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;
- 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.

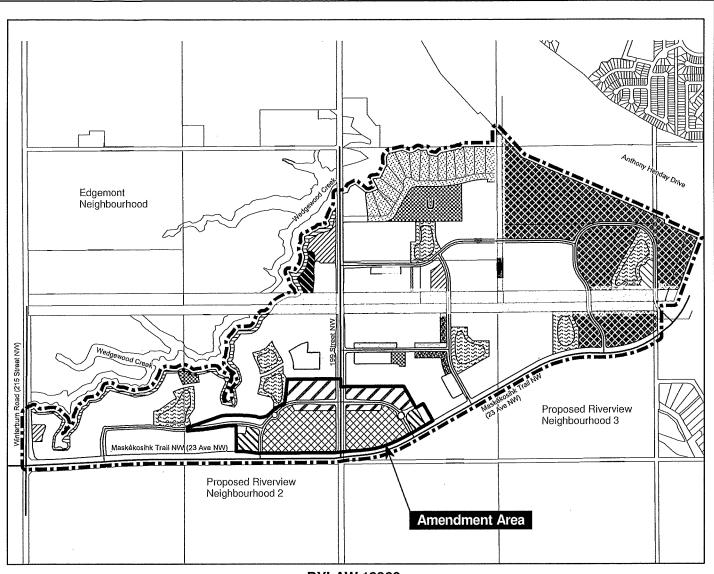
READ a first time this	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON

A CITY CLERK

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

Environmental Reserve				Area (h	a) %	% of GA	% of GDA	
Public Upland Area Natural Area (ER) 1.6% 1.6% Natural Area (ER) 1.24 0.4% 0.4% Natural Area (ER) 1.24 0.4% 0.4% Natural Area (ER) 1.25 0.83% 1.25 0.83% Natural Area (ER) 1.25 0.8% Natural Area (ER) 1.25 0	Gross Area			283.	35	100%		
Natural Area (ER)	Environmental Reserve							
Aklalink Power Corridor Existing Rural Residential 13,52 4,8% Existing Rural Residential 13,52 4,8% Arterial Road Right-of-Way 16,59 5,8% Gross Developable Area 244,51 1,00% Susiness 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 1,00 2,5% Pocket Parks 1,00 3,4% Greenway 0,13 0,0% Attural Area (MR) 1,13 0,05% Transportation Circulation Infrastructure & Servicing Stormwater Management 1,2,4 7,9% Total Non-Residential Area Net Residential Area (NRA) RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (Ina) Units/ha Units	Public Upland Area			4.4	4 6	1.6%		
Existing Rural Residential 33,52				1.:	14	0.4%		
Existing Rural Residential 33,52	Altalink Power Corridor			23.	63	8.3%		
Arterial Road Right-of-Way	Existing Rural Residential					4.8%		
Business Employment	_	у		16.	59	5.8%		
Commercial Com	Gross Developable Area			224.	51.		100%	
Town Centre Miked Use - Commercial* 6.85 3.0% 1.5% Town Centre Miked Use - Residential* 3.45 1.5% Town Centre Miked Use - Residential* 3.45 3.45 Town Centre Miked Use - Residential 8.10 0.0 0.45% Torw Natural Area (MR) 0.13 0.19% Natural Area (MR) 0.13 0.5% Total Non-Residential Area (MRA) 1.05 4.39% Stormwater Management 1.05 4.49 5.37% Net Residential Area (NRA) 1.05 4.63% Total Non-Residential Area (NRA) 1.01 5 7.9% Total Non-Residential Area (NRA) 1.01 5 7.9% RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (Na) 0.11 5 1.01 5 7.45 7.9% RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (Na) 0.11 5 1.01 5 7.45 7.45 7.9% RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION Land Use Area (Na) 0.11 5 1.01 5 1.00 7.5745 Row Housing 4.80 4.5 2.26 4.5% 2.26 6.05 1.30 1.00 7.5745 Row Housing 4.80 4.5 2.26 4.5% 2.28 6.05 1.30 1.00	Business Employment			39.	57		17.6%	
Town Centre Mixed Use - Residential* Parkland, Recreation, School (Municipal Reserve) Urban Village Park Pocket Parks 1.00 0.4% 0.3% 0.3% Pocket Parks 1.00 0.3% 0.3% Pocket Parks 1.13 0.5% 0.5% Pocket Parks 1.23 0.5% Pocket Parks 1.24 0.5% Pocket Parks 1.25 0.5% Pocket Parks 1.26 0.3% Pocket Parks 1.28 0.5% Pocket Parks 1.28 0.5%	Commercial						•	
Parkland, Recreation, School (Municipal Reserve) Urban Village Park 1.00 0.4%	Town Centre Mixed Use - 0	Commercial*		6.8	5		3.0%	
Procket Parks 1.00 0.34 0.4% 0.35 0.4% 0.4% 0.35 0.3% 0.3% 0.5%	Town Centre Mixed Use - F	Residential*	•	3.4	₄ 6		1.5%	
Pocket Parks 1.00 0.14 0.15 0.16 0.5 Streemway 0.13 0.16 0.5 Transportation 1.13 0.5 Transportation 1.15 0.5 Stormwater Management 1.75 0.5 Total Non-Residential Area (NRA) 1.0 9 Total Non-Residential Area (NRA) 1.0 9 RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION 1.0 Land Use Area (ha) Units/ha Units/ha Units/ha 0.16 Residential Residential 1.36 2.0 2.05 78.9% 2.80 5.745 Row Housing 4.80 4.5 2.16 4.6% 2.80 6.05 Street Oriented Residential 1.36 35 4.6 4.6% 2.80 6.05 Street Oriented Residential 1.36 35 4.6 4.6% 2.80 6.05 Street Oriented Residential 1.36 35 4.6 4.6% 2.80 1.80 5.39 Town Centre Mixed Use - Medium Rise 2.11 2.24 4.73 2.0% 1.80 8.53 Town Centre Mixed Use - Residential 4.6 1.50 5.19 2.76 6.6% 1.50 7.70 Town Centre Mixed Use - Residential 4.6 1.50 5.19 2.76 6.6% 1.50 7.70 Town Centre Mixed Use - Commercial 6.85 1.50 1.50 1.50 1.50 Town Centre Mixed Use - Commercial 1.0 0.0 0.0 Town Centre Mixed Use - Commercial Service 0.0 0.0 0.0 Population Per Net Residential Hectare (p/NRA) 0.0 0.0 0.0 Doubling Units Per Net Residential Hectare (pynrha) 0.0 0.0 0.0 Protected as Environmental Reserve 0.0 0.1 1.0 0.0 Protected as Environmental Reserve 0.0 0.0 0.0 0.0 Protected though other means (ha) 0.0 0.0 0.0 0.0 Doublation (%) within 400 more Transit Service 0.0 0.0 0.0 0.0 Protected though other means (ha) 0.0 0.0 0.0 0.0 0.0 0.0 Protected though other means (ha) 0.0	Parkland, Recreation, Scho	ool (Municipal Re	eserve)					
Natural Area (MR) 1.13 0.5% 1.45 0.5% 0.5% 1.45 0.5% 0.5% 1.45 0.5%	Urban Village Park			5.0	66		2.5%	
Street Name	-			1.	00		0.4%	2 506
Transportation Circulation Infrastructure & Servicing Stormwater Management 17.84 7.9% Total Non-Residential Area Net Residential Area (NRA) RESIDENTIAL LAND USE, DWELLING UNIT COUNT Land Use RESIDENTIAL LAND USE, DWELLING UNIT COUNT Awarea (Na) RESIDENTIAL LAND USE, DWELLING UNIT COUNT Land Use Area (Na) Area (Na) 4.80	Greenway			0.	13		0.1%	3.5%
Circulation 14.490 20.0%	Natural Area (MR)			1.	13		0.5%	
Stormwater Management 17.84 7.996 17.84 17.896	Transportation						J	
120.54 53.7% 53	Circulation			44.	90		20.0%	
Total Non-Residential Area Net Residential Area (NRA) Net Residential N	Infrastructure & Servicing							
Net Residential Area (NRA) Separate	Stormwater Managemer	nt		17.	84		7.9%	
Name Company Compan	Total Non-Residential Ar	ea		120.	54		53.7%	
Land Use Area (ha) Units/ha Units % of NRA People/Unit Population Single/Semi-Detached 82.07 2.5 2,052 78.9% 2.86 5,7745 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 - Residential* 3.46 150 519 3.3% 1.80 1.80 851 Town Centre Mixed Use - Residential Hectare (brown Centre Mixed Use - Commercial* 6.85 150 519 3.2% 1.00 1.50 779 Town Centre Mixed Use - Residential Hectare (brown Lousing) 1.02 6.6% 1.50 1.50 1.50 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.55 1.54 </td <td>Net Residential Area (NR</td> <td>A)</td> <td></td> <td>103</td> <td>.98</td> <td></td> <td>46.3%</td> <td></td>	Net Residential Area (NR	A)		103	.98		46.3%	
Land Use Area (ha) Units/ha Units % of NRA People/Unit Population Single/Semi-Detached 82.07 2.5 2,052 78.9% 2.86 5,7745 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 - Residential* 3.46 150 519 3.3% 1.80 1.80 851 Town Centre Mixed Use - Residential Hectare (brown Centre Mixed Use - Commercial* 6.85 150 519 3.2% 1.00 1.50 779 Town Centre Mixed Use - Residential Hectare (brown Lousing) 1.02 6.6% 1.50 1.50 1.50 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.55 1.54 </td <td>RESIDENTIAL LAND USE</td> <td>, DWELLING U</td> <td>NIT COUNT A</td> <td>ND POPULA</td> <td>NOITA</td> <td></td> <td></td> <td></td>	RESIDENTIAL LAND USE	, DWELLING U	NIT COUNT A	ND POPULA	NOITA			
Row Housing 4.80 45 216 4.6% 2.80 605	Land Use					% of NR	A People/Unit	Population
Row Housing	Single/Semi-Detached		82.07	25	2,052	78.9	2.8	5,745
Description Commercial C	Row Housing		4.80	45	216	4.6	5% 2.8	o 605
Town Centre Mixed Use - Medium Rise 2.11 224 473 2.0% 1.80 851	Street Oriented Residentia	al	1.36	35	48	1.3	% 2.8	0 133
Town Centre Mixed Use - Residential* 3.46 150 519 1,027 6.6% 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) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) 7,8 0.0 STUDENT GENERATION STATISTICS Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary 449 225 Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%).	Low-rise / Medium Density	/ Housing	3.33	90	300	3.2	% 1.8	0 539
Town Centre Mixed Use - Commercial* 6.85 150 1,027 6.6% 1.50 1,540 10,192 Total 103.98 150 1,027 100 10,192 SUSTAINABILITY MEASURES Population Per Net Residential Hectare (p/NRA) 98.0	Town Centre Mixed Use -	Medium Rise	2.11	224	473	2.0	1.8	0 851
Total 103.98 4,633 100 10,192								
SUSTAINABILITY MEASURES		Commercial*	-	150	, ,			·
Population Per Net Residential Hectare (p/NRA) Dwelling Units Per Net Residential Hectare (upnrha) [Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Population (%) within 600m of Commercial Service Prosence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%).	Total		103.98		4,633	1	00	10,192
Dwelling Units Per Net Residential Hectare (upnrha) [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 though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0 STUDENT GENERATION STATISTICS Notes: Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary 449 225 Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Senior High School 225 112								
[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 though other means (ha) 0.0 0.0 Lost to Development (ha) 7.8 0.0 STUDENT GENERATION STATISTICS Notes: Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary 449 225 Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%).								_
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Population (%) within 500m of Parkland Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Presence/Loss of Natural Areas Land Water Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Separate Elementary 449 225 Senior High School 225 112 Population (%) within 500m of Parkland 94% Water Water 1.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 0.0 0.0 0.0 0.0 Conserved as Naturalized Municipal Reserve (ha) 1.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		/ [Row Housing _:	; Low-rise/Me	dium Densit	y; Medi	ium to High		
Population (%) within 400m of Transit Service Population (%) within 600m of Commercial Service Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Separate Elementary 449 225 Junior High School 225 112 Level Residential Uses (50%) and Non-residential Uses (50%).	Ratio							
Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Public Separate Elementary 449 225 Junior High School 225 112 Land Water 0.0 1.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.								
Presence/Loss of Natural Areas Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Public Separate *Both "Town Centre Mixed Use – Residential" and "Town Centre Mixed Use – Commercial" are divided amongst Junior High School 225 112 Senior High School 225 112 Water 0.0 1.1 0.0 0.0 0.0 0.0 0.0 Votes: *Both "Town Centre Mixed Use – Residential" and "Town Centre Mixed Use – Commercial" are divided amongst Residential Uses (50%) and Non-residential Uses (50%).								
Protected as Environmental Reserve Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Public Separate Elementary 449 225 Centre Mixed Use - Residential Uses (50%) Senior High School 225 112 Residential Uses (50%) 1.1 0.0 0.0 0.0 0.0 0.0 Votes: **Both "Town Centre Mixed Use - Residential" and "Town Centre Mixed Use - Commercial" are divided amongst Residential Uses (50%).	•		ial Service					66%
Conserved as Naturalized Municipal Reserve (ha) Protected though other means (ha) Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Separate Washington Centre Mixed Use - Residential and Town Elementary 449 225 Centre Mixed Use - Commercial are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%).	the state of the s							
Protected though other means (ha) Lost to Development (ha) 7.8 O.O O.O 7.8 O.O STUDENT GENERATION STATISTICS Level Public Separate Elementary 449 225 Centre Mixed Use - Residential and "Town Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%).			4 .					
Lost to Development (ha) STUDENT GENERATION STATISTICS Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary 449 225 Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%). Senior High School 225 112			serve (ha)					
STUDENT GENERATION STATISTICS Level Public Separate *Both "Town Centre Mixed Use - Residential" and "Town Elementary 449 225 Centre Mixed Use - Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%). Senior High School 225 112								
LevelPublicSeparate*Both "Town Centre Mixed Use – Residential" and "TownElementary449225Centre Mixed Use – Commercial" are divided amongstJunior High School225112Residential Uses (50%) and Non-residential Uses (50%).						0.0)	
Elementary 449 225 Centre Mixed Use — Commercial" are divided amongst Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%). Senior High School 225 112					-			et du soud e s
Junior High School 225 112 Residential Uses (50%) and Non-residential Uses (50%). Senior High School 225 112		ublic Separ	ate					
Senior High School 225 112								
	-			Resid	ential U	ses (50%) an	d Non-residential	Uses (50%).
Total 898 449	Senior High School	-	112					
	Total	898	449					



BYLAW 18960 AMENDMENT TO THE UPLANDS

Neighbourhood Structure Plan (as amended)

A N

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	1000 X 1000 X	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.

8/10 SCHEDULE "C"

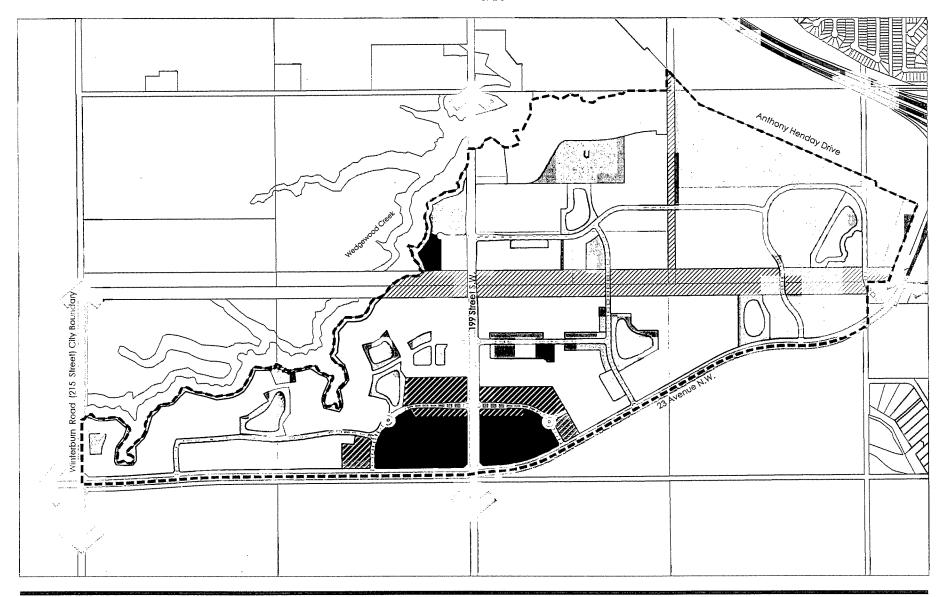




Figure 5.0

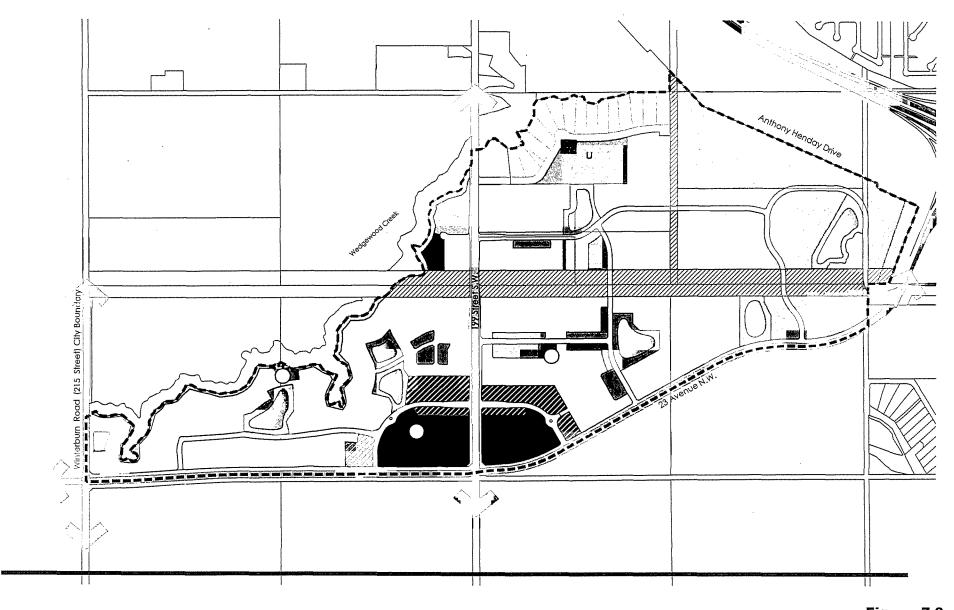
Development Concept

Riverview Neighbourhood 1

Neighbourhood Structure

Plan Amendment

Edmonton, Alberta



Legend

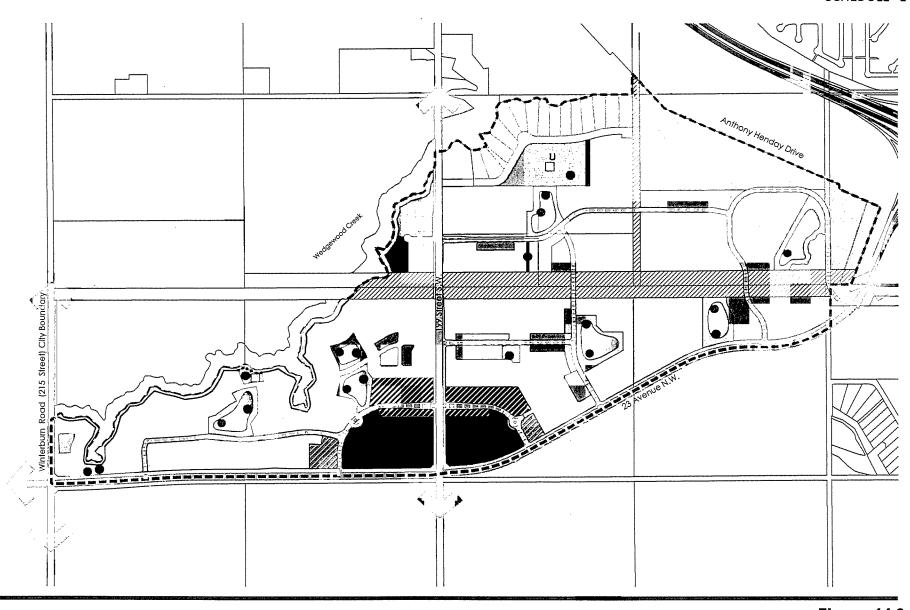
Potential Community Garden
Potential Farmers Market

Potential Edible Landscaping
NSP Boundary

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

Edmonton, Alberta

10/10 SCHEDULE "E"





Absorbent Landscaping
Bioswale

Bioswale
 Naturaliza

Naturalized Stormwater Management Facility Bioretention Area

Back of Lot Drainage & Increased Top Soil Depth

Public Utility

Sings Collector Roadway

Arterial Roadway

■■■ NSP Boundary

Figure 14.0 Low Impact Development Opportunities

Riverview Neighbourhood 1 Neighbourhood Structure Plan Amendment