

BYLAW 20114

To amend The Uplands Neighbourhood Structure Plan.

Purpose

To redistribute residential land uses in The Uplands neighbourhood.

Bylaw 20114 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 Bylaw 20114 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20114 proposes to redesignate portions of The Uplands Neighbourhood Structure Plan to adjust the boundaries of low density residential and low-rise multi-unit housing and provide for additional 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.

The NSP’s map, figures and Land Use and Population statistics will be updated to reflect the proposed amendment. The Plan amendment is in keeping with the Riverview Area Structure Plan’s policies and objectives.

An administrative amendment will accompany this application to designate a small Municipal Reserve parcel (not previously identified in the Plan) as a “Pocket Park /Greenway”.

BYLAW 20114

This application is accompanied by Bylaw 20113 to amend the Riverview Area Structure Plan Land Uses and Population statistics and Charter Bylaw 20115, to amend the Zoning Bylaw to align with the NSP amendment.

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 president of the Cameron Heights and Wedgewood Ravine Community Leagues on February 14, 2022. One email was received in support of the application.

Attachments

1. Bylaw 20114
2. Administration Report (Attached to Bylaw 20113 - Item 3.7)