

## A portion of 20704 - 23 Avenue NW Position of Administration: Support



### Summary

Bylaw 20927 proposes a rezoning from the Small Scale Flex Residential Zone (RSF) and the Small-Medium Scale Transition Residential Zone (RSM h12) to the Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14). The proposed rezoning would allow for a range of small scale housing (RSF) and a range of small to medium scale housing (RSM h14).

Bylaw 20926 proposes an amendment to The Uplands Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning. In addition, the Bylaw proposes an administrative amendment to align with a previously approved rezoning.

Bylaw 20925 proposes an amendment to the Riverview Area Structure Plan (ASP) to facilitate the proposed rezoning and proposes an administrative amendment to align with a previously approved rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No responses were received at the time this report was written.

Administration supports this application because it:

- Allows for the continued development of residential housing forms
- Is compatible with existing and surrounding land uses
- Conforms to the The City Plan which continues to allow Edmontonians to live locally and support growth within existing approved neighbourhoods

## **Application Details**

This application was submitted by Qualico Communities to allow them to construct row housing on the proposed RSM h14 site and single detached housing on the proposed RSF site along a portion of the Wedgewood Ravine.

## **Rezoning**

The proposed Small Scale Flex Residential Zone (RSF) and Small-Medium Scale Transition Residential Zone (RSM h14) would allow for development with the following key characteristics:

Small Scale Flex Residential Zone (RSF)

- A range of small scale Residential development, including detached housing, attached housing, and multi-unit housing
- A maximum height of 12.0 metres (approximately 3 storeys)
- A maximum site coverage of 55%

Small-Medium Scale Transition Residential Zone (RSM h14)

- A range of small to medium scale row housing and multi-unit housing
- A maximum height of 14.0 metres (approximately 3 to 4 storeys)
- A maximum site coverage of 60% and minimum site density of 45 dwelling units per net residential hectare (upnr/ha)

## **Area Structure Plan**

Bylaw 20925 proposed to amend the Land Use and Populations Statistics to facilitate the proposed rezoning. An administrative amendment is also proposed to reflect a previously approved rezoning for a non-credit pocket park.

## Neighbourhood Structure Plan

Bylaw 20926 proposed to reconfigure land uses, amend the Land Use and Populations Statistics, and amend Figure 5 through 14 to facilitate the proposed rezoning. An administrative amendment is also proposed to reflect a previously approved rezoning for a non-credit pocket park.

### Site and Surrounding Area

The sites are approximately 1.3 hectares of proposed RSF and 1.1 hectares of proposed RSM h14, located in the western portion of the Uplands neighbourhood, north of Maskêkosihk Trail NW, and east of 215 Street NW.

The Uplands neighbourhood is in the early stages of development and is planned for residential, commercial and business employment areas. The neighbourhood's town centre commercial and business employment areas offer significant employment opportunities for the greater Riverview area and adjacent communities.

The sites are currently undeveloped and are primarily surrounded by other undeveloped lands intended for low density residential uses, a stormpond management facility and Wedgewood Ravine to the north. A bike path along Maskêkosihk Trail NW will provide an active mode of transportation.

Winterburn Road NW (215 Street NW) forms part of the western City Boundary with Enoch Cree Nation.

	Existing Zoning	Current Development
<b>Subject Site</b>	Small-Medium Scale Transition Residential Zone (RSM h12) ( <i>western rezoning site</i> )	Undeveloped
	Small Scale Flex Residential Zone (RSF) ( <i>eastern rezoning site</i> )	Undeveloped
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
	River Valley Zone (A)	Wedgewood Ravine
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
<b>South</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
	Agriculture Zone (AG)	Undeveloped
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped

## **Community Insights**

This application was brought forward to the public using a broadened approach. This approach was selected because the application required amendments to two (2) statutory plans.

### **Mailed Notice, May 31, 2024**

- Notification radius: 120 metres
- Recipients: 85
- Responses: 0

### **Site Signage, June 7, 2024**

- Two rezoning information signs were placed on the property facing Maskêkosihk Trail NW and Winterburn Road NW (215 Street NW).

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Leagues**

- Edgemont Community League

## Application Analysis



Site analysis context

### The City Plan

The City Plan identifies the sites as being within a developing residential area. The proposed amendments and rezoning are supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

### District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the West Henday District Plan, which designates the site as Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed Zones allow for standalone residential. Therefore, this amendment is supported by District General Policy 2.4.2., providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs.

### Area Structure Plan

The proposed changes to the Riverview ASP will align the neighbourhood statistics with the previous rezoning of a non-credit Municipal Reserve park site in the eastern portion of the Uplands neighbourhood. The changes will result in a higher proportion of future residents within

500 metres walking distance of green space. It also has a higher anticipated number of units and population within the Uplands neighbourhood through the proposed RSM h14 site.

An administrative amendment is also proposed to reflect the current zoning previously approved for a non-credit (MR) pocket park.

Changes to the ASP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Non Credit Municipal Reserve	0.0 ha	0.1 ha	+ 0.1
Single/Semi-detached	511.1 ha	510.7 ha	- 0.39 ha
Row Housing	39.8 ha	40.1 ha	+ 0.29 ha
Population	56,447	56,460	+ 13
Units	22,612	22,617	+ 5

## Neighbourhood Structure Plan

The proposed NSP amendment reconfigures land uses, including row housing and single/semi detached residential, for a more efficient distribution of land uses.

An administrative amendment is also proposed to reflect a previously approved rezoning.

Changes to the NSP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Non Credit Municipal Reserve	0.0 ha	0.1 ha	+ 0.1 ha
Single/Semi-Detached Residential	80.1 ha	79.7 ha	- 0.39 ha
Row Housing	7.9 ha	8.2 ha	+ 0.29 ha
Population	10,889	10,902	+ 13
Units	4,835	4,840	+ 5

## Land Use Compatibility

The proposed height, setbacks and site coverage for the proposed residential zones are nearly identical to the current zoning for the two sites. The RSF and RSM zones (both h12 and h14) anticipate a range of residential forms considered low and low/medium density. The RSF Zone allows for a maximum of 55% site coverage, no minimum density requirement and up to 12.0 metres in buildable height. The typical forms are single-detached and attached housing, as is anticipated for the proposed RSF site. By contrast, the RSM h12/h14 zones allow for 60% site

coverage, a minimum density of 45 upnr/ha and slightly reduced setbacks (particularly in locations with a rear alley).

The proposed RSM h14 zone is well situated for its location, as the site is located near future transit service and makes use of an existing alley for access. The proposed rezoning complies with the associated proposed amendments to the statutory plans, and is compatible with adjacent and planned zoning in the area.

The proposed RSF site is constrained due to the proximity of Wedgewood ravine and land dedicated for Maskekosiik Trail. While it is the applicant’s intent for the proposed RSF site to develop as detached housing with attached front garages, it is worth noting that significant details of the proposed RSF site are to be determined at future stages of the development process. These include lot depth, future roadway width and overall area access. It is administration’s expectation that the proposed RSF site would need to be designed as shallow-lots (typically lots that are 30 metres or less in depth). More information on the transportation requirements for this RSF site can be found in the Mobility section of the report.

<b>Western Site</b>	<b>RSM h12 Current</b>	<b>RSF Proposed</b>
<b>Typical Uses</b>	Row Housing, Multi-Unit Housing	Detached, Attached, Multi-Unit Housing
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Density</b>	45 units/ha	N/A
<b>Minimum Front Setback</b>	3.0 - 4.5 m	3.0 - 4.5 m
<b>Minimum Interior Side Setback</b>	1.2 - 1.5 m	1.2 - 1.5 m
<b>Minimum Flanking Side Setback</b>	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	5.5 m	6.0 m* *front drive access anticipated for proposed RSF site
<b>Maximum Site Coverage</b>	60%	55%

<b>Eastern Site</b>	<b>RSF Current</b>	<b>RSM h14 Proposed</b>
<b>Typical Uses</b>	Detached, Attached, Multi-Unit Housing	Row Housing, Multi-Unit Housing
<b>Maximum Height</b>	12.0 m	14.0 m
<b>Minimum Density</b>	N/A	45 units/ha
<b>Minimum Front Setback</b>	3.0 - 4.5 m	3.0 m* *rear alley access anticipated for proposed RSM h14 site
<b>Minimum Interior Side Setback</b>	1.2 - 1.5 m	1.2 - 1.5 m
<b>Minimum Flanking Side Setback</b>	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 - 6.0 m	5.5 m
<b>Maximum Site Coverage</b>	55%	60%

## Mobility

The proposed RSF site being rezoned with this bylaw is constrained by the environmental reserve lands to the north and Maskêkosihk Trail NW to the south. It will also require a local road connection to 215 Street NW. This relatively narrow area makes it challenging to include a local roadway connection while also allowing for lots of standard depth (greater than 30 m). Given these challenges, at the subdivision stage the applicant will be required to investigate site dimensions and transportation requirements to mitigate the constraints in the area. Details for how the area will be serviced will be reviewed at the subdivision stage, including:

- The cross section for the local roadway adjacent to Maskekosihk Trail NW
- The cul-de-sac length in conjunction with emergency access requirements
- Required upgrades to 215 Street NW, an arterial roadway



- Construction of the first two lanes of Maskekoshik Trail NW from Uplands Boulevard NW to at least 212 Street NW. The exact western limit of construction will be determined at the subdivision stage.

Edmonton Transit Service (ETS) local route 926 operates to the central area of the Uplands on 199 Street NW. The rezoning and plan amendment area is roughly 1 km walking distance to bus stops currently served by route 926.

Residents in the rezoning and plan amendment area will be less than 200 m walking distance to bus stops on nearby collector and arterial roads when transit service is expanded in the future. Service expansion depends on demand, neighbourhood build-out and available funding for transit.

A bus stop will be required on 212 Street NW with future stages of development resulting from this rezoning.

## **Utilities**

The proposed rezoning and plan amendments conform to the Riverview Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Permanent sewer services require offsite construction as per the Riverview NDR. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

## **Appendices**

1. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. NSP Land Use Concept Map Comparison

Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Current ASP Land Use and Population Statistics – Bylaw 20891

### Riverview Area Structure Plan Land Use and Population Statistics

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	1433.3	100.0%	283.9	315.7	314.9	193.3	325.6
Environmental Reserve / Natural Area (ER)*	42.8	3.0%	5.6	20.1	17.1	-	-
Public Upland	1.5	0.1%	-	-	1.5	-	-
Pipeline / Utility Right-of-Way	2.8	0.2%	-	1.6	1.2	-	-
Altalink Power Corridor	23.6	1.6%	23.6	-	-	-	-
Arterial Road Right-of-Way	57.5	4.0%	16.2	15.9	16.1	5.2	4.1
Public Utility – Communications Facility	8.1	0.6%	-	8.1	-	-	-
Existing Country Residential	114.8	8.0%	13.5	-	16.3	66.4	18.6
Existing Natural Area (NW 384)	20.4	1.4%	-	-	-	-	20.4
<b>GROSS DEVELOPABLE AREA</b>	1161.8	81.1%	225.1	270	262.5	121.7	282.5
Town Centre Commercial (with Main Street)	17.2	1.2%	10.3	6.9	-	-	-
Mixed Uses / Commercial**	0.5	0.0%	-	-	0.5	-	-
Community Commercial	12.2	0.9%	-	8.2	-	4	-
Neighbourhood Commercial	6	0.4%	-	1.1	2.9	1	1
Business Employment	36	2.5%	36	-	-	-	-
Institutional Mixed-Use	7.7	0.5%	-	2	-	5.7	-
Parkland, Recreation, School (Municipal Reserve)	113.6	7.9%	8.1	23.9	51.7	8.7	21.2
<i>District Activity Park</i>	34.1	2.4%	-	-	34.1	-	-
<i>School/Park</i>	37.2	2.6%	-	14.7	13	-	9.5
<i>Urban Village Park/Pocket Park/Greenway</i>	23.2	1.6%	7	1.6	4.6	3.9	6.1
<i>Natural Area (MR)</i>	19.2	1.3%	1.1	7.6	-	4.8	5.7
Natural Area (Protected Through Other Means)	5.3	0.4%	-	-	-	1.3	4
Resident's Association	0.8	0.1%	-	0.8	-	-	-
Transportation – Circulation	232.4	16.2%	44.9	54.2	52.5	24.3	56.5
Transit Centre	1.3	0.1%	-	-	1.3	-	-
Stormwater Management Facility	81.4	5.7%	17.9	19	13.4	8.9	22.2
Special Study Area (SWM/LDR)	2.7	0.2%	-	2.7	-	-	-
<b>Total Non-Residential Area</b>	517.1	44.5%	117.2	118.8	122.3	53.9	104.9
<b>Net Residential Area</b>	644.7	55.5%	107.9	151.2	140.2	67.8	177.6

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch	
Single/Semi-detached	Area (ha)	511.1	82.2	112.4	97.1	57.8	161.6	
	25 du/nrha	Units	12,778	2,055	2,810	2,428	1,445	4,040
	2.8 p/du	Population	35,777	5,754	7,868	6,797	4,046	11,312
Row Housing	Area (ha)	39.8	6.1	12.8	8.9	6	6	
	55 du/nrha	Units	2189	336	704	490	330	330
	2.8 p/du	Population	6,129	939	1,971	1,371	924	924
Street-Oriented Residential	Area (ha)	36.8	4.4	10	22.4	0	0	
	35 du/nrha	Units	1288	154	350	784	0	0
	2.8 p/du	Population	3606	431	980	2195	0	0
Low-Rise/Medium Density Residential	Area (ha)	38.8	2.8	12.2	10.8	4	9	
	90 du/nrha	Units	3492	252	1098	972	360	810
	1.8 p/du	Population	6286	454	1976	1750	648	1458
Mid-Rise/High Density Residential	Area (ha)	0.5	0	0	0.5	0	0	
	225 du/nrha	Units	113	0	0	113	0	0
	1.8 p/du	Population	203	0	0	203	0	0
Town Centre Mixed Uses/Medium Density Residential	Area (ha)	0	0	0	0	0	0	
	90 du/nrha	Units	0	0	0	0	0	0
	1.8 p/du	Population	0	0	0	0	0	0
Mixed Use Residential**	Area (ha)	11.3	10.3	0	0	0	1	
	150 du/nrha	Units	1,695	1,545	0	0	0	150
	1.5 p/du	Population	2,543	2,318	0	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.6	2.1	0	0.5	0	0	
	225 du/nrha	Units	585	473	0	113	0	0
	1.8 p/du	Population	1053	851	0	203	0	0
High Density Residential	Area (ha)	1.8	0	1.8	0	0	0	
	225 du/nrha	Units	405	0	405	0	0	0
	1.8 p/du	Population	729	0	729	0	0	0
Institutional / Residential Mixed Use (residential portion)	Area (ha)	2	0	2	0	0	0	
	90 du/nrha	Units	180	0	180	0	0	0
	1.8 p/du	Population	324	0	324	0	0	0
Total Residential	Area (ha)	644.7	107.9	151.2	140.2	67.8	177.6	
	Units	22,612	4,814	5,547	4,898	2,135	5,330	
	Population	56,447	10,746	13,849	12,517	5,618	13,919	

<b>SUSTAINABILITY MEASURES</b>						
	<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>Grandisle</b>	<b>White Birch</b>
Population Per Net Hectare (ppnha)	88	100	92	89	83	78
Units Per Net Residential Hectare (upnrha)	34	44	36	35	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 600m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
<b>Presence/Loss of Natural Areas</b>						
Protected as Environmental Reserve	39.6	5.6	16.9	17.1	-	-
Conserved as Municipal Reserve (ha)	19.2	1.1	7.6	-	4.8	5.7
Protected through other means (ha)	28.9	-	3.2	-	1.3	24.4
Lost to Development (ha)	42.8	7.8	19.6	15.4	-	-

<b>STUDENT GENERATION COUNT</b>						
	<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>Grandisle</b>	<b>White Birch</b>
<b>Public School Board</b>						
Elementary School	2,322	450	539	525	243	565
Junior High	1,159	225	269	262	121	282
Senior High	1,159	225	269	262	121	282
<b>Separate School Board</b>						
Elementary School	1,159	225	269	262	121	282
Junior High	578	112	134	131	60	141
Senior High	578	112	134	131	60	141
<b>Total Student Population</b>	<b>6,955</b>	<b>1,349</b>	<b>1,614</b>	<b>1,573</b>	<b>726</b>	<b>1,693</b>

\*This area includes bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as ER. The boundary of each natural area (and their buffer distance) may be adjusted through subsequent studies, bed and shore survey and subdivision.

\*\*Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Use (50%) (e.g. Total area is 5.6ha; area of Residential is 2.8ha and Non-Residential is 2.8ha)

## Proposed ASP Land Use and Population Statistics – Bylaw 20925

### Riverview Area Structure Plan Land Use and Population Statistics

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	1433.3	100.0%	283.9	315.7	314.9	193.3	325.6
Environmental Reserve / Natural Area (ER)*	42.8	3.0%	5.6	20.1	17.1	-	-
Public Upland	1.5	0.1%	-	-	1.5	-	-
Pipeline / Utility Right-of-Way	2.8	0.2%	-	1.6	1.2	-	-
Altalink Power Corridor	23.6	1.6%	23.6	-	-	-	-
Arterial Road Right-of-Way	57.5	4.0%	16.2	15.9	16.1	5.2	4.1
Public Utility – Communications Facility	8.1	0.6%	-	8.1	-	-	-
Existing Country Residential	114.8	8.0%	13.5	-	16.3	66.4	18.6
Existing Natural Area (NW 384)	20.4	1.4%	-	-	-	-	20.4
<b>GROSS DEVELOPABLE AREA</b>	1161.8	81.1%	225.1	270	262.5	121.7	282.5
Town Centre Commercial (with Main Street)	17.2	1.2%	10.3	6.9	-	-	-
Mixed Uses / Commercial**	0.5	0.0%	-	-	0.5	-	-
Community Commercial	12.2	0.9%	-	8.2	-	4	-
Neighbourhood Commercial	6	0.4%	-	1.1	2.9	1	1
Business Employment	36	2.5%	36	-	-	-	-
Institutional Mixed-Use	7.7	0.5%	-	2	-	5.7	-
Parkland, Recreation, School (Municipal Reserve) (MR)	113.6	7.9%	8.1	23.9	51.7	8.7	21.2
<i>District Activity Park</i>	34.1	2.4%	-	-	34.1	-	-
<i>School/Park</i>	37.2	2.6%	-	14.7	13	-	9.5
<i>Urban Village Park/Pocket Park/Greenway</i>	23.2	1.6%	7	1.6	4.6	3.9	6.1
<i>Natural Area (MR)</i>	19.2	1.3%	1.1	7.6	-	4.8	5.7
Pocket Park (Non-Credit MR)	0.1	0.0%	0.1	-	-	-	-
Natural Area (Protected Through Other Means)	5.3	0.4%	-	-	-	1.3	4
Resident's Association	0.8	0.1%	-	0.8	-	-	-
Transportation – Circulation	232.4	16.2%	44.9	54.2	52.5	24.3	56.5
Transit Centre	1.3	0.1%	-	-	1.3	-	-
Stormwater Management Facility	81.4	5.7%	17.9	19	13.4	8.9	22.2
Special Study Area (SWM/LDR)	2.7	0.2%	-	2.7	-	-	-
<b>Total Non-Residential Area</b>	517.3	44.5%	117.4	118.8	122.3	53.9	104.9
<b>Net Residential Area</b>	644.5	55.5%	107.7	151.2	140.2	67.8	177.6

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	510.7	81.8	112.4	97.1	57.8	161.6
	Units	12,768	2,045	2,810	2,428	1,445	4,040
	Population	35,750	5,727	7,868	6,797	4,046	11,312
Row Housing <i>55 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	40.1	6.4	12.8	8.9	6	6
	Units	2205	352	704	490	330	330
	Population	6,173	983	1,971	1,371	924	924
Street-Oriented Residential <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	36.8	4.4	10	22.4	0	0
	Units	1288	154	350	784	0	0
	Population	3606	431	980	2195	0	0
Low-Rise/Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	38.8	2.8	12.2	10.8	4	9
	Units	3492	252	1098	972	360	810
	Population	6286	454	1976	1750	648	1458
Mid-Rise/High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	0.5	0	0	0.5	0	0
	Units	113	0	0	113	0	0
	Population	203	0	0	203	0	0
Town Centre Mixed Uses/Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	0	0	0	0	0	0
	Units	0	0	0	0	0	0
	Population	0	0	0	0	0	0
Mixed Use Residential** <i>150 du/nrha</i> <i>1.5 p/du</i>	Area (ha)	11.3	10.3	0	0	0	1
	Units	1,695	1,545	0	0	0	150
	Population	2,543	2,318	0	0	0	225
Town Centre Mixed Uses / High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2.6	2.1	0	0.5	0	0
	Units	585	473	0	113	0	0
	Population	1053	851	0	203	0	0
High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	1.8	0	1.8	0	0	0
	Units	405	0	405	0	0	0
	Population	729	0	729	0	0	0
Institutional / Residential Mixed Use (residential portion) <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2	0	2	0	0	0
	Units	180	0	180	0	0	0
	Population	324	0	324	0	0	0
Total Residential	Area (ha)	644.5	107.7	151.2	140.2	67.8	177.6
	Units	22,617	4,819	5,547	4,898	2,135	5,330
	Population	56,460	10,759	13,849	12,517	5,618	13,919

<b>SUSTAINABILITY MEASURES</b>						
	<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>Grandisle</b>	<b>White Birch</b>
Population Per Net Hectare (ppnha)	88	100	92	89	83	78
Units Per Net Residential Hectare (upnrha)	34	44	36	35	30	29
Population (%) within 500m of Parkland		98%	100%	93%		
Population (%) within 600m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.6	5.6	16.9	17.1	-	-
Conserved as Municipal Reserve (ha)	19.2	1.1	7.6	-	4.8	5.7
Protected through other means (ha)	28.9	-	3.2	-	1.3	24.4
Lost to Development (ha)	42.8	7.8	19.6	15.4	-	-

<b>STUDENT GENERATION COUNT</b>						
	<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>Grandisle</b>	<b>White Birch</b>
<b>Public School Board</b>						
Elementary School	2,322	450	539	525	243	565
Junior High	1,159	225	269	262	121	282
Senior High	1,159	225	269	262	121	282
<b>Separate School Board</b>						
Elementary School	1,159	225	269	262	121	282
Junior High	578	112	134	131	60	141
Senior High	578	112	134	131	60	141
<b>Total Student Population</b>	<b>6,955</b>	<b>1,349</b>	<b>1,614</b>	<b>1,573</b>	<b>726</b>	<b>1,693</b>

\*This area includes bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as ER. The boundary of each natural area (and their buffer distance) may be adjusted through subsequent studies, bed and shore survey and subdivision.

\*\*Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Use (50%) (e.g. Total area is 5.6ha; area of Residential is 2.8ha and Non-Residential is 2.8ha)

## Current NSP Land Use and Population Statistics – Bylaw 20498

### 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>			
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>						
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>
<b>SUSTAINABILITY MEASURES</b>						
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 through other means (ha)			0.0	0.0		
Lost to Development (ha)			7.8	0.0		
<b>STUDENT GENERATION STATISTICS</b>						
<b>Level</b>	<b>Public</b>	<b>Separate</b>	<b>Notes:</b>			
Elementary	450	225	*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).			
Junior High School	225	112				
Senior High School	225	112				
<b>Total</b>	<b>900</b>	<b>449</b>				



## Proposed NSP Land Use and Population Statistics – Bylaw 20926

### The Uplands Neighbourhood Structure Plan Land Use and Population Statistics

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>283.9</b>	<b>100%</b>	
Environmental Reserve			
Public Upland Area	4.5	1.6%	
Natural Area (ER)	1.1	0.4%	
Altalink Power Corridor	23.6	8.3%	
Existing Rural Residential	13.5	4.8%	
Arterial Road Right-of-Way	16.2	5.7%	
<b>Gross Developable Area</b>	<b>225.1</b>		<b>100%</b>
Business Employment	36.0		16.0%
Commercial			
Town Centre Commercial	6.9		3.0%
Town Centre Mixed Use - Commercial	3.5		1.5%
Parkland, Recreation, School (Municipal Reserve)			
Urban Village Park	5.7		2.5%
Pocket Parks (MR)	1.0		0.4%
Pocket Parks (Non-Credit MR)	0.1		0.0%
Greenway	0.3		0.1%
Natural Area (MR)	1.1		0.5%
Transportation			
Circulation	44.9		19.9%
Infrastructure & Servicing			
Stormwater Management	17.9		7.9%
<b>Total Non-Residential Area</b>	<b>117.4</b>		<b>52.2%</b>
<b>Net Residential Area (NRA)</b>	<b>107.7</b>		<b>47.8%</b>

#### RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	79.7	25	1,993	73.9%	2.8	5,580
Rowhousing	8.2	55	453	7.8%	2.8	1,267
Street Oriented Residential	4.0	35	139	3.7%	2.8	388
Uplands Village DC2	2.1	34	72	2.0%	2.8	201
Low-rise / Medium Density Housing	0.9	90	77	0.8%	1.8	139
Town Centre Mixed Use - Medium Rise	2.5	224	562	2.3%	1.8	1,012
Town Centre Mixed Use - Residential	3.5	150	519	3.2%	1.5	779
Town Centre Mixed Use - Commercial	6.8	150	1,027	6.4%	1.5	1,540
<b>Total</b>	<b>107.7</b>		<b>4,840</b>	<b>100%</b>		<b>10,902</b>

#### SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/NRA)		101.4
Dwelling Units Per Net Residential Hectare (du/NRA)		45
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	41.1%	58.9%
Population (%) within 500m of Parkland		98%
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

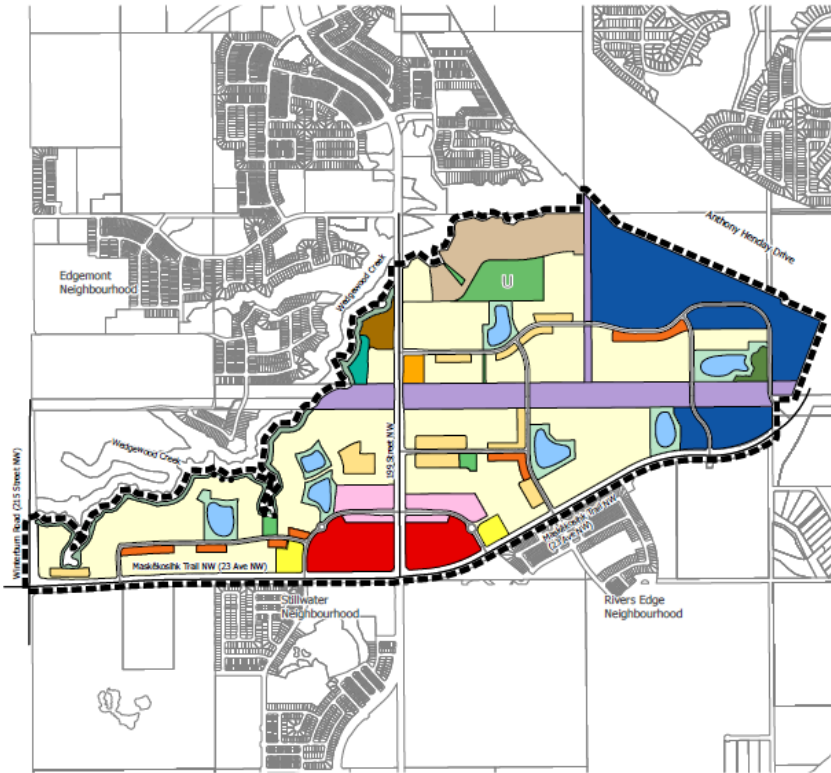
#### STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	450	225
Junior High School	225	112
Senior High School	225	112
<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).

## NSP Land Use Concept Map Comparison

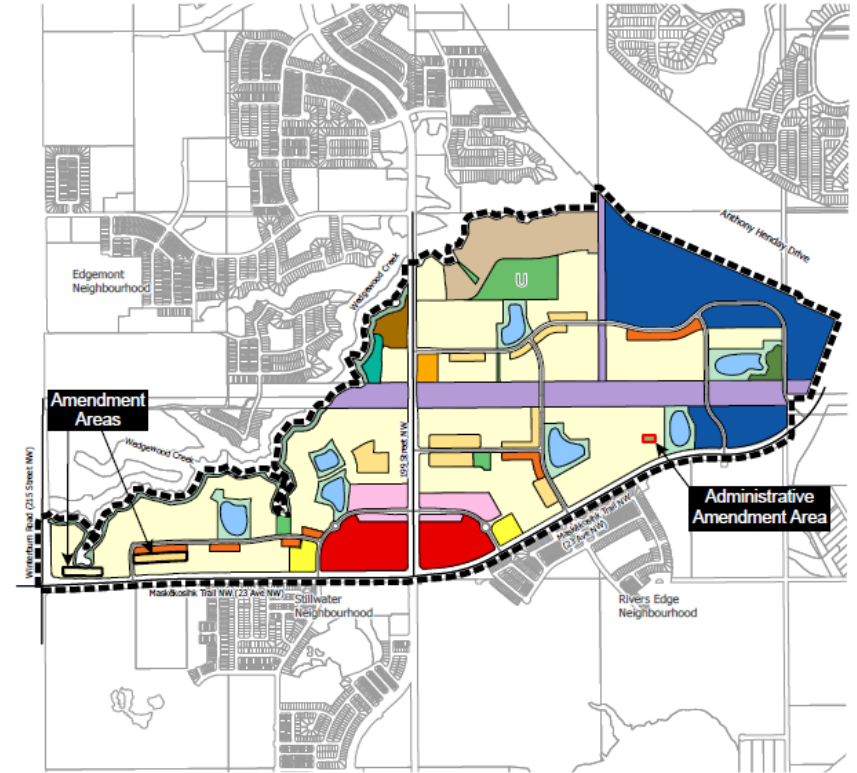


**BYLAW 20498**  
**THE UPLANDS**  
Neighbourhood Structure Plan  
(as amended)

- |                                     |                                     |                                 |
|-------------------------------------|-------------------------------------|---------------------------------|
| 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                    |

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.

Current Land Use Concept Map



**BYLAW 20926**  
**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                  |
|                                     |                                     | Administrative 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.

Proposed Land Use Concept Map