

Bylaw 21325

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, 20498, and 20926; 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. In Chapter 3 entitled “Neighbourhood Vision Statement” within subsection 3.1 “Development Concept” deleting the last sentence of the first paragraph and replacing it with the following: “These two hubs for business and retail activity are located in close proximity to Anthony Henday Drive and along Riverview’s main arterial road, Maskêkosihk Trail (23 Avenue NW), respectively.”

- b. In Chapter 4 entitled “Public Realm” within subsection 4.1 “Streetscapes and Built Form - Objective 1” deleting the last sentence of the last paragraph in its entirety and replacing it with the following: “The design of public realm shall be reviewed and developed in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using the City of Edmonton’s District Policy, Complete Streets Guidelines and the Winter Design Guidelines.”
- c. In Chapter 4 entitled “Public Realm” within subsection 4.1 “Streetscapes and Built Form - Objective 2” deleting the second sentence of the last paragraph in its entirety and replacing it with the following: “Streets and land uses should incorporate appropriate design elements using the City of Edmonton’s District Policy for areas within 400 m of the transit centre.”
- d. In Chapter 4 entitled “Public Realm” within subsection 4.1 “Streetscapes and Built Form - Objective 3” deleting the last sentence of the last paragraph in its entirety and replacing it with the following: “The design and location of buildings shall be reviewed and developed in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using the City of Edmonton’s District Policy, Complete Streets Guidelines and the Winter Design Guidelines.
- e. In Chapter 5 entitled “Land Use” within subsection 5.1 “Residential”, adding two new sentences at the end of the sixth paragraph as follows: “Other locations for Low-rise/Medium Density Housing, not adjacent to arterial and collector roadways, may be considered on a case-by-case basis. These locations should be supported by the City of Edmonton’s District Policy.”
- f. In Chapter 5 entitled “Land Use” within subsection 5.1 “Residential”, deleting the last sentence of the seventh paragraph in its entirety and replacing it with the following: “The use of Direct Control Provisions or Special Area Zones may be utilized to achieve these alternative housing forms within this neighbourhood.”
- g. In Chapter 5 entitled “Land Use” within subsection 5.1 “Residential - Objective 11”, deleting the last sentence within the paragraph entitled “Implementation” and replacing it with the following “In some cases, Direct Control Provisions or Special Area Zoning

may be utilized for innovative, intensive, affordable, or mixed-use development of individual sites or areas within the neighbourhood.”

- h. In Chapter 5 entitled “Land Use” within Subsection 5.2 “Town Centre Mixed Use - Medium Rise & Residential”, deleting the last sentence in the last paragraph in its entirety and replacing it with the following: “The Development Officer should have regard for building placement, pedestrian accessibility, etc. in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using the City of Edmonton’s District Policy, Complete Streets Guidelines and the Winter Design Guidelines, in assessing development applications under the applicable zone.”
- i. In Chapter 5 entitled “Land Use” within Subsection 5.3 “Town Centre Mixed Use - Commercial - Objective 14” deleting the first sentence in the last paragraph in its entirety and replacing it with the following: “The Development Officer should have regard for building placement, landscaping, and pedestrian accessibility and activity areas to ensure the incorporation of appropriate design elements using the City of Edmonton’s District Policy, Complete Streets Guidelines and the Winter Design Guidelines in assessing development applications.”
- j. In Chapter 5 entitled “Land Use” within Subsection 5.3 “Town Centre Mixed Use - Commercial - Objective 15” deleting the first numbered item in its entirety and replacing it with the following: “Utilize the City of Edmonton’s District Policy as a guide to facilitate development of a compact and higher intensity and mixed use Town Centre.”
- k. In Chapter 5 entitled “Land Use” within Subsection 5.3 “Town Centre Mixed Use - Commercial - Objective 15” deleting the last sentence of the last paragraph in its entirety and replacing it with the following: “The developer, in conjunction with responsible City departments, will ensure the incorporation of appropriate design elements using the City of Edmonton’s District Policy.”
- l. In Chapter 5 entitled “Land Use” within Subsection 5.3 “Town Centre Mixed Use - Commercial - Objective 18” deleting the last sentence of the last paragraph in its

entirety and replacing it with the following: “The development officer shall have regard for the appropriate application of setbacks, landscaping, buffers and façade treatments available under the Zoning Bylaw and the City of Edmonton’s District Policy at the Development Permit stage.”

- m. In Chapter 8 entitled “Transportation” within subsection 8.1 “Roadway Network”, deleting the second sentence of the first paragraph and replacing it with the following: “23 Avenue NW between Anthony Henday Drive and 215 Street is designated as a Principal Roadway within The City Plan.”
- n. In Chapter 8 entitled “Transportation” within subsection 8.1 “Roadway Network”, deleting Objective 38 and replacing the objective with the following: “Objective 38: Design collector roadways to support safety, transit operations, and industrial vehicles (where applicable).”
- o. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 39” replacing ‘Edmonton Transit System’ with ‘Edmonton Transit Service’ in the title of the subsection
- p. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 39”, deleting the first two sentences of the first paragraph and replacing them with the following: “Public transit service will be extended into The Uplands NSP area in accordance with the City of Edmonton Transit Service Guidelines and ridership demands. The neighbourhood has been designed to ensure that all residents are within 600 metres walking distance of transit service.”
- q. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 39”, under the first numbered item replacing ‘400 metres’ with ‘600 metres’.
- r. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 39”, deleting numbered item two in its entirety and renumbering the remaining numbered item accordingly.
- s. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use

Integration - Objective 39” under the “Implementation” heading, replacing Edmonton Transit System’ with ‘Edmonton Transit Service’.

- t. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 39” under the “Implementation” heading, deleting the second and third sentences of the section.
- u. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 40”, deleting the first paragraph in its entirety and replacing it with the following: “Commercial and higher density residential uses can be located along the periphery of the neighbourhood and along arterial and collector roadways, to reduce the impact of traffic on local roadways.”
- v. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 40”, deleting the first two sentences of the second paragraph and replacing them with the following: “To aid in reducing the total number of vehicles used within the community, options for safe and convenient access to transit and active transportation should be provided. On- site parking will be determined at the development permit stage in alignment with Open Option Parking, which was introduced in July 2020.”
- w. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 40”, deleting the first numbered item in its entirety and replacing it with the following: “1. Commercial and Low-rise/Medium Density Housing should be located in proximity to arterial or collector roadways.”
- x. In Chapter 8 entitled “Transportation” within subsection 8.2 “Transit and Land Use Integration - Objective 40” deleting the last paragraph in its entirety.
- y. In Chapter 8 entitled “Transportation” within subsection 8.3 “Active Modes Network - Objective 41”, deleting the third sentence of the final paragraph and replacing it with the following: “The City of Edmonton’s Complete Streets Guidelines will be utilized to achieve the design and functionality of the Pedestrian Zone.”
- z. In Chapter 8 entitled “Transportation” within subsection 8.3 “Active Modes Network -

Objective 42” deleting the sixth and seventh numbered items in their entirety, and renumbering the remaining numbered items accordingly.

- aa. In Chapter 8 entitled “Transportation” within subsection 8.3 “Active Modes Network - Objective 42” deleting the newly renumbered seventh item in its entirety and replacing it with the following: “The Complete Streets Guidelines will guide the design of streets, intersections, crossings, and active transportation facilities.”
- bb. Deleting the map entitled “Bylaw 20926 – The Uplands Neighbourhood Structure Plan (as amended)” from the plan;
- cc. deleting the statistics entitled “The Uplands Neighbourhood Structure Plan Approved Land Use and Population Statistics – Bylaw 20926” and replacing it with the statistics entitled “The Uplands Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 21325”, attached hereto as Schedule “A” and forming part of this bylaw;
- dd. deleting the map entitled “Figure 5 – Development Concept” and replacing it with the map entitled “Figure 5 – Development Concept – The Uplands Neighbourhood Structure Plan” attached hereto as Schedule “B” and deleting the “amendment area” indicator, and forming part of this bylaw;
- ee. 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 “C” and forming part of this bylaw;
- ff. 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 “D” and forming part of this bylaw;
- gg. deleting the map entitled “Figure 8 – Sanitary Servicing” and replacing it with the map entitled “Figure 8 – Sanitary Servicing” attached hereto as Schedule “E” and forming part of this bylaw;
- hh. deleting the map entitled “Figure 9 - Stormwater Servicing” and replacing it with the map entitled “Figure 9 - Stormwater Servicing” attached hereto as Schedule “F” and


forming part of this bylaw;

- ii. deleting the map entitled “Figure 10 - Water Servicing” and replacing it with the map entitled “Figure 10 - Water Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- jj. deleting the map entitled “Figure 11 - Staging” and replacing it with the map entitled “Figure 11 - Staging” attached hereto as Schedule “H” and forming part of this bylaw;
- kk. deleting the map entitled “Figure 12 - Transportation” and replacing it with the map entitled “Figure 12 - Transportation” attached hereto as Schedule “I” and forming part of this bylaw;
- ll. 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 “J” and forming part of this bylaw; and
- mm. 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 “K” and forming part of this bylaw.

READ a first time this	19th day of November	, A. D. 2025;
READ a second time this	19th day of November	, A. D. 2025;
READ a third time this	19th day of November	, A. D. 2025;
SIGNED and PASSED this	19th day of November	, A. D. 2025.

THE CITY OF EDMONTON

  
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 MAYOR

  
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 CITY CLERK

## The Uplands Neighbourhood Structure Plan (NSP)

### Land Use & Population Statistics – Bylaw 21325

	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)	1.8	0.6%	
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>224.3</b>		<b>100%</b>
Business Employment	36.0		16.0%
Commercial			
Town Centre Commercial	6.9		3.1%
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%
Greenway	0.3		0.1%
Natural Area (MR)	1.1		0.5%
Pocket Parks (Non-Credit MR)	0.1		0.0%
Transportation			
Circulation	44.9		20.0%
Infrastructure & Servicing			
Stormwater Management	16.9		7.5%
<b>Total Non-Residential Area</b>	<b>116.2</b>		<b>51.8%</b>
<b>Net Residential Area (NRA)</b>	<b>108.1</b>		<b>48.2%</b>

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

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	79.5	25	1,989	73.6%	2.80	5,568
Uplands Village DC2	2.1	34	72	2.0%	2.80	201
Street Oriented Residential	4.0	35	139	3.7%	2.80	388
Rowhousing	8.2	55	451	7.6%	2.80	1,263
Low-rise / Medium Density Housing	1.5	90	131	1.4%	1.80	237
Town Centre Mixed Use - Medium Rise	2.5	224	562	2.3%	1.80	1,012
Town Centre Mixed Use - Residential	3.5	150	519	3.2%	1.50	779
Town Centre Mixed Use - Commercial	6.8	150	1,027	6.3%	1.50	1,540
<b>Total</b>	<b>108.1</b>		<b>4,889</b>	<b>100%</b>		<b>10,987</b>

#### SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/NRA)		101.6
Dwelling Units Per Net Residential Hectare (du/NRA)		45
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio		40.7% / 55.0%
Population (%) within 500m of Parkland		98%
Population (%) within 600m of Transit Service		100%
Population (%) within 600m of Commercial Service		66%

#### Presence/Loss of Natural Areas

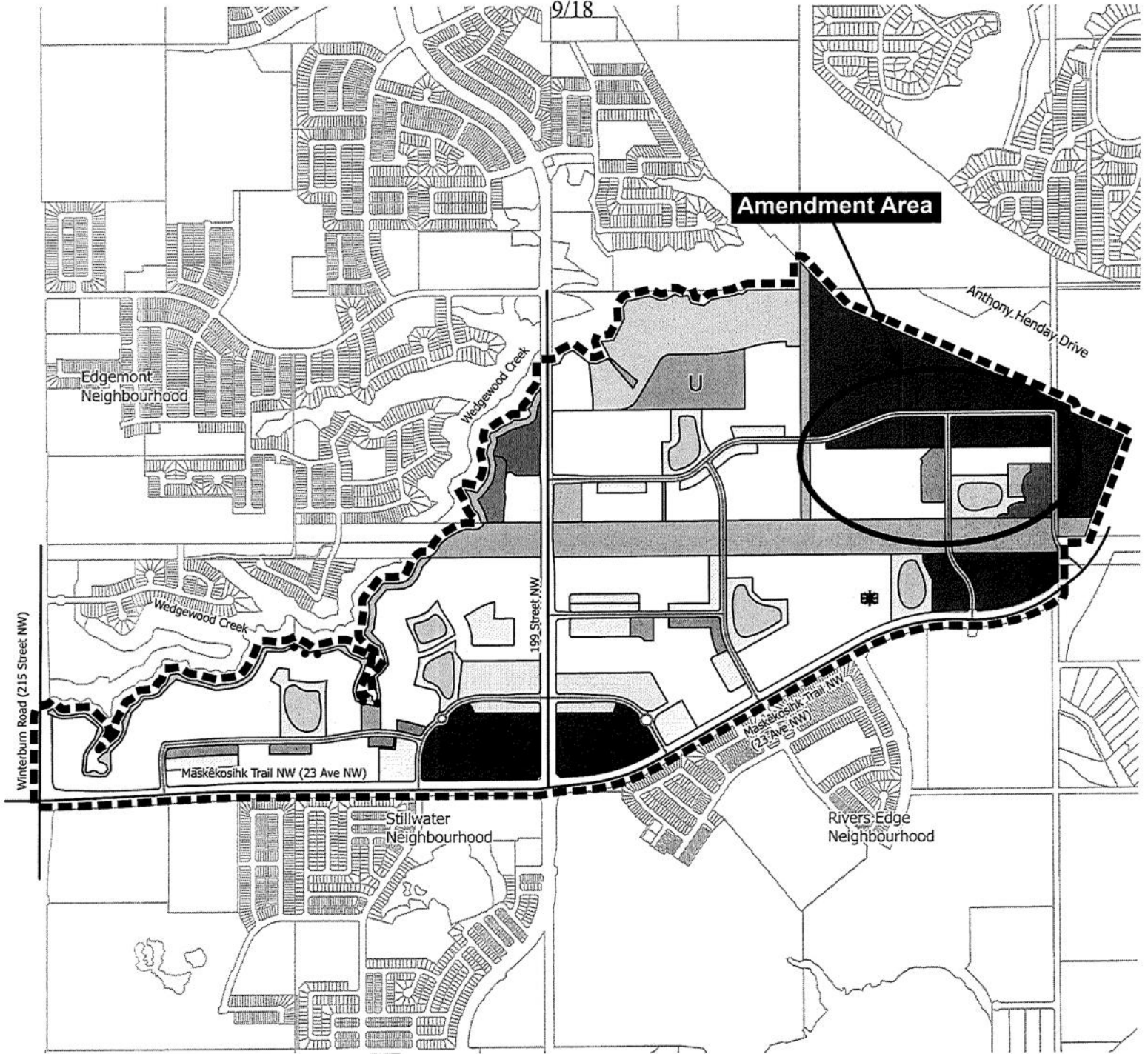
	Land	Natural
Protected as Environmental Reserve	0.0	1.8
Conserved as Naturalized Municipal Reserve (ha)	1.1	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	7.8	0.0

#### STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	449	224
Junior High School	224	112
Senior High School	224	112
<b>Total</b>	<b>897</b>	<b>448</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).

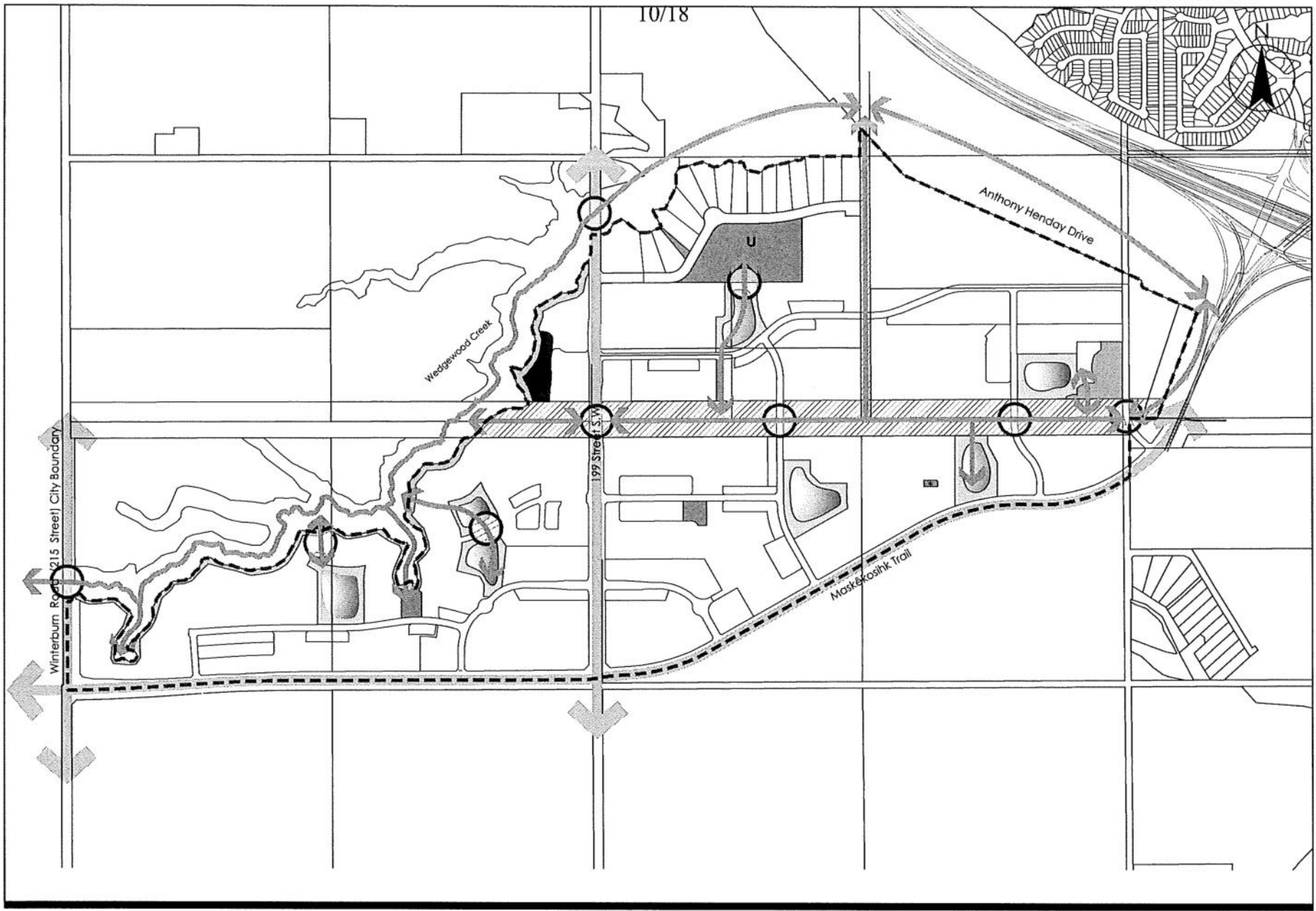


**FIGURE 5.0  
DEVELOPMENT CONCEPT  
THE UPLANDS**  
Neighbourhood Structure Plan



- |                                     |                                     |                                |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential        | Town Centre Mixed Use - Medium Rise | Natural Area (MR)              |
| Single / Semi-detached Residential  | Town Centre Mixed Use - Commercial  | Stormwater Management Facility |
| Row Housing                         | Business Employment                 | Non-Credit MR                  |
| 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                   |
|                                     | Natural Area (ER)                   | Amendment Area                 |

10/18



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

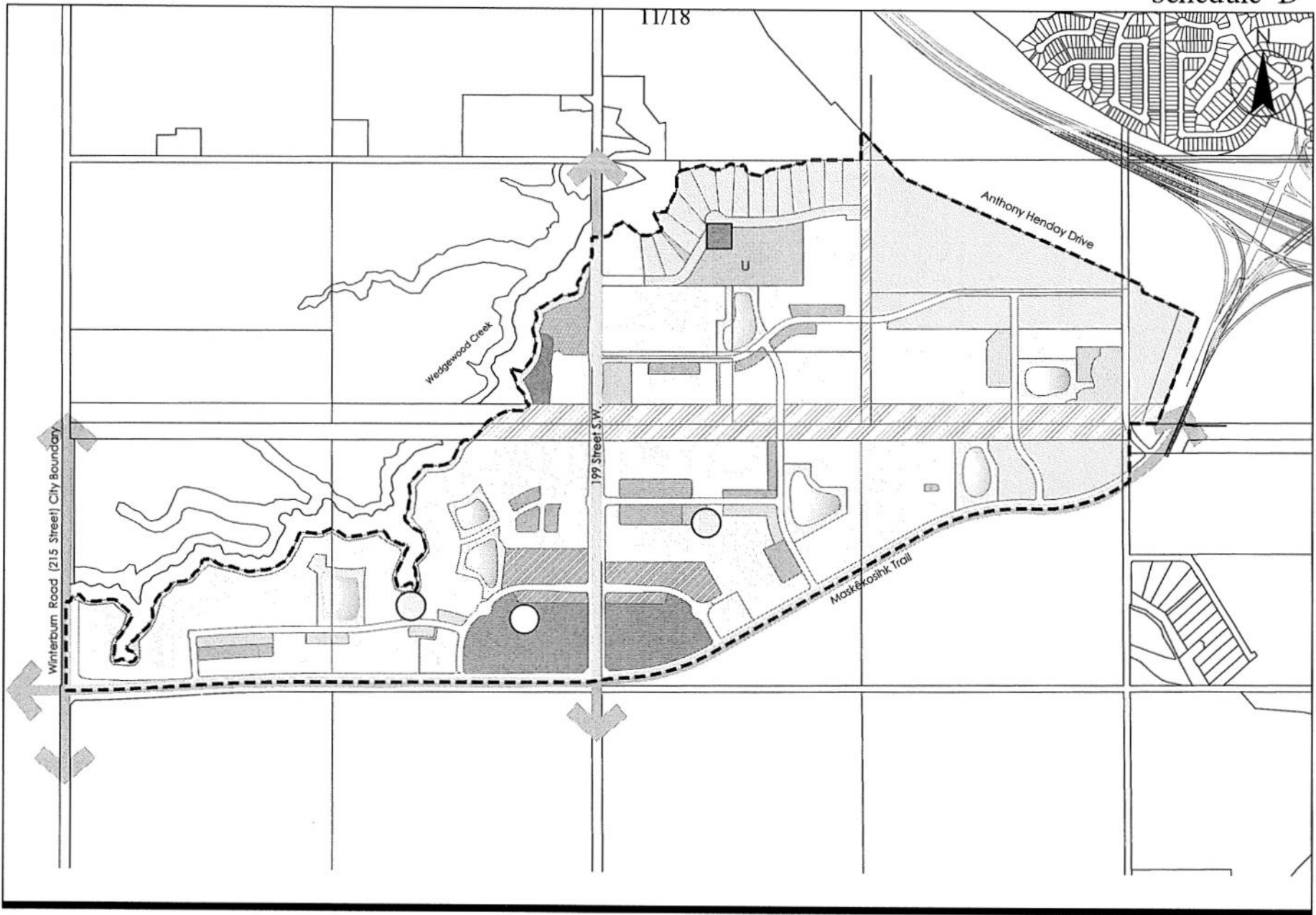
Figure No.

6.0

Title

Ecological Network & Parks

11/18



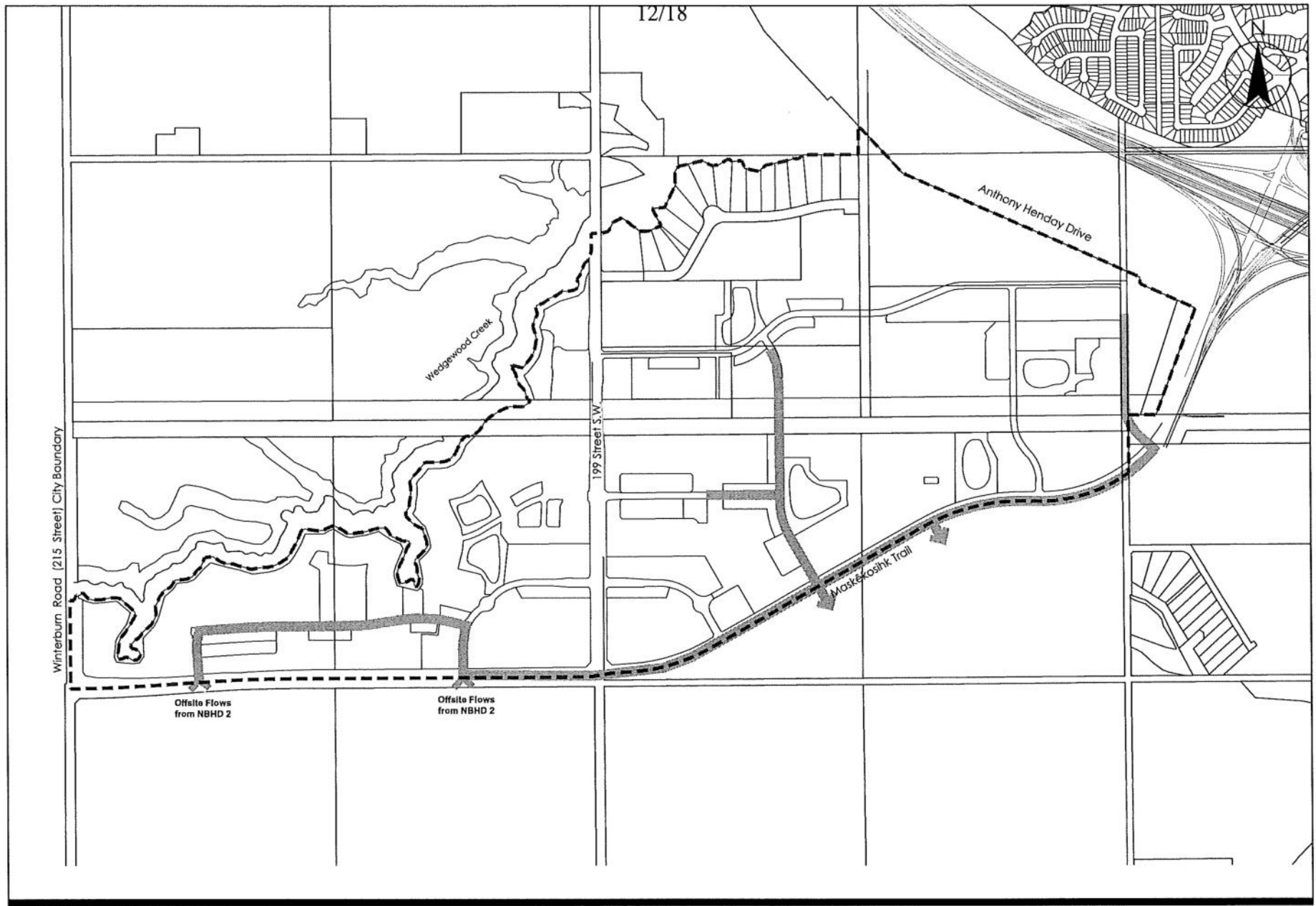
- Legend**
- Potential Community Garden
  - Potential Farmers Market
  - Potential Edible Landscaping
  - NSP Boundary



Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 7.0

Title  
 Urban Agriculture & Food

12/18

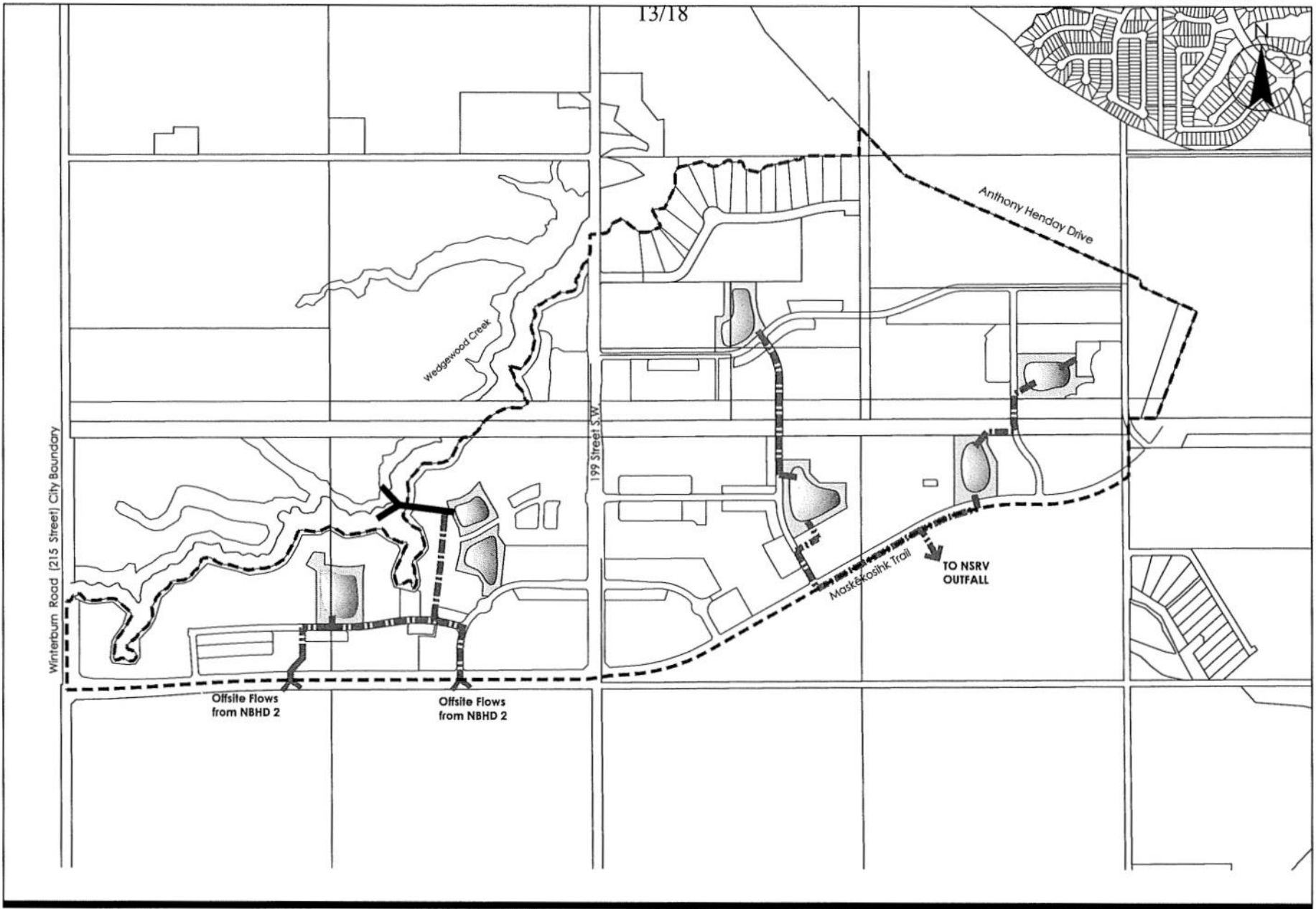


- Legend**
-  Sanitary Trunk
  -  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 8.0

Title  
 Sanitary Servicing

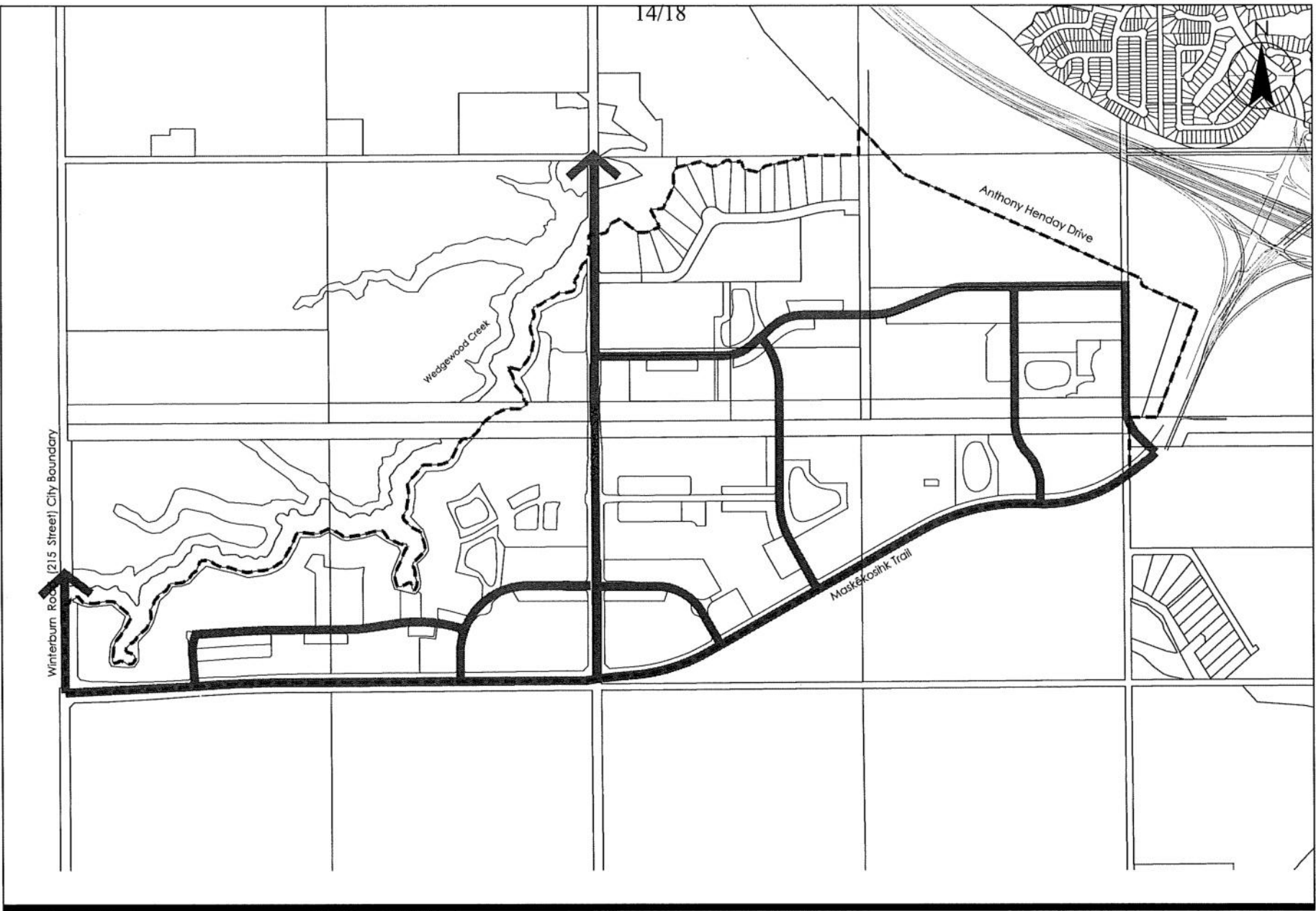


- Legend**
-  Stormwater Management Facility
  -  Storm Trunk & Interconnecting Pipe
  -  Outfall
  -  NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 9.0

Title  
 Stormwater Servicing



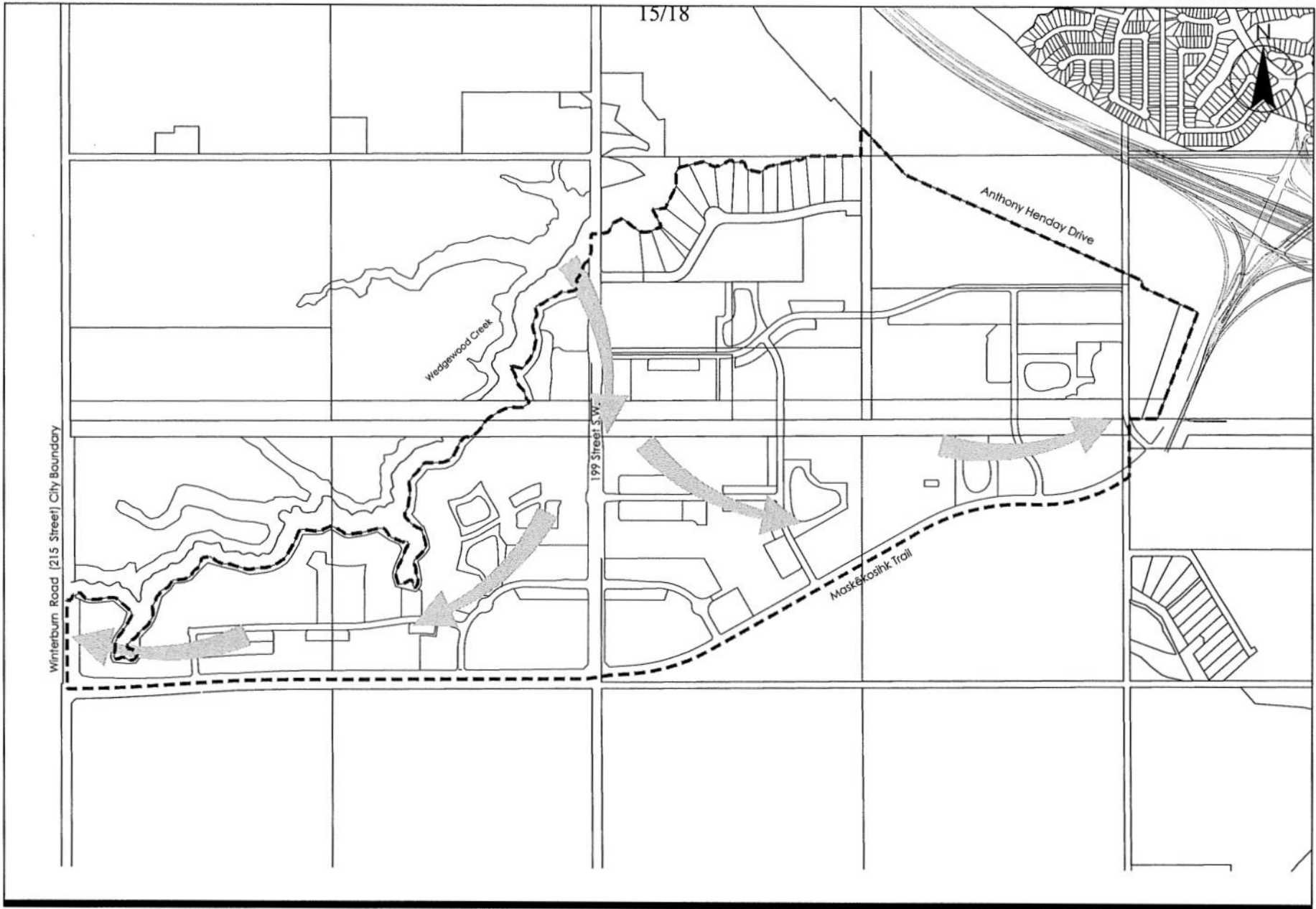
Legend  
 — Water Main  
 - - NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan



Figure No.  
 10.0

Title  
 Water Servicing

15/18



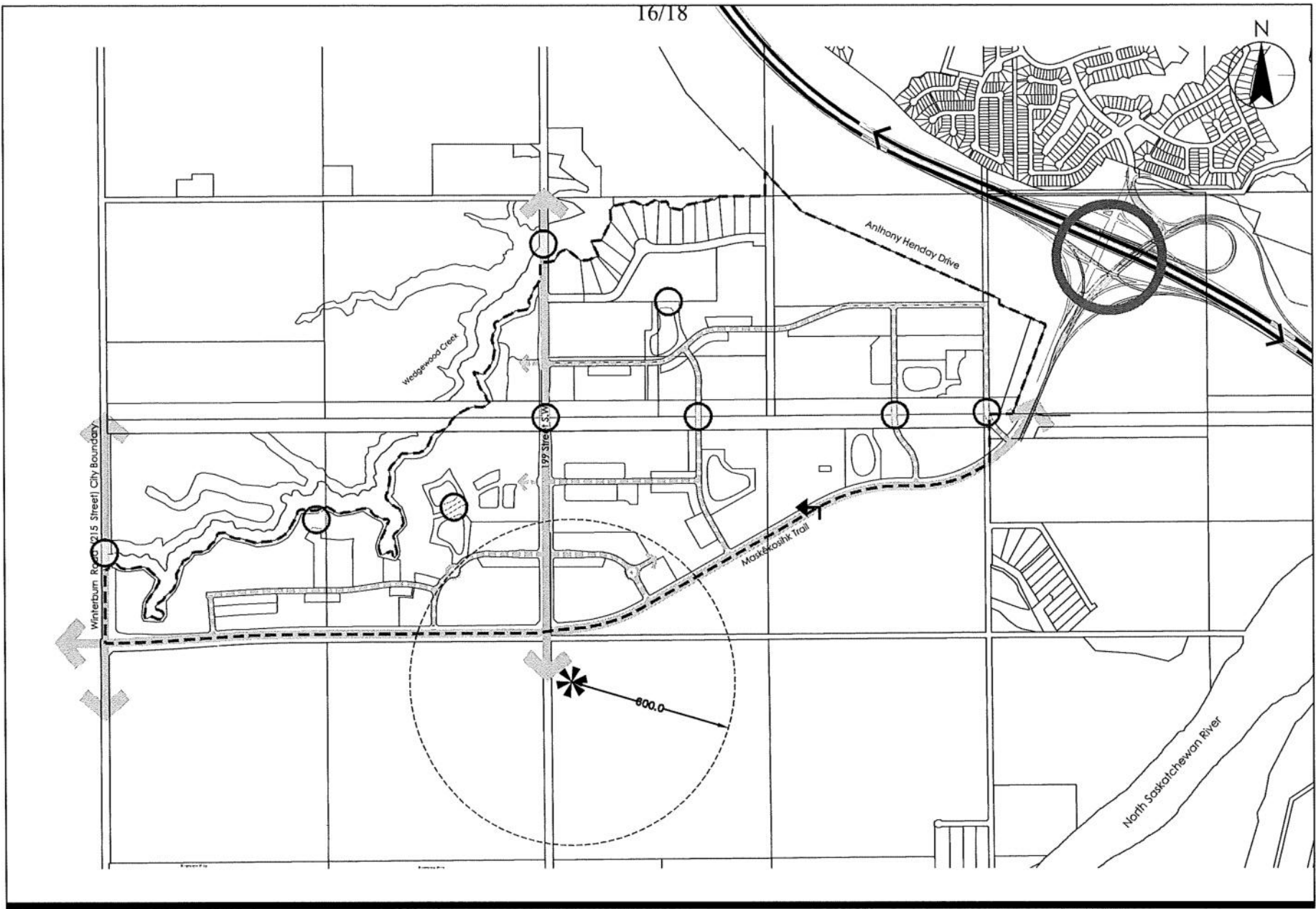
Legend

-  General Direction of Development
-  NSP Boundary









Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 11.0

Title  
 Staina



**Legend**

-  Collector Roadway
-  Arterial Roadway
-  Freeway (Anthony Henday Drive)
-  Potential Wildlife Passage\*
-  Transit Centre
-  Service Interchange
-  Interim Left-turn Movement
-  NSP Boundary

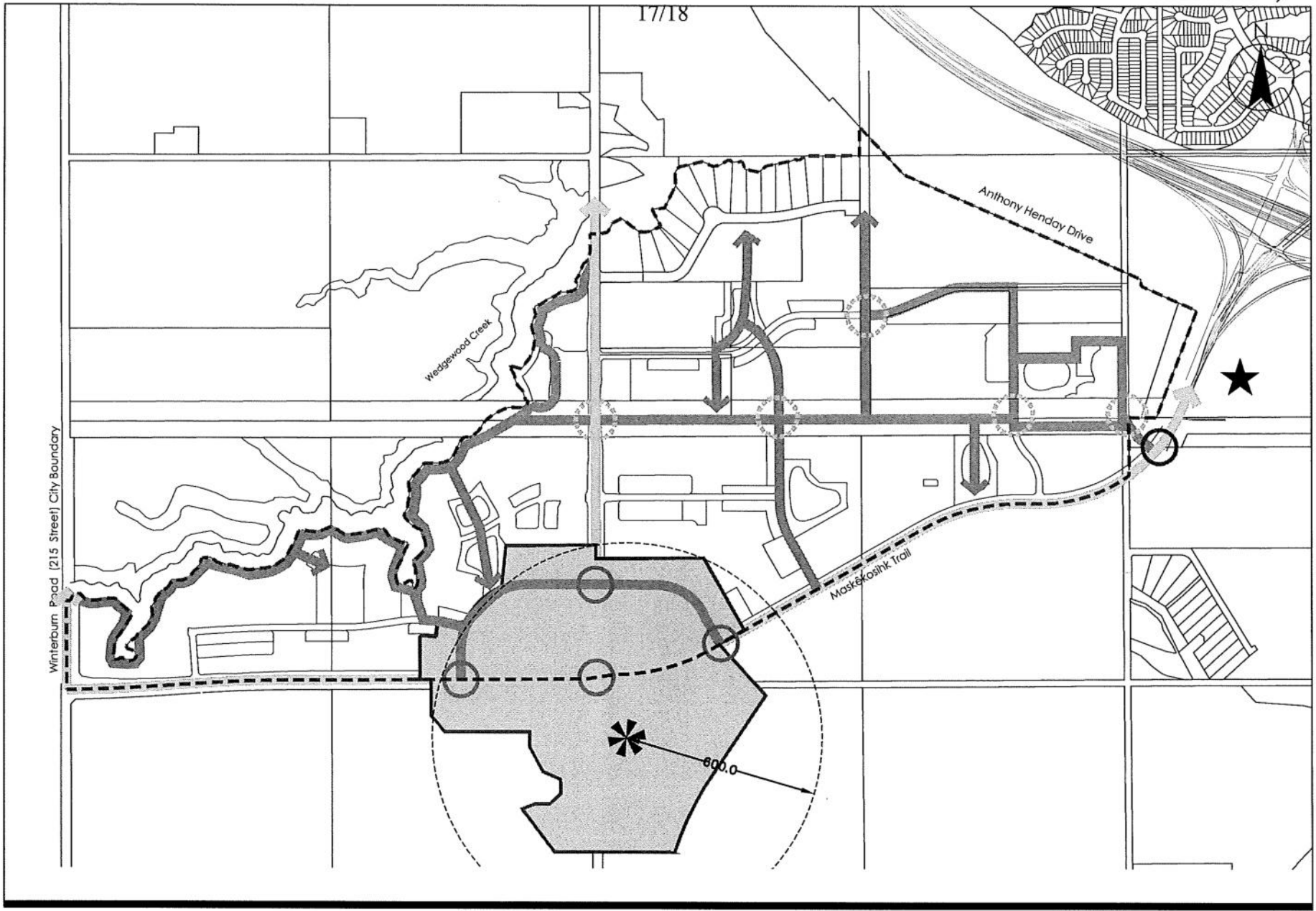
\*See ENRII for Passage Details

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 12.0

Title  
 Transportation

17/18



Legend

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

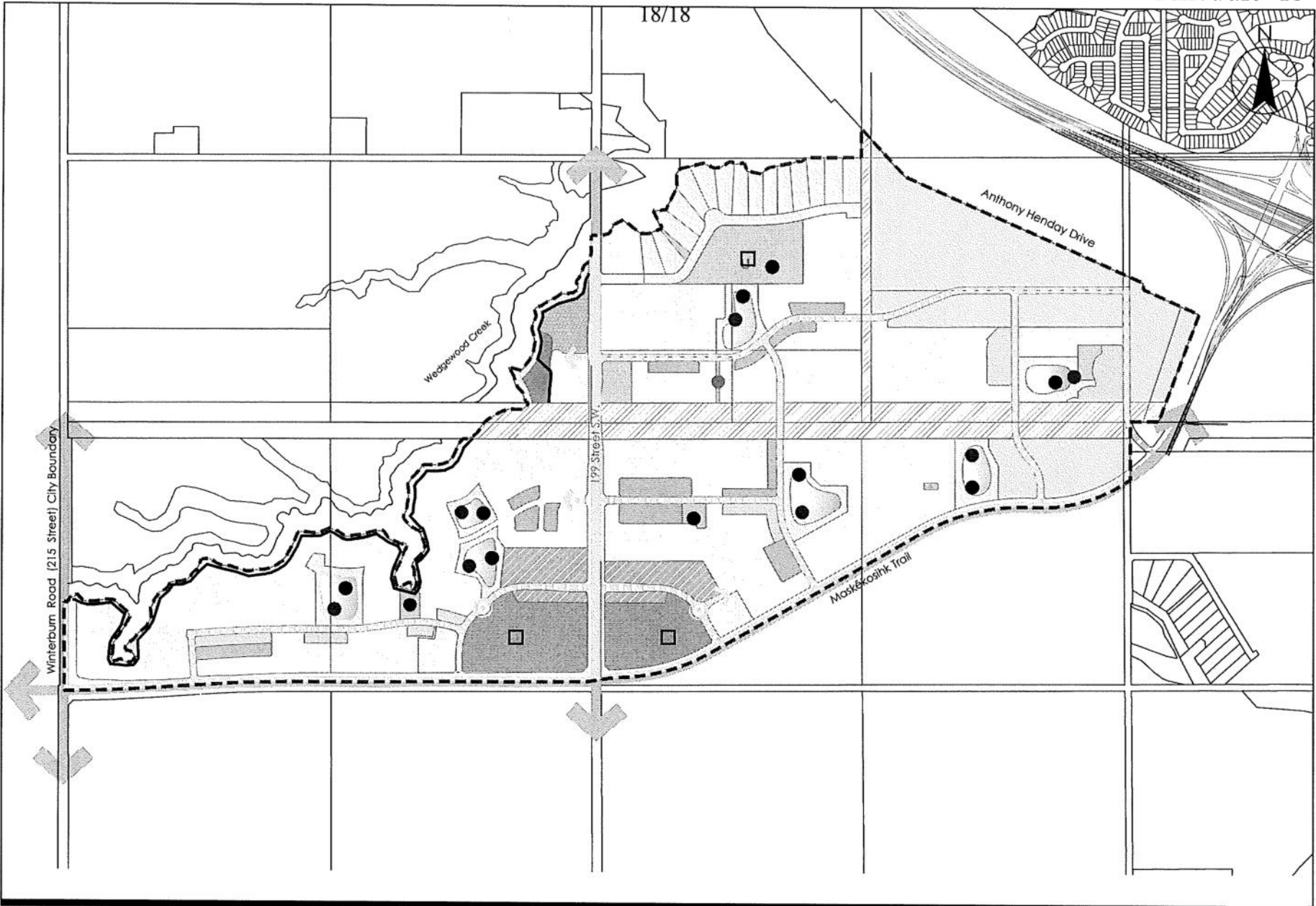
- Transit Centre
- Shared Use Path Connection to Anthony Henday Pedestrian Bridge
- NSP Boundary

Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

Figure No.  
 13.0

Title  
 Active Mode Transportation

18/18



- 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