

Bylaw 18960

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 2, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16407, being the Riverview Area Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 16407, being the Riverview Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 22, 2015 amended the Riverview Neighbourhood 1 Neighbourhood 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 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 Bylaw 18774; and

WHEREAS an application was received by City Planning 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 Structure Plan is hereby amended by:

- a. delete Heading 5.2 TOWN CENTRE MIXED USE – RESIDENTIAL and replace it with “5.2 TOWN CENTRE MIXED USE – MEDIUM RISE & RESIDENTIAL”;
- b. delete the first two paragraphs under Section 5.2 and replace with:

“The Riverview Town Centre is planned to offer a mix of land uses, where higher intensity forms of development will complement each other creating a compatible environment to live, work and play. The Uplands offers flexibility and choice in housing form by introducing multiple options for residential uses and mixed use within the Town Centre.

Two “Mixed Use – Medium Rise” sites are provided in the south portion of the neighbourhood, located at the entrance way to the Town Centre. The intent of these areas is to allow primarily for medium density residential uses, such as row housing, stacked row housing and apartment housing, with limited community related retail services at grade. The use of Special Area may be utilized to achieve these housing forms within this mixed use Town Centre area.

A “Mixed Use – Residential” site is provided on the north portion of the Town Centre. The intent of this area is to allow for medium/high density residential integrated with commercial uses within a comprehensively planned development. The intended density will not be achieved in the initial stages of development.

Accordingly, the intent of this designation is to set the framework within which the development can grow and intensify over the long term as the market evolves and the neighbourhood matures.”;

- c. delete the first sentence in Implementation under Section 5.2 and replace it with: “Special Area Zoning may be utilized to achieve the policy objectives for the mixed use Town Centre Area.”;
- d. delete Heading 5.3 TOWN CENTRE – COMMUNITY COMMERCIAL and replace it with 5.3 TOWN CENTRE MIXED USE – COMMERCIAL”;

- e. delete the first two paragraphs under Section 5.3 and replace with:

“The Riverview Town Centre is located in the south-central portion of the neighbourhood, at the intersection of 199 Street NW and 23 Avenue NW. The Town Centre Mixed Use - Commercial site forms a comprehensive mixed use node located in the heart of Riverview. The site is intended to serve the residential / commercial needs of the neighbourhood, surrounding communities and the travelling public. The site offers ideal visibility along the two major arterials through the Riverview neighbourhoods and serves as a focal point and destination for neighbourhood visitors. This mixed use centre will integrate a diverse and compatible mix of residential, retail, entertainment, office, civic and leisure land uses allowing synergies to be created between employment opportunities and amenities within the Town Centre area.

The Town Centre Mixed Use - Commercial node is ideal for a more intensive form of development that will aid in maintaining a viable mixed use area and facilitating the efficient use of transit along 199 Street and 23 Avenue which are both designated arterial roadways. However, it is acknowledged that the intended intensity of mixed use (residential/commercial/institutional) development will not be achieved in the initial stages of development. The intent of this designation is to set the framework within which the development can grow and intensify over the long term as the market evolves and the neighbourhoods in Riverview mature.”;

- f. delete the first paragraph under Objective 14, Section 5.3, and replace it with: “Mixed use development is intended to be located adjacent to arterial/collector roadways and in close proximity to transit facilities to provide adequate access and visibility, and reduce the number of single-occupancy vehicular trips. Entrances into the Town Centre Mixed Use - Commercial should be prominent and celebrated to establish a sense of arrival for patrons and visitors. These entrances should be well defined and heavily landscaped to create landmarks, especially useful for wayfinding.”;
- g. delete the first sentence in Implementation under Objective 14, Section 5.3, and replace it with: “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 Transit Oriented Design Guidelines, Complete Streets Guidelines and the Winter City Strategy in assessing development applications. Special Area Zoning may be utilized to achieve the policy objectives for the mixed use Town Centre Area.”;

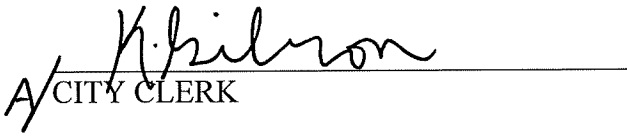
- h. delete the first sentence under Objective 15, Section 5.3, and replace it with: “The Town Centre is a key focal point and destination node within the Riverview area.”;
- i. delete the land use and population statistics table entitled “Appendix 1 – Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 18774” and replace with the table entitled “Appendix 1 – Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 18960” attached hereto as Schedule “A” and forming part of this Bylaw;
- j. delete the map entitled “Bylaw 18774 –Amendment to The Uplands Neighbourhood Structure Plan” and replace with “Bylaw 18960 – Amendment to The Uplands Neighbourhood Structure Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- k. delete “Figure 5: Development Concept” and replace it with “Figure 5: Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- l. delete “Figure 7: Urban Agriculture & Food” and replace it with “Figure 7: Urban Agriculture & Food” attached hereto as Schedule “D” and forming part of this Bylaw;
and

m. delete “Figure 14: Low Impact Development Opportunities” and replace it with
“Figure 14: Low Impact Development Opportunities” attached hereto as Schedule
“E” and forming part of this Bylaw.

READ a first time this	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

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

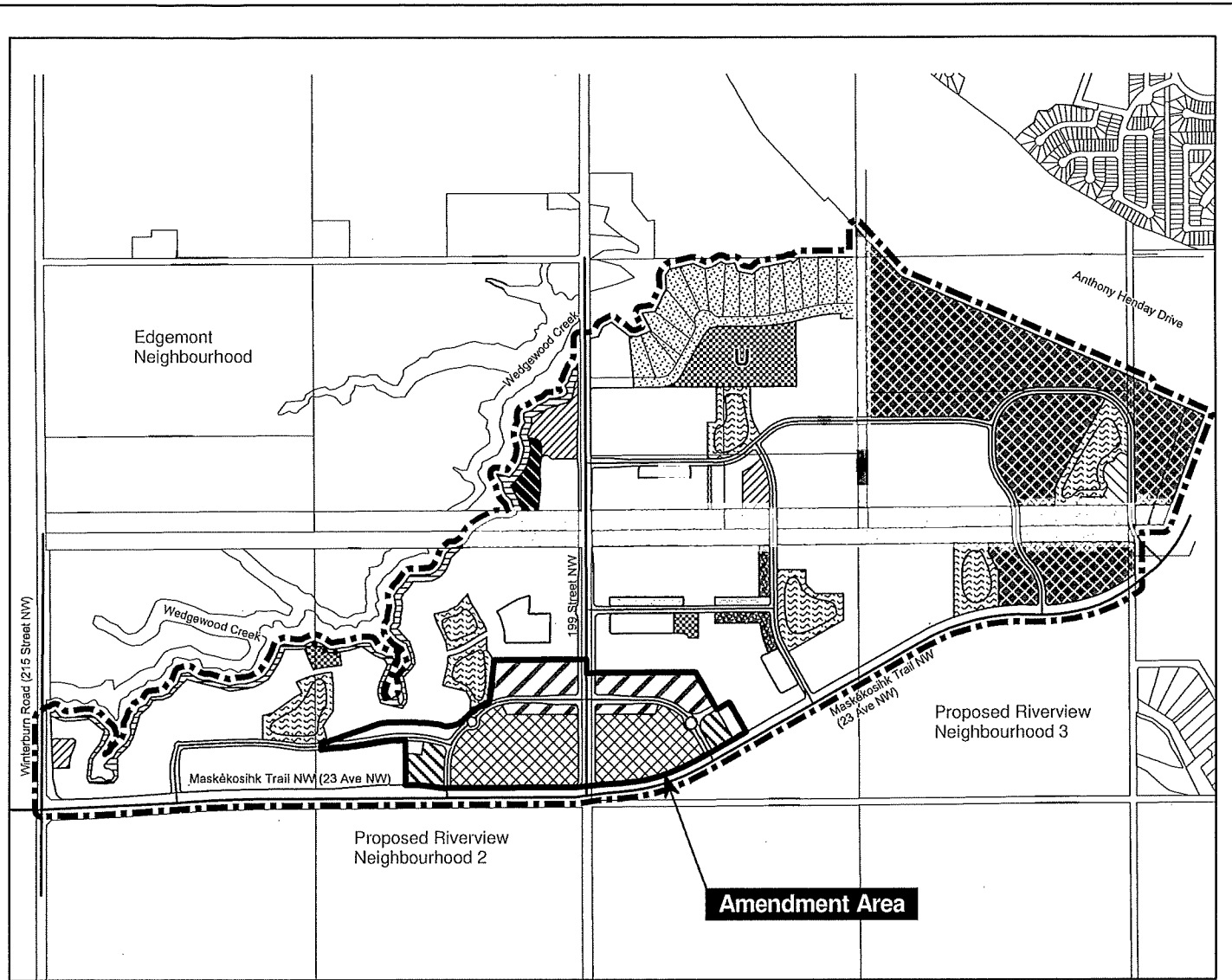
Population Per Net Residential Hectare (p/NRA)		98.0
Dwelling Units Per Net Residential Hectare (upnrha)		44.6
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		44.3% / 55.7%
Population (%) within 500m of Parkland		94%
Population (%) within 400m of Transit 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

Level	Public	Separate
Elementary	449	225
Junior High School	225	112
Senior High School	225	112
Total	898	449






















Notes:

*Both "Town Centre Mixed Use – Residential" and "Town Centre Mixed Use – Commercial" are divided amongst Residential Uses (50%) and Non-residential Uses (50%).

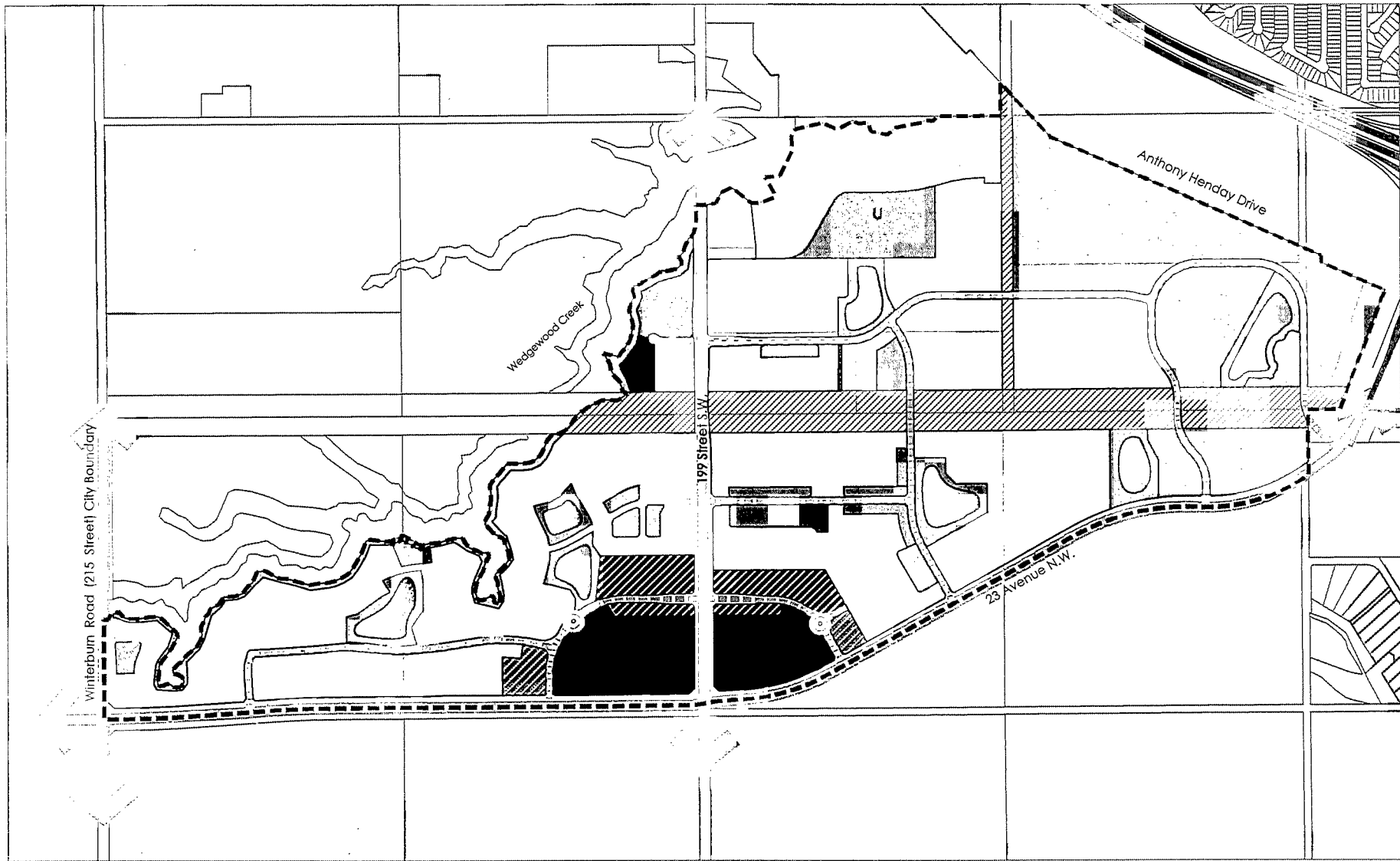


**BYLAW 18960
AMENDMENT TO
THE UPLANDS**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|---|-------------------------------------|---|--------------------------------|
|  | 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.

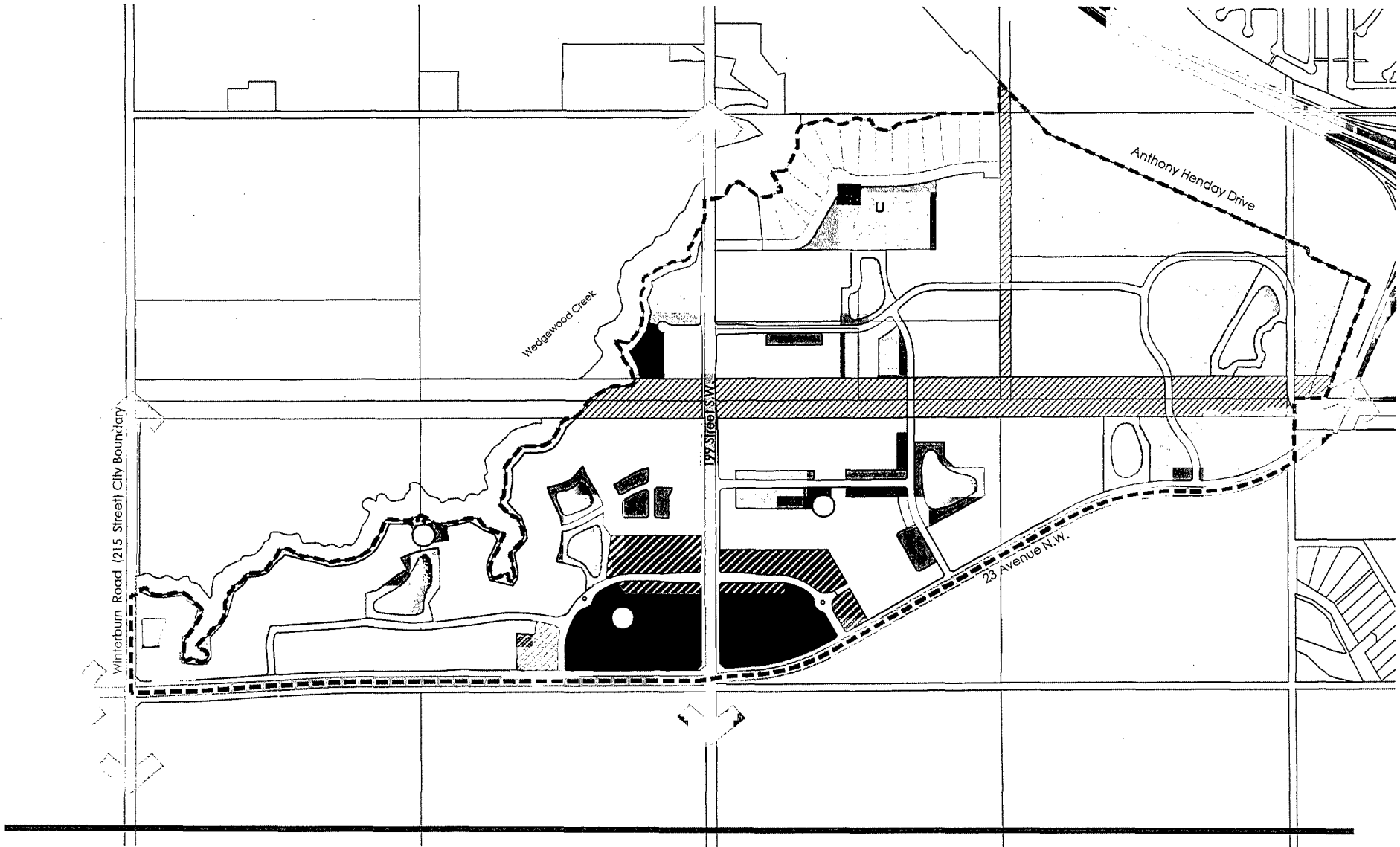


Legend

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

Figure 5.0
Development Concept
 Riverview Neighbourhood 1
 Neighbourhood Structure
 Plan Amendment

Edmonton, Alberta



Legend





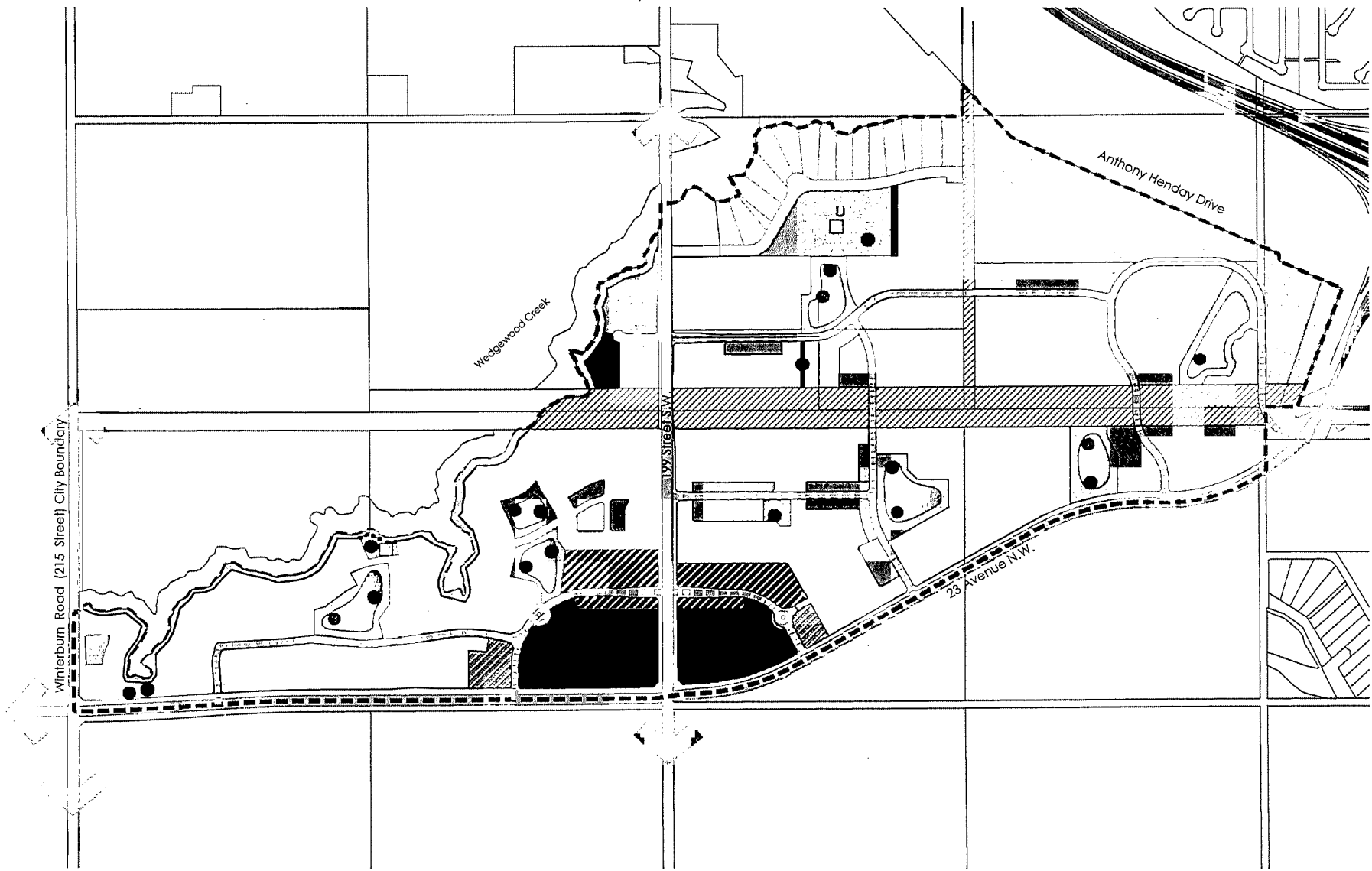
-  Potential Community Garden
-  Potential Farmers Market
-  Potential Edible Landscaping
-  NSP Boundary

Figure 7.0
Urban Agriculture & Food
 Riverview Neighbourhood 1
 Neighbourhood Structure Plan
 Amendment



Legend

-  Absorbent Landscaping
-  Bioswale
-  Naturalized Stormwater Management Facility
-  Bioretention Area
-  Back of Lot Drainage & Increased Top Soil Depth
-  Public Utility
-  Collector Roadway
-  Arterial Roadway
-  NSP Boundary

Figure 14.0
Low Impact Development Opportunities
 Riverview Neighbourhood 1
 Neighbourhood Structure
 Plan Amendment