

Bylaw 19157

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 Bylaws 18774 and 18960; 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 18960 - The Uplands Neighbourhood Structure Plan Structure Plan is hereby amended by:
  - a. adding after the last sentence in Section 6.1 - Ecological Areas - Objective 24 Implementation the following:

“A 16 m wide connection, including 10 m of width for ecological connectivity and 6 m of width for walkway functions, shall be provided between the west stormwater management facility and the Top-of-Bank to the north. This connection is identified in Figure 6: Ecological Network and Parks. Two Top-of-Bank walkway connections will be combined into one wider connection point to achieve the extra width. The wider connection takes the place of two walkways, therefore reducing the number of walkways required. To accommodate this, the 120 m spacing distance recommendation within Policy C542 will be exceeded”
  - b. adding after the last sentence in Section 6.3 - Parks and Open Space - Pocket Parks the following:

“Pocket parks will allow the opportunity to provide distinct programming for a range of recreational experiences in the neighbourhood.”
  - c. deleting therefrom the land use and population statistics entitled " Neighbourhood Structure Plan Land Use and Population Statistics " and substituting therefore the following:

**The Uplands Neighbourhood Structure Plan Land  
Use and Population Statistics  
Bylaw 19157**

	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	16.16	5.7%	
Gross Developable Area	224.94		100%
Business Employment	39.57		17.6%
Commercial			
Town Centre Commercial	6.85		3.0%
Town Centre Mixed Use - Commercial	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	17.70		7.9%
Total Non-Residential Area	120.40		53.5%
Net Residential Area (NRA)	104.55		46.5%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.11	25	2,003	76.6%	2.80	5,608
Rowhousing	6.11	45	275	5.8%	2.80	770
Street Oriented Residential	3.10	35	109	3.0%	2.80	304
Low-rise / Medium Density Housing	2.81	90	253	2.7%	1.80	455
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	6.5%	1.50	1,540
Total	104.55		4,657	100%		10,306

SUSTAINABILITY MEASURES		
Population Per Net Residential Hectare (p/NRA)		98.6
Dwelling Units Per Net Residential Hectare (du/NRA)		45
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio		43.0% / 57.0%
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)	1.1	0.0
Protected through other means (ha)	0.0	0.0
Lost to Development (ha)	7.8	0.0

STUDENT GENERATION STATISTICS			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).
Level	Public	Separate	
Elementary	450	225	
Junior High School	225	112	
Senior High School	225	112	
Total	900	449	

- d. deleting the Bylaw map entitled "Bylaw 18960 Amendment to the Uplands Neighbourhood Structure Plan" and replace with the map entitled "Bylaw 19157 Amendment to the Uplands Neighbourhood Structure Plan" annexed hereto as Schedule "A" and forming part of this Bylaw;

- e. delete the map entitled "Figure 5.0 – Development Concept" and replace with the map entitled "Figure 5.0 – Development Concept" annexed hereto as Schedule "B" and forming part of this Bylaw;
- f. delete the map entitled "Figure 6.0 – Ecological Network and Parks" and replace with the map entitled "Figure 6.0 – Ecological Network and Parks" annexed hereto as Schedule "C" and forming part of this Bylaw;
- g. delete the map entitled "Figure 7.0 – Urban Agriculture and Food" and replace with the map entitled "Figure 7.0 – Urban Agriculture and Food" annexed hereto as Schedule "D" and forming part of this Bylaw;
- h. delete the map entitled "Figure 8.0 – Sanitary Servicing" and replace with the map entitled "Figure 8.0 – Sanitary Servicing" annexed hereto as Schedule "E" and forming part of this Bylaw;
- i. delete the map entitled "Figure 9.0 – Stormwater Servicing" and replace with the map entitled "Figure 9.0 – Stormwater Servicing" annexed hereto as Schedule "F" and forming part of this Bylaw;
- j. delete the map entitled "Figure 10.0 – Water Servicing" and replace with the map entitled "Figure 10.0 – Water Servicing" annexed hereto as Schedule "G" and forming part of this Bylaw;
- k. delete the map entitled "Figure 11.0 – Staging" and replace with the map entitled "Figure 11.0 – Staging" annexed hereto as Schedule "H" and forming part of this Bylaw;
- l. delete the map entitled "Figure 12.0 – Transportation" and replace with the map entitled "Figure 12.0 – Transportation" annexed hereto as Schedule "I" and forming part of this Bylaw;

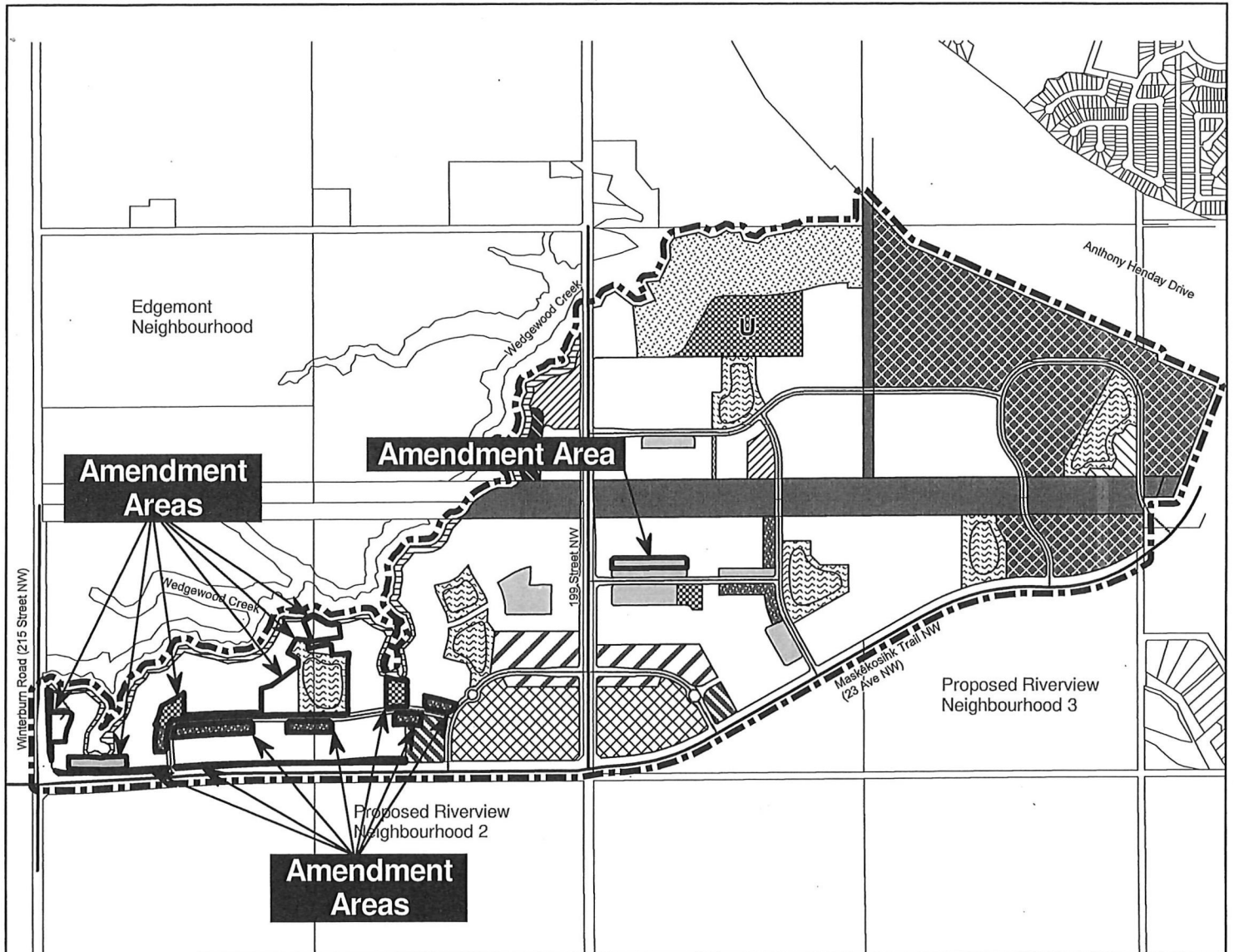
- m. delete the map entitled "Figure 13.0 – Active Mode Transportation" and replace with the map entitled "Figure 13.0 – Active Mode Transportation" annexed hereto as Schedule "J" and forming part of this Bylaw;
- n. delete the map entitled "Figure 14.0 – Low Impact Development Opportunities" and replace with the map entitled "Figure 14.0 – Low Impact Development Opportunities" annexed hereto as Schedule "K" and forming part of this Bylaw;

READ a first time this	18th	day of	February	, A. D. 2020;
READ a second time this	18th	day of	February	, A. D. 2020;
READ a third time this	18th	day of	February	, A. D. 2020;
SIGNED and PASSED this	18th	day of	February	, A. D. 2020.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK

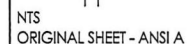


**BYLAW 19157  
AMENDMENT TO  
THE UPLANDS**  
Neighbourhood Structure Plan  
(as amended)



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



December 2, 2019  
1161 107590 KC







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Legend

- Existing Country Residential
- Single/ Semi-Detached Residential
- Row Housing
- Street Oriented Residential
- 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

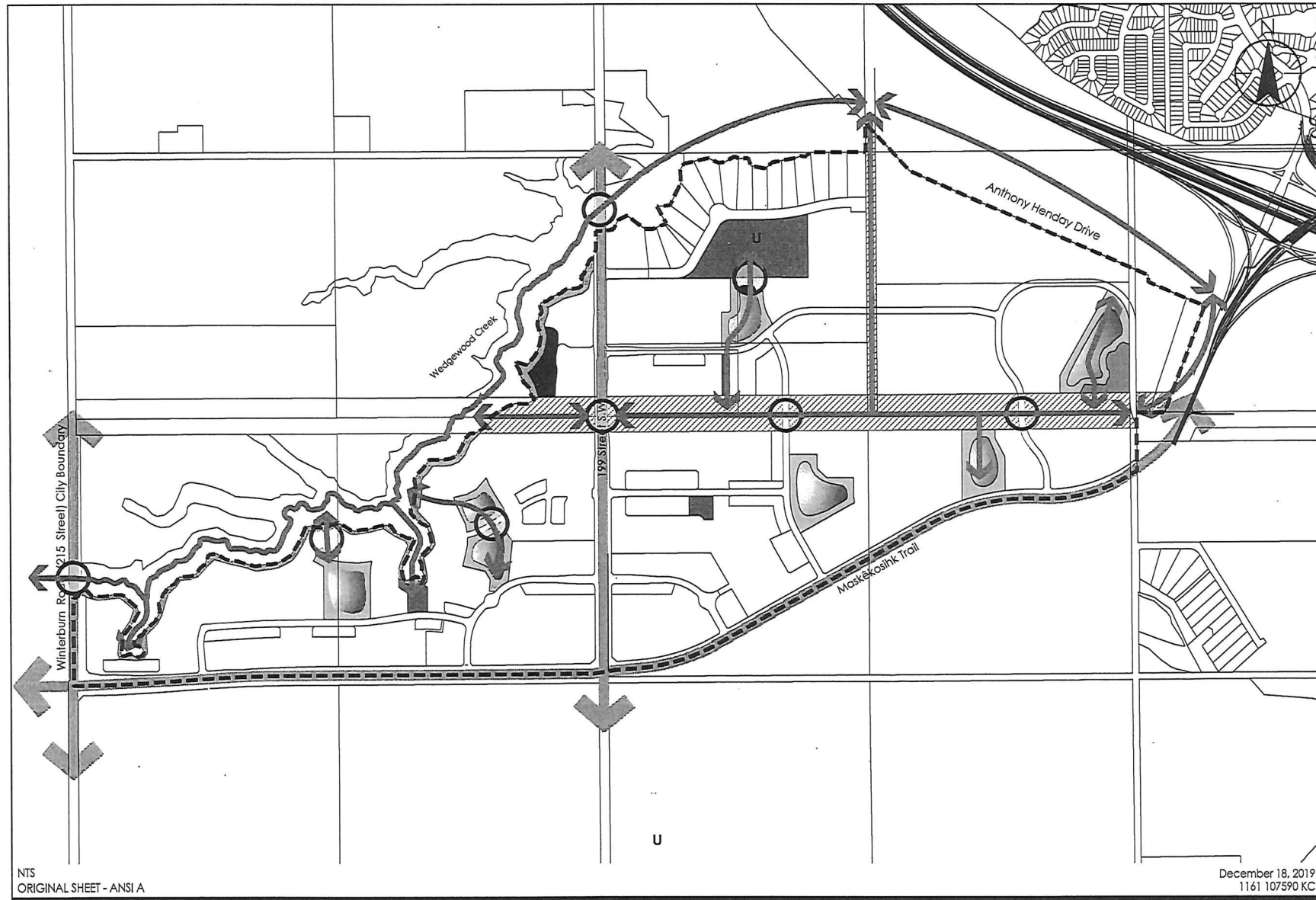
Client/Project  
The Uplands  
Neighbourhood Structure Plan

Figure No.

5.0

Title

Development Concept



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#### 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

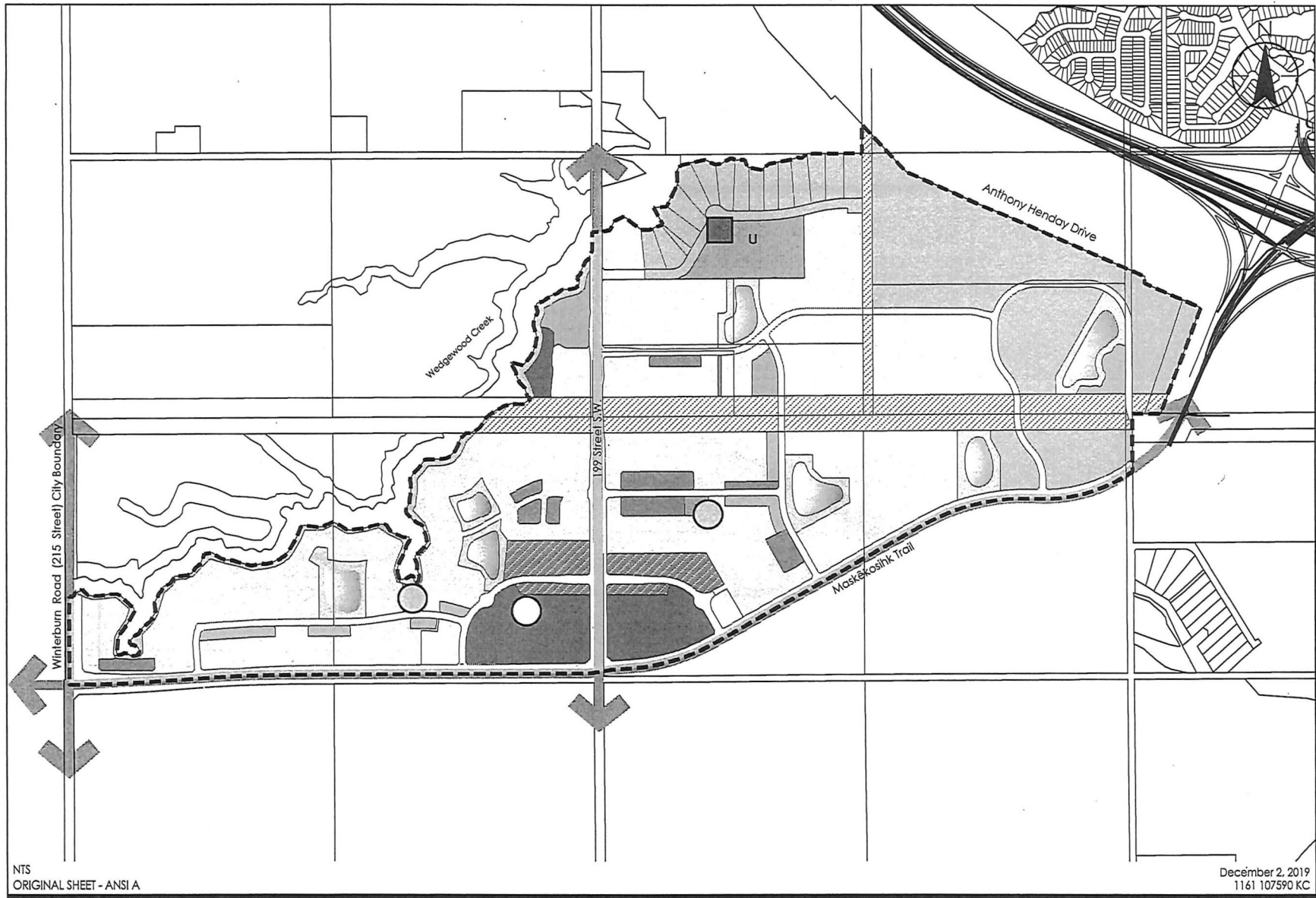
The Uplands  
Neighbourhood Structure Plan





Figure No.

6.0

Title

Ecological Network & Parks



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



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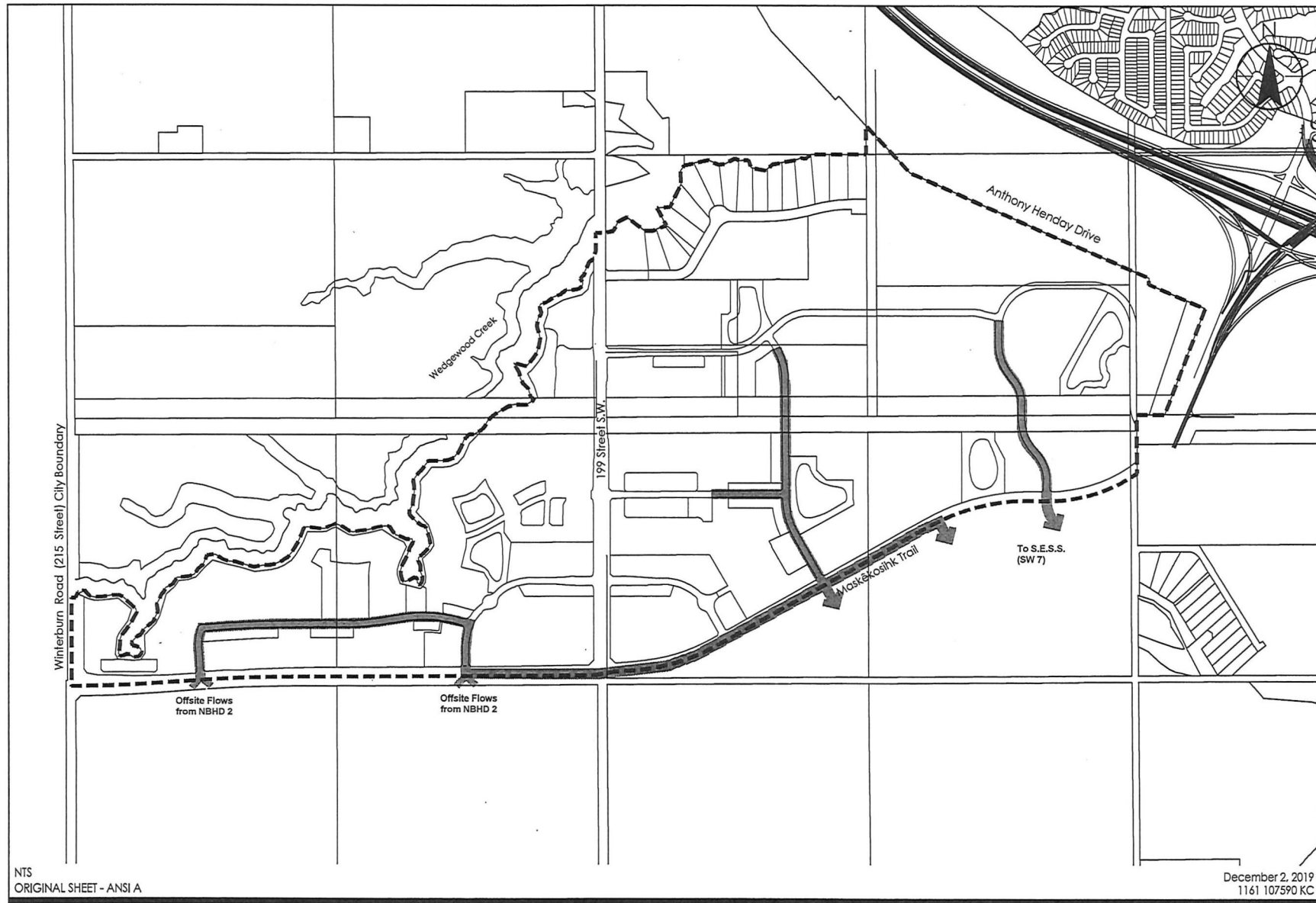
Client/Project  
The Uplands  
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Figure No.

7.0

Title

Urban Agriculture &amp; Food



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#### Legend

- Sanitary Trunk
- - - NSP Boundary



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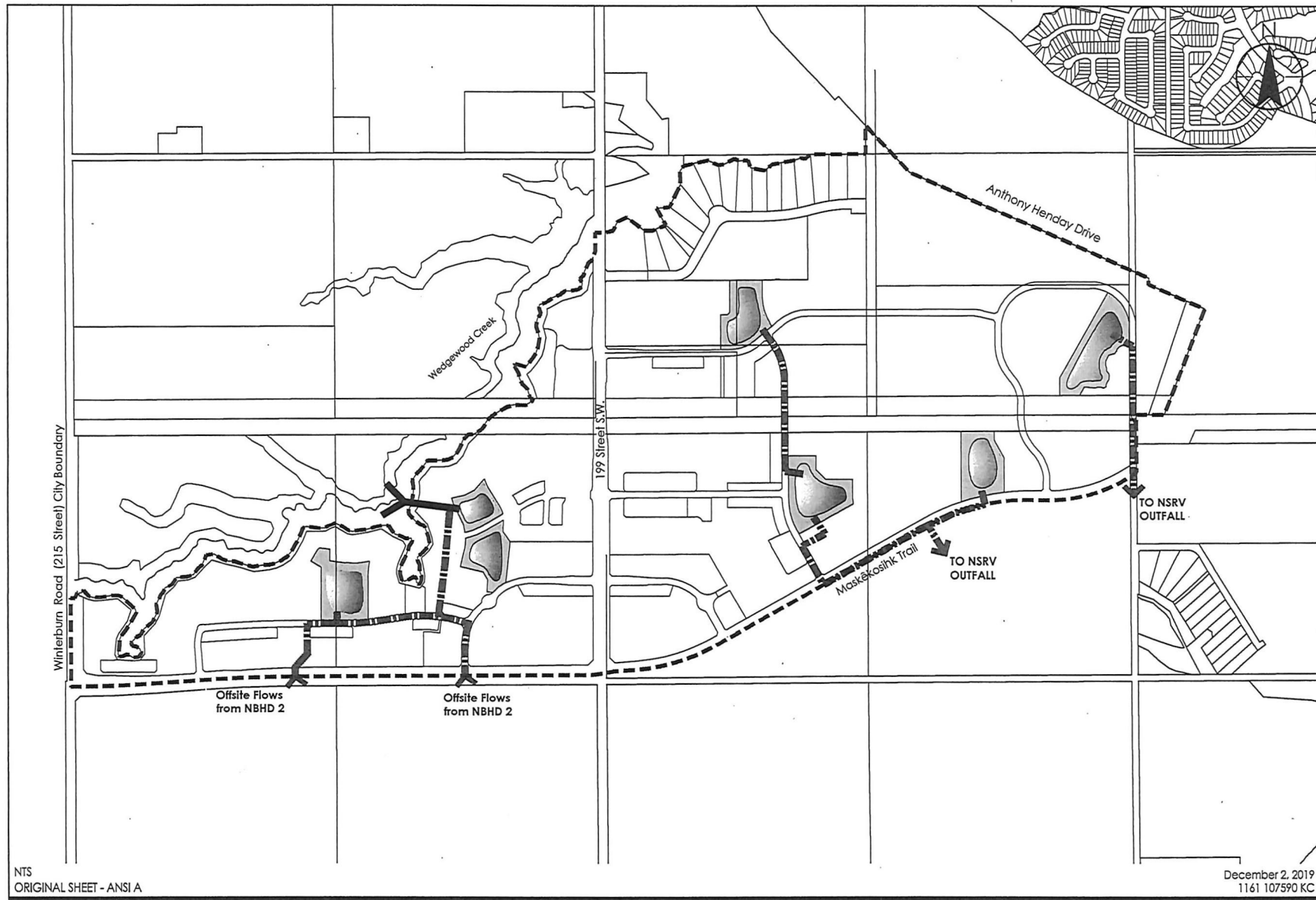
The Uplands  
Neighbourhood Structure Plan

Figure No.

8.0

Title

Sanitary Servicing



## Legend

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



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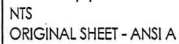
The Uplands  
Neighbourhood Structure Plan

Figure No.

9.0

Title

Stormwater Servicing



December 2, 2019  
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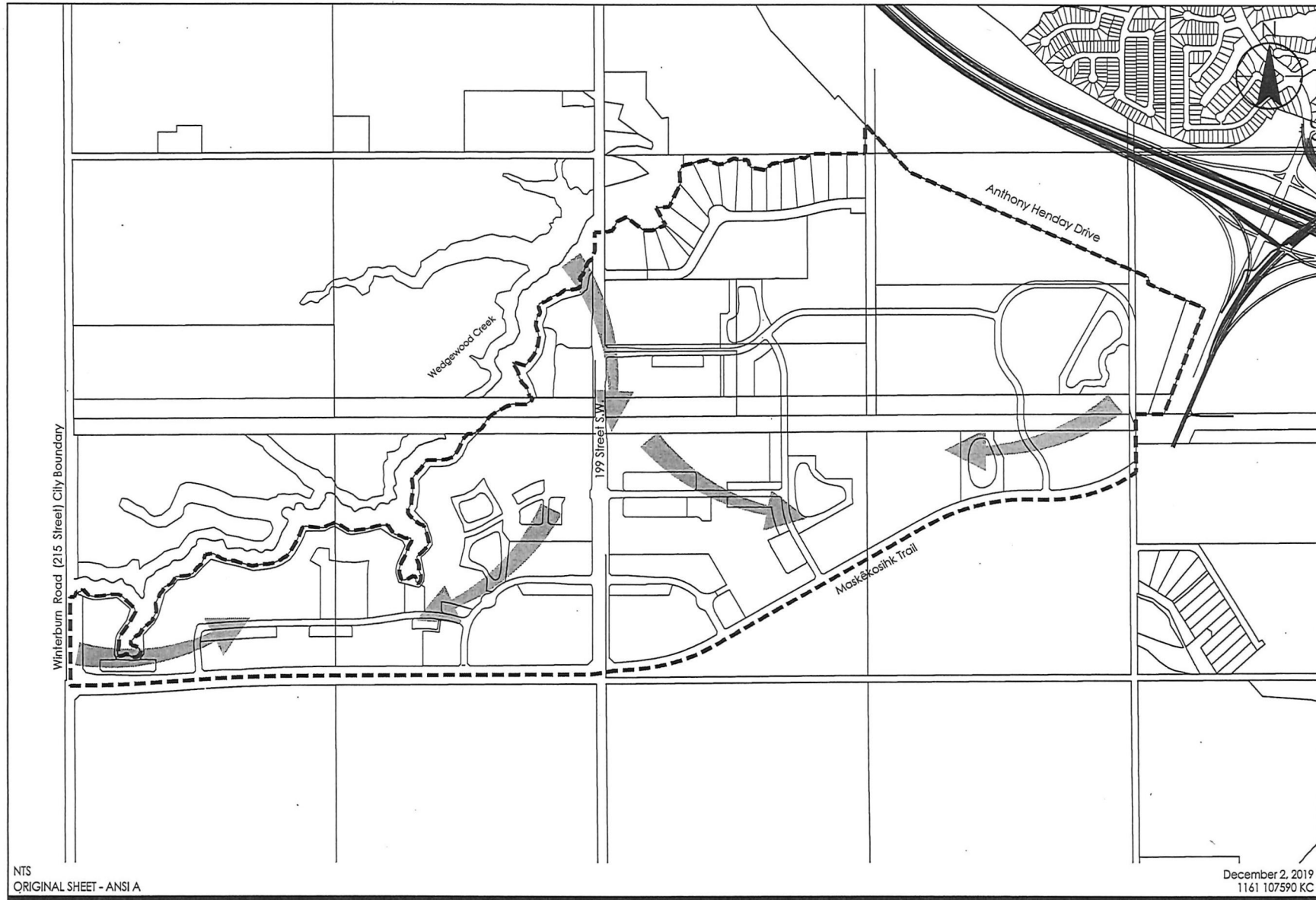
Legend  
 Water Main

Client/Project  
The Uplands  
Neighbourhood Structure Plan

Figure No.  
10.0

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Title  
Water Servicing



Legend  
 General Direction of Development  
 NSP Boundary

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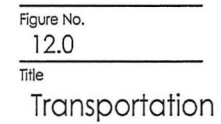
Client/Project  
 The Uplands  
 Neighbourhood Structure Plan

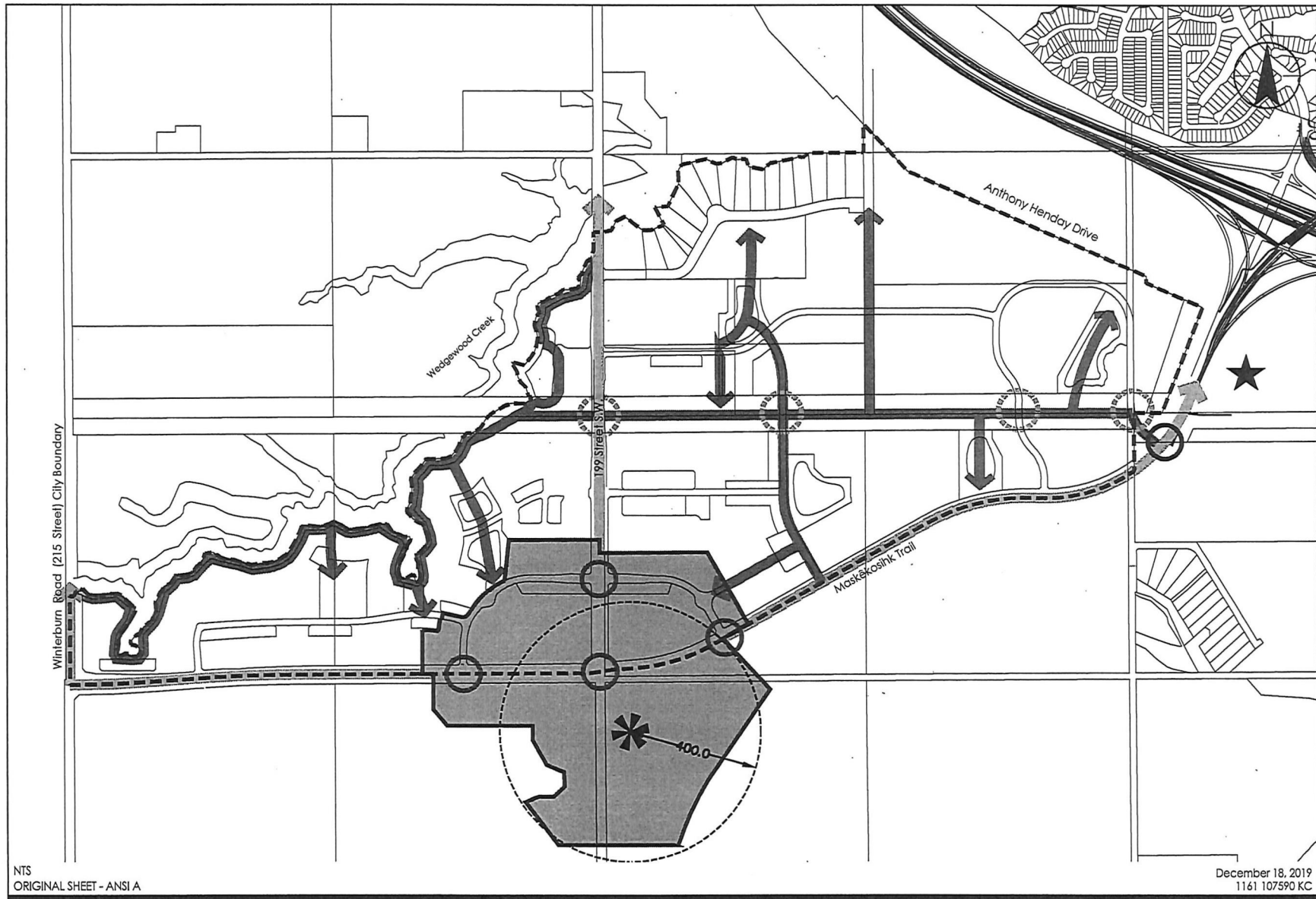
Figure No.

11.0

Title

Staging





December 18, 2019  
1161 107590 KC

#### 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.

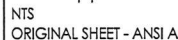
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Title

Active Mode Transportation



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- 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

The Uplands  
Neighbourhood Structure Plan

14.0

## Low Impact Development Opportunities