

Bylaw 20926

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, 20051, and 20498; 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 20498– The Uplands Neighbourhood Structure Plan (as amended)” and replacing it with the map “Bylaw 20926 – 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 20498” and replacing it with the statistics entitled “The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20926”, 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. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

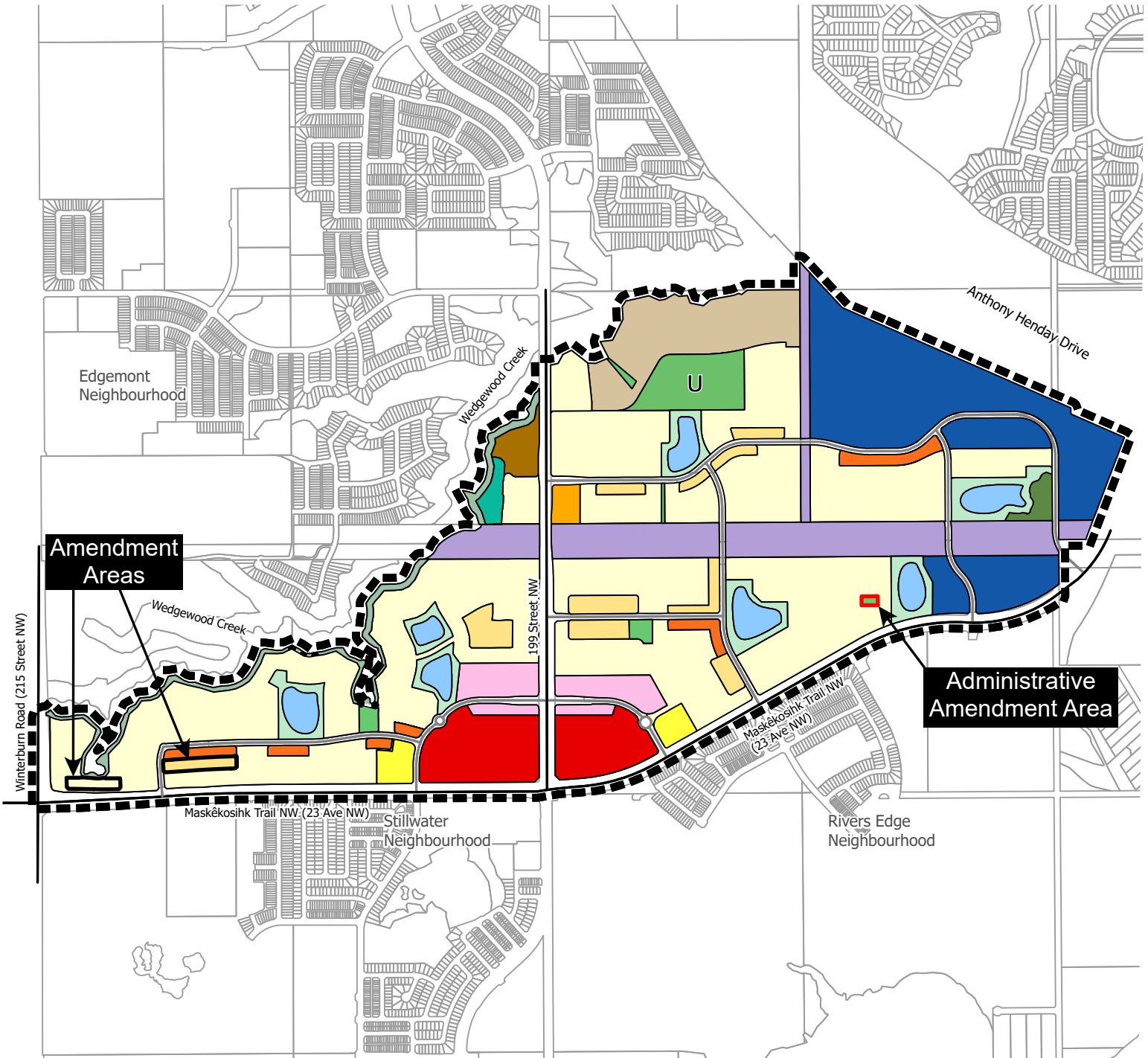
THE CITY OF EDMONTON

---

MAYOR

---

CITY CLERK



**BYLAW 20926  
AMENDMENT TO  
THE UPLANDS**

**Neighbourhood Structure Plan  
(as amended)**

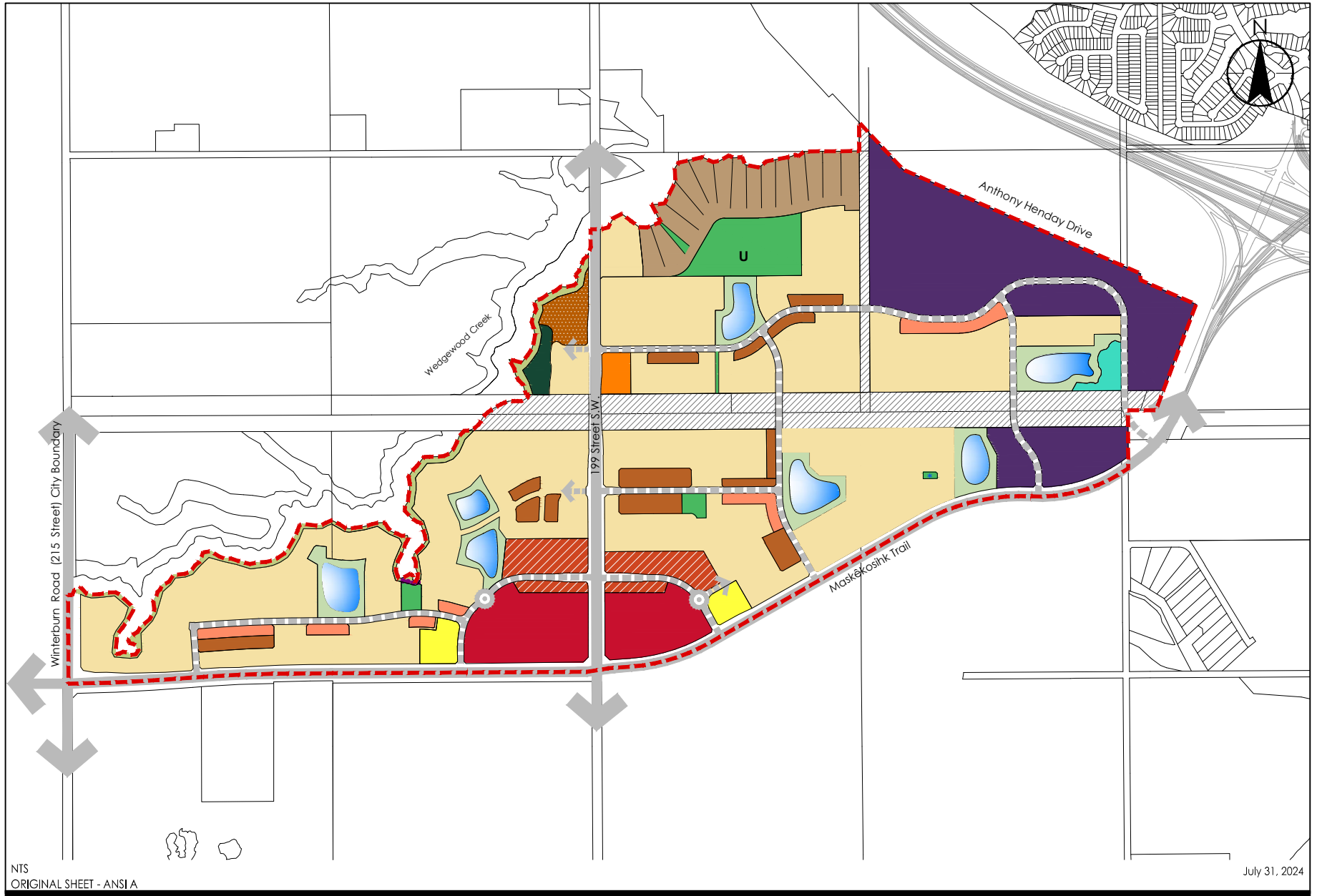


- |                                     |                                     |                                |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential        | Town Centre Mixed Use - Medium Rise | 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.

## The Uplands Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20926

	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%			
} 3.5%						
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>			
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of NRA</b>	<b>People/Unit</b>	<b>Population</b>
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>
<b>SUSTAINABILITY MEASURES</b>						
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		
<b>STUDENT GENERATION STATISTICS</b>			<b>Notes:</b>			
<b>Level</b>	Public	Separate	*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).			
Elementary	450	225				
Junior High School	225	112				
Senior High School	225	112				
<b>Total</b>	<b>900</b>	<b>449</b>				



NTS  
ORIGINAL SHEET - ANSIA

July 31, 2024

Legend

- Existing Country Residential
- Single/ Semi-Detached Residential
- Row Housing
- Street Oriented Residential
- Uplands Village DC2
- Low Rise / Medium Density Housing
- Town Centre Mixed Use - Medium Rise
- Town Centre Mixed Use - Residential
- Town Centre Mixed Used - 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
- Non-Credit MR

Client/Project  
The Uplands  
Neighbourhood Structure Plan  
Amendment

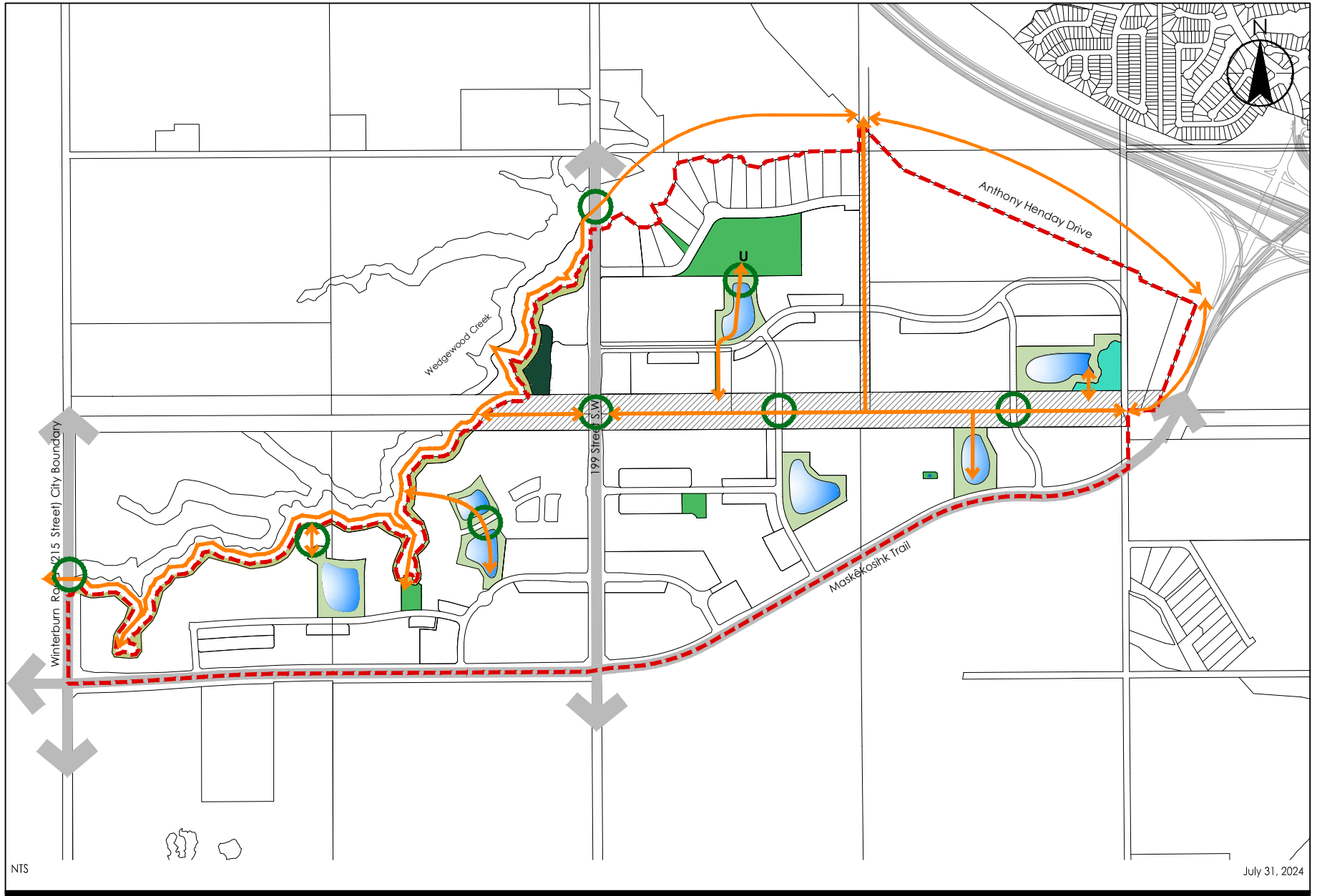
---

Figure No.  
5

---

Title  
Development Concept

L:\Projects\CITY OF EDMONTON\Review\NSP\2024 Uplands NSP Amendment\01\_ACAD\the\_uplands\_nsp\_amend\_31jul2024.dwg  
2024/07/31 3:53 PM by: Randy Hills



NTS

July 31, 2024

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
- Non-Credit MR

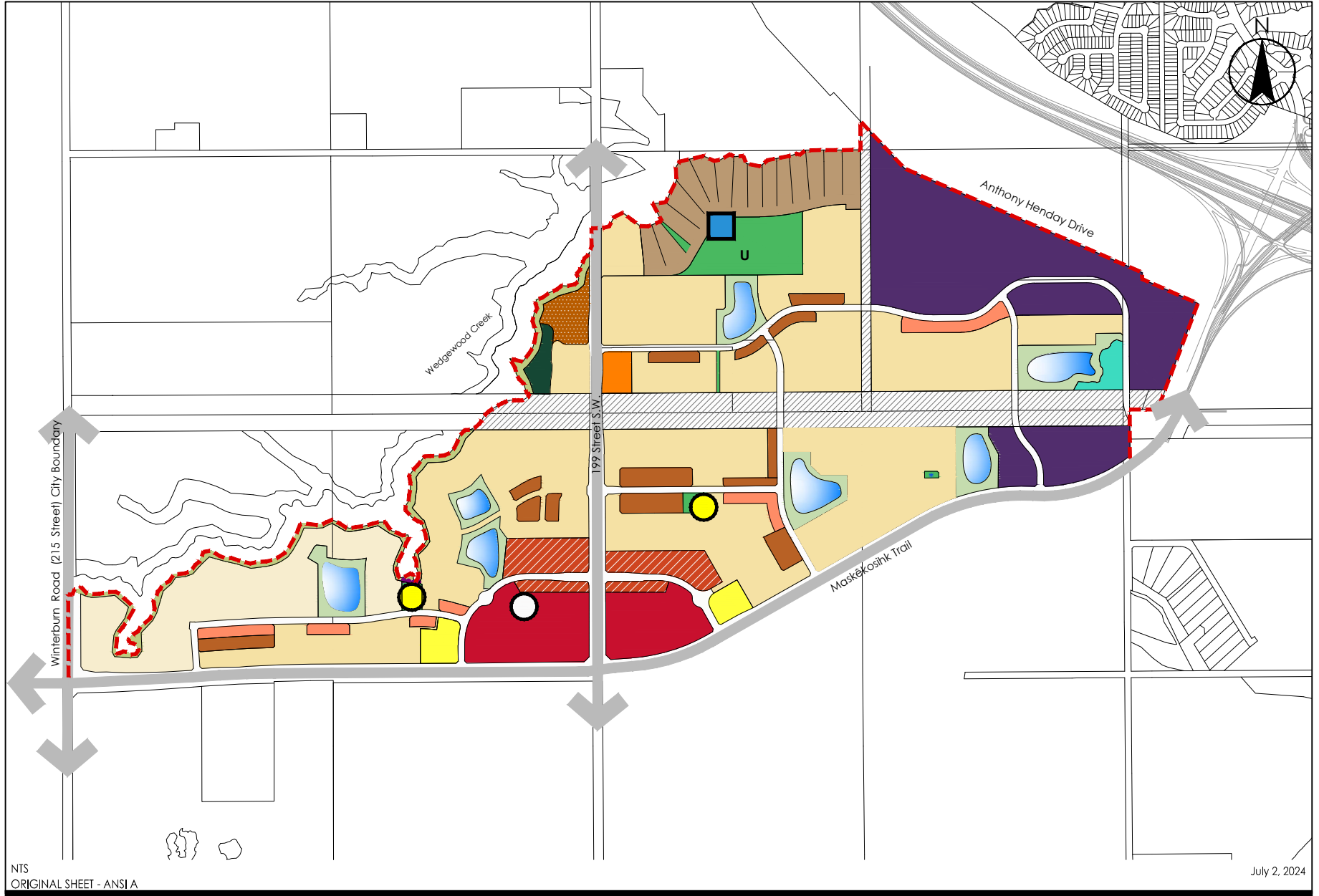
Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.

6

Title

Ecological Network & Parks



NTS  
ORIGINAL SHEET - ANS1A

July 2, 2024

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

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

---

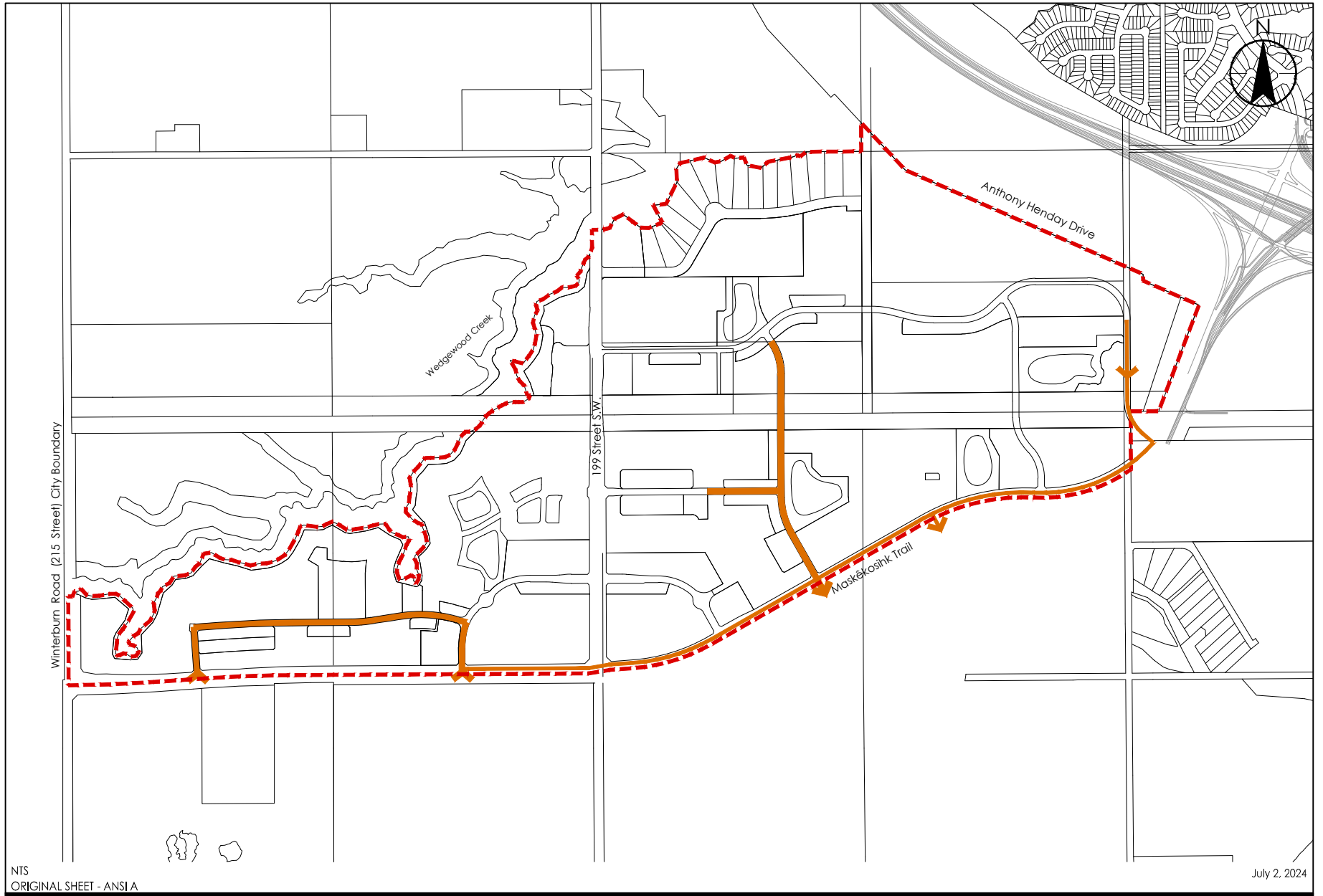
Figure No.  
 7

---

Title  
 Urban Agriculture & Food

L:\Projects\CITY OF EDMONTON\Review\NSP\_2024 Uplands NSP Amendment\01\_ACAD\the\_uplands\_nsp\_amend\_02jul2024.dwg  
2024/07/02 10:04 AM By: Randy Hill





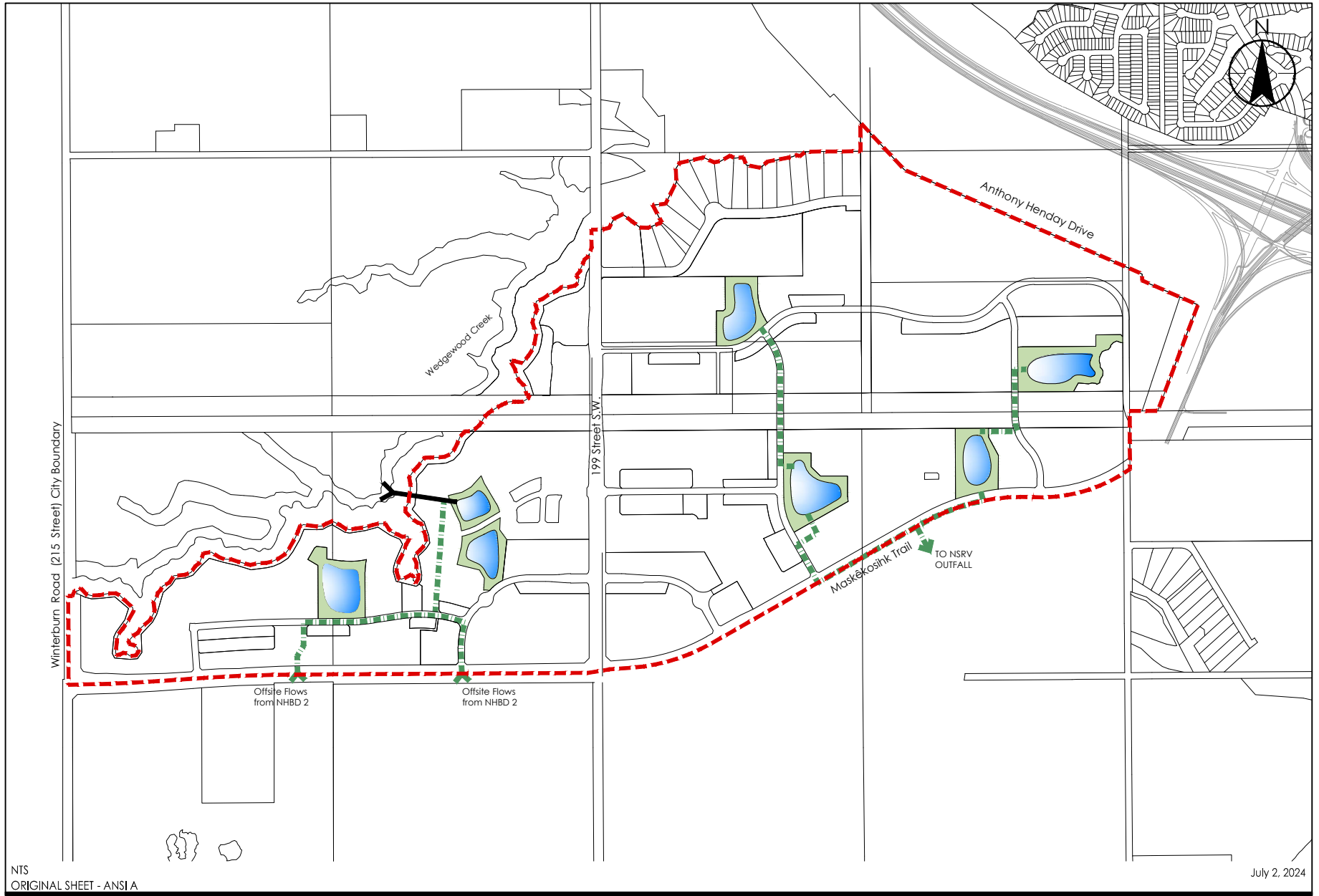
L:\Projects\CITY OF EDMONTON\Review\NSP\2024 Uplands NSP Amendment\01\_ACAD\The Uplands\_nsp\_amend\_02jul2024.dwg  
2024/07/02 10:05 AM By: Randy Hills

- Legend**
- Sanitary Trunk
  - - - NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
**8**





Title  
**Sanitary Servicing**



NTS  
ORIGINAL SHEET - ANS1A

July 2, 2024

Legend

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

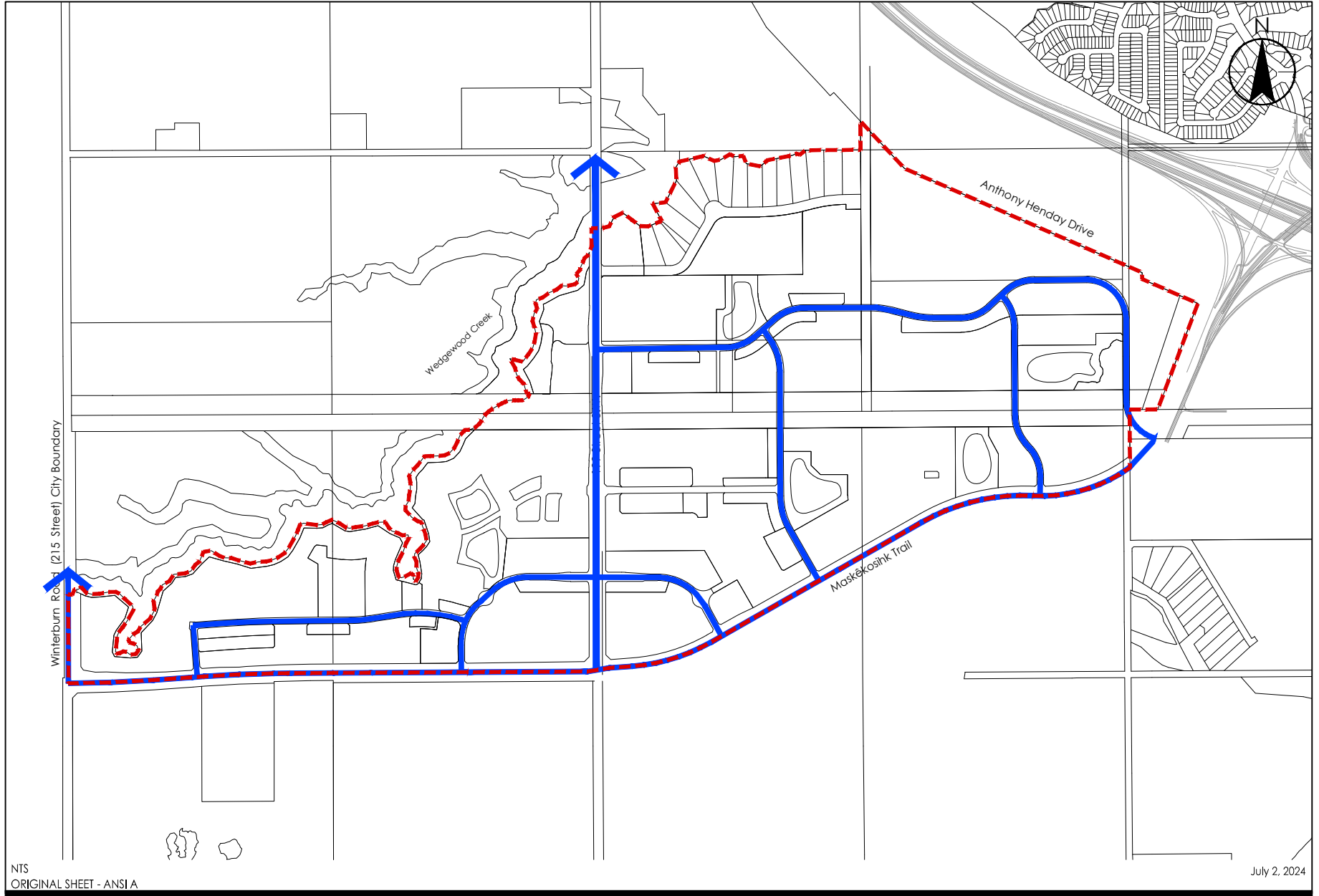
Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.

9

Title

Stormwater Servicing



NTS  
ORIGINAL SHEET - ANS1A

July 2, 2024

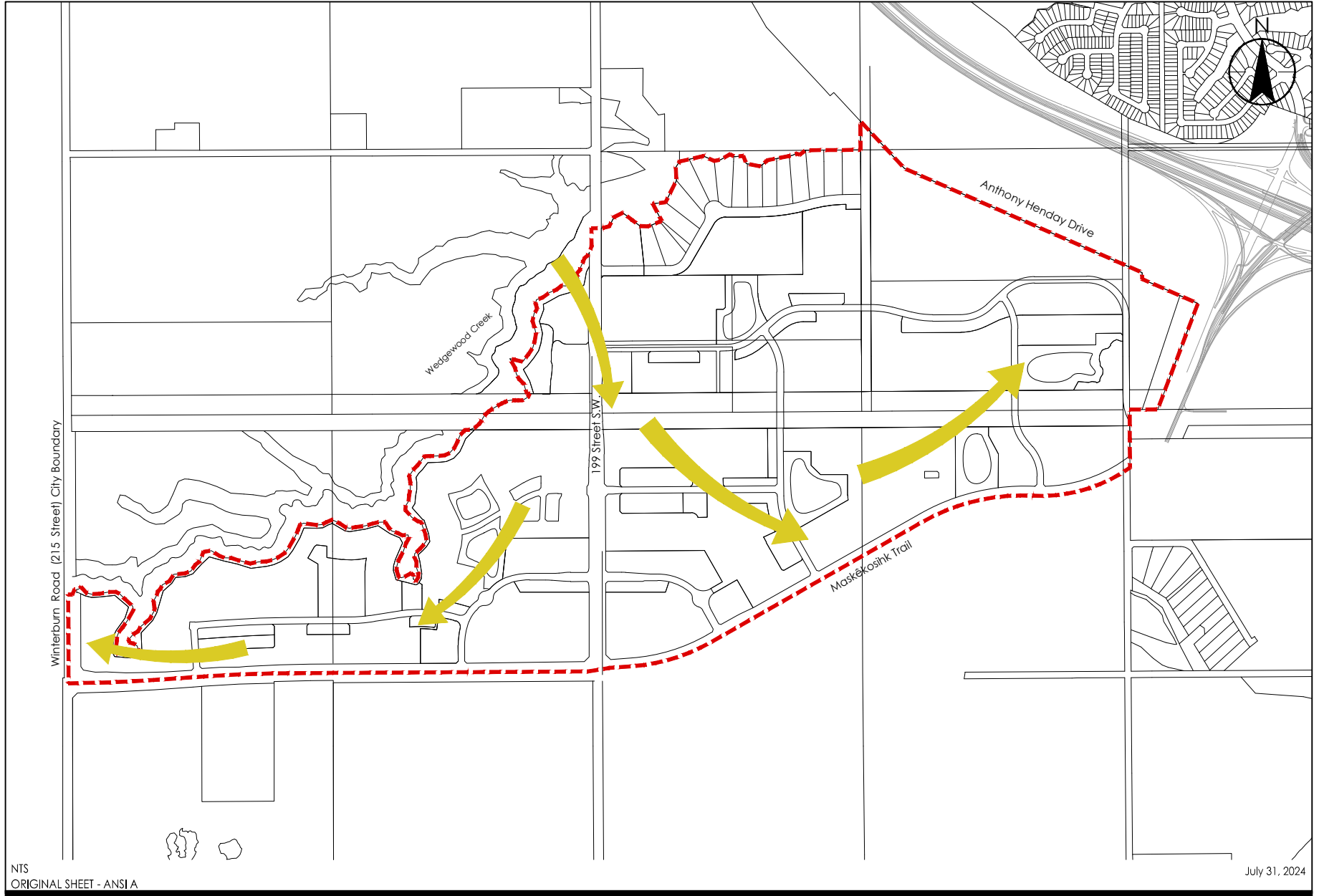
- Legend**
- Water Main
  - - - NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 10



Title  
 Water Servicing

L:\Projects\CITY OF EDMONTON\Review\NSP\2024 Uplands NSP Amendment\01\_ACAD\the\_uplands\_nsp\_amend\_02\12024.dwg  
 2024/07/02 10:06 AM By: Randy Hill



NTS  
ORIGINAL SHEET - ANS1A

July 31, 2024

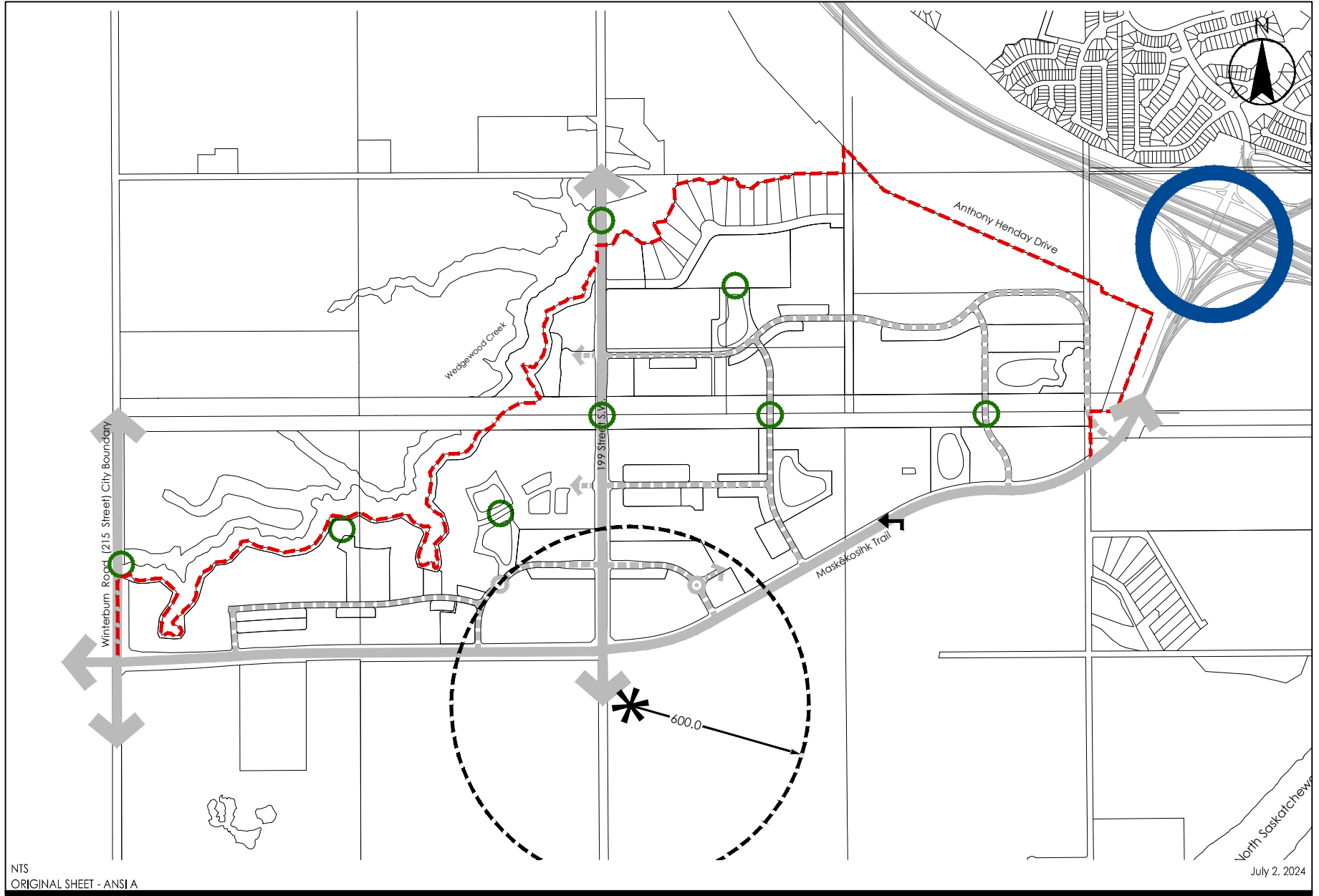
- Legend**
-  General Direction of Development
  -  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 11

Title  
 Staging

L:\Projects\CITY OF EDMONTON\Review\NSP\2024 Uplands NSP Amendment\01\_ACAD\The Uplands\_nsp\_amend\_31jul2024.dwg  
 2024/07/31 3:58 PM by: Randy Hills



NTS  
ORIGINAL SHEET - ANS1A

July 2, 2024

Legend

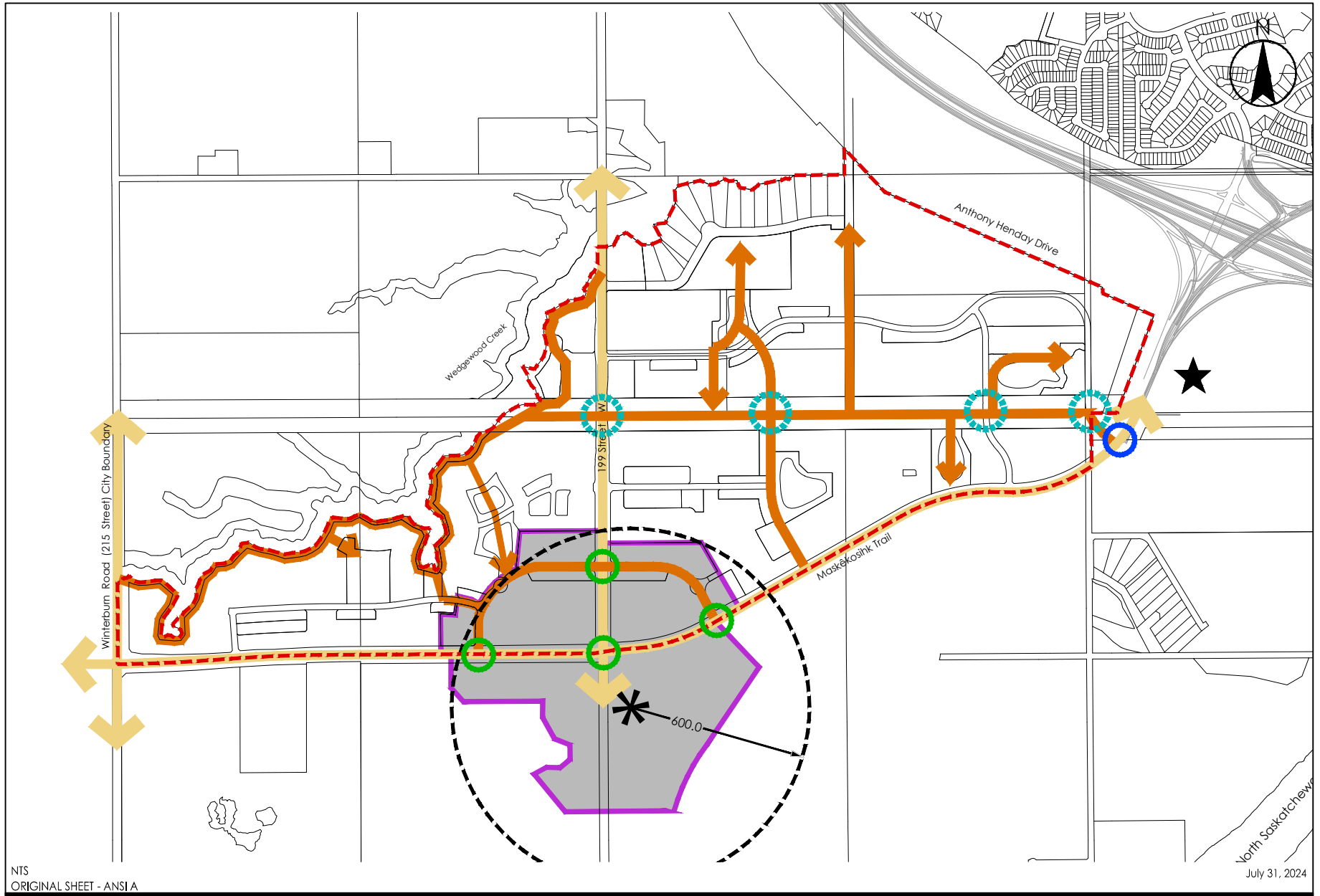
- Collector Roadway
- Arterial Roadway
- Freeway (Anthony Henday Drive)
- Potential Wildlife Passage
- Transit Centre
- Service Interchange

- Interim Left-turn Movement
- NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.  
 12







Title  
 Transportation






NTS  
ORIGINAL SHEET - ANS1A

July 31, 2024

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 Anthone Henday Pedestrian Bridge
-  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan  
 Amendment

Figure No.

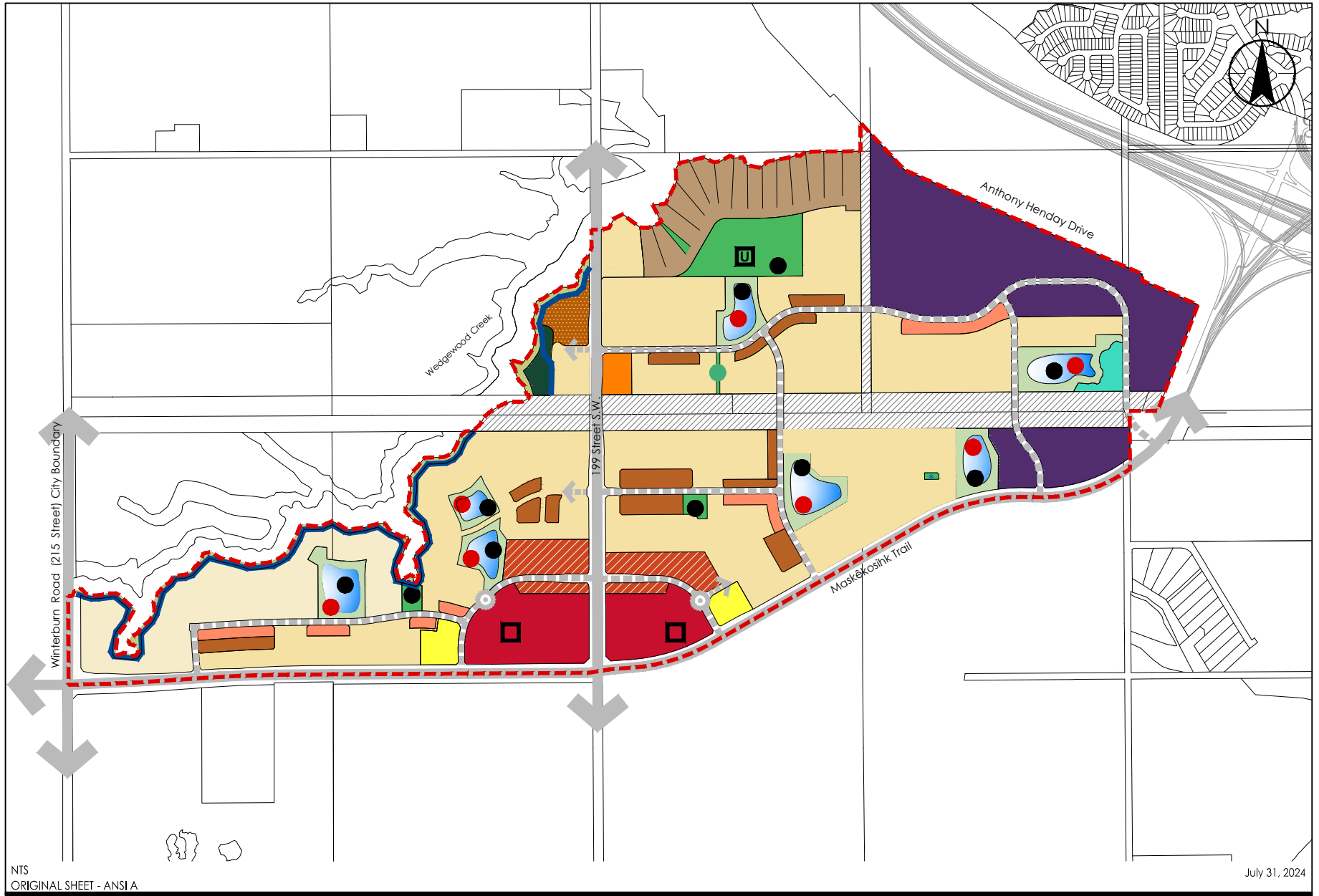
13

Title

Active Mode Transportation

L:\Projects\CITY OF EDMONTON\Review\NSP\2024 Uplands NSP Amendment\01\_ACAD\The Uplands\_nsp\_amend\_31jul2024.dwg  
2024/07/31 3:59 PM by: Randy Hills





L:\Projects\CITY OF EDMONTON\Review\NSP\_2024 Uplands NSP Amendment\01\_ACAD\The Uplands\_nsp\_amend\_31jul2024.dwg  
 2024/07/31 4:00 PM by: Randy Hills

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