

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

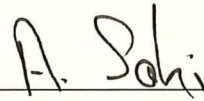
Land Use and Population Statistics – Bylaw 20051” and replacing it with the statistics entitled “The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20498”, attached hereto as Schedule “B” and forming part of this bylaw;

- 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  | 30th day of May | , A. D. 2023; |
| READ a second time this | 30th day of May | , A. D. 2023; |
| READ a third time this  | 30th day of May | , A. D. 2023; |
| SIGNED and PASSED this  | 30th day of May | , A. D. 2023. |

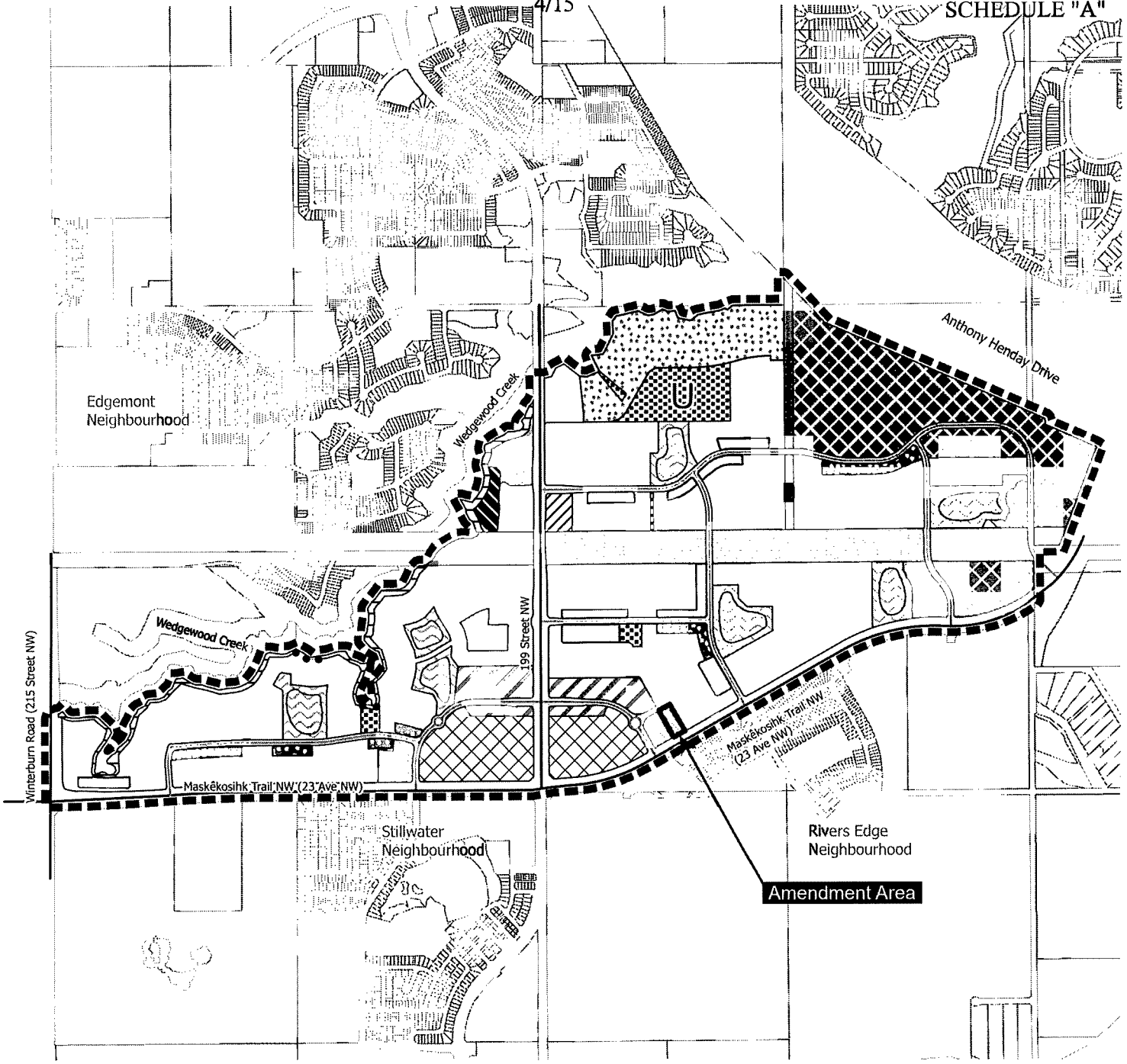
THE CITY OF EDMONTON



\_\_\_\_\_  
MAYOR



A/ \_\_\_\_\_  
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     |
|--|---------------|-------------|--------------|
| <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                | 80.10         | 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         |
| <b>Total</b>                        | <b>107.79</b> |          | <b>4,835</b> | <b>100%</b> |             | <b>10,889</b> |

**SUSTAINABILITY MEASURES**

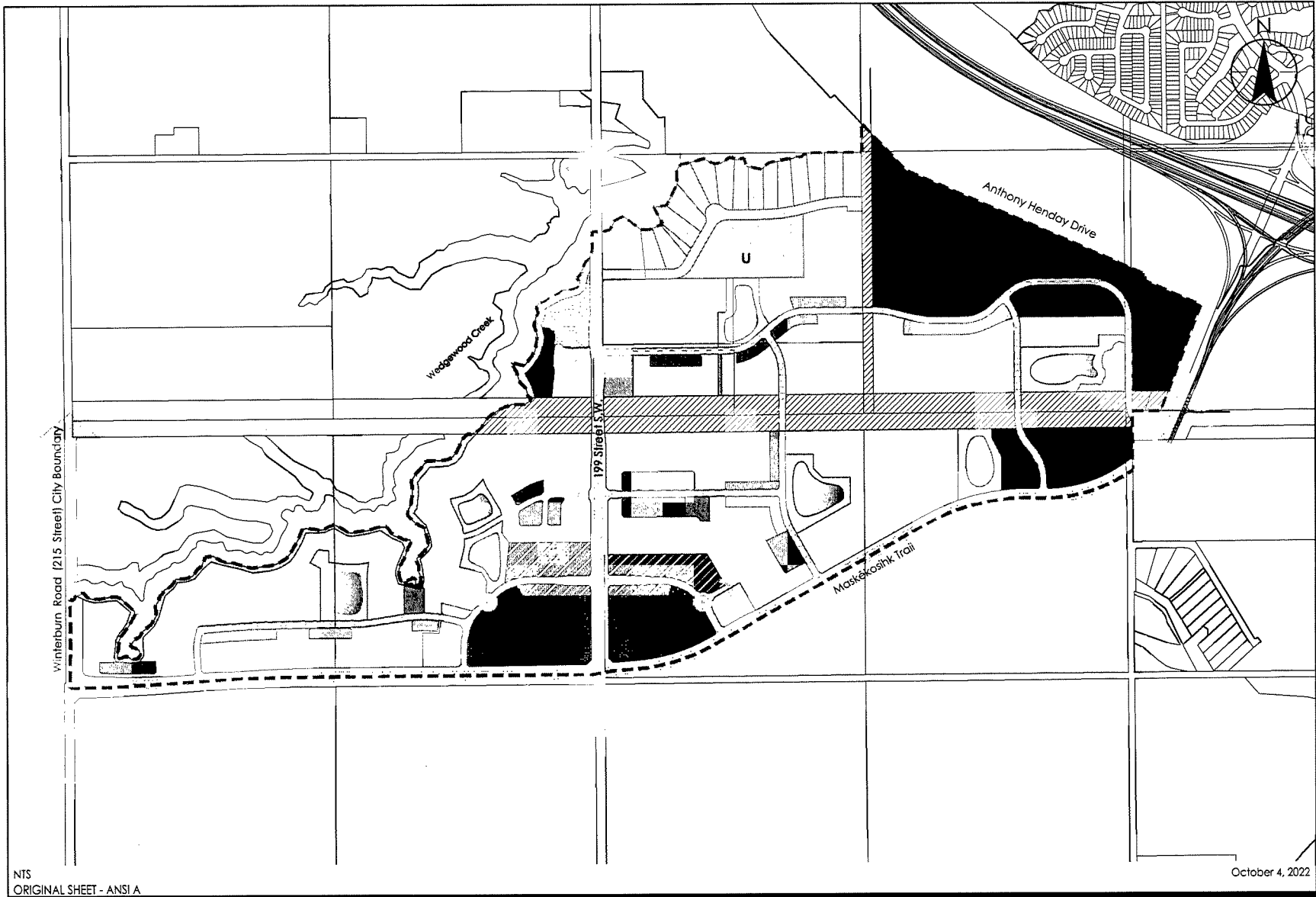
|   |             |               |
|---|-------------|---------------|
| Population Per Net Residential Hectare (p/NRA)  |             | 101.0         |
| Dwelling Units Per Net Residential Hectare (du/NRA)   |             | 45            |
| [Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; 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%           |
| <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 - ANSI A

October 4, 2022

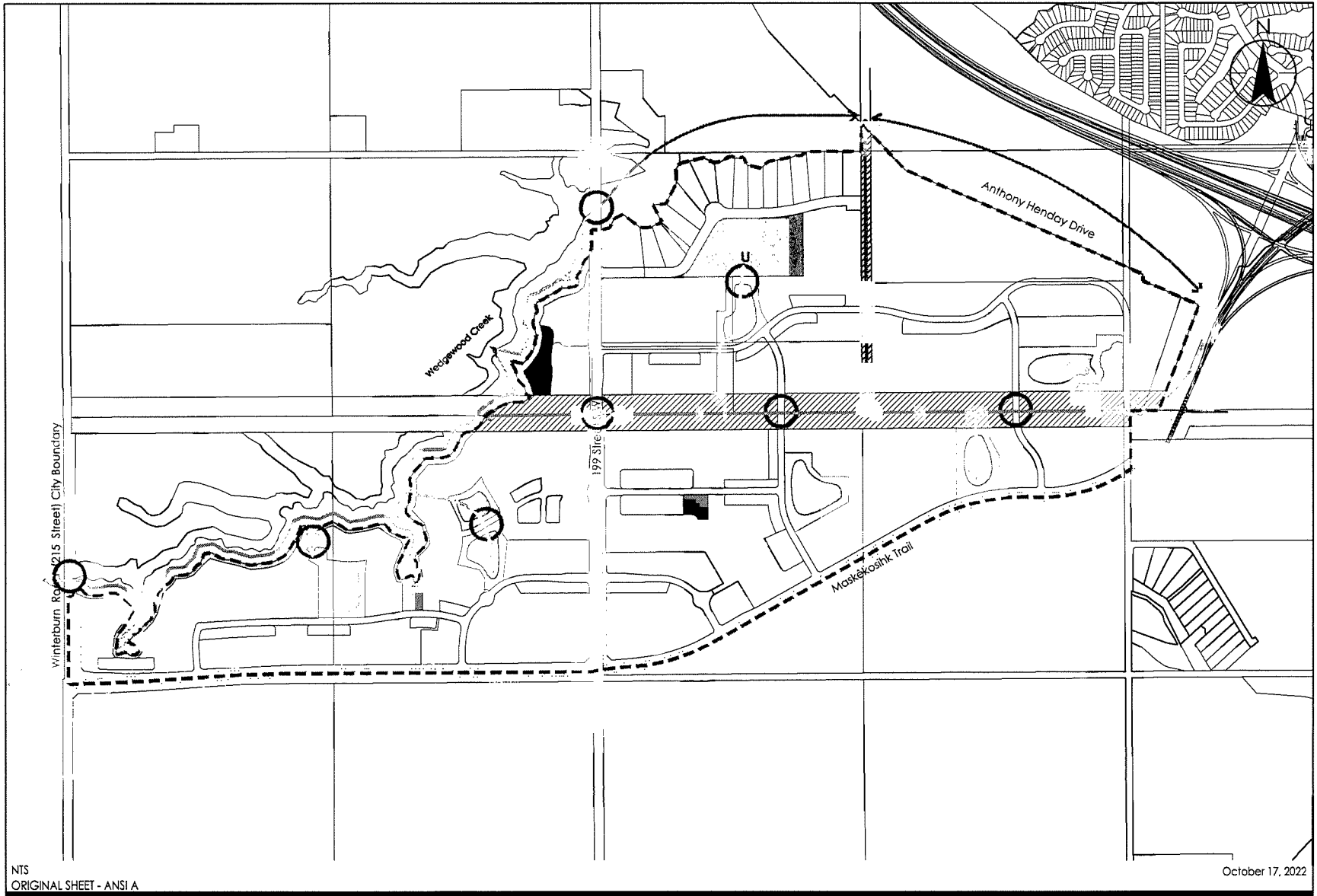
**Legend**

- |                                     |                                     |                                |
|-------------------------------------|-------------------------------------|--------------------------------|
| 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  
Amendment





Figure No.  
5

Title  
Development Concept



**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

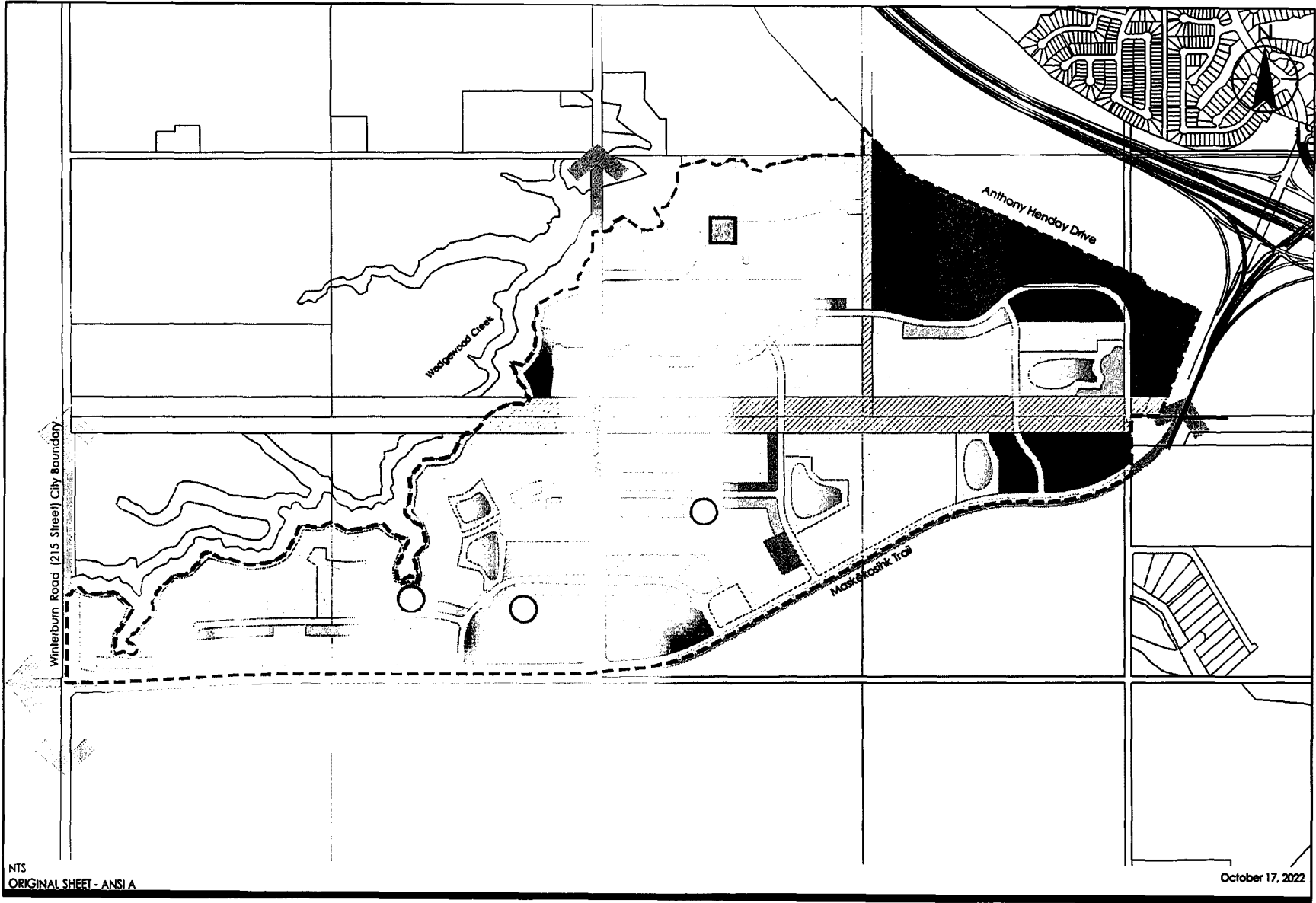
Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.

6

Title

Ecological Network & Parks



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ORIGINAL SHEET - ANSI A

October 17, 2022

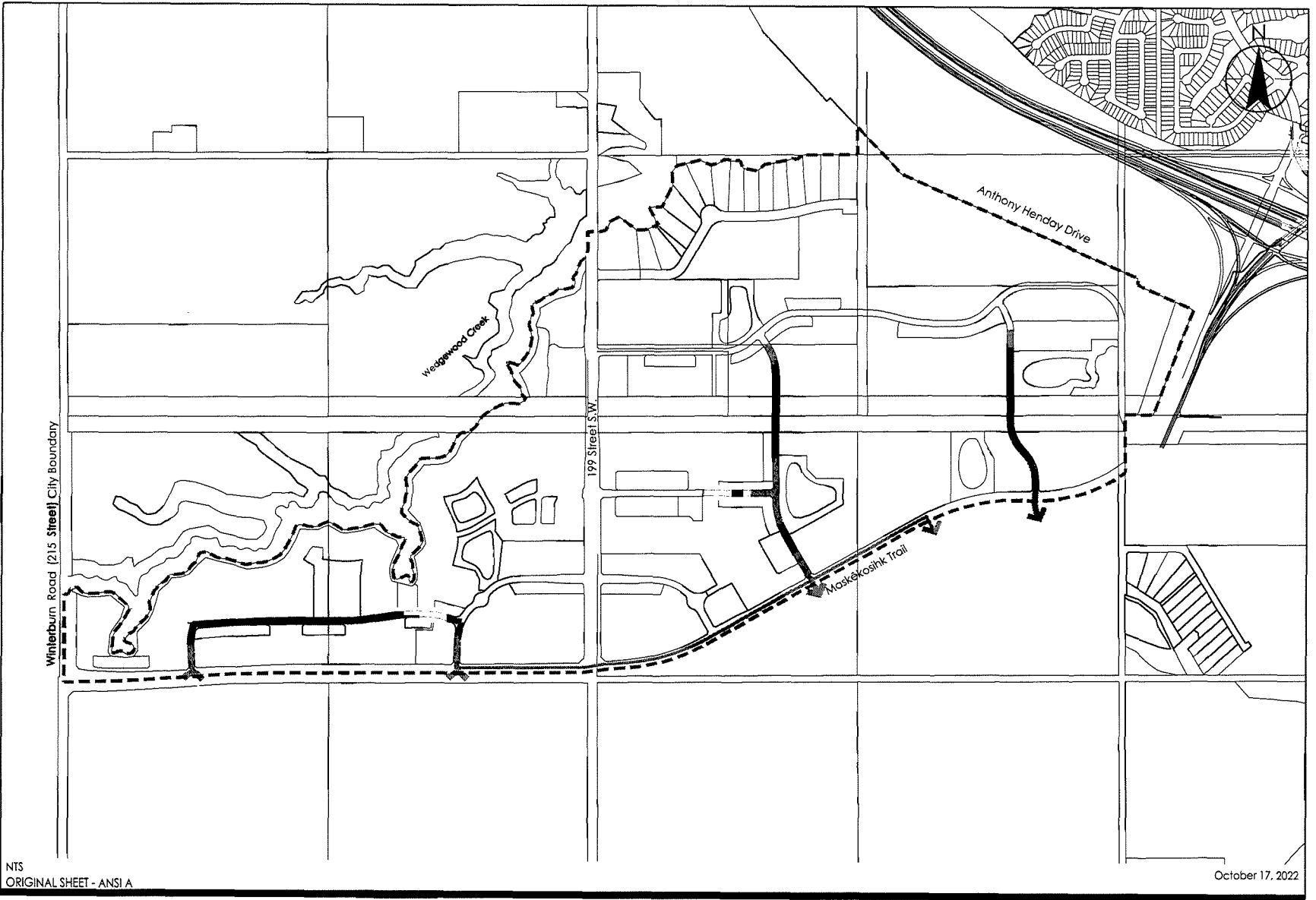
- Legend**
- Potential Community Garden
  - Potential Farmers Market
  - Potential Edible Landscaping
  - - - NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 7



Title  
 Urban Agriculture & Food





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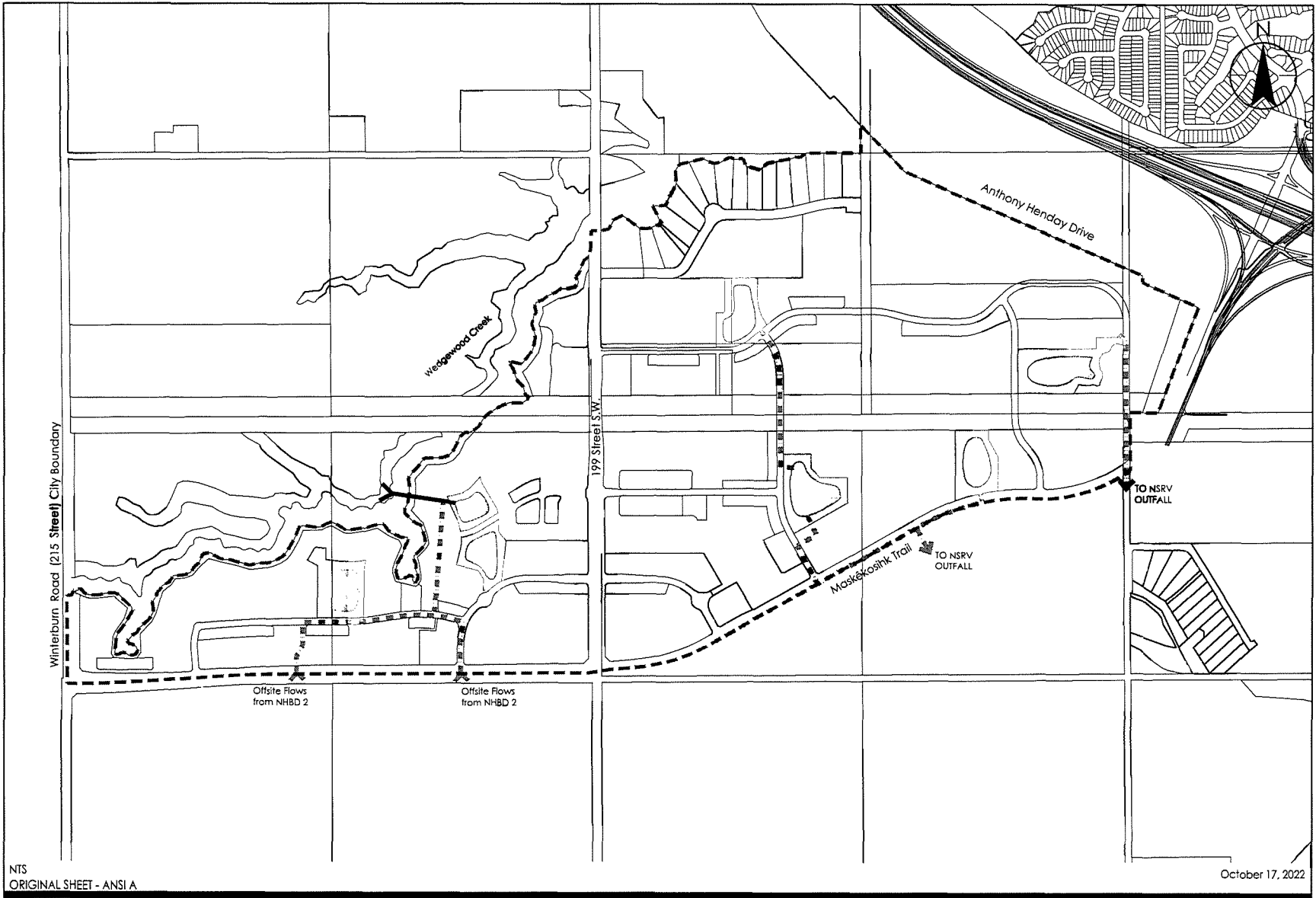
October 17, 2022

- Legend
-  Sanitary Trunk
  -  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 8





Title  
 Sanitary Servicing



NTS  
ORIGINAL SHEET - ANSI A

October 17, 2022

Legend

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

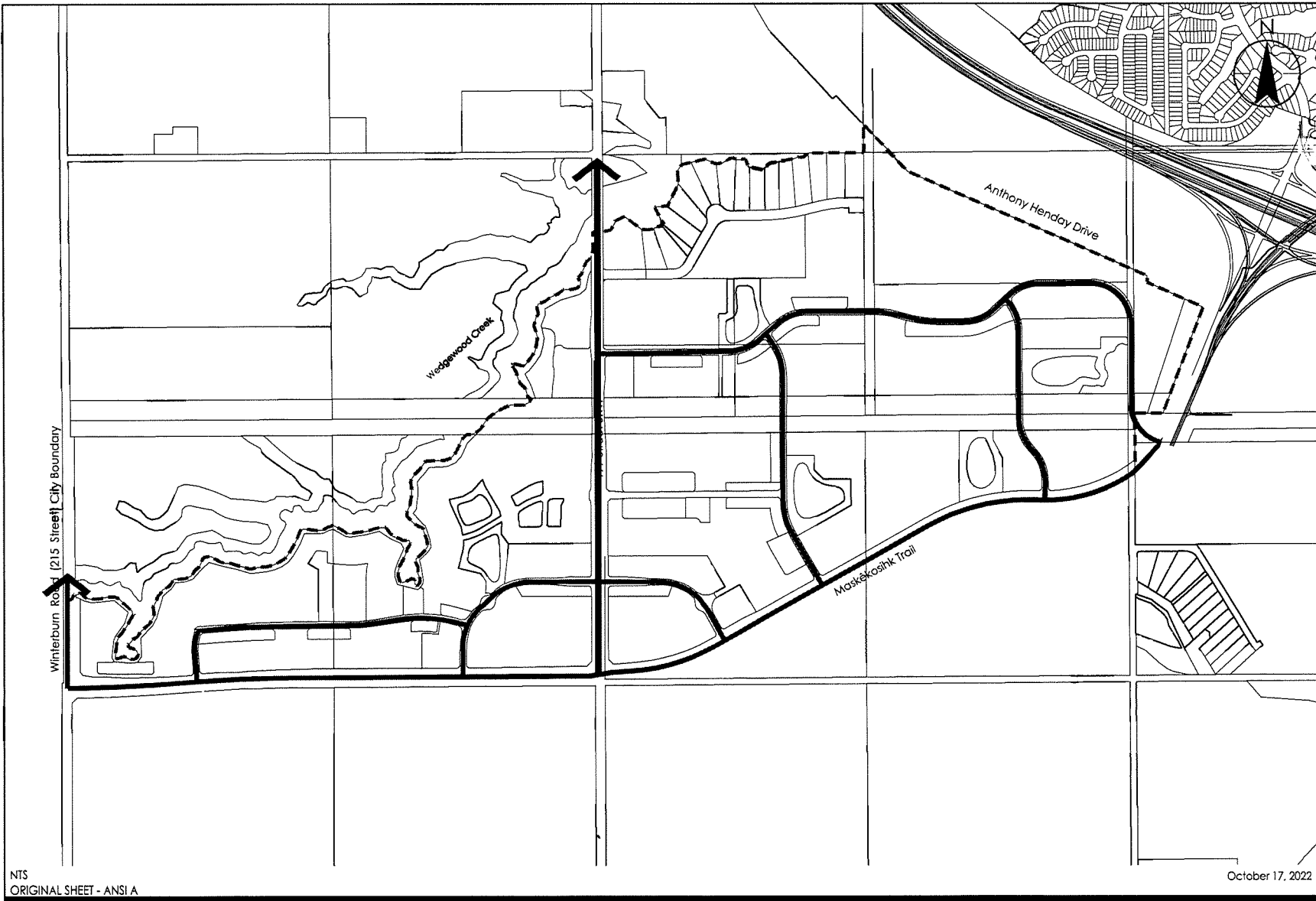
Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.

9



Title

Stormwater Servicing



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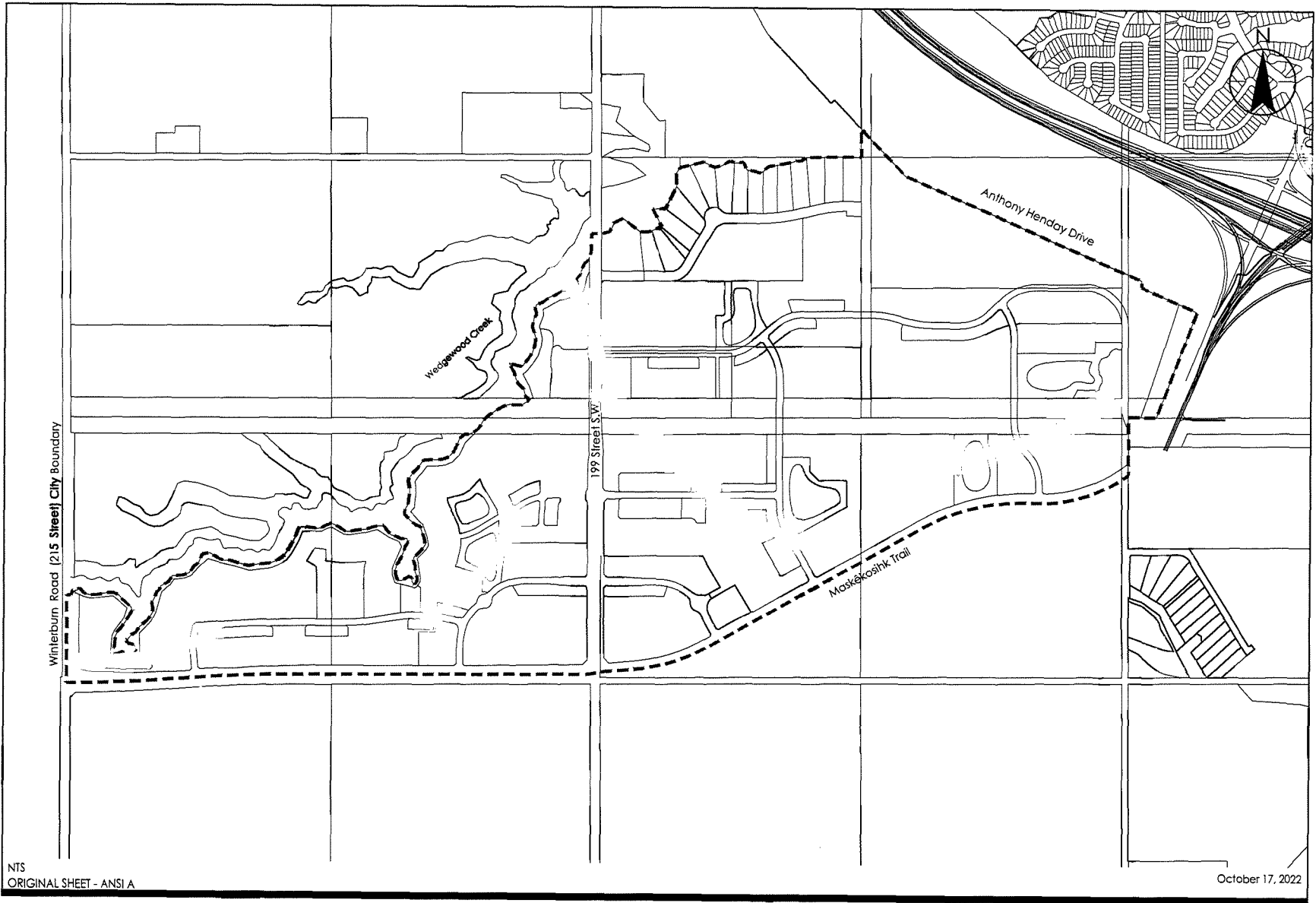
October 17, 2022

- Legend**
-  Water Main
  -  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 10



Title  
 Water Servicing



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October 17, 2022

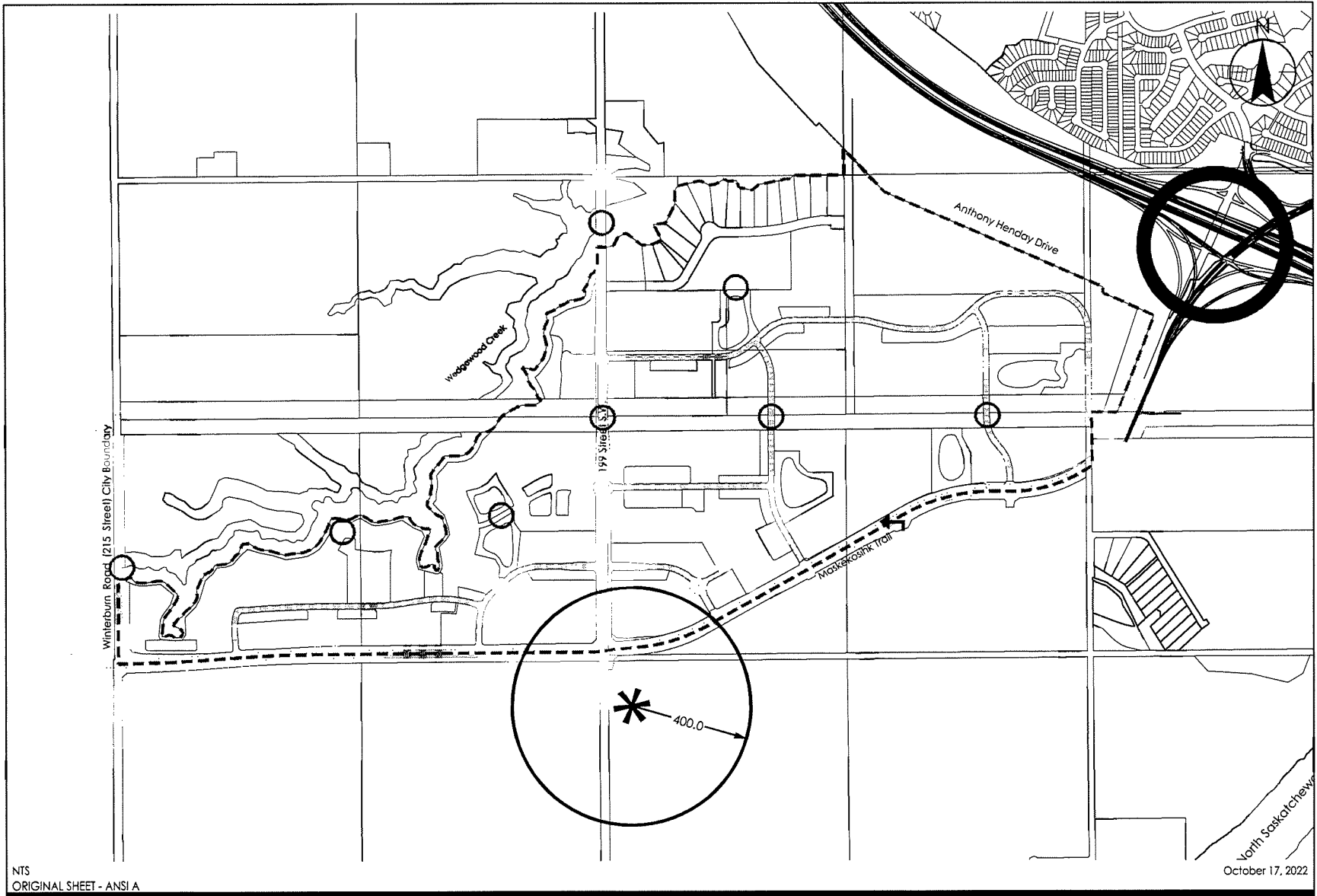
Legend

-  General Direction of Development
-  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 11

Title  
 Staging



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October 17, 2022

Legend

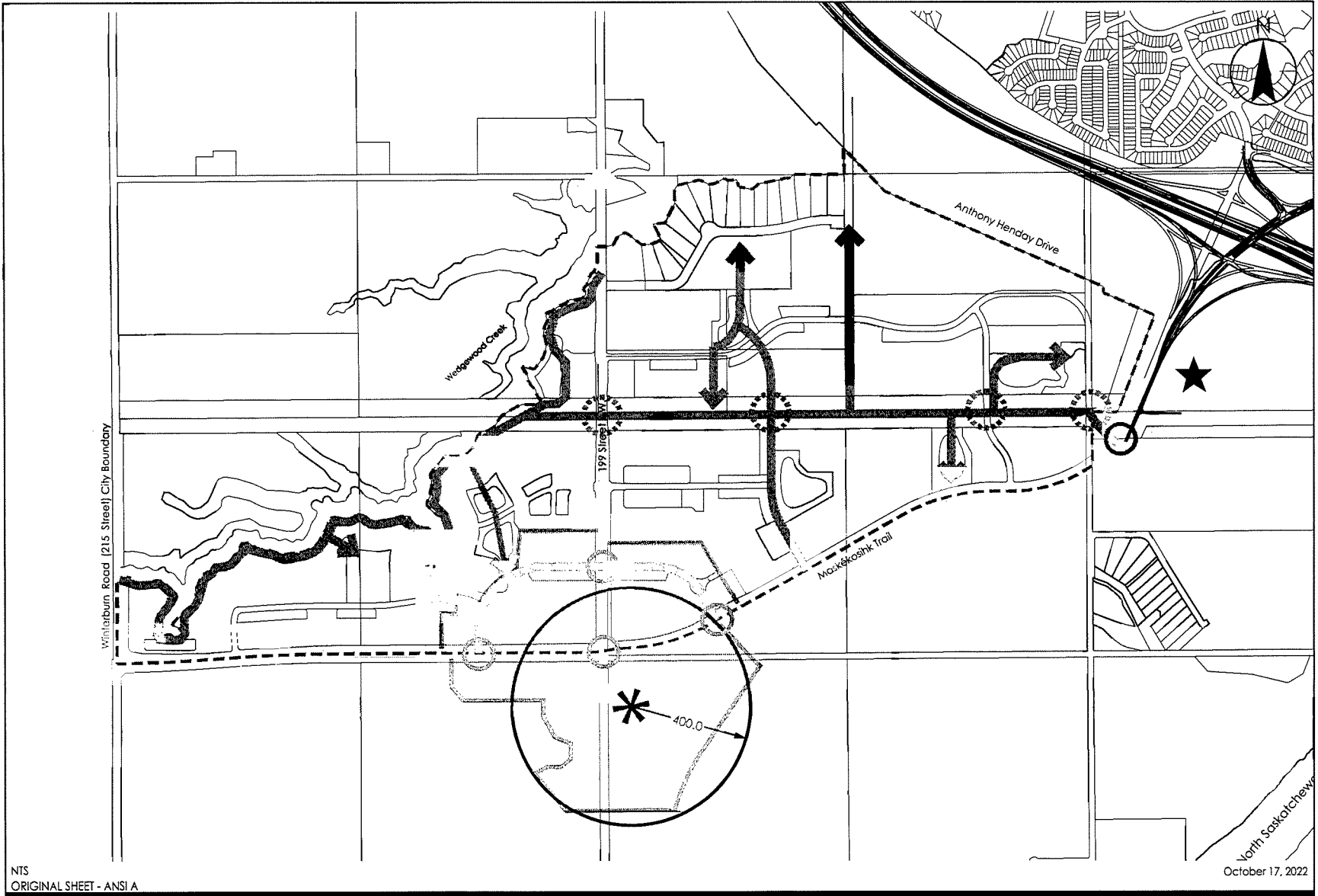
- Collector Roadway
- Arterial Roadway
- Freeway (Anthony Henday Drive)
- Potential Wildlife Passage
- Transit Centre
- Service Interchange

- Interim Left-turn Movement
- NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 12

Title  
 Transportation



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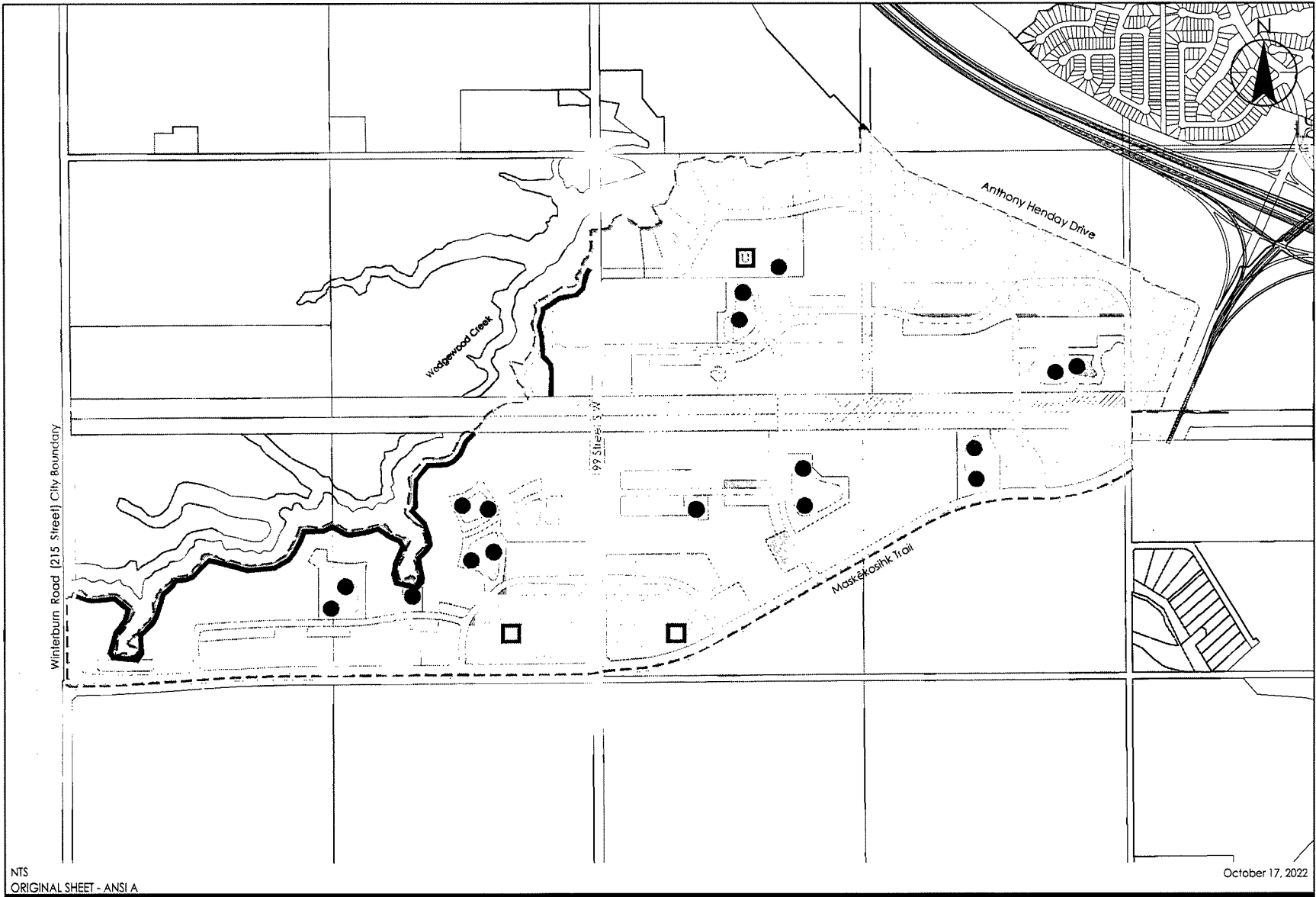
October 17, 2022

- 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



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  
Amendment

Figure No.  
14

Title  
Low Impact  
Development Opportunities