

Bylaw 20051

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 considered 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, 20004, and 20114; 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. Adding a new paragraph to Section 5.1 “Residential”, after the third paragraph as follows:

“The Uplands Village DC2 site allows for compact, ground oriented housing forms including single detached housing, semi-detached housing, and /or duplex housing, developed on a single site through the provision of private roads and pedestrian

connections, with private and common amenity areas.”

- b. Delete the map entitled “Bylaw 20114 – Amendment to The Uplands Neighbourhood Structure Plan” and replace with the map “Bylaw 20051 – Amendment to The Uplands Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
- c. Delete “Appendix 1: The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20114” and replace with “Appendix 1: The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20051”, attached hereto as Schedule “B” and forming part of this bylaw;
- d. 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;
- 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 “D” and forming part of this bylaw; and
- f. 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 “E” and forming part of this bylaw.

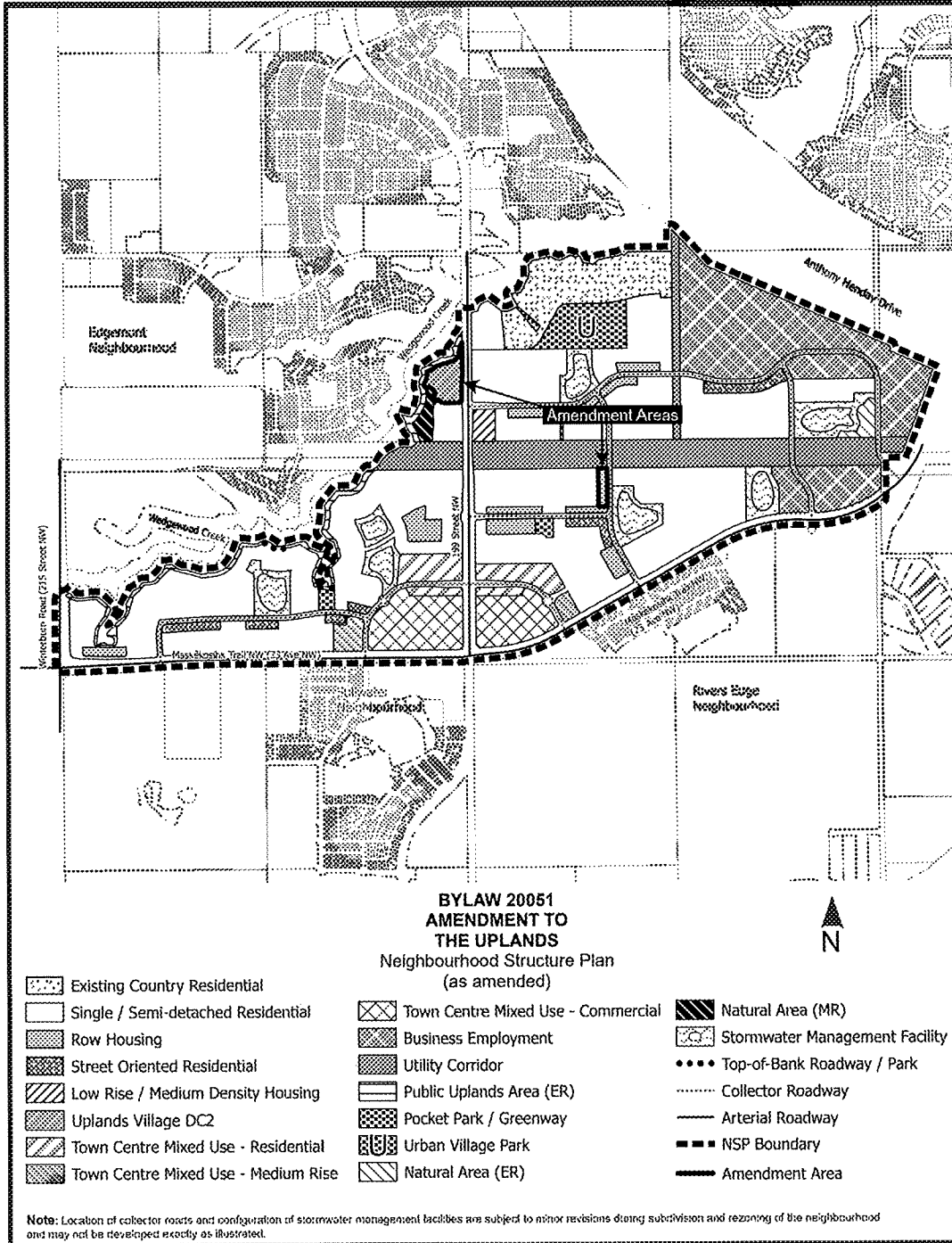
READ a first time this	13th day of September	, A. D. 2022;
READ a second time this	13th day of September	, A. D. 2022;
READ a third time this	13th day of September	, A. D. 2022;
SIGNED and PASSED this	13th day of September	, A. D. 2022;

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

A/\_\_\_\_\_  
CITY CLERK

**BYLAW 20051**



**APPENDIX 1: The Uplands Neighbourhood Structure Plan  
Land Use and Population Statistics  
Bylaw 20051**

	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	0.32		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.87		19.9%
Infrastructure & Servicing			
Stormwater Management	17.88		7.9%
<b>Total Non-Residential Area</b>	<b>117.16</b>		<b>52.1%</b>
<b>Net Residential Area (NRA)</b>	<b>107.79</b>		<b>47.9%</b>

**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	7.94	55	437	7.4%	2.80	1,223
Street Oriented Residential	3.96	35	139	3.7%	2.80	388
Uplands Village DC2	2.11	34	72	2.0%	2.80	201
Low-rise / Medium Density Housing	0.86	90	77	0.8%	1.80	139
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
<b>Total</b>	<b>107.79</b>		<b>4,755</b>	<b>100%</b>		<b>10,755</b>

**SUSTAINABILITY MEASURES**

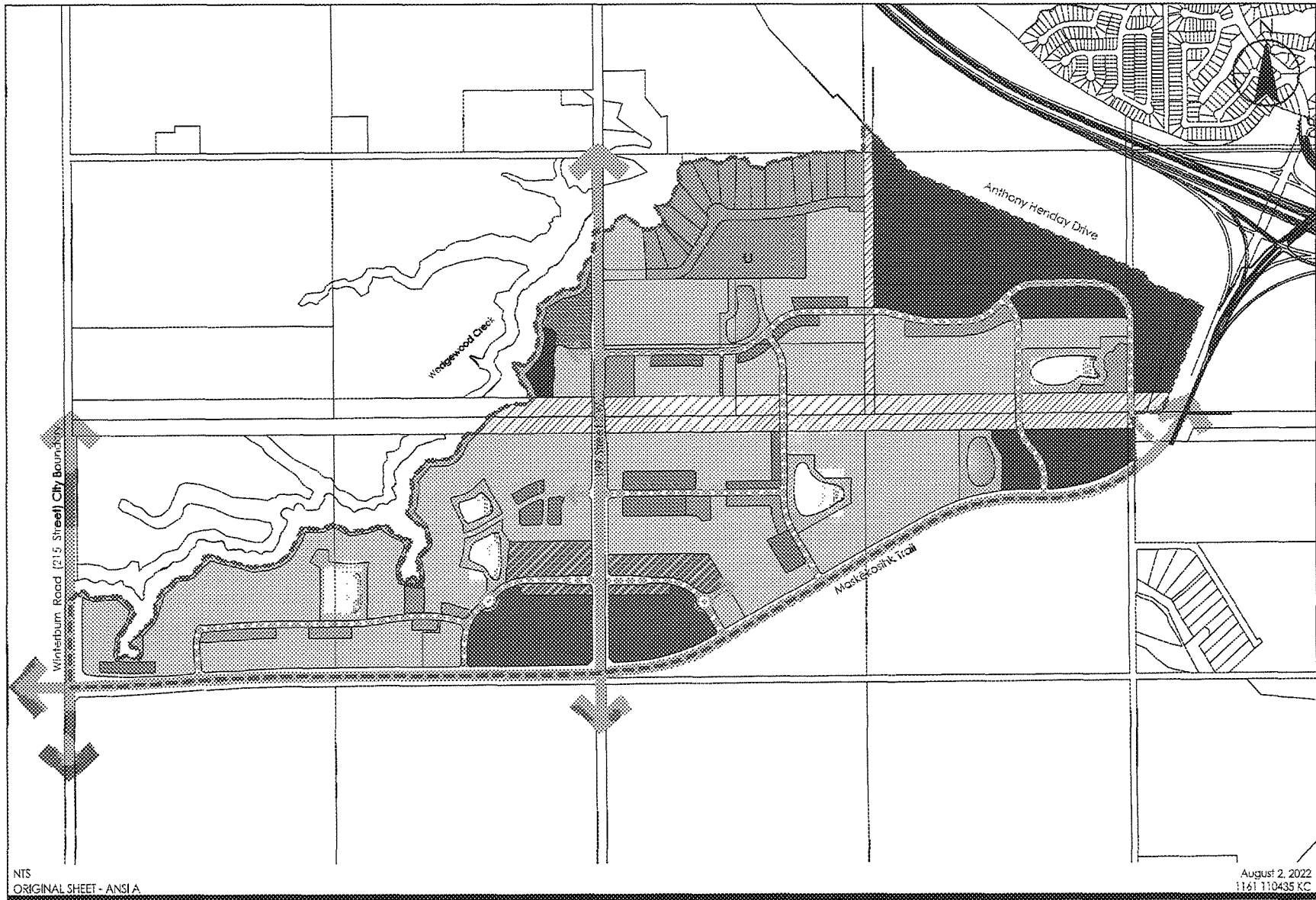
Population Per Net Residential Hectare (p/NRA)		99.8
Dwelling Units Per Net Residential Hectare (du/NRA)		44
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio		42.3% / 57.7%
Population (%) within 500m of Parkland		94%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		66%
<b>Presence/Loss of Natural Areas</b>	<b>Land</b>	<b>Water</b>
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).



NTS  
ORIGINAL SHEET - ANSIA

August 2, 2022  
1161 110435 KC

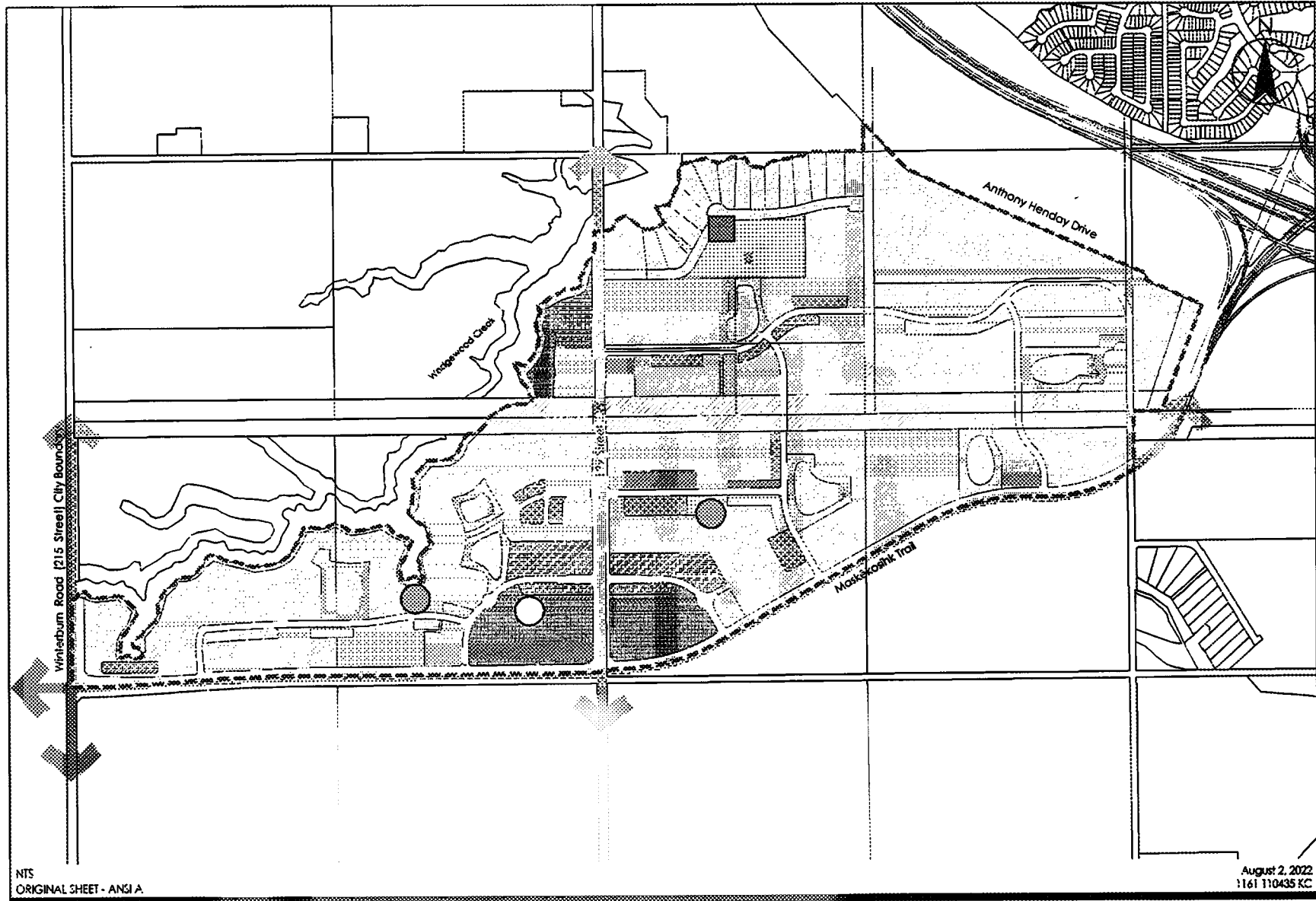
**Legend**

- |  |                                     |  |                                     |  |                                |
|--|-------------------------------------|--|-------------------------------------|--|--------------------------------|
|  | Existing Country Residential        |  | Town Centre Mixed Use - Residential |  | Stormwater Management Facility |
|  | Single/ Semi-Detached Residential   |  | Town Centre Mixed Used - Commercial |  | Public Utility                 |
|  | Row Housing                         |  | Business Employment                 |  | Top-of-Bank Roadway / Park     |
|  | Street Oriented Residential         |  | Public Upland Area (ER)             |  | Collector Roadway              |
|  | Uplands Village DC2                 |  | Urban Village Park                  |  | Arterial Roadway               |
|  | Low Rise / Medium Density Housing   |  | Pocket Park / Greenway              |  | NSP Boundary                   |
|  | Town Centre Mixed Use - Medium Rise |  | Natural Area (MR)                   |  |                                |
|  |                                     |  | Natural Area (ER)                   |  |                                |

Client/Project  
The Uplands  
Neighbourhood Structure Plan

Figure No.  
5.0

Title  
Development Concept



NTS  
ORIGINAL SHEET - ANS1 A

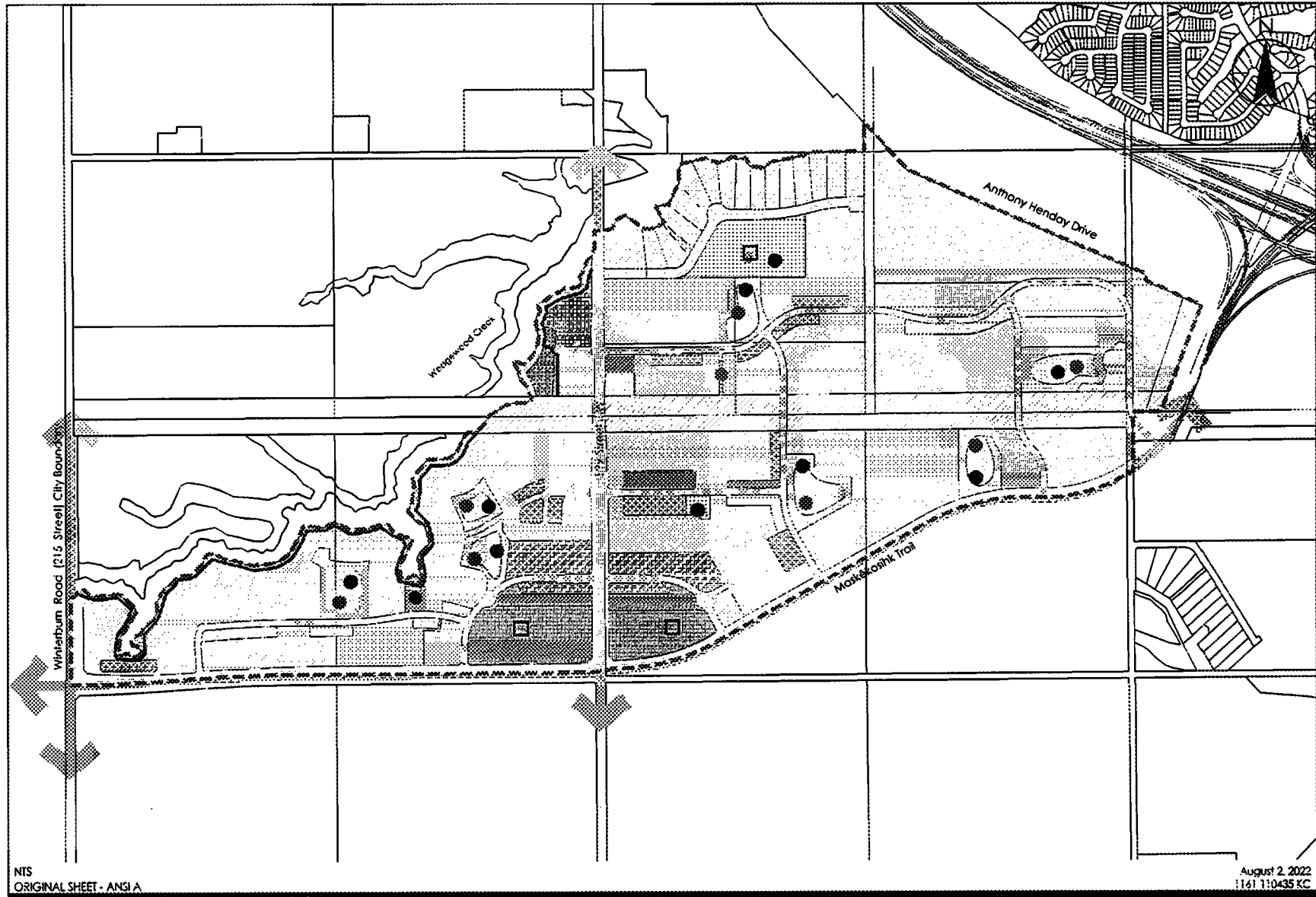
August 2, 2022  
1161 110435 KC

- 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 - ANSJA

August 2, 2022  
1161 110435 KC

- 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