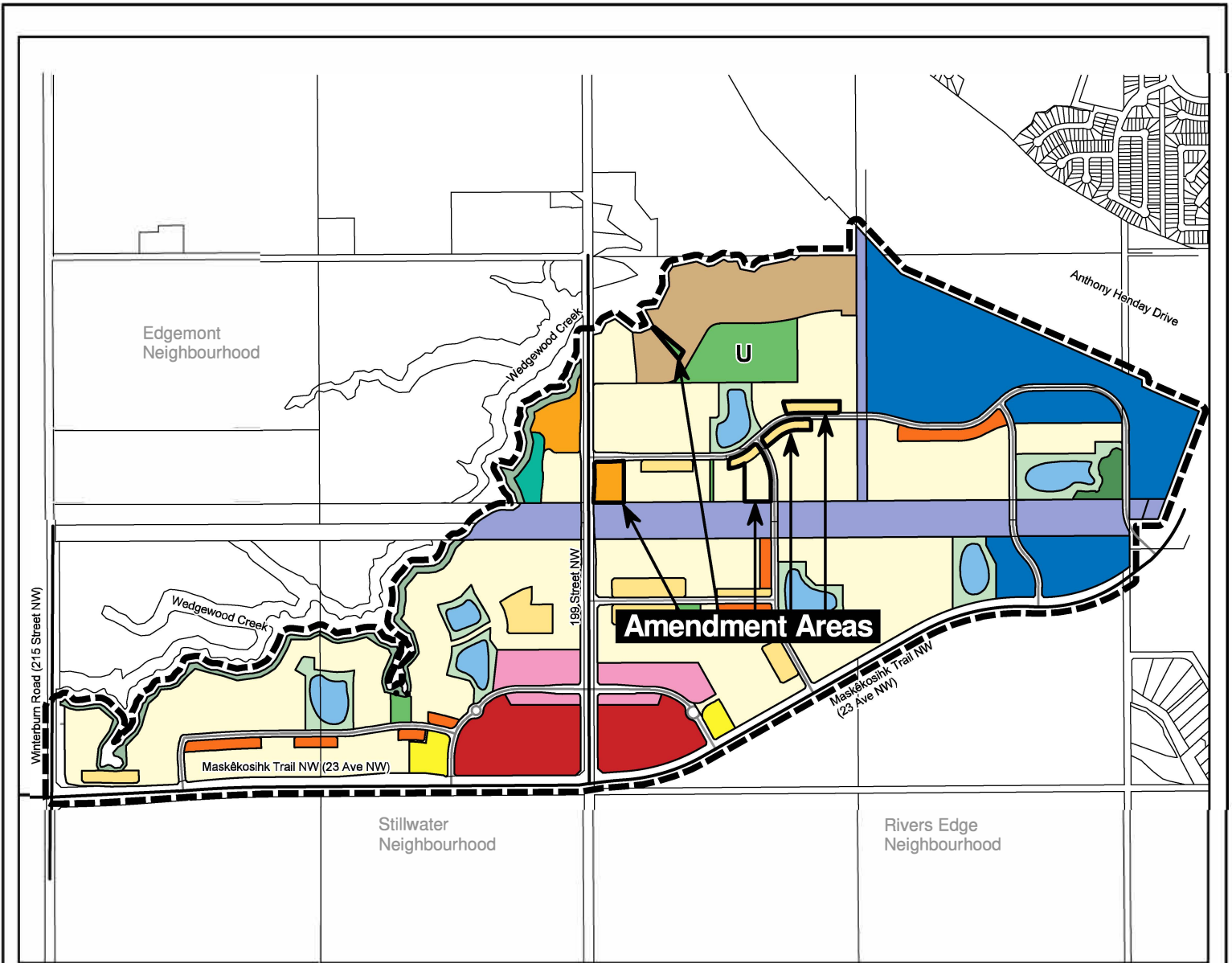


**BYLAW 2004
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)
























	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 20114
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



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

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:	Plan Amendments, Rezoning
Bylaws/Charter Bylaw:	20113, 20114, & 20115
Location:	South of Woodbend Road NW and east of 199 Street NW
Address(es):	159 - Woodbend Road WYND NW, 3111 - 199 STREET NW, 3121 - 199 STREET NW
Legal Description(s):	Portion(s) of Plan 716TR Blk 18 Plan 4862NY Blk A Plan 716TR Blk 19
Site Area:	3.6 ha
Neighbourhood:	The Uplands
Ward:	Sipiwiyiniwak
Notified Community Organization(s):	Cameron Heights Community League Wedgewood Ravine Community League
Applicant:	Stantec Consulting Ltd, Kyle Witiw

Planning Framework

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone (PU) Public Utility Zone (RF5) Row Housing Zone (RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone
Plan(s) in Effect:	The Uplands
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Vivian Gamache
Tim Ford
Development Services
Planning Coordination