

Bylaw 20114

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, 19672, and 20004; 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 20004 – Amendment to The Uplands Neighbourhood Structure Plan” and replace it with the map “Bylaw 20114 – 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 20004” and replace it with “Appendix 1: The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20114”, 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	25th day of May	, A. D. 2022;
READ a second time this	25th day of May	, A. D. 2022;
READ a third time this	25th day of May	, A. D. 2022;
SIGNED and PASSED this	25th day of May	, A. D. 2022;

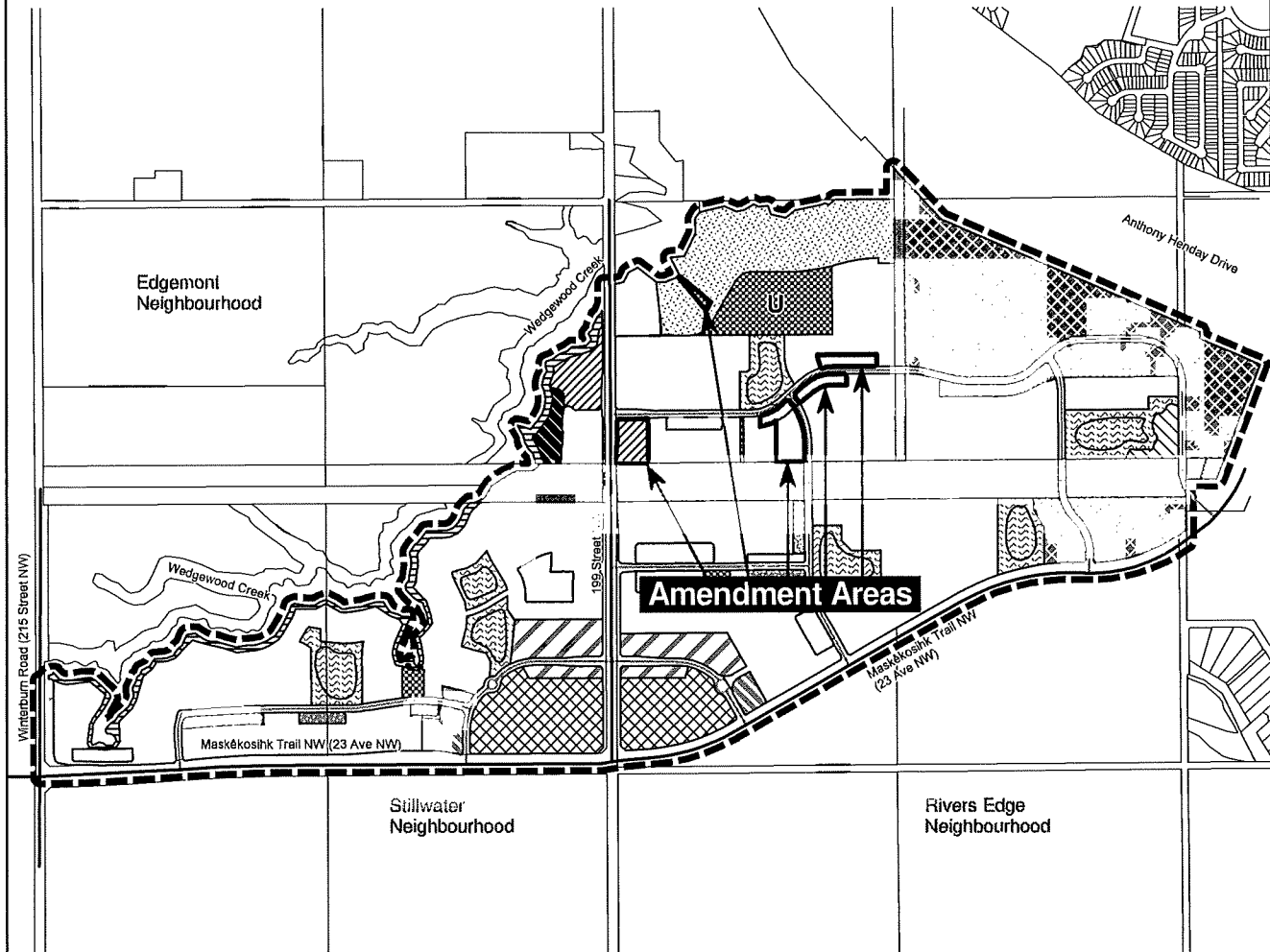
THE CITY OF EDMONTON



MAYOR



A | CITY CLERK



**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.

**Appendix 1: The Uplands Neighbourhood Structure Plan
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

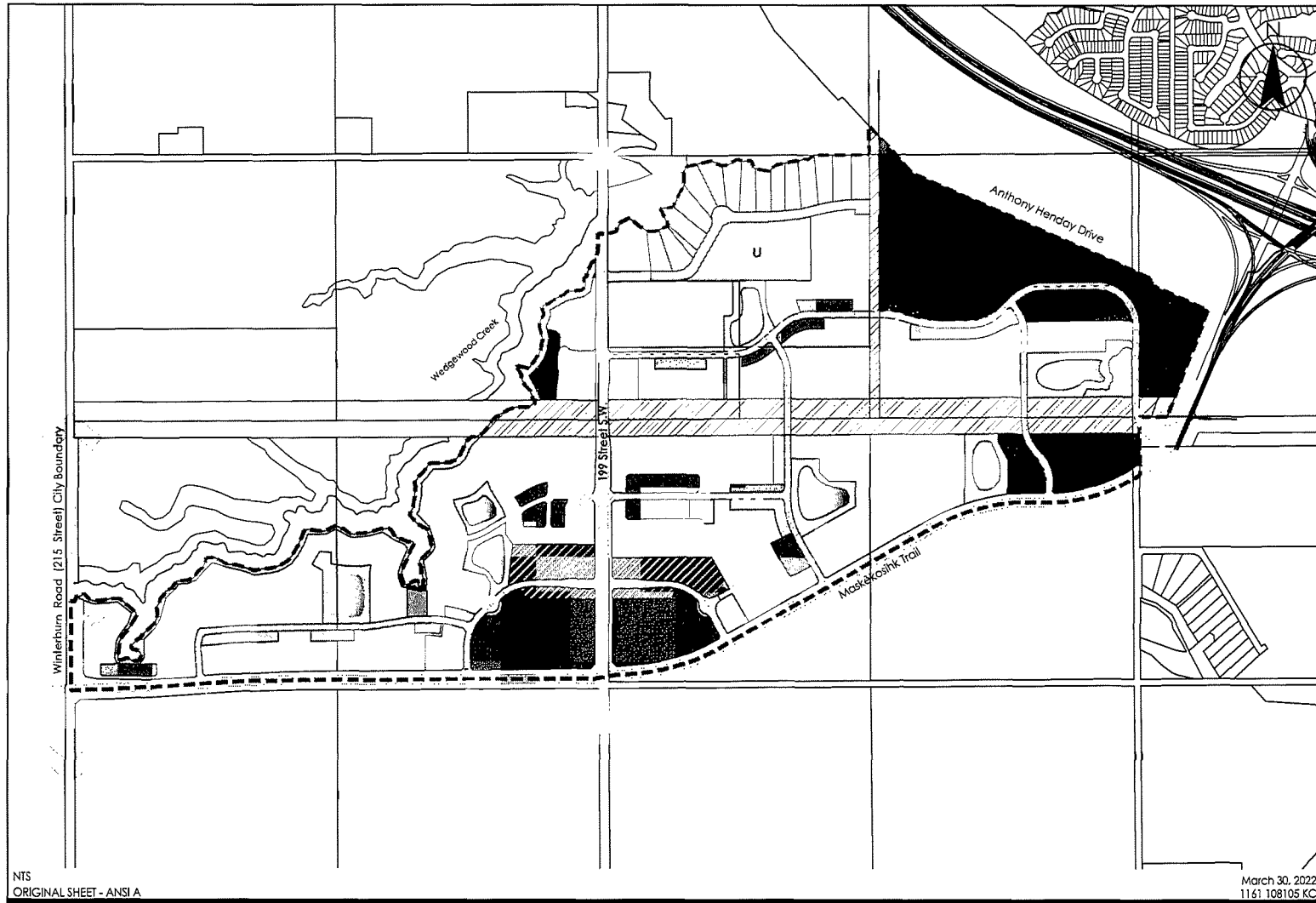
Population Per Net Residential Hectare (p/NRA)						98.9
Dwelling Units Per Net Residential Hectare (du/NRA)						44.4
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio					42.0% / 58.0%	
Population (%) within 500m of Parkland						94%
Population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



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.

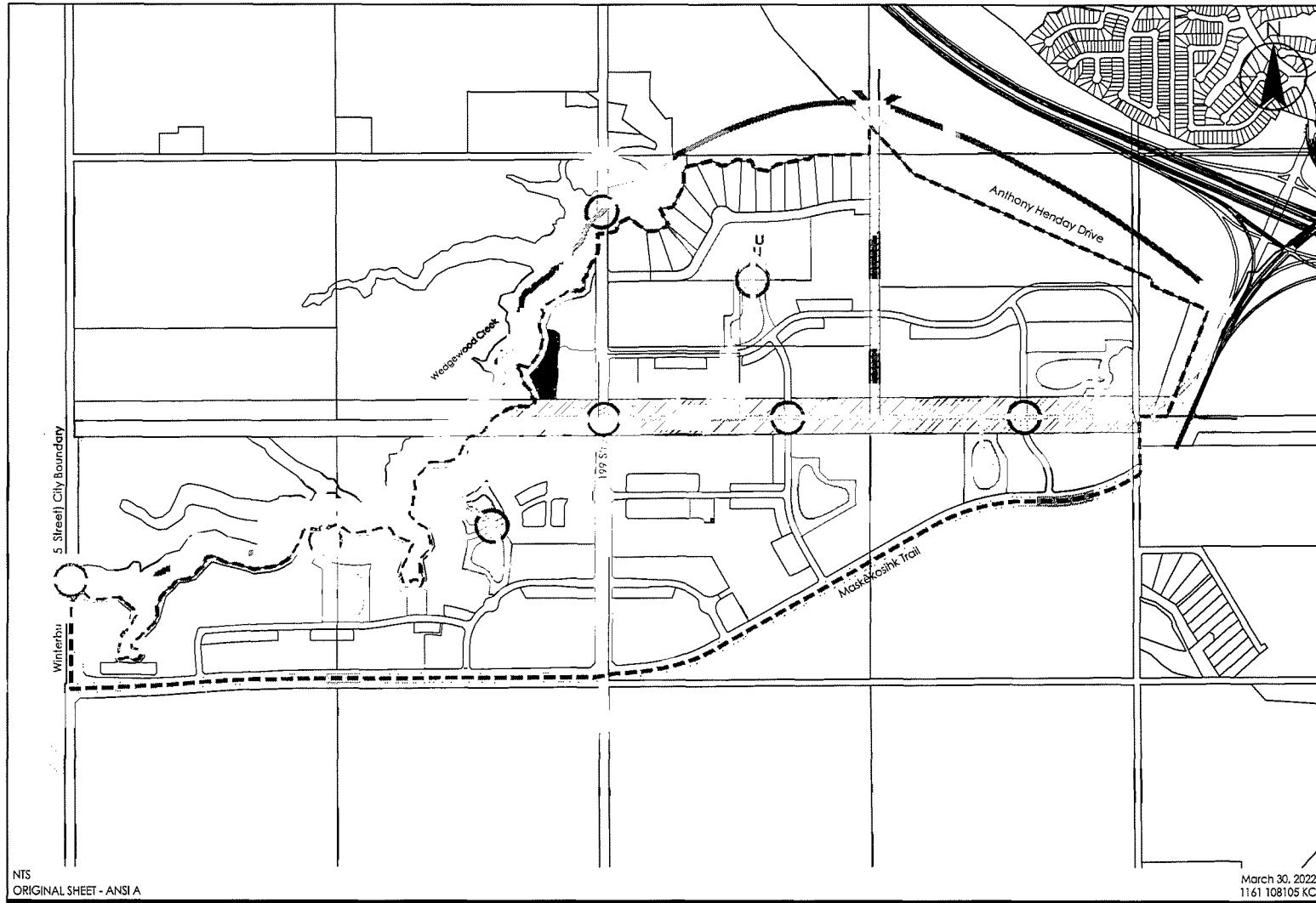
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Title

Development Concept

Stantec
10220-103 Avenue
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Tel. 780.917.7000
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March 30, 2022
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Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.
6.0

Ecological Network & Parks





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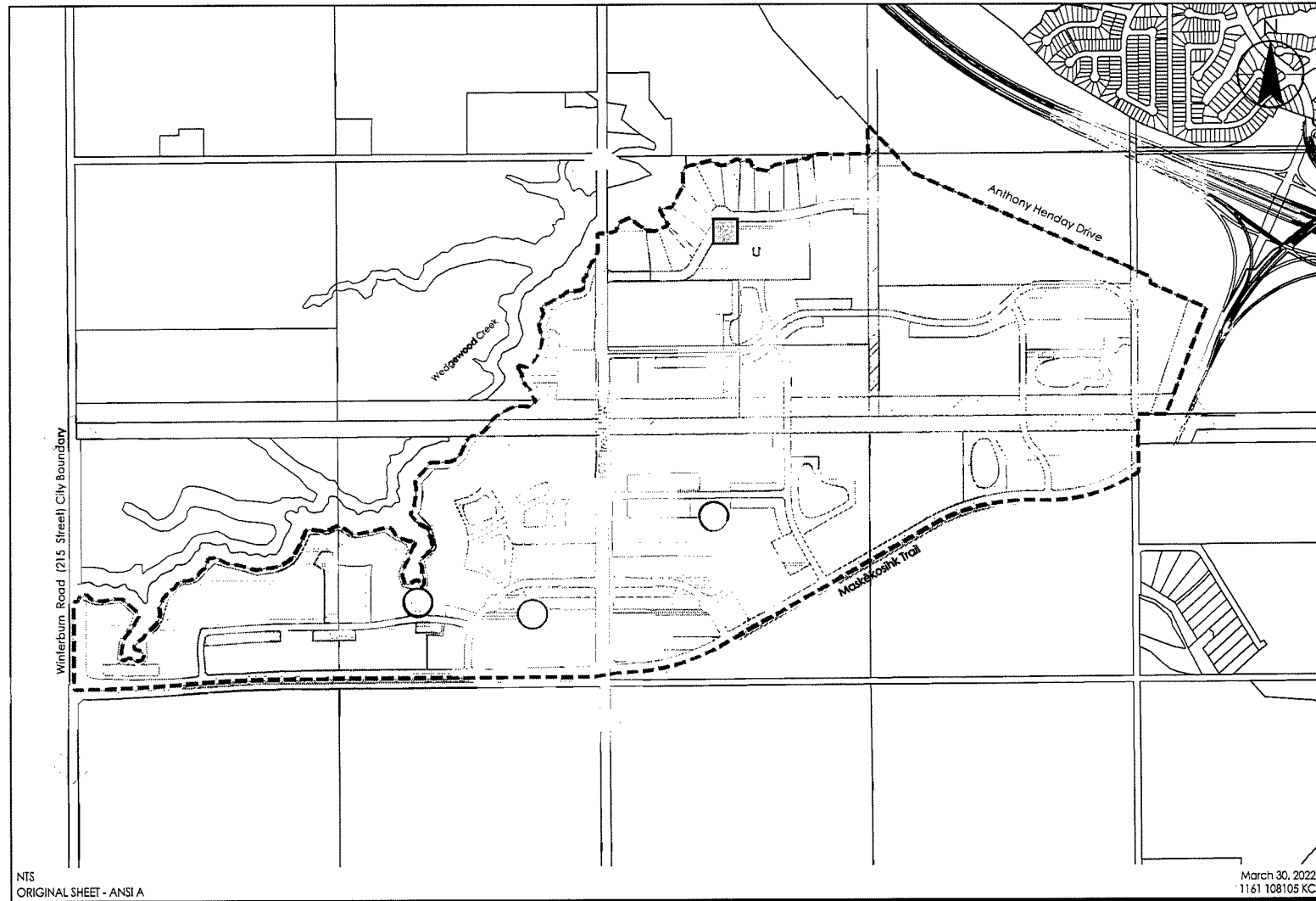


Legend

- 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



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

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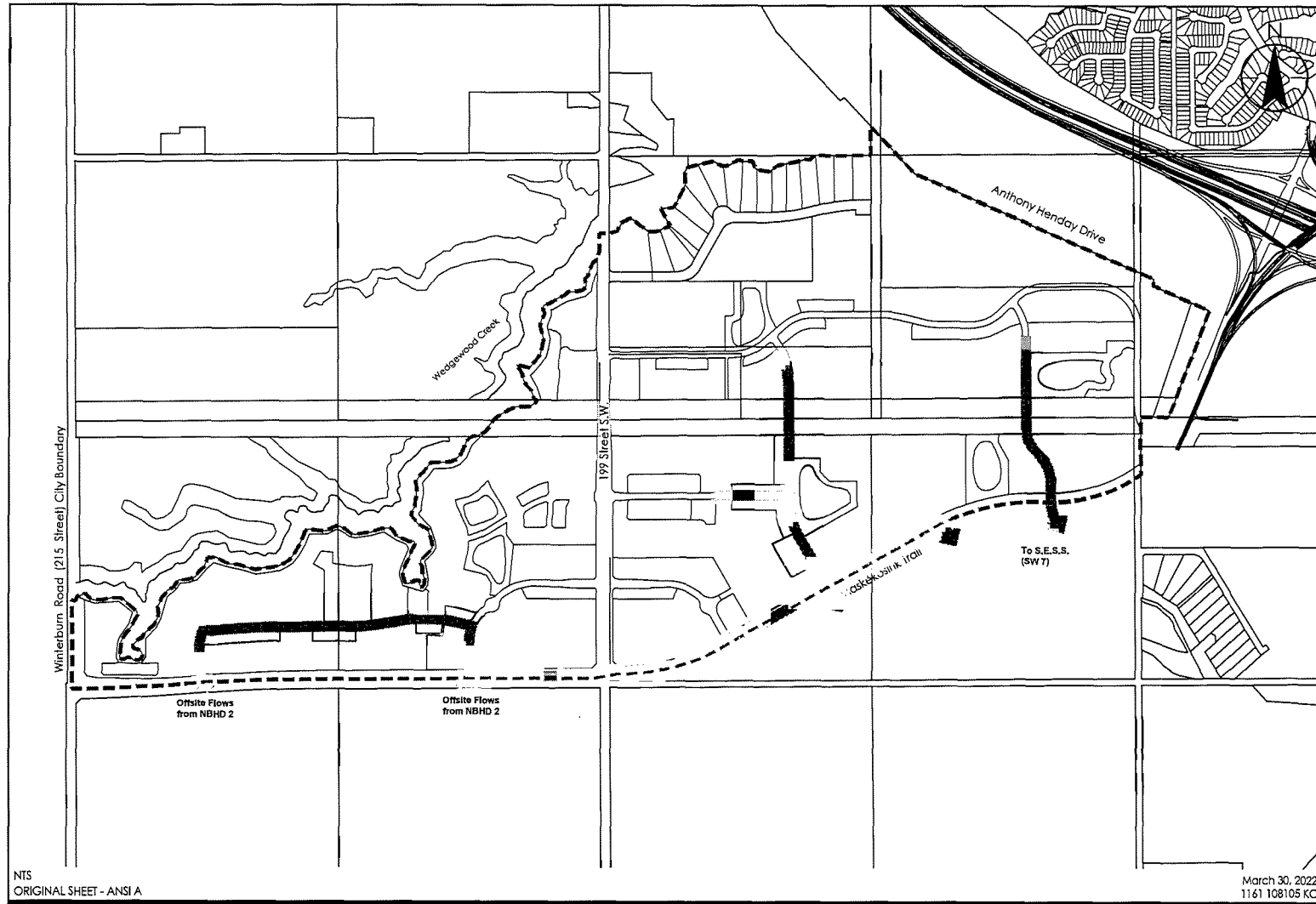
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The Uplands
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Figure No.

7.0

Title

Urban Agriculture & Food



Legend

- Sanitary Trunk
- NSP Boundary



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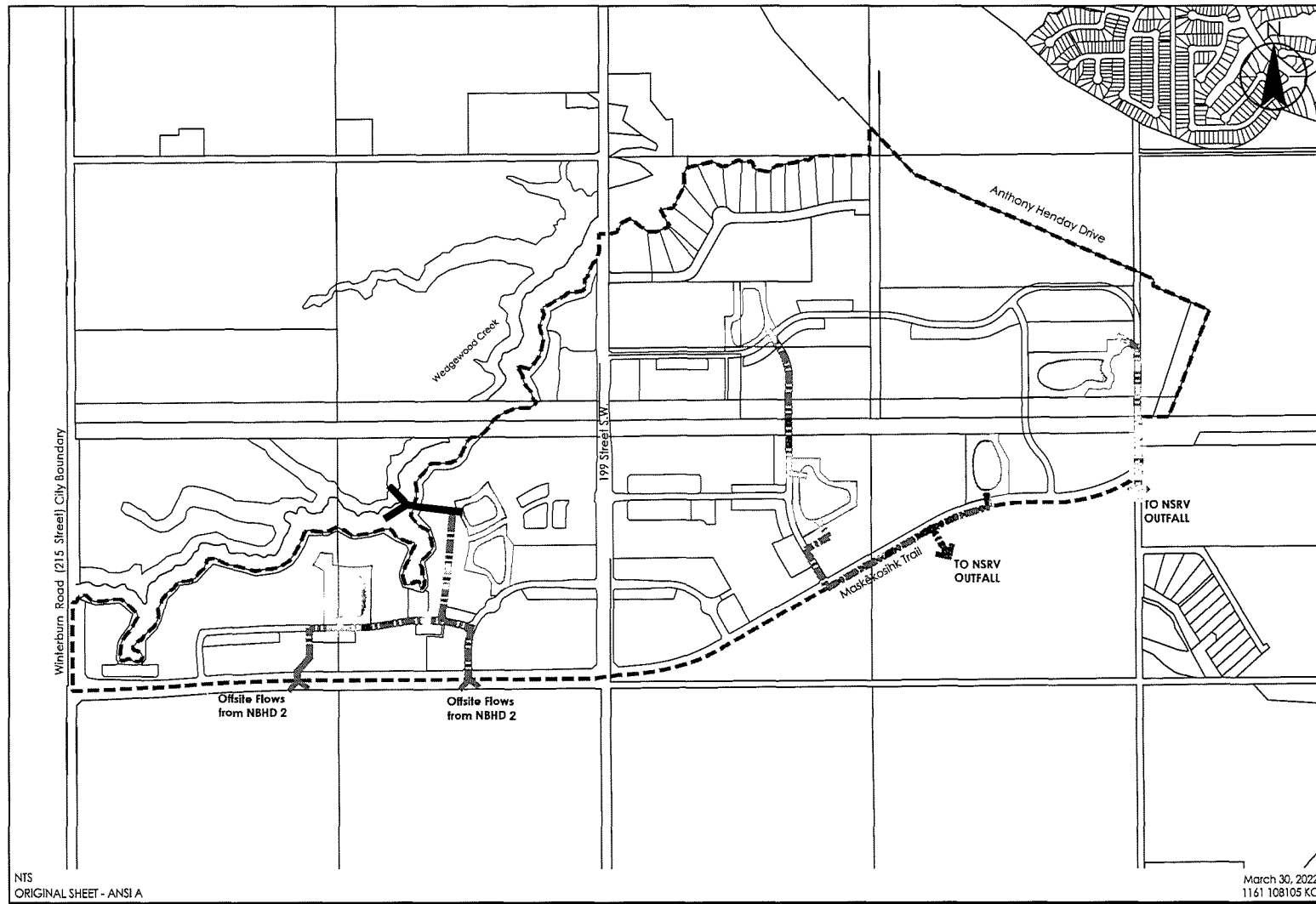
The Uplands
Neighbourhood Structure Plan

Figure No.

8.0

Title

Sanitary Servicing



Legend

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

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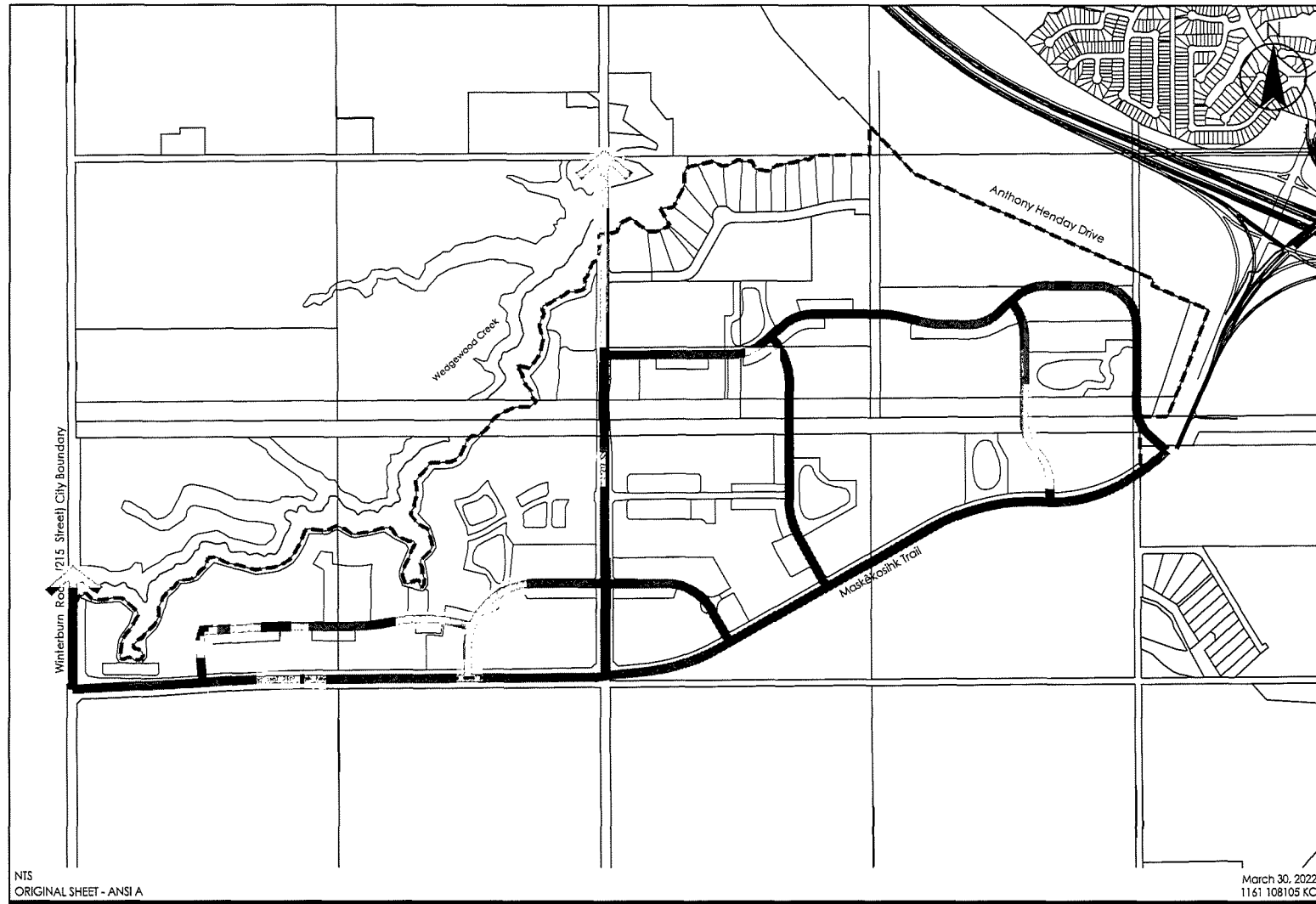
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9.0

Title

Stormwater Servicing

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Legend
 Water Main
 NSP Boundary



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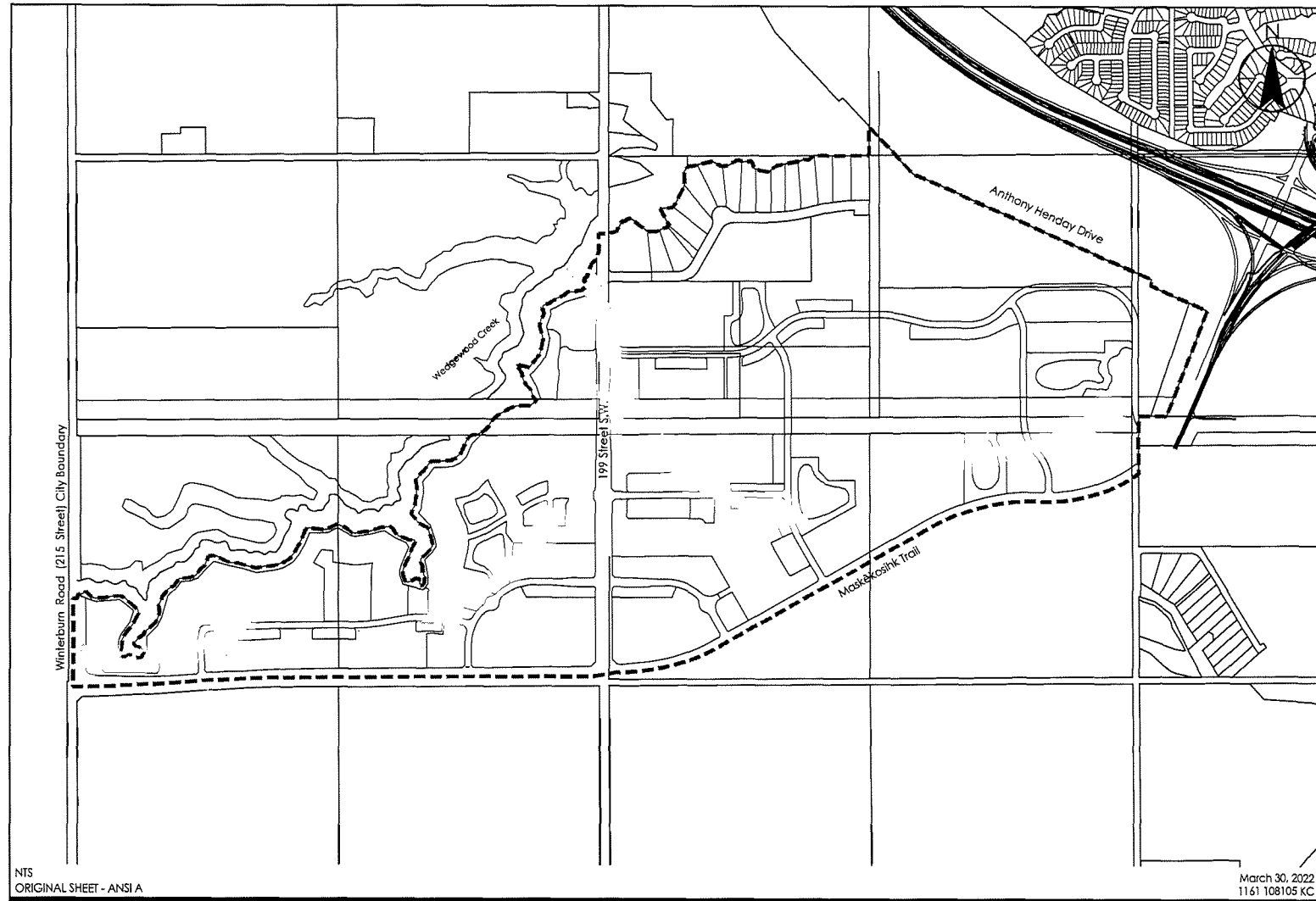
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The Uplands
Neighbourhood Structure Plan

Figure No.

10.0

Title

Water Servicing



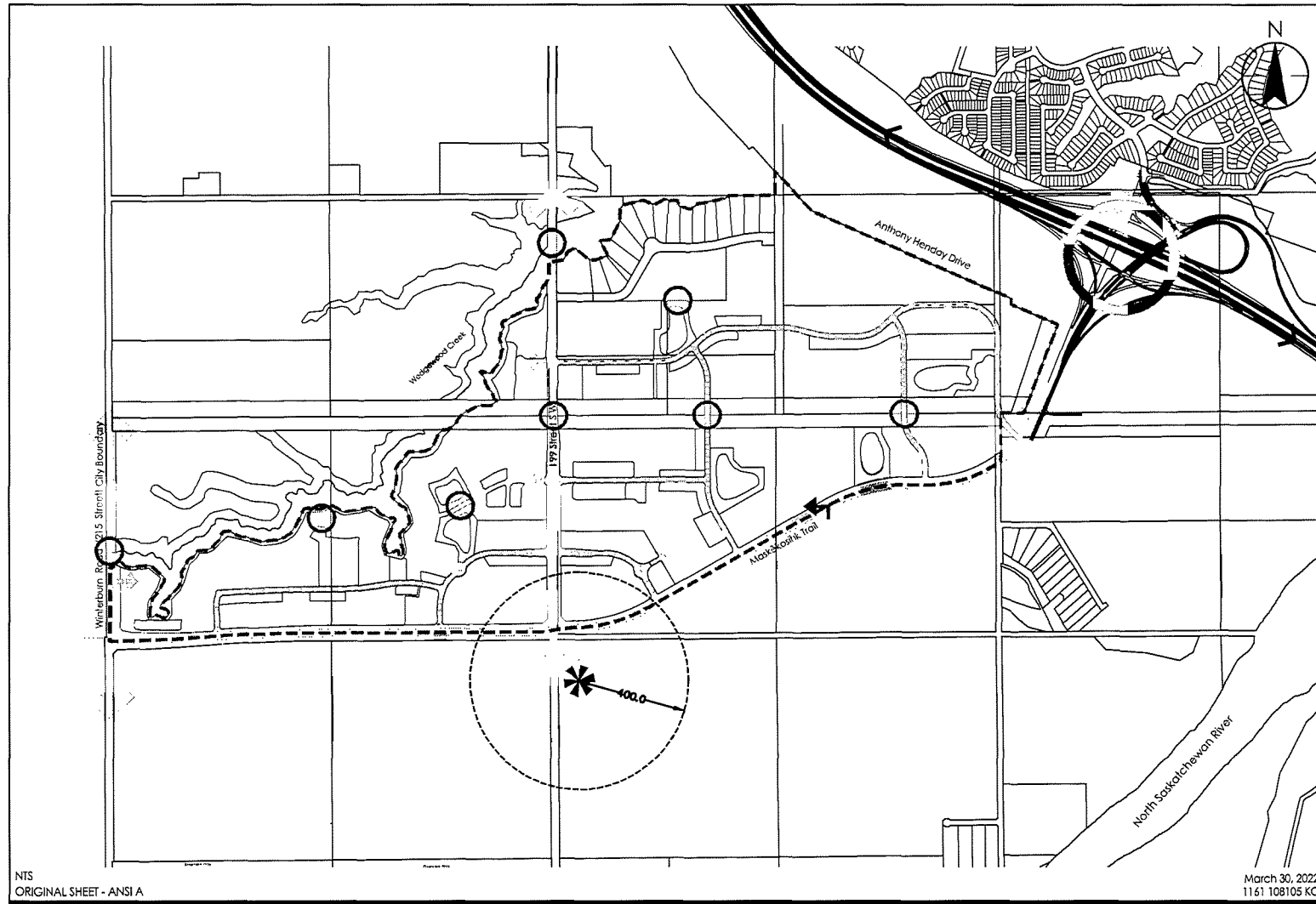
Legend
 General Direction of Development
 NSP Boundary

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 The Uplands
 Neighbourhood Structure Plan

Figure No.
 11.0

Title
 Staging



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- Legend**
- Collector Roadway
 - Arterial Roadway
 - Freeway (Anthony Henday Drive)
 - Potential Wildlife Passage*
 - Transit Centre
 - Service Interchange

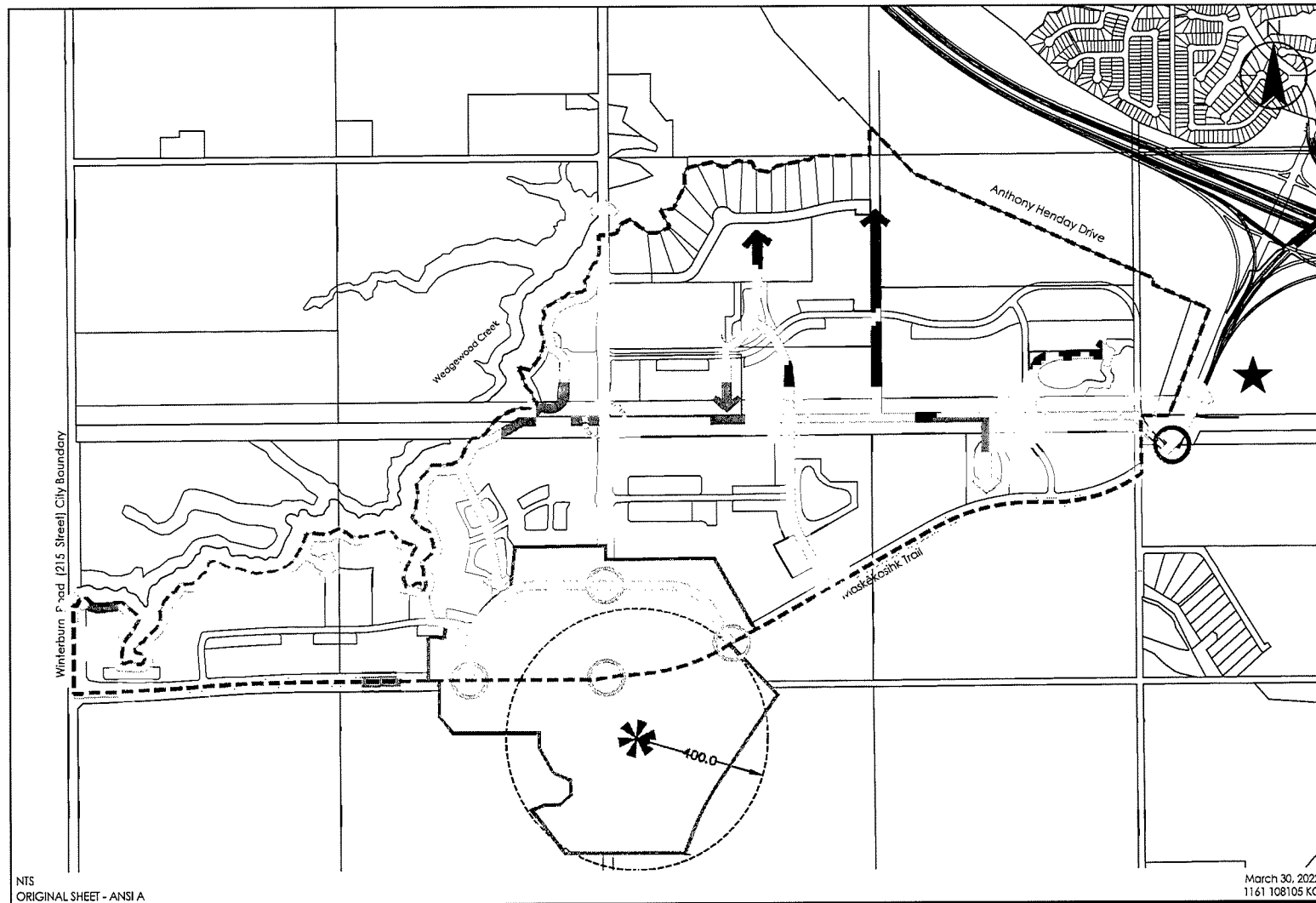
- Interim Left-turn Movement
- NSP Boundary

*See ENR1 for Passage Details

Client/Project
The Uplands
Neighbourhood Structure Plan

Figure No.
12.0
Title
Transportation

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Neighbourhood Structure Plan

Figure No.

13.0

Title




Active Mode Transportation

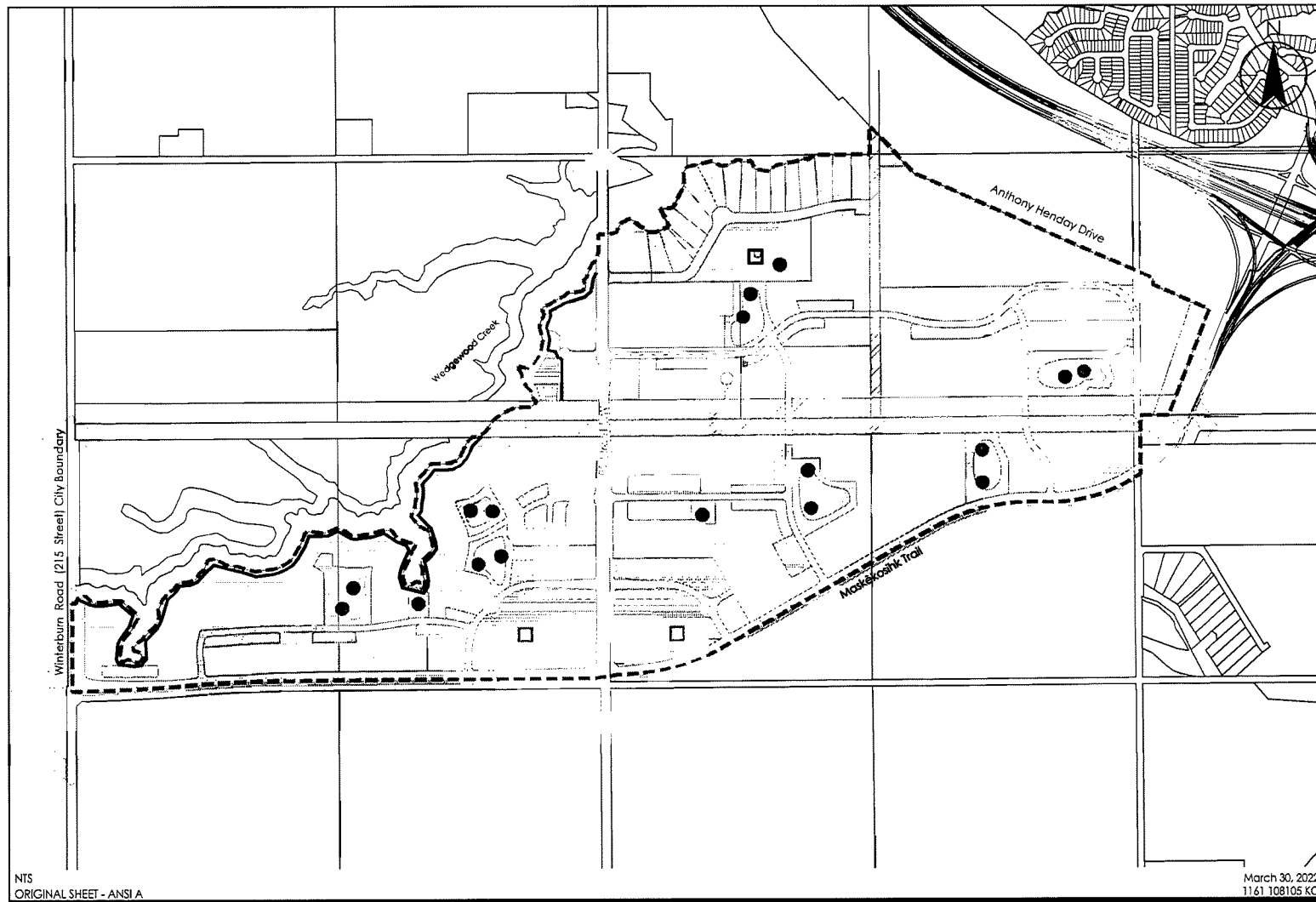
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Legend

- 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












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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
Development Opportunities