

THE APPLICATION

BYLAW 18959 proposes to amend the Riverview Area Structure Plan (ASP) to increase the size of the Town Centre area, and to allow for a “mixed-use” concept by including the opportunity for medium and high density residential uses in the Town Centre. The proposal includes changes to the statistics table, maps and text of the ASP.

BYLAW 18960 proposes to amend The Uplands Neighbourhood Structure Plan (NSP) to increase the size of the Town Centre area by re-designating two adjacent “low-rise/medium density” residential parcels as part of the Town Centre. The Plan amendment will also allow for a “mixed-use” concept by including the opportunity for medium and high density residential uses throughout the Town Centre. The proposal includes changes to the statistics table, maps and text of the NSP, and will increase the planned density for the neighbourhood by approximately 10 dwelling units per net residential hectare (u/nrha).

CHARTER BYLAW 18958 proposes to introduce three new Special Area zones into the Zoning Bylaw. These zones will only apply to The Uplands neighbourhood, and only to the portion designated as the Town Centre. The regulations and land uses in the proposed Special Area zones will allow for:

- RTCC: a mix of residential and commercial uses, with a commercial emphasis and towers up to 40 m in height;
- RTCR: a mix of residential and commercial uses, with a residential emphasis and towers up to 60 m in height; and
- RTCMR: residential uses with limited commercial uses, and towers up to 23 m in height.

No rezoning is proposed at this time.

SITE AND SURROUNDING AREA

The subject site is located east and west of 199 Street SW and north of Maskêkosihk Trail (23 Avenue SW), in the southern part of the The Uplands neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land.
CONTEXT		
North	(RPL) Planned Lot Residential Zone (RF5) Row Housing (DC1) Direct Development Control Zone - zero lot line housing	Undeveloped and developing land, planned for row housing and single-detached housing.
East	(RSL) Residential Small Lot Zone (RF5) Row Housing (DC1) Direct Development Control Zone - zero lot line housing	Undeveloped and developing land, planned for row housing and single-detached housing.
South	(AG) Agricultural Zone	Undeveloped land, Maskêkosihk Trail (23 Avenue SW) and the Stillwater neighbourhood where a future Transit Station is planned.
West	(PU) Public Utility Zone (AG) Agricultural Zone	A storm pond, and undeveloped and developing land planned for low density housing.

PLANNING ANALYSIS

PLANS IN EFFECT & LAND USE COMPATIBILITY

The proposed amendments to the Riverview ASP and The Uplands NSP increase the size of the Town Centre and allow for a “mixed-use” concept by introducing residential uses in addition to commercial and institutional. This proposal generally aligns with the ASP’s objectives “to encourage mixed use development and higher density residential in appropriate locations” and “to provide opportunity for high quality commercial development to meet the needs of the Riverview area”. Minor updates are proposed to clarify the inclusion of the Town Centre in the mixed use areas, and to update plan statistics and maps accordingly.

The proposal also generally aligns with The Uplands NSP’s intentions to create a “compact Town Centre that supports transit ridership and enhances the quality of life,” to “create a pedestrian-friendly and comfortable node that encourages interactive and social well-being,” and to ensure that “mixed use development will be pedestrian-friendly, universally accessible, comfortable and aesthetically pleasing.” Similar to the ASP, minor updates are proposed to allow for mixed uses throughout the Town Centre, and to update the statistics and maps accordingly.

Providing for higher density housing in the Town Centre will increase the density of people living within walking distance of commercial and community amenities and near a future Transit Centre planned to the south. It will also diversify available housing types and provide more options in the neighbourhood to help support overall affordability. Measures that will buffer any potential impacts of shadowing and traffic on adjacent uses are proposed.

The proposed Special Area zones provide for a mix of compatible residential and commercial uses with some institutional uses and regulations will assist with implementing NSP urban design intentions. Design regulations in all three zones provide for a more pedestrian-friendly and attractive urban environment, through building features such as such as street level window glazing, and defined building entrances and articulations. Additional regulations address the streetscape, facilitate walkability, publicly-accessible private roads, and minimize the appearance and intrusion of large parking areas.

The proposed RTCMR Special Area Zone provides for apartment housing, up to 23 m, with some commercial uses limited to the major roads. The RTCC and RTRC Special Area Zones provide for additional commercial uses, as well as heights up to 40 and 60 m respectively. The floorplate for these zones will be restricted to 850 m² after 20 m in height, which generally aligns with the treatment of towers in the RA9 Zone. As well, tower placement in the RTRC zone where it abuts low density residential zones, will be limited by a 45 degree angular plane. This will ensure that a separation distance that reflects the proposed tower height is provided, and compares to design best practices in the City’s Residential Infill Guidelines. The use of an angular plane, rather than strict height limits, provides for increased design flexibility.

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

This application is located within 800 m of a future Transit Centre, which is located to the southeast, in the River's Edge neighbourhood. As a result, this application was reviewed against the City's Transit Oriented Development (TOD) Guidelines. The proposed zones generally meet the intent of the Guidelines by providing for increased densities in conjunction with commercial and employment opportunities.

The Uplands NSP does mention the proximity of the future Transit Centre, but also notes that it is not intended to perform as the core transit-oriented development (TOD) area because Maskêkosihk Trail (23 Avenue SW) and 199 Street are major barriers for pedestrian movement. As a result, the NSP promotes the area as a "transit supportive" development that would allow for transit to efficiently and conveniently service the area.

REGIONAL CONSIDERATIONS

The proposed plan amendment and zones were circulated to Alberta Transportation, Parkland County and Enoch Cree Nation for information. All groups requested additional information on the Transportation Impact Assessment (TIA) and impacts on boundary roads.

Please see the Technical Review section for more discussion.

TECHNICAL REVIEW

An updated Transportation Impact Assessment (TIA) was included as part of this application to support the proposed amendments to the Uplands Town Centre. While there is an expected increase in traffic volumes as compared to the analyses conducted for the Riverview ASP TIA (2015), there is minimal impact to the overall traffic operations. In addition, there are no changes to the roadway network that was established with the ASP.

Alberta Transportation has reviewed the updated TIA and has expressed concerns related to the operations and queuing at the Anthony Henday Drive and Cameron Heights Drive interchange with full build out of the ASP area. A functional planning study, as proposed by the TIA, will take into consideration these concerns as part of determining the ultimate configuration for the interchange to accommodate development in the area. The 2015 Area Structure Plan TIA recommended that traffic volumes and development activity within Riverview be reviewed on a five year basis to help identify timing for initiating the functional planning study and the interchange improvements/functional planning study.

Administration will continue to monitor traffic volumes and review levels of service as part of development proposals in the plan area.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE January 28, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 353 ● Two responses were received: <ul style="list-style-type: none"> ○ One response asked for clarification which was provided. ○ One response expressed concerns about potential height and loss of nature/greenspace. Information was provided about the angular plane restrictions and the overall town centre vision including proposed park spaces for the neighbourhood.
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/theuplands

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 17968
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18959
- 3 Approved ASP – Bylaw 18568
- 4 Proposed ASP – Bylaw 18959
- 5 Approved NSP Land Use and Population Statistics – Bylaw 18774
- 6 Proposed NSP Land Use and Population Statistics – Bylaw 18960
- 7 Approved NSP – Bylaw 18774
- 8 Proposed NSP – Bylaw 18960
- 9 Application Summary

**RIVERVIEW AREA STRUCTURE PLAN
 LAND USE AND POPULATION STATISTICS
 BYLAW 17968**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.85	193.31	325.57
Environmental Reserve / Natural Area (ER) *	42.49	3.0%	5.60	19.83	17.06	-	-
Public Upland	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.49	0.4%	-	2.13	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	58.06	4.1%	16.59	16.14	16.02	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-	-
Existing Country Residential	115.41	8.1%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,158.53	80.8%	224.51	269.47	260.32	121.67	282.56
Town Centre Commercial (with Main Street)	21.95	1.9%	15.01	6.94	-	-	-
Mixed Uses / Commercial **	3.29	0.3%	2.80	-	0.49	-	-
Community Commercial	14.60	1.3%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.12	0.5%	-	1.13	2.99	1.00	1.00
Business Employment	39.57	3.4%	39.57	-	-	-	-
Institutional Mixed-use	5.65	0.5%	-	-	-	5.65	-
Parkland, Recreation, School (Municipal Reserve)	113.76	9.8%	7.92	24.56	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.9%	-	-	33.80	-	-
<i>School/Park</i>	37.22	3.2%	-	14.74	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.49	2.0%	6.79	2.12	4.58	3.90	6.10
<i>Natural Area (MR)</i>	19.25	1.7%	1.13	7.70	-	4.76	5.66
Natural Area (Protected Through Other Means)	5.29	0.5%	-	-	-	1.29	4.00
Resident's Association	0.80	0.1%	-	0.80	-	-	-
Transportation - Circulation	231.71	20.0%	44.90	53.89	52.06	24.33	56.51
Transit Centre	1.45	0.1%	-	-	1.45	-	-
Stormwater Management Facility	82.69	7.1%	17.84	19.43	14.30	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	-
Total Non-Residential Area	529.60	45.7%	128.04	120.05	122.67	53.89	104.94
Net Residential Area	628.93	54.3%	96.47	149.42	137.65	67.78	177.62

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)	537.81	80.98	126.21	111.23	57.78	161.62
25 du/nrha	Units	13,443	2,024	3,155	2,780	1,444	4,040
2.8 p/du	Population	37,640	5,667	8,834	7,784	4,043	11,312
Row Housing	Area (ha)	38.44	5.77	10.16	10.51	6.00	6.00
45 du/nrha	Units	1,728	259	457	472	270	270
2.8 p/du	Population	4,837	725	1,279	1,321	756	756
Low-rise/Medium Density Housing	Area (ha)	43.16	6.92	7.81	15.43	4.00	9.00
90 du/nrha	Units	3,882	622	702	1,388	360	810
1.8 p/du	Population	6,986	1,119	1,263	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
90 du/nrha	Units	252	252	0	0	0	0
1.8 p/du	Population	453	453	0	0	0	0
Mixed Use Residential **	Area (ha)	6.24	0.00	5.24	0.00	0.00	1.00
150 du/nrha	Units	936	0	786	0	0	150
1.5 p/du	Population	1,404	0	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
225 du/nrha	Units	109	0	0	109	0	0
1.5 p/du	Population	163	0	0	163	0	0
Total Residential	Area (ha)	628.93	96.47	149.42	137.65	67.78	177.62
	Units	20,350	3,157	5,100	4,749	2,074	5,270
	Population	51,483	7,964	12,555	11,766	5,447	13,751

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	81	82	84	85	80	77
Units Per Net Residential Hectare (upnrha)	32	32	34	34	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 400m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.32	5.60	16.66	17.06	-	-
Conserved as Municipal Reserve (ha)	19.25	1.13	7.70	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.17	-	1.29	24.36
Lost to Development (ha)	9.56	7.80	19.47	15.40	-	-

STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
Elementary School	2,315	449	538	520	243	565
Junior High	1,156	224	269	260	121	282
Senior High	1,156	224	269	260	121	282
Separate School Board						
Elementary School	1,156	224	269	260	121	282
Junior High	577	112	134	130	60	141
Senior High	577	112	134	130	60	141
Total Student Population	6,937	1,345	1,613	1,560	726	1,693

* This area includes the 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 E.R. The boundary of each natural area (and

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

**RIVERVIEW AREA STRUCTURE PLAN
 LAND USE AND POPULATION STATISTICS
 BYLAW 18959**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.85	193.31	325.57
Environmental Reserve / Natural Area (ER) *	42.49	3.0%	5.60	19.83	17.06	-	-
Public Upland	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.49	0.4%	-	2.13	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	58.06	4.1%	16.59	16.14	16.02	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-	-
Existing Country Residential	115.41	8.1%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,158.53	80.8%	224.51	269.47	260.32	121.67	282.56
Town Centre Commercial (with Main Street)**	17.25	1.2%	10.31	6.94	-	-	-
Mixed Uses / Commercial **	0.4	0.0%	-	-	0.49	-	-
Community Commercial	14.60	1.0%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.12	0.4%	-	1.13	2.99	1.00	1.00
Business Employment	39.57	2.8%	39.57	-	-	-	-
Institutional Mixed-use	5.65	0.4%	-	-	-	5.65	-
Parkland, Recreation, School (Municipal Reserve)	113.76	7.9%	7.92	24.56	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.4%	-	-	33.80	-	-
<i>School/Park</i>	37.22	2.6%	-	14.74	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.49	1.6%	6.79	2.12	4.58	3.90	6.10
<i>Natural Area (MR)</i>	19.25	1.3%	1.13	7.70	-	4.76	5.66
Natural Area (Protected Through Other Means)	5.29	0.4%	-	-	-	1.29	4.00
Resident's Association	0.80	0.1%	-	0.80	-	-	-
Transportation - Circulation	231.71	16.2%	44.90	53.89	52.06	24.33	56.51
Transit Centre	1.45	0.1%	-	-	1.45	-	-
Stormwater Management Facility	82.69	5.8%	17.84	19.43	14.30	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	-
Total Non-Residential Area	522.10	45.1%	120.54	120.05	122.67	53.89	104.94
Net Residential Area	636.43	54.9%	103.97	149.42	137.65	67.78	177.62

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)	538.91	82.07	126.21	111.23	57.78	161.62
25 du/nrha	Units	13,471	2,052	3,155	2,780	1,444	4,040
2.8 p/du	Population	37,718	5,745	8,834	7,784	4,043	11,312
Street Oriented Residential	Area (ha)	1.36	1.36	0.00	0.00	0.00	0.00
35 du/nrha	Units	48	48	0	0	0	0
2.8 p/du	Population	133	133	0	0	0	0
Row Housing	Area (ha)	37.47	4.80	10.16	10.51	6.00	6.00
45 du/nrha	Units	1,685	216	457	472	270	270
2.8 p/du	Population	4,717	605	1,279	1,321	756	756
Low-rise/Medium Density Housing	Area (ha)	39.57	3.33	7.81	15.43	4.00	9.00
90 du/nrha	Units	3,560	300	702	1,388	360	810
1.8 p/du	Population	6,406	539	1,263	2,498	648	1,458
Town Centre Mixed Use Residential ***	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
150 du/nrha	Units	2,482	1,546	786	0	0	150
1.5 p/du	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential***	Area (ha)	2.6	2.11	0.00	0.49	0.00	0.00
225 du/nrha	Units	582	473	0	109	0	0
1.5 p/du	Population	1,014	851	0	163	0	0
Total Residential	Area (ha)	636.44	103.97	149.42	137.65	67.78	177.62
	Units	21,826	4,633	5,100	4,749	2,074	5,270
	Population	53,711	10,192	12,555	11,766	5,447	13,751

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	84.4	98	84	85	80	77
Units Per Net Residential Hectare (upnrha)	34	45	34	34	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 400m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.32	5.60	16.66	17.06	-	-
Conserved as Municipal Reserve (ha)	19.25	1.13	7.70	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.17	-	1.29	24.36
Lost to Development (ha)	9.56	7.80	19.47	15.40	-	-

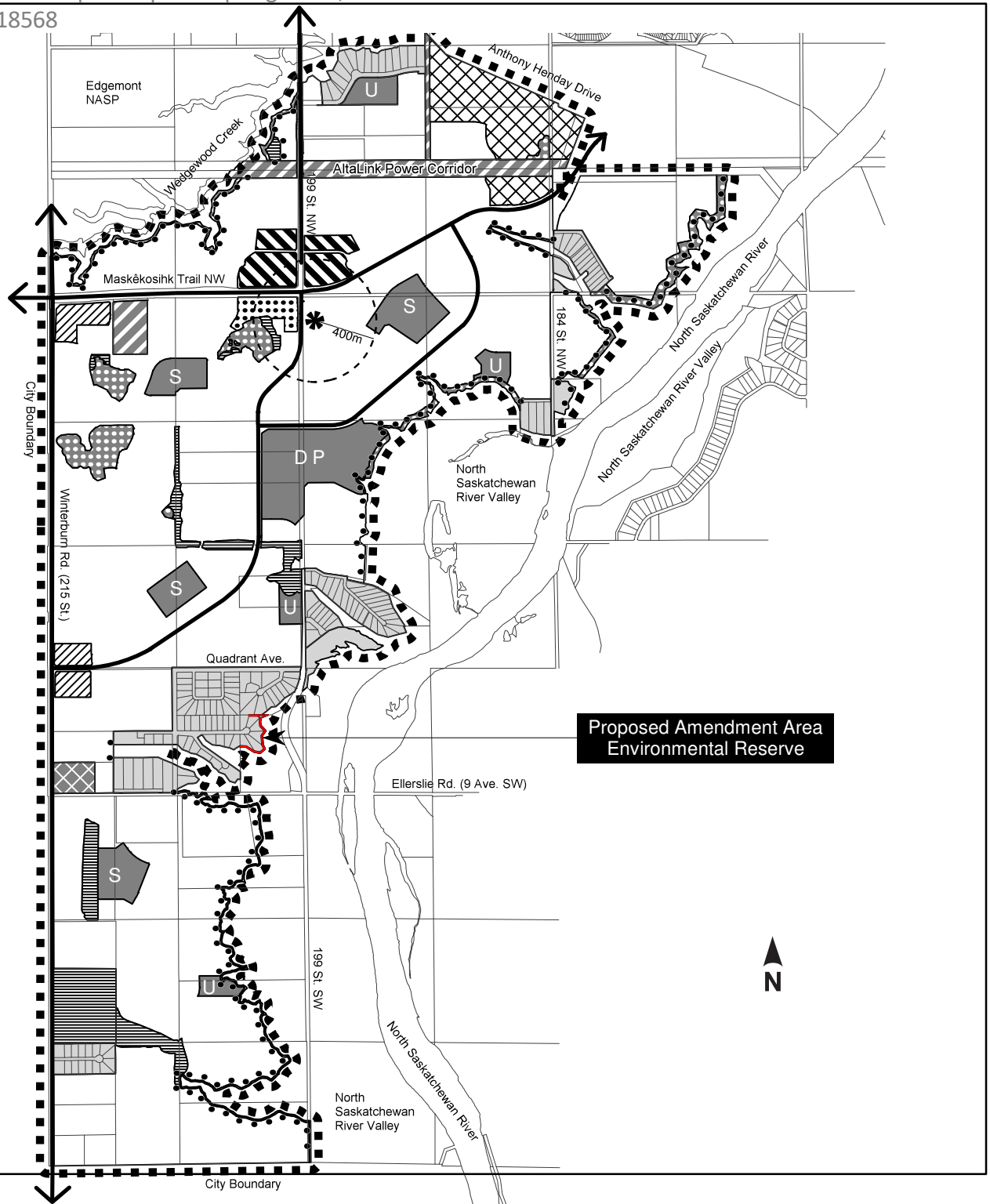
STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
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* This area includes the 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 E.R. The boundary of each natural area (and

**Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha). Town Centre Commercial (The Uplands) is divided equally between Residential and Non-Residential Uses for the Commercial and Residential Mixed Use areas (Medium Density Mixed Use is entirely within Residential).

***Includes the residential portions of the Town Centre Commercial (area The Uplands), divided based on proposed densities.



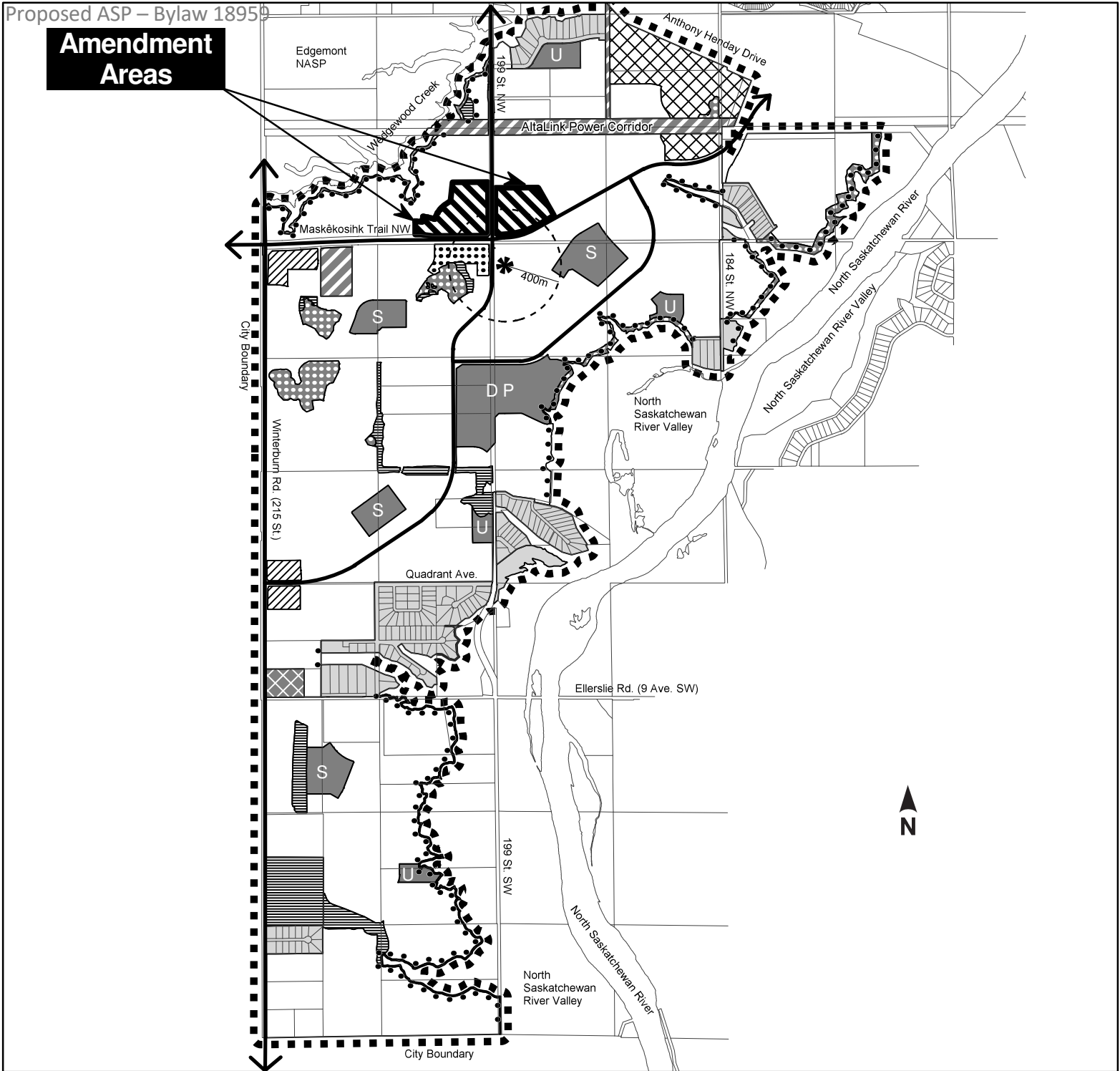
**Proposed Amendment Area
Environmental Reserve**



















	Existing Country Residential		District Activity Park
	Residential		Natural Area
	Town Centre Commercial		Environmental Reserve
	Mixed Use / Main Street Retail		Top of Bank Shared-Use Path / Roadway
	Community Commercial		Public Utility Lot
	Business Employment		Transit Centre
	Institutional Mixed-Use		Arterial Roadway
	School/Park		ASP Boundary
	Urban Village Park		Proposed Amendment Boundary

**BYLAW 18568
PROPOSED AMENDMENT TO
RIVERVIEW
Area Structure Plan**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Amendment Areas



- | | | | |
|--|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential |  | District Activity Park |
|  | Residential |  | Natural Area |
|  | Town Centre Commercial |  | Environmental Reserve |
|  | Mixed Use / Main Street Retail |  | Top of Bank Shared-Use Path / Roadway |
|  | Community Commercial |  | Public Utility Lot |
|  | Business Employment |  | Transit Centre |
|  | Institutional Mixed-Use |  | Arterial Roadway |
|  | School/Park |  | ASP Boundary |
|  | Urban Village Park |  | Amendment Boundary |

**BYLAW 18959
AMENDMENT TO
RIVERVIEW
Area Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

APPENDIX 1: NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 18774

	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	16.59	5.8%	
Gross Developable Area	224.51		100%
Business Employment	39.57		17.6%
Commercial			
Town Centre Commercial	15.01		6.7%
Town Centre Mixed Use – Residential*	2.80		1.2%
Parkland, Recreation, School (Municipal Reserve)			
Urban Village Park	5.66		2.5%
Pocket Parks	1.00		0.4%
Greenway	0.13		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.90		20.0%
Infrastructure & Servicing			
Stormwater Management	17.84		7.9%
Total Non-Residential Area	128.04		57.0%
Net Residential Area (NRA)	96.47		43.0%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.89	25	2,022	83.8%	2.80	5,662
Row Housing	4.80	45	216	5.0%	2.80	605
Street Oriented Residential	1.36	35	48	1.4%	2.80	133
Low-rise / Medium Density Housing	6.62	90	596	6.9%	1.80	1,072
Town Centre Mixed Use - Residential*	2.8	90	252	2.9%	1.80	454
Total	96.47		3,134	100		7,926

SUSTAINABILITY MEASURES			
Population Per Net Residential Hectare (p/NRA)			82.2
Dwelling Units Per Net Residential Hectare (upnrha)			33
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio			64.5% / 35.5%
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)		1.0	0.0
Protected through other means (ha)		0.0	0.0
Lost to Development (ha)		7.8	0.0

STUDENT GENERATION STATISTICS			Notes:
Level	Public	Separate	
Elementary	449	225	*Town Centre Mixed Use – Residential 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	
Total	898	449	

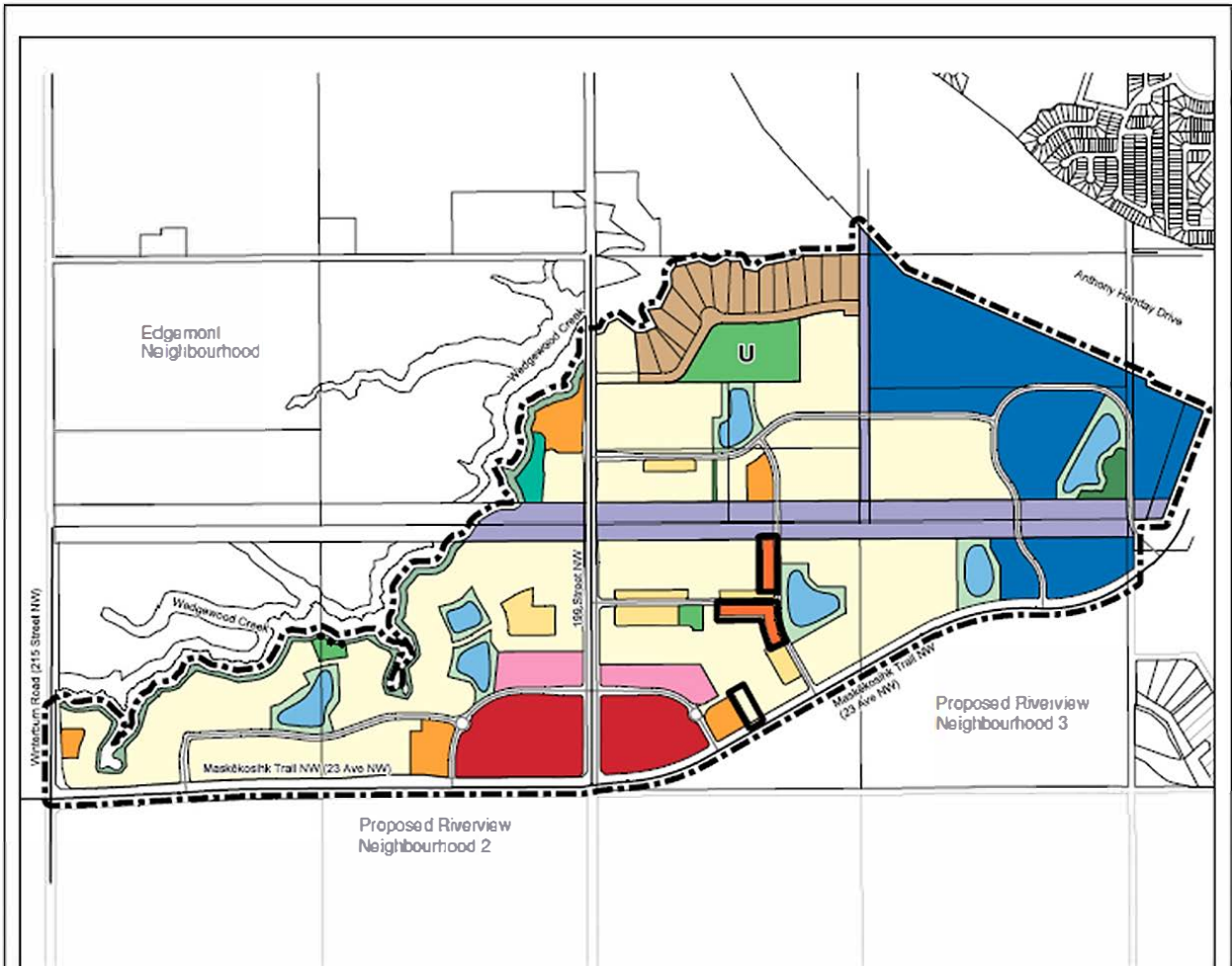
APPENDIX 1: NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 18960

	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	16.59	5.8%	
Gross Developable Area	224.51		100%
Business Employment	39.57		17.6%
Commercial			
Town Centre Mixed Use - Commercial*	6.85		3.0%
Town Centre Mixed Use - Residential*	3.46		1.5%
Parkland, Recreation, School (Municipal Reserve)			
Urban Village Park	5.66		2.5%
Pocket Parks	1.00		0.4%
Greenway	0.13		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.90		20.0%
Infrastructure & Servicing			
Stormwater Management	17.84		7.9%
Total Non-Residential Area	120.54		53.7%
Net Residential Area (NRA)	103.98		46.3%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population	
Single/Semi-Detached	82.07	25	2,052	78.9%	2.80	5,745	
Row Housing	4.80	45	216	4.6%	2.80	605	
Street Oriented Residential	1.36	35	48	1.3%	2.80	133	
Low-rise / Medium Density Housing	3.33	90	300	3.2%	1.80	539	
Town Centre Mixed Use - Medium Rise	2.11	224	473	2.0%	1.80	851	
Town Centre Mixed Use - Residential*	3.46	150	519	3.3%	1.50	779	
Town Centre Mixed Use - Commercial*	6.85	150	1,027	6.6%	1.50	1,540	
Total	103.98		4,633	100		10,192	





















SUSTAINABILITY MEASURES			
Population Per Net Residential Hectare (p/NRA)			98.0
Dwelling Units Per Net Residential Hectare (upnrha)			44.6
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio			44.3% / 155.7%
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)		1.0	0.0
Protected through other means (ha)		0.0	0.0
Lost to Development (ha)		7.8	0.0

STUDENT GENERATION STATISTICS			Notes:
Level	Public	Separate	
Elementary	449	225	*Both "Town Centre Mixed Use – Residential" and "Town Centre Mixed Use – Commercial" are divided amongst Residential Uses (50%) and Non-residential Uses (50%).
Junior High School	225	112	
Senior High School	225	112	
Total	898	449	

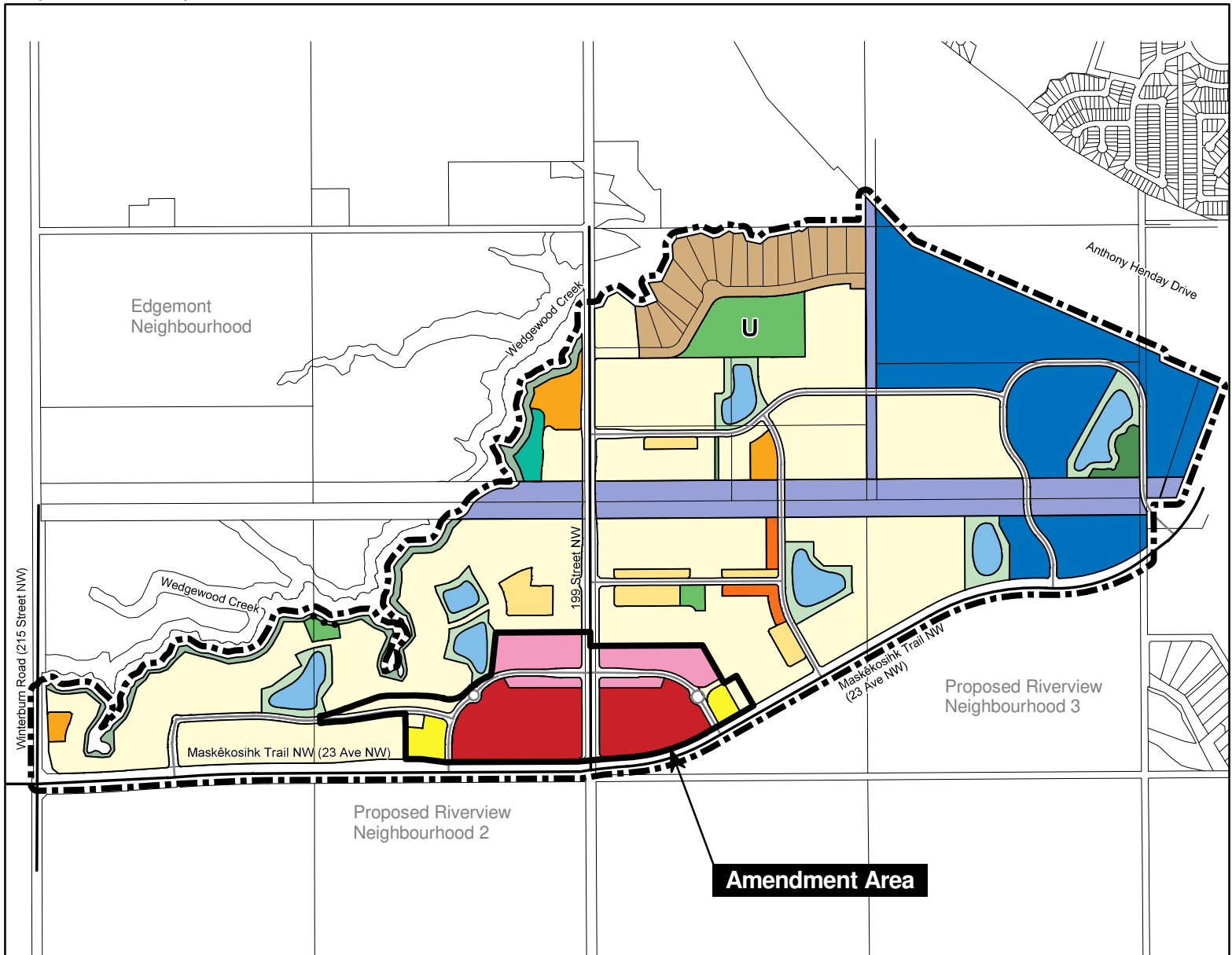


**BYLAW 18774
 AMENDMENT TO
 THE UPLANDS**
 Neighbourhood Structure Plan





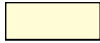


















- | | | | |
|---|---------------------------------------|---|--------------------------------|
|  | Existing Country Residential |  | Pocket Park / Greenway |
|  | Single / Semi-detached Residential |  | Urban Village Park |
|  | Row Housing |  | Natural Area (ER) |
|  | Street Oriented Residential |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



**BYLAW 18960
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



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

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments and Zoning Bylaw Text Amendment
Bylaw(s)/Charter Bylaw(s):	Bylaw 18959 Bylaw 18960 Charter Bylaw 18958
Location:	East and west of 199 Street SW and north of Maskêkosihk Trail (23 Avenue SW).
Address(es):	2303 - 199 Street NW
Legal Description(s):	A portion of SW-5-52-25-4
Site Area:	Approximately 24 ha
Neighbourhood:	The Uplands
Ward - Councillor:	5 - Sarah Hamilton
Notified Community Organization(s):	Cameron Heights Community League Greater Windermere Community League Wedgewood Ravine Community League
Applicant:	Bob Ross, Qualico

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone
Proposed Zones:	No rezoning is proposed
Plans in Effect:	The Uplands Neighbourhood Structure Plan Riverview Area Structure Plan
Historic Status:	None

Written By:	Sarah Ramey
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination