

Bylaw 20498

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 3, 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 Area 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, 20114, and 20051; 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. deleting the map entitled “Bylaw 20051 – The Uplands Neighbourhood Structure Plan (as amended)” and replacing it with the map “Bylaw 20498 – Amendment to The Uplands Neighbourhood Structure Plan”, attached hereto as Schedule “A” and forming part of this bylaw;
 - b. deleting the statistics entitled “The Uplands Neighbourhood Structure Plan Approved

Land Use and Population Statistics – Bylaw 20051” and replacing it with the statistics entitled “The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20498”, attached hereto as Schedule “B” and forming part of this bylaw;

- c. deleting the map entitled “Figure 5 – Development Concept” and replacing it with the map entitled “Figure 5 – Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. deleting the map entitled “Figure 6 – Ecological Network & Parks” and replacing it with the map entitled “Figure 6 – Ecological Network & Parks” attached hereto as Schedule “D” and forming part of this bylaw;
- e. deleting the map entitled “Figure 7 – Urban Agriculture & Food” and replacing it with the map entitled “Figure 7 – Urban Agriculture & Food” attached hereto as Schedule “E” and forming part of this bylaw;
- f. deleting the map entitled “Figure 8 – Sanitary Servicing” and replacing it with the map entitled “Figure 8 – Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- g. deleting the map entitled “Figure 9 - Stormwater Servicing” and replacing it with the map entitled “Figure 9 - Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- h. deleting the map entitled “Figure 10 - Water Servicing” and replacing it with the map entitled “Figure 10 - Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw;
- i. deleting the map entitled “Figure 11 - Staging” and replacing it with the map entitled “Figure 11 - Staging” attached hereto as Schedule “I” and forming part of this bylaw;
- j. deleting the map entitled “Figure 12 - Transportation” and replacing it with the map entitled “Figure 12 - Transportation” attached hereto as Schedule “J” and forming part of this bylaw;

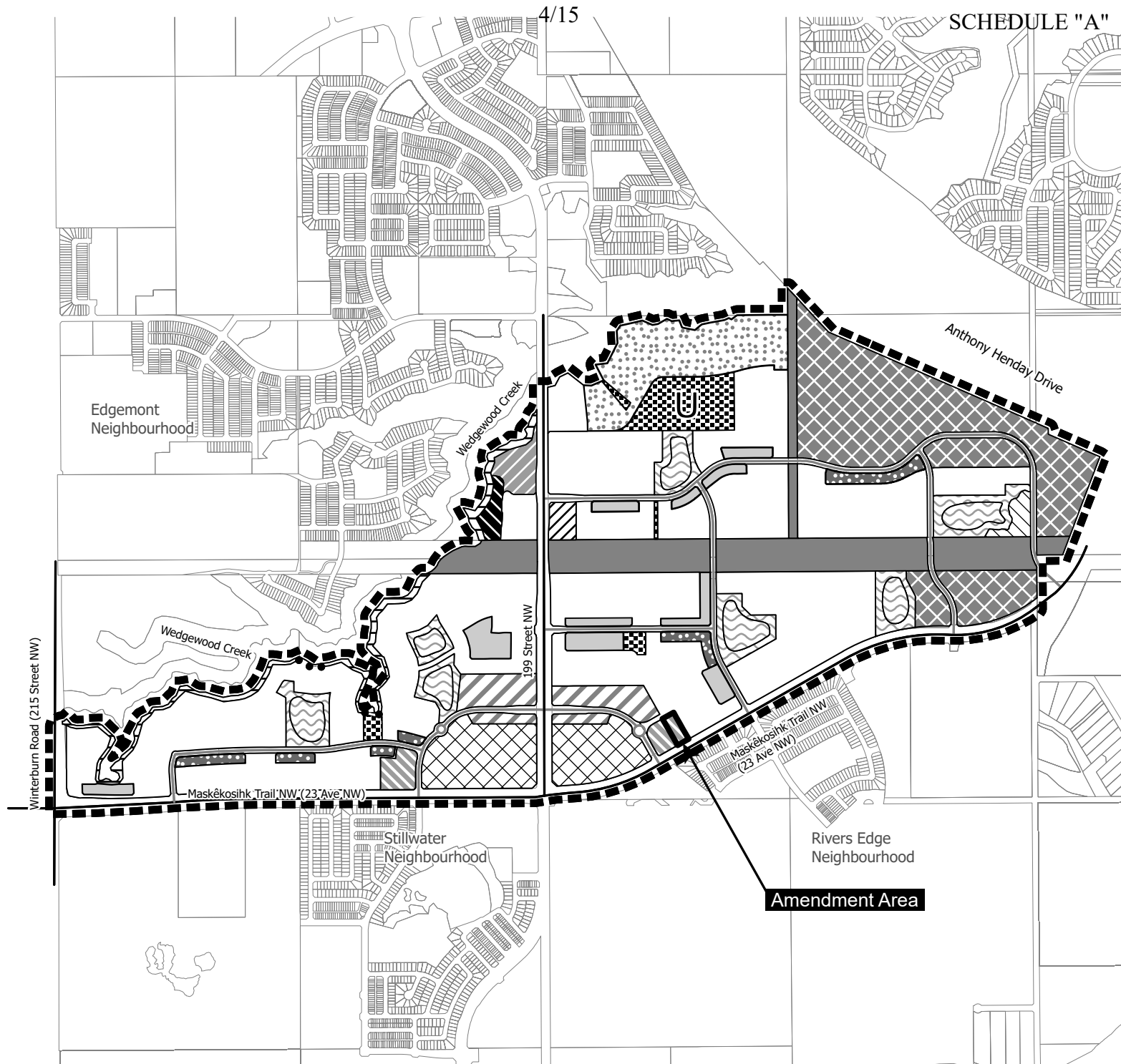
- k. deleting the map entitled “Figure 13 - Active Mode Transportation” and replacing it with the map entitled “Figure 13 - Active Mode Transportation” attached hereto as Schedule “K” and forming part of this bylaw; and
- l. deleting the map entitled “Figure 14 – Low Impact Development Opportunities” and replacing 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. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 20498
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



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

**The Uplands Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 20498**

	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	80.10	25	2,003	74.3%	2.80	5,607
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	2.51	224	562	2.3%	1.80	1,012
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		4,835	100%		10,889

SUSTAINABILITY MEASURES

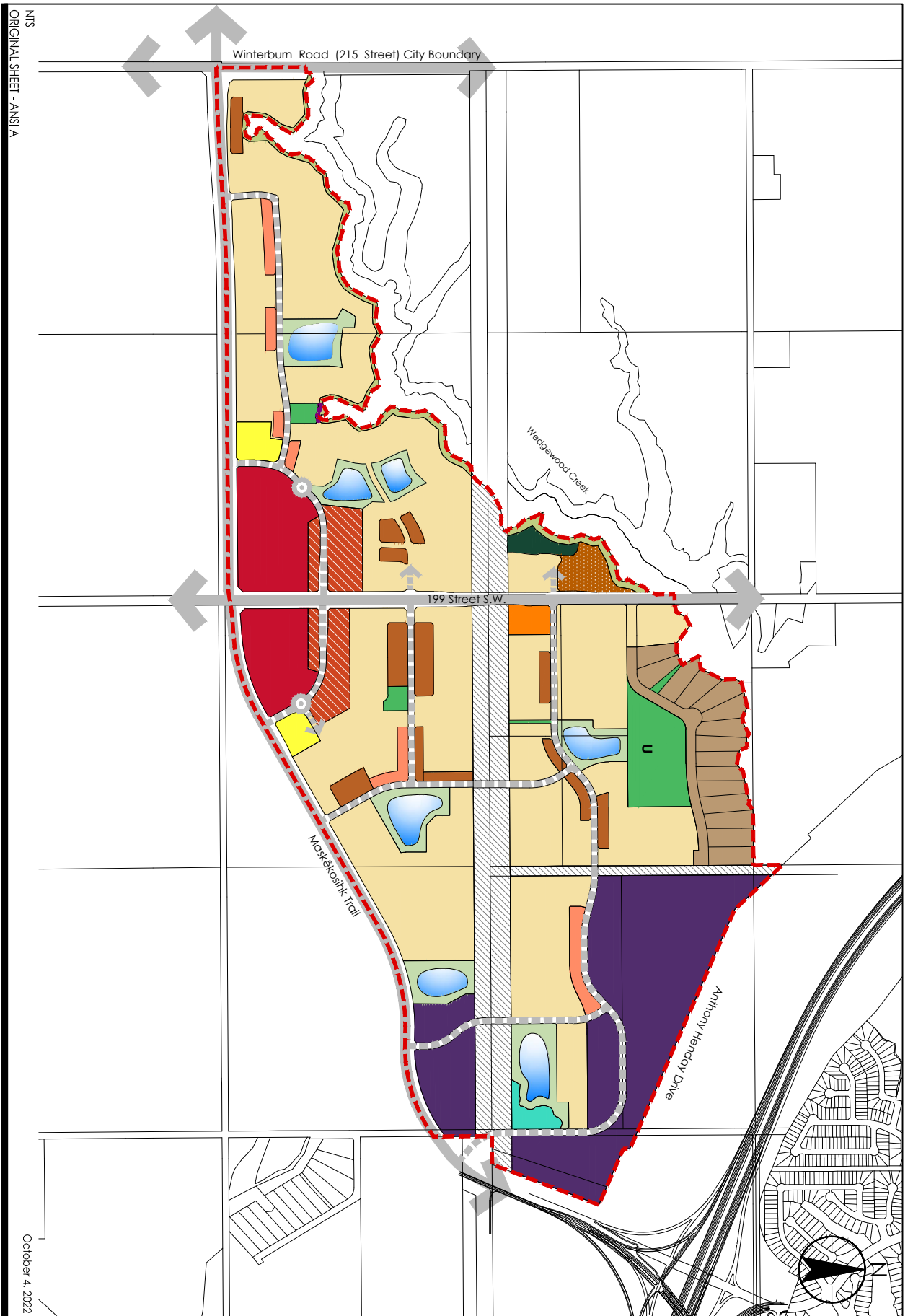
Population Per Net Residential Hectare (p/NRA)		101.0
Dwelling Units Per Net Residential Hectare (du/NRA)		45
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	41.4% / 58.6%	
Population (%) within 500m of Parkland		94%
Population (%) within 400m of Transit 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

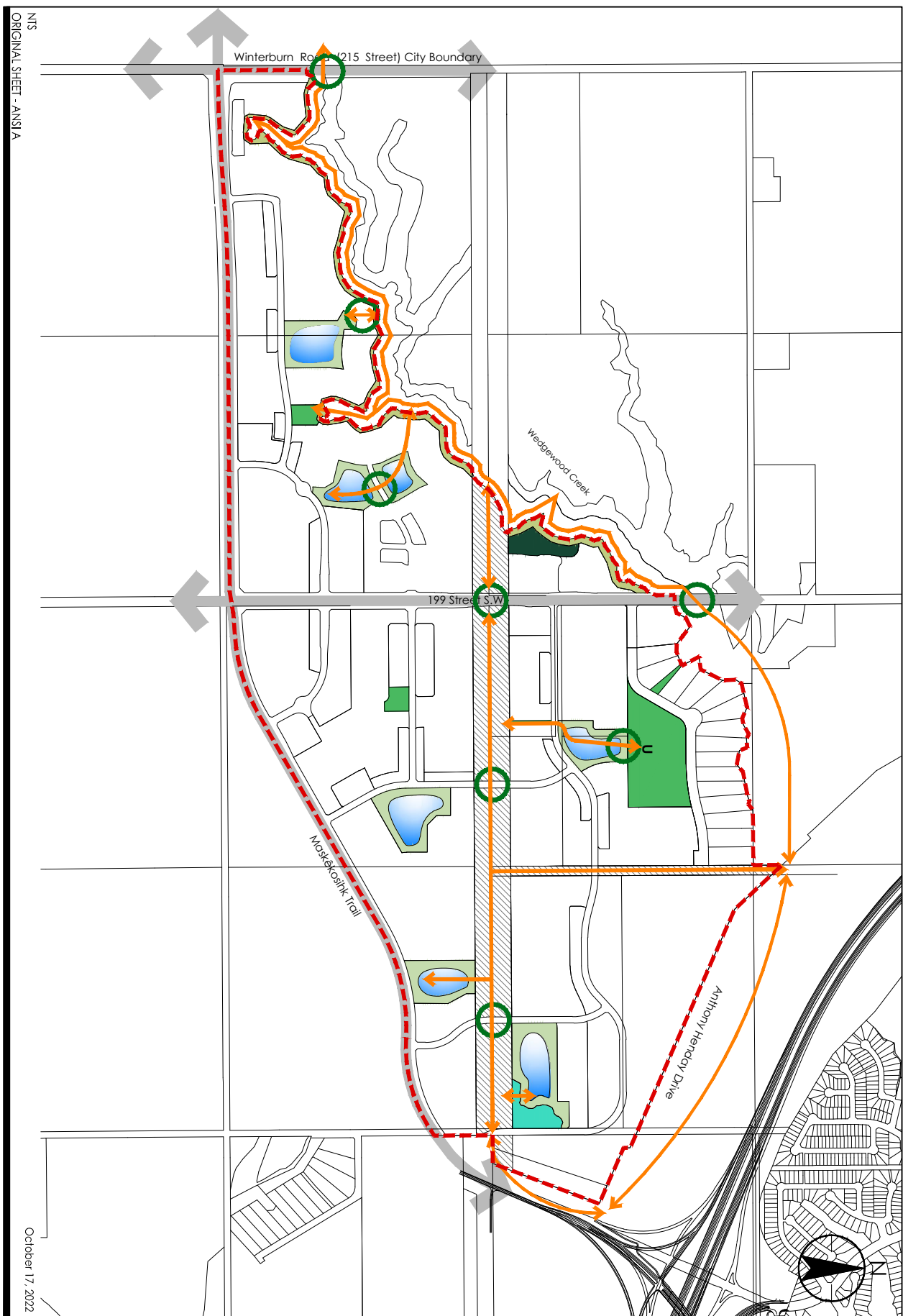
STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	450	225
Junior High School	225	112
Senior High School	225	112
Total	900	449

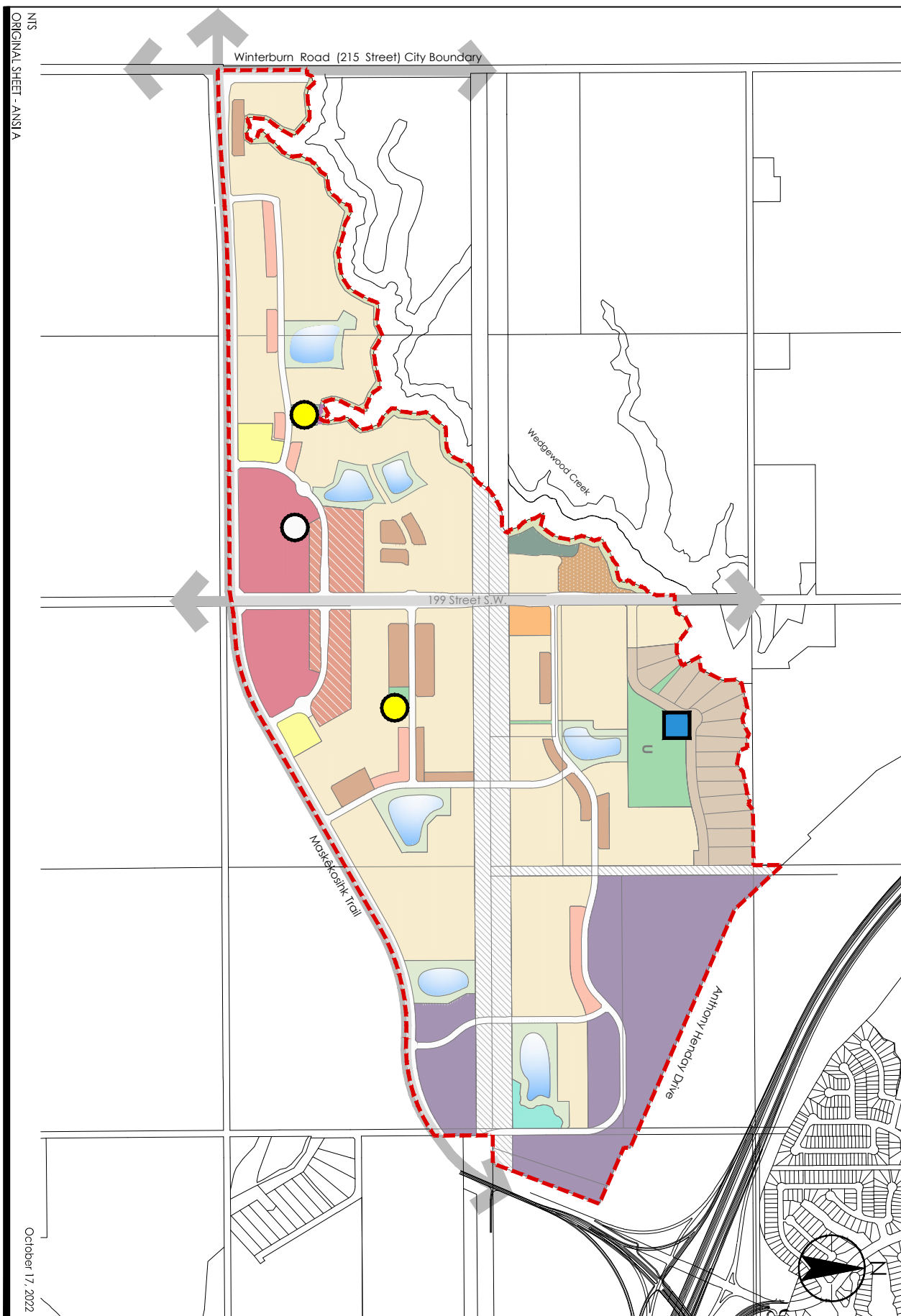
Notes:

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



October 17, 2022

Client/Project

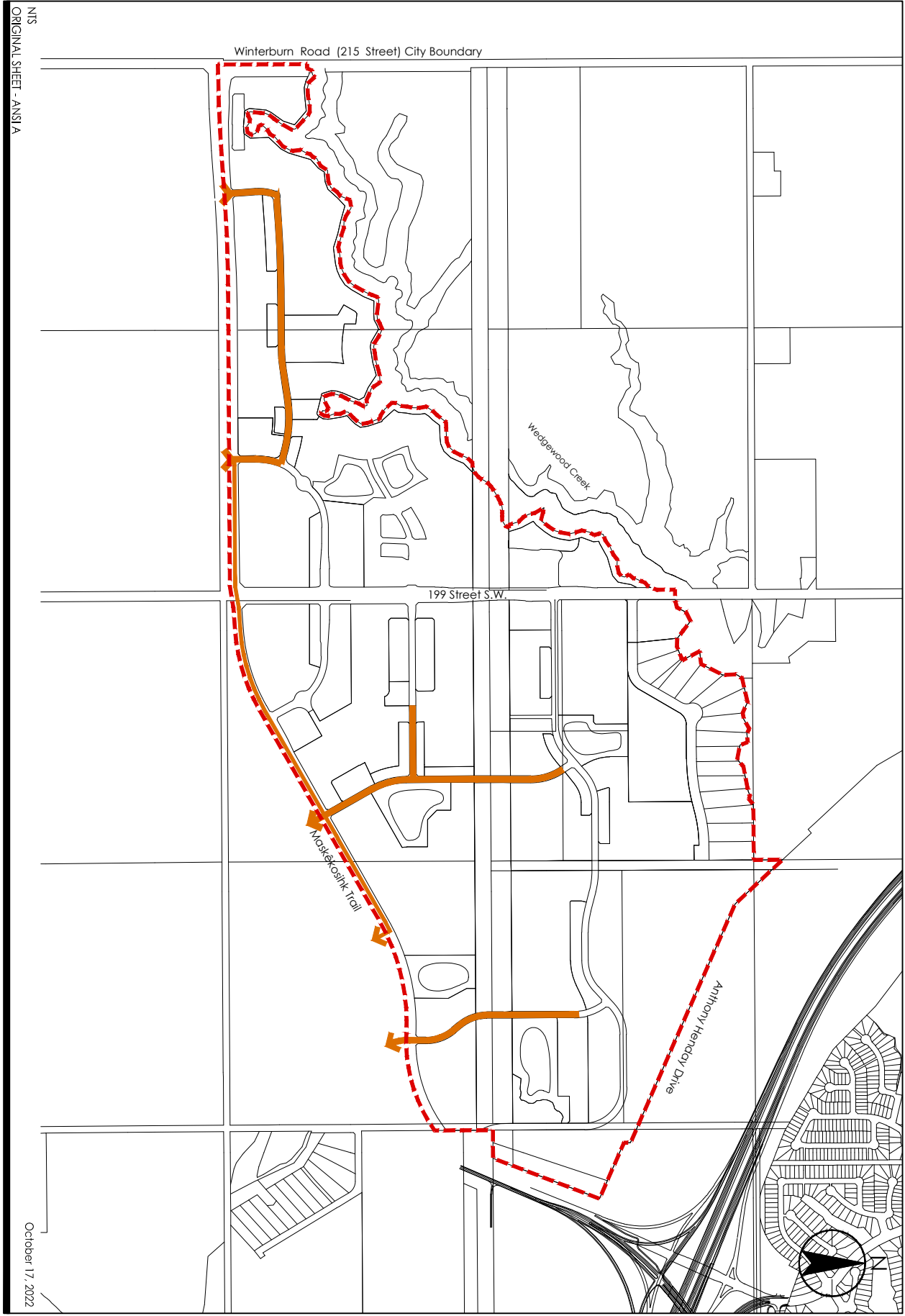
The Uplands
Neighbourhood Structure Plan
Amendment

Figure No.

7

Title

Urban Agriculture & Food



Legend
Sanitary Trunk
NSP Boundary

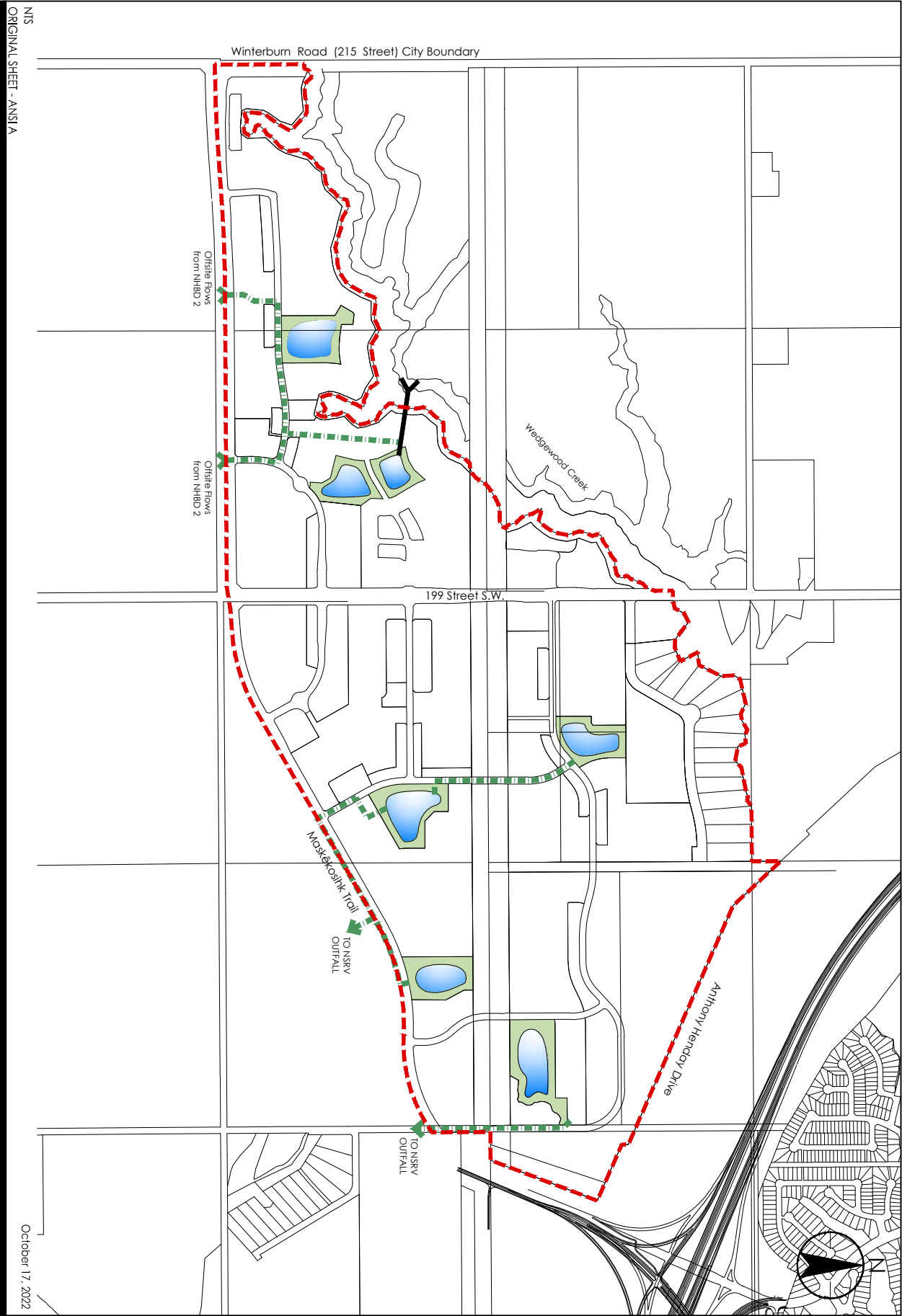
NTS
ORIGINAL SHEET - ANSIA

Client/Project
The Uplands
Neighbourhood Structure Plan
Amendment

October 17, 2022

Figure No.
8
Title
Sanitary Servicing

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



October 17, 2022

Client/Project

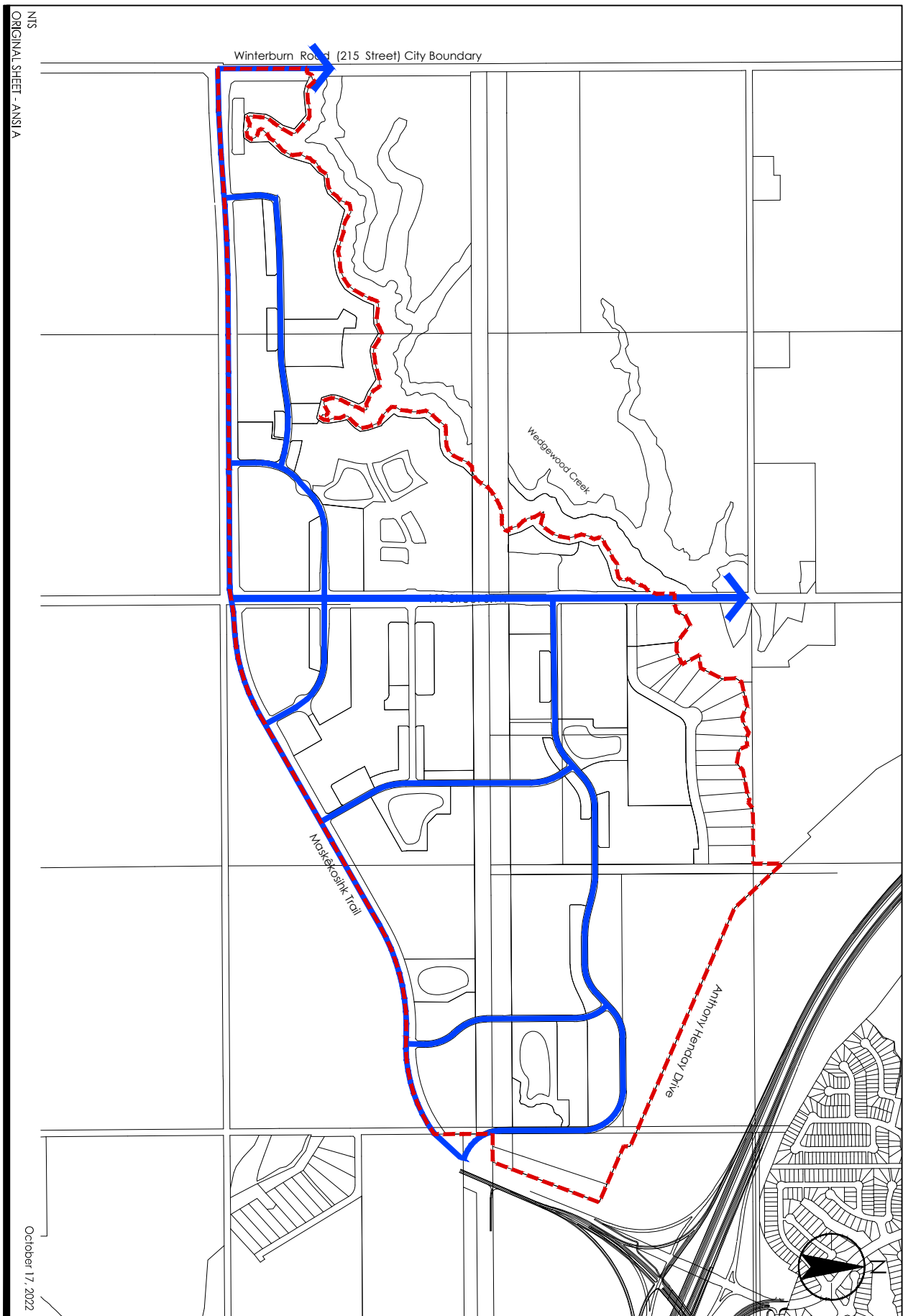
The Uplands
Neighbourhood Structure Plan
Amendment

Figure No.

9

Title

Stormwater Servicing



NTS
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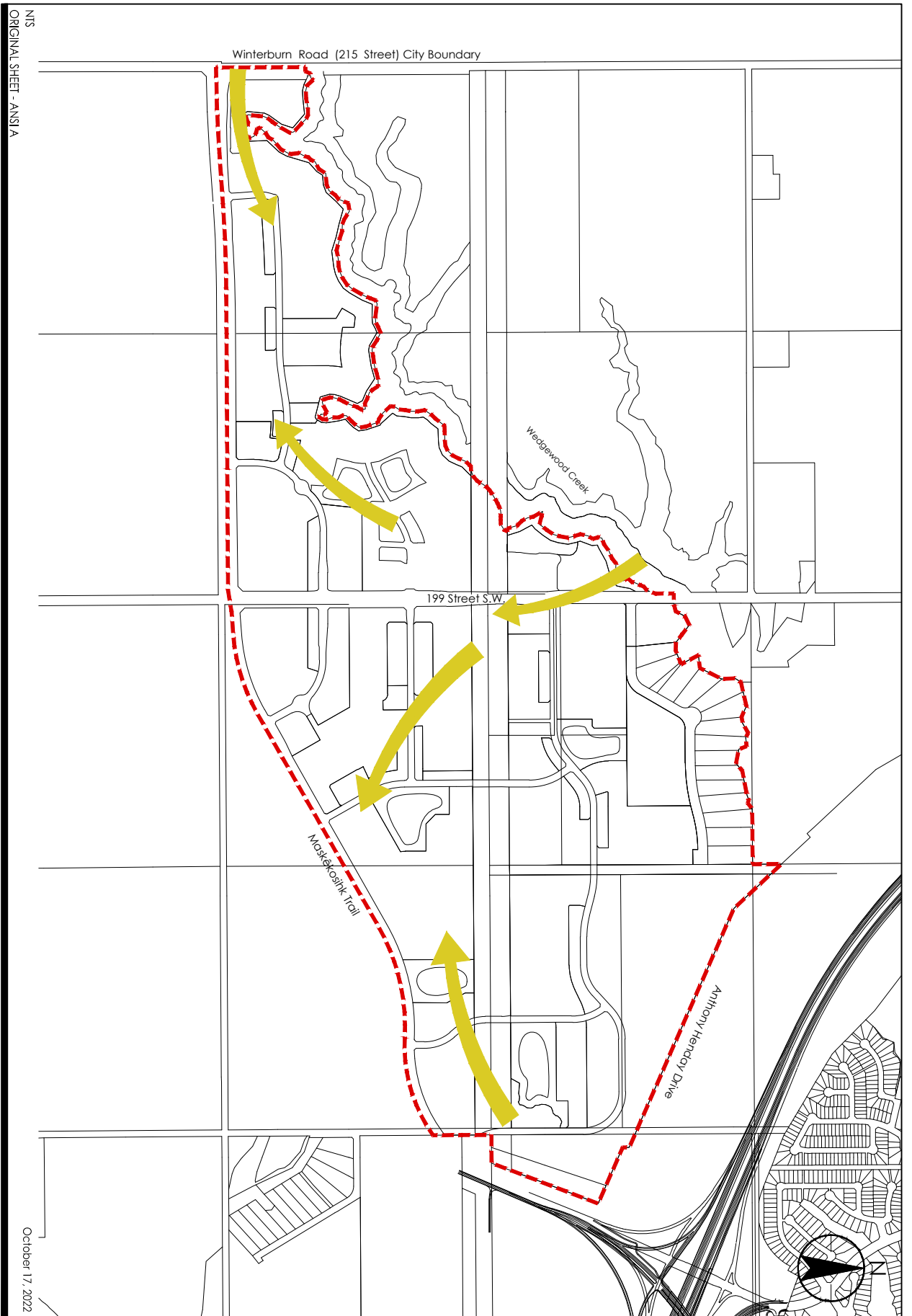
October 17, 2022

Legend
Water Main
NSP Boundary

Client/Project
The Uplands
Neighbourhood Structure Plan
Amendment

Figure No.
10

Title
Water Servicing



Legend

General Direction of Development

NSP Boundary

Client/Project

The Uplands
Neighbourhood Structure Plan
Amendment

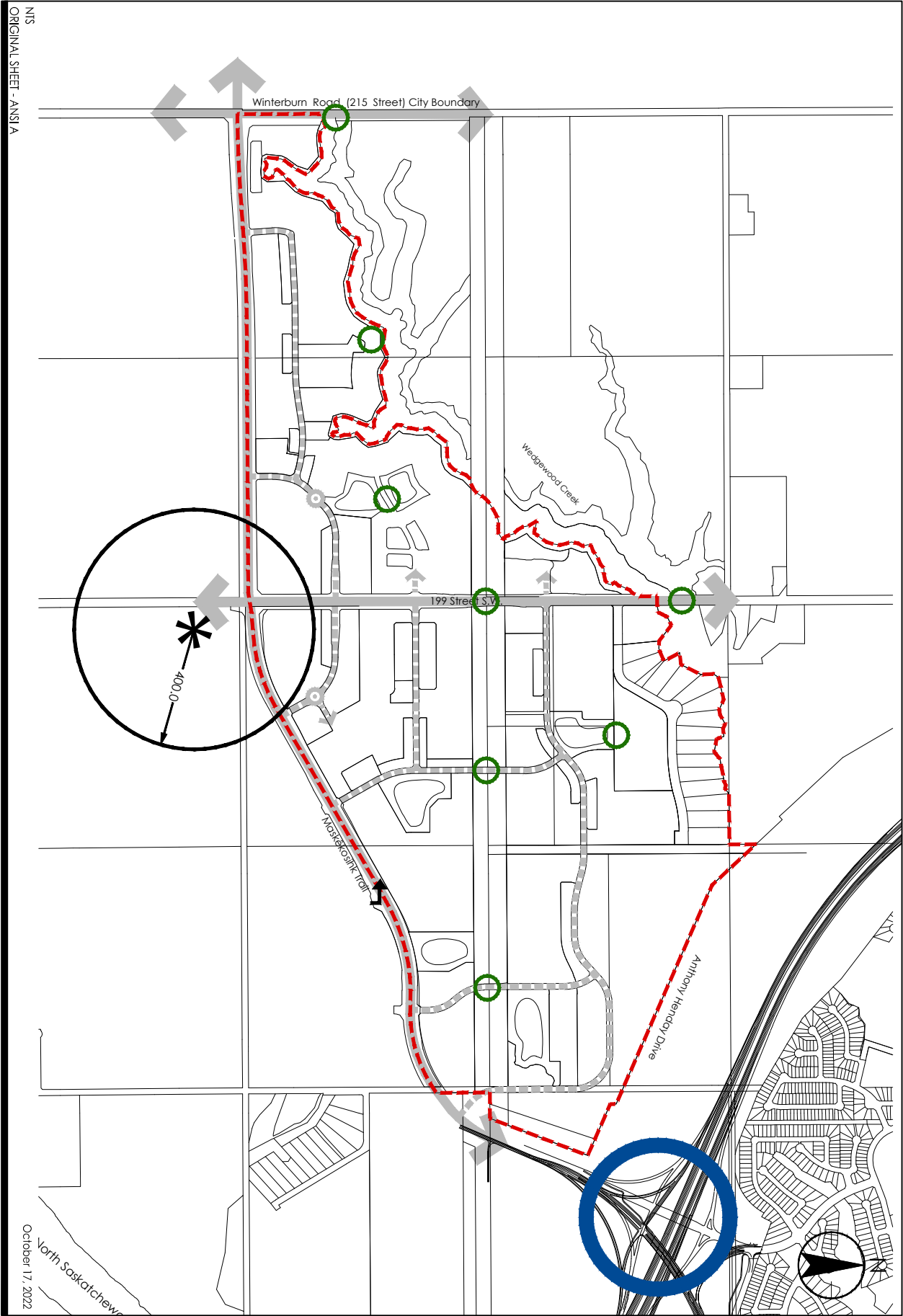
October 17, 2022

Figure No.

11

Title

Staging

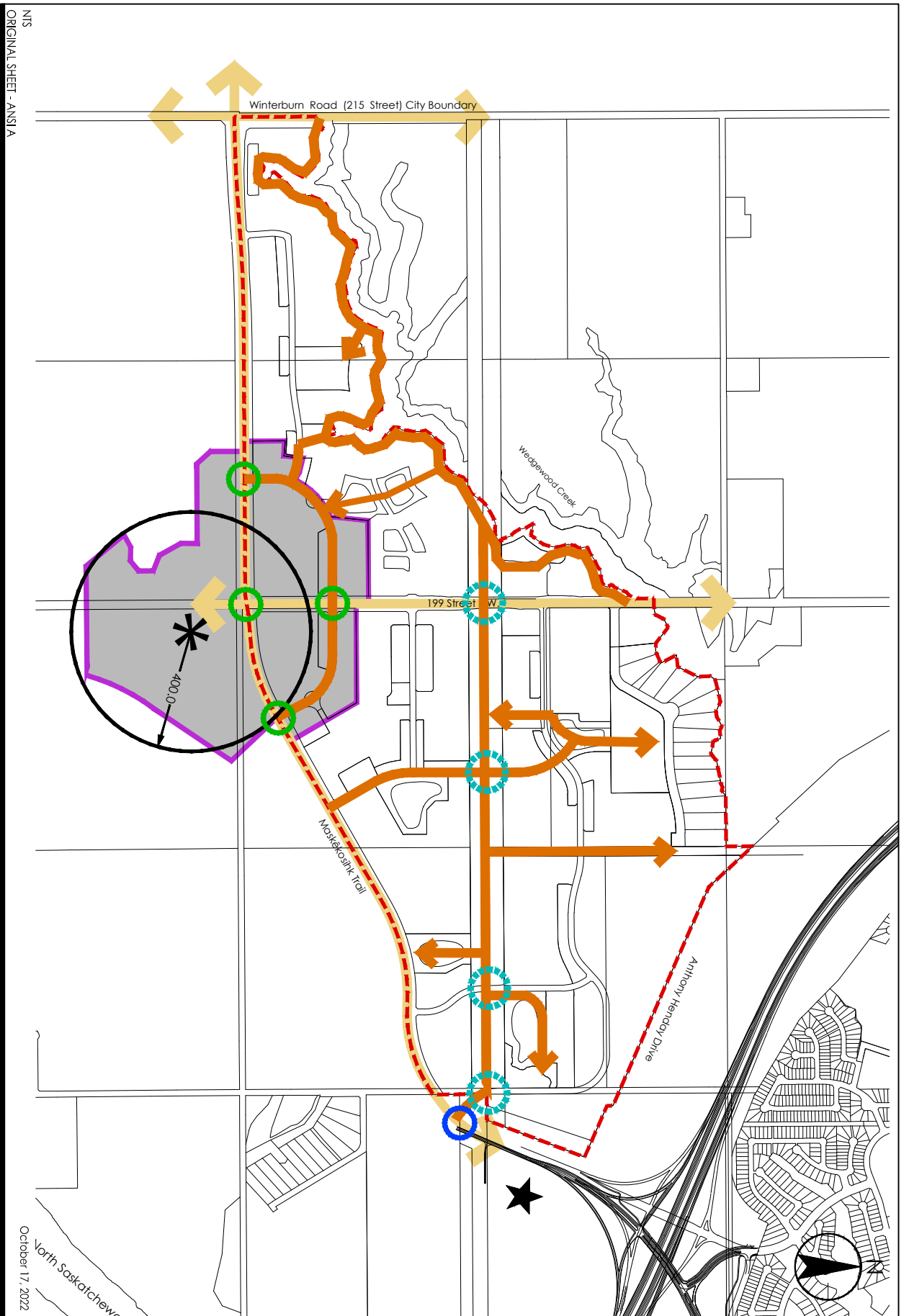


NTS
ORIGINAL SHEET - ANS1A

Client/Project
The Uplands
Neighbourhood Structure Plan
Amendment

Figure No.
12
Title
Transportation

October 17, 2022



NTS
ORIGINAL SHEET - ANS1A

Legend

- Arterial Roadway
- Shared Use Path Active Modes Connection
- Pedestrian Zone
- Pedestrian Mid-Block Crossing
- Priority Pedestrian Crossing
- Two-Stage Pedestrian Crossing

- Transit Centre
- Shared Use Path Connection to Anthony Henday Pedestrian Bridge
- NSP Boundary

Client/Project

The Uplands
Neighbourhood Structure Plan
Amendment

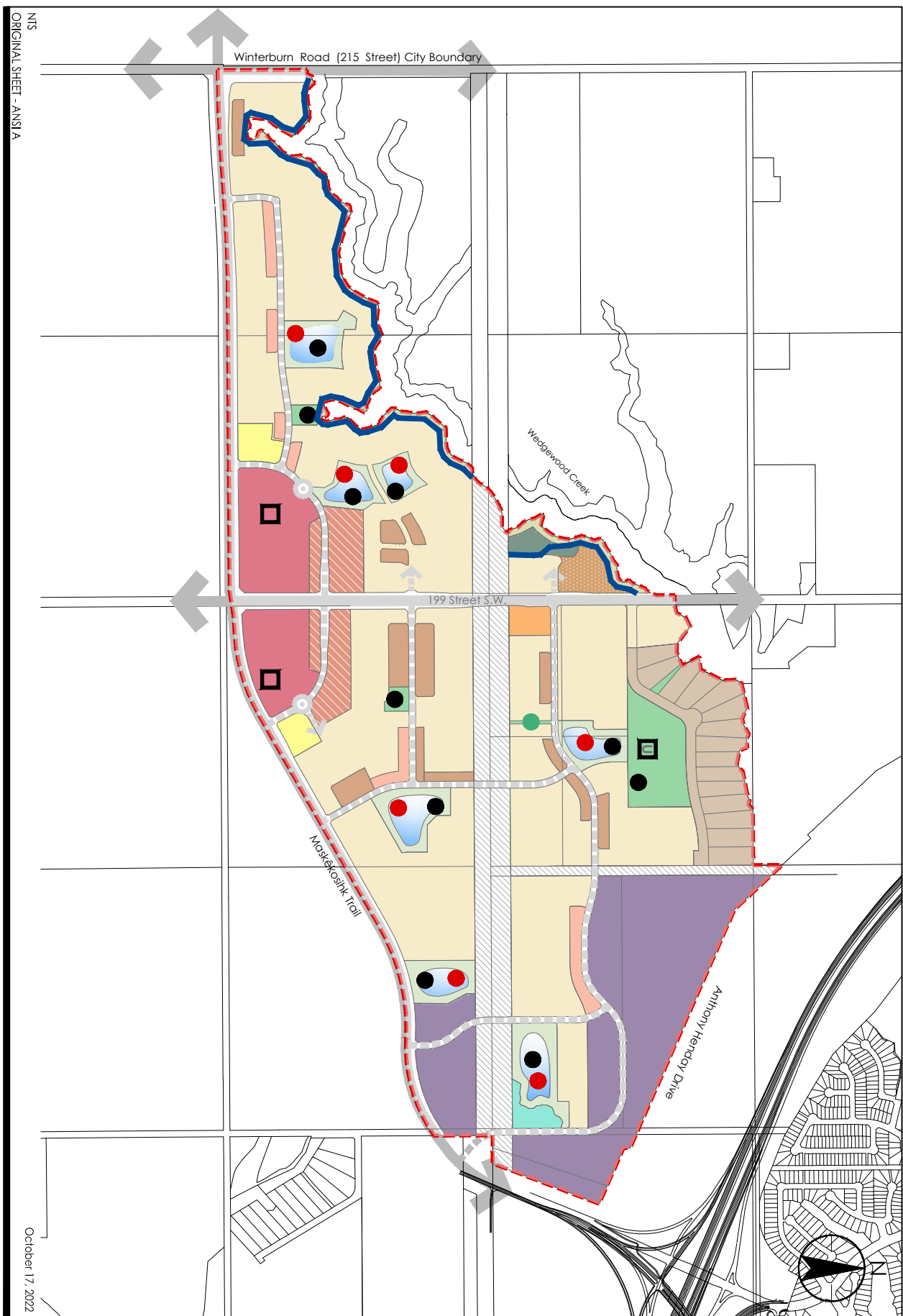
Figure No.

13

Title

Active Mode Transportation

October 17, 2022



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ORIGINAL SHEET - ANS1A

Client/Project

The Uplands
Neighbourhood Structure Plan
Amendment

Figure No.

14

Title

Low Impact
Development Opportunities

October 17, 2022