

The Uplands Neighbourhood Structure Plan Amendment

File: 1161 110435



Prepared for:
Qualico

Prepared by:
Stantec Consulting Ltd.

July 19, 2022

THE UPLANDS NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT

July 19, 2022

1.0 INTRODUCTION

This Uplands Neighbourhood Structure Plan (NSP) amendment has been prepared by Stantec Consulting Ltd. on behalf of Qualico, for the purposes of redesignating 2.11 ha of land from Low Rise / Medium Density Units to identify the site as Uplands Village DC2, and redesignating a Street Oriented Residential block to Row Housing.

2.0 BACKGROUND

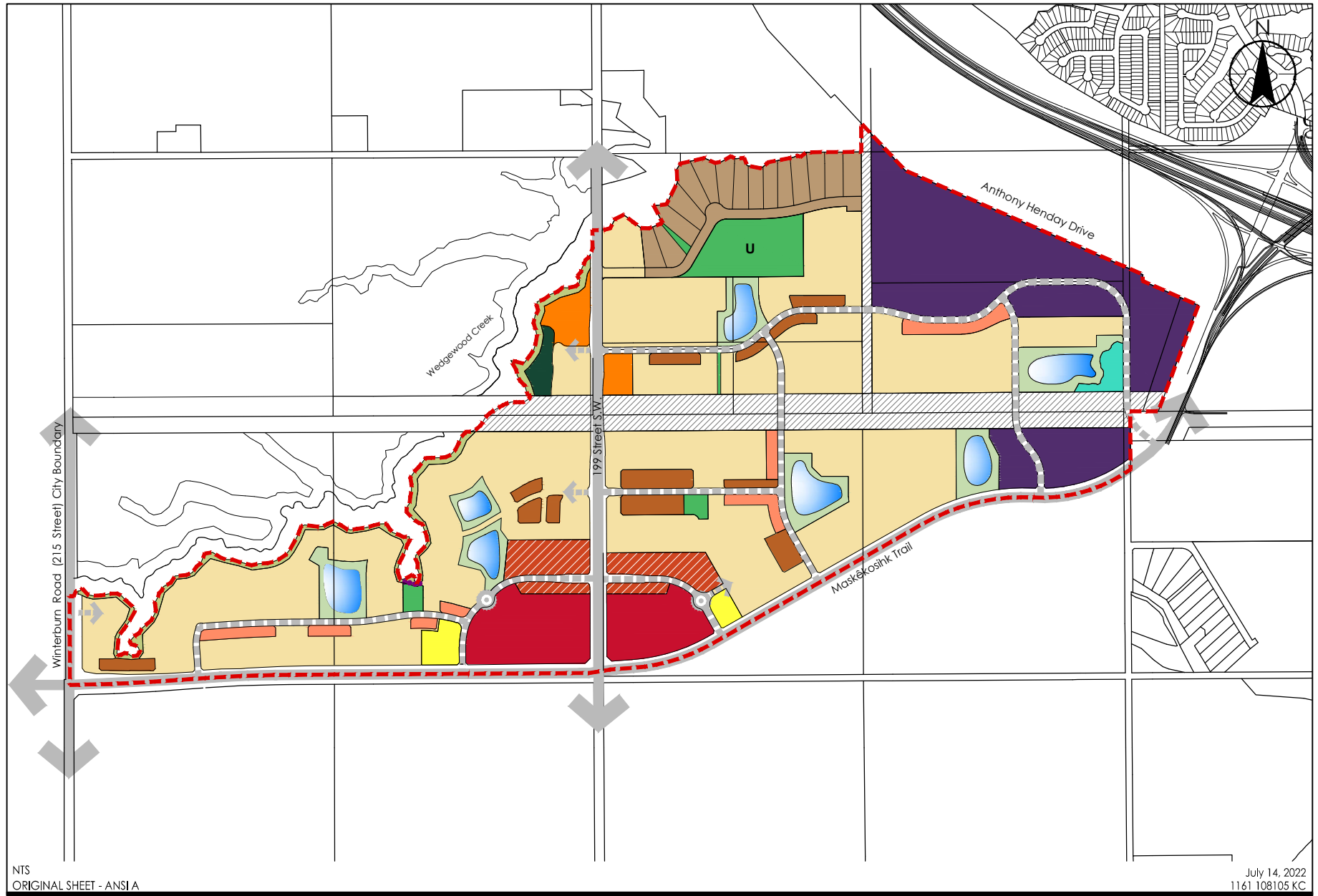
The Uplands NSP was approved as Bylaw 17629 by Edmonton City Council in September of 2015. The NSP has been amended by the following:

- Bylaw 17269 - Approved September 22, 2015 (to adopt the Riverview Neighbourhood #1 Neighbourhood Structure Plan).
- Bylaw 17970 - Approved April 24, 2017 (to rename and adopt the plan as The Uplands Neighbourhood Structure Plan, and update land use and population statistics and figures).
- Bylaw 18774 – Approved April 1, 2019 (to introduce Street Oriented Residential land uses, add SO uses east of the Town Centre, and update the land use and population statistics and figures accordingly).
- Bylaw 18960 – Approved August 26, 2019 (to increase the size of the Town Centre area and to allow for additional residential opportunities).
- Bylaw 19157 – Approved February 18, 2020 (to redesignate areas of land for the purposes of relocating a park, reconfiguring a stormwater management facility, and re-designating a variety of residential land uses).
- Bylaw 19672 – Approved May 4, 2021 (to realign the shared use path and update the active modes figure and Top-of-Bank).
- Bylaw 20114 – Approved May 25, 2022

The current approved land use concept is shown in Figure I: Approved Bylaw.

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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
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Figure No.

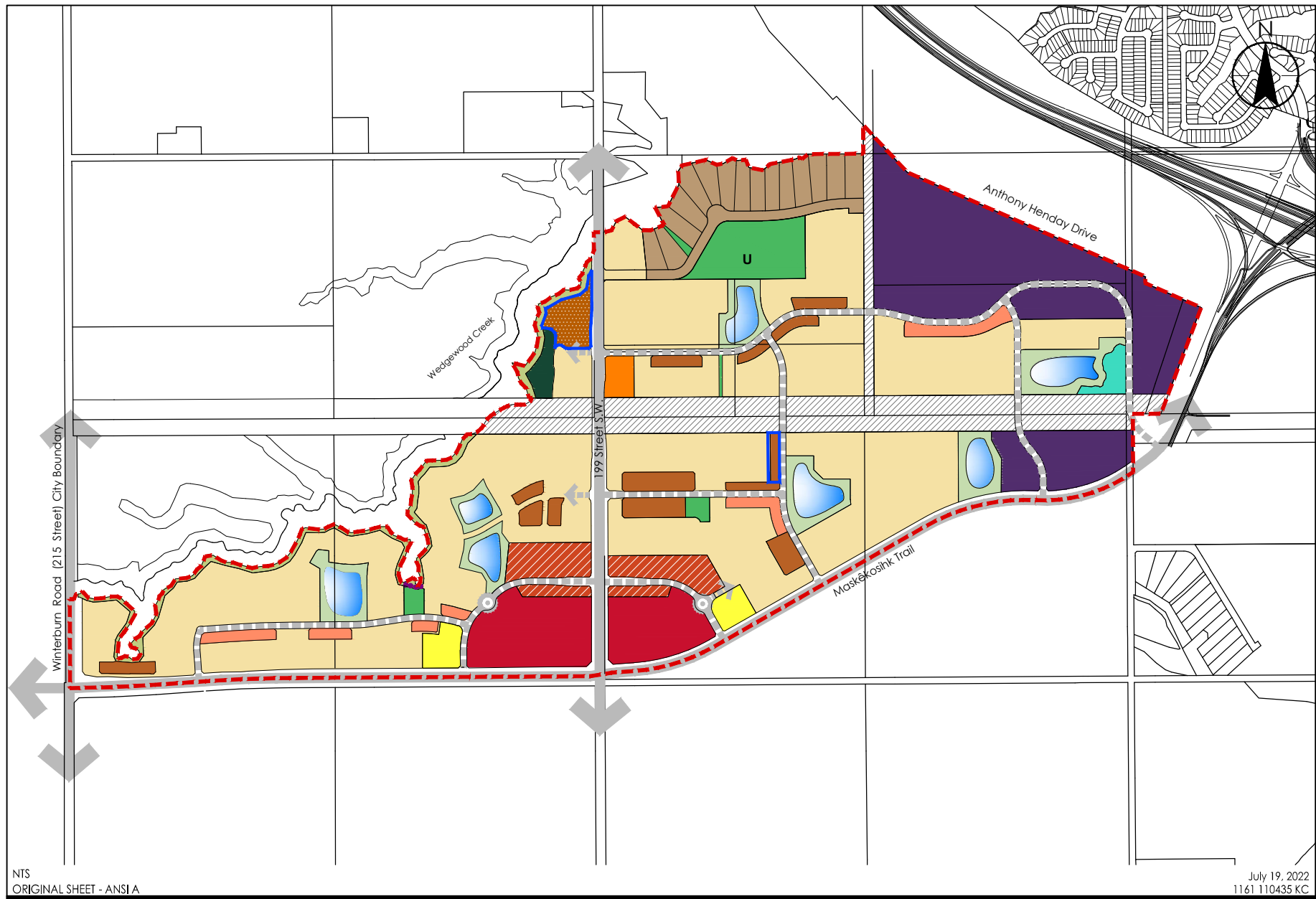
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Title

Approved Bylaw No.

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Legend

- Existing Country Residential
- Single/ Semi-Detached Residential
- Row Housing
- Street Oriented Residential
- Uplands Village DC2
- Low Rise / Medium Density Housing
- Town Centre Mixed Use - Medium Rise

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- Collector Roadway
- Arterial Roadway
- NSP Boundary
- Proposed Amendment Boundary

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The Uplands
Neighbourhood Structure Plan

Figure No.

II

Title

Proposed Amendment
to Bylaw No. 20114

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3.0 THE UPLANDS NSP AMENDMENT

3.1 PROPOSED AMENDMENT

Low Rise / Medium Density Residential to Uplands Village DC2

The proposed amendment seeks to redesignate approximately 2.11 ha of Low Rise / Medium Density Residential to 2.11 ha to Uplands Village DC2. The amendment area is in the northwestern portion of The Uplands neighbourhood, and is east of the Wedgewood Creek, north of a Natural Area (MR), and west of 199 Street.

This amendment application has been submitted concurrently with a rezoning application, which would rezone the lands from RF6 to DC2.

Rowhousing / Street Oriented Residential to RVRH

The proposed amendment seeks to redesignate approximately 0.43 ha of Street Oriented residential to row housing. The average row housing density in the statistics is updated to 55 upnrha to reflect the recently approved Riverview Row Housing (RVRH) Special Area Zone that will be applied within the neighbourhood, which supports a higher density of development.

3.2 RATIONALE

Responding to Market Demands & Facilitating Neighbourhood Diversification

Low Rise / Medium Density Residential to Uplands Village

The Uplands Village DC2 designation is being proposed as a recognition and reaction to shifting consumer demands within Edmonton, as more consumers are seeking a wider variety of housing options when deciding where to live.

With this introduction of Uplands Village DC2 site, a broader range of housing choices will be provided (products that are not currently offered elsewhere in the community). By allowing for a full continuum of housing choices within The Uplands, The Uplands will be able to welcome a wider variety of residents with diverse income levels and household sizes.

The housing typology that will be developed under a DC2 zone will be conducive to welcoming more younger families who are looking for an entry into the home ownership market, and those looking to live in an attainable ground-oriented detached form.

Street Oriented Residential to Row Housing

The subject block of Street Oriented Residential has been rezoned for RVRH and is proposed to be redesignated to Row Housing to reflect this development. This approved RVRH zoning allows

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for significantly more dense row housing forms with a minimum site width of 3.6 m. It is proposed that this new special area zoning that is now available will be applied to several row housing blocks within the neighbourhood, and as such, the average density assumption for Row Housing is proposed to be increased to 55 upnrha to more closely reflect neighbourhood buildout.

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3.3 IMPACTS

The following table provides a summary of the changes to the land uses (in hectares), population, and density.

Land Use Designation	Existing	Proposed	Difference
Low Rise / Medium Density Residential	2.97 ha	0.86 ha	-2.11 ha
Uplands Village DC2	0 ha	2.11 ha	+2.11 ha
Row Housing	7.51 ha	7.94 ha	+0.43 ha
Street Oriented Residential	4.39 ha	3.96 ha	-0.43 ha
Population	10,662	10,755	+93
Units	4,790	4,755	-35
Density	44 du/nrha	44 du/nrha	No change

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4.0 AMENDMENT TO BYLAW

The Uplands Neighbourhood Structure Plan (Bylaw 19672, as amended) should be amended as follows:

- a) Delete the table entitled "Table 6 – The Uplands Neighbourhood Structure Plan Land Use and Population Statistics," and replace with the table entitled "The Uplands Neighbourhood Structure Plan Land Use & Population Statistics (Proposed), Bylaw #####", as illustrated in Appendix A;
- b) Delete the map entitled "Figure 5.0: Development Concept" and replace with the map entitled "Figure 5.0: Development Concept", as illustrated in Appendix C;
- c) Delete the map entitled "Figure 7.0 – Urban Agriculture & Food" and replace with the map entitled "Figure 7.0 – Urban Agriculture & Food", as illustrated in Appendix C; and,
- d) Delete the map entitled "Figure 14.0 – Low Impact Development Opportunities" and replace with the map entitled "Figure 14.0 – Low Impact Development Opportunities" as illustrated in Appendix C.

Appendix A LAND USE & POPULATION STATISTICS

The Uplands Neighbourhood Structure Plan Land Use and Population Statistics - Proposed

	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	35.99		16.0%
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	0.32		0.1%
Natural Area (MR)	1.13		0.5%
Transportation			
Circulation	44.87		19.9%
Infrastructure & Servicing			
Stormwater Management	17.88		7.9%
Total Non-Residential Area	117.16		52.1%
Net Residential Area (NRA)	107.79		47.9%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	80.50	25	2,013	74.7%	2.80	5,635
Rowhousing	7.94	55	437	7.4%	2.80	1,223
Street Oriented Residential	3.96	35	139	3.7%	2.80	388
Uplands Village DC2	2.11	34	72	2.0%	2.80	201
Low-rise / Medium Density Housing	0.86	90	77	0.8%	1.80	139
Town Centre Mixed Use - Medium Rise	2.11	224	473	2.0%	1.80	851
Town Centre Mixed Use - Residential	3.46	150	519	3.2%	1.50	779
Town Centre Mixed Use - Commercial	6.85	150	1,027	6.4%	1.50	1,540
Total	107.79		4,755	100%		10,755

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/NRA)		99.8
Dwelling Units Per Net Residential Hectare (du/NRA)		44
[Single/Semi-detached] / [Row Housing; Street Oriented Residential; Low-rise/Medium Density] Unit Ratio		42.3% / 57.7%
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)	1.1	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	450	225
Junior High School	225	112
Senior High School	225	112
Total	900	449

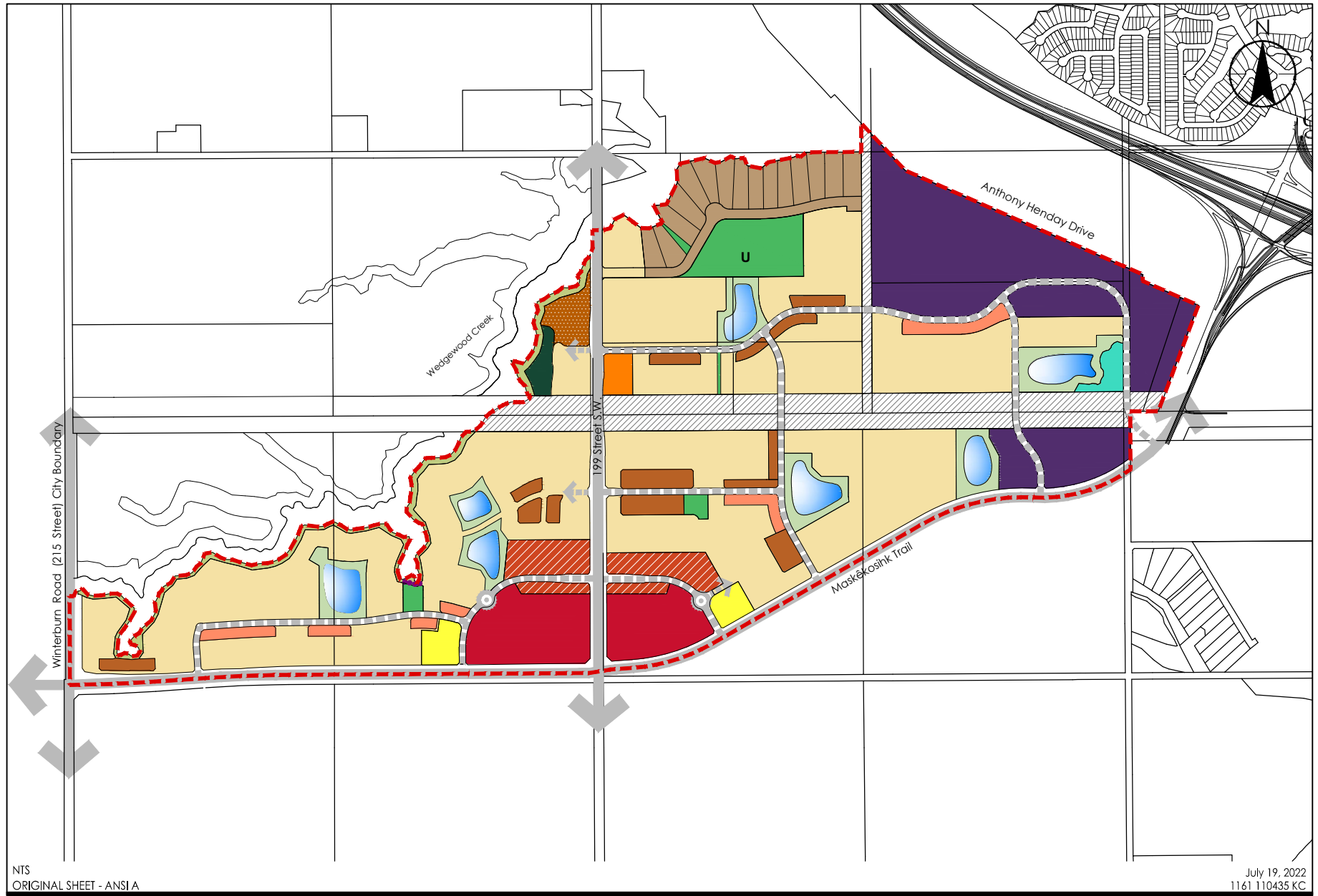
Notes:

*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).

Appendix B **AMENDED FIGURES**

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Legend

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- 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.

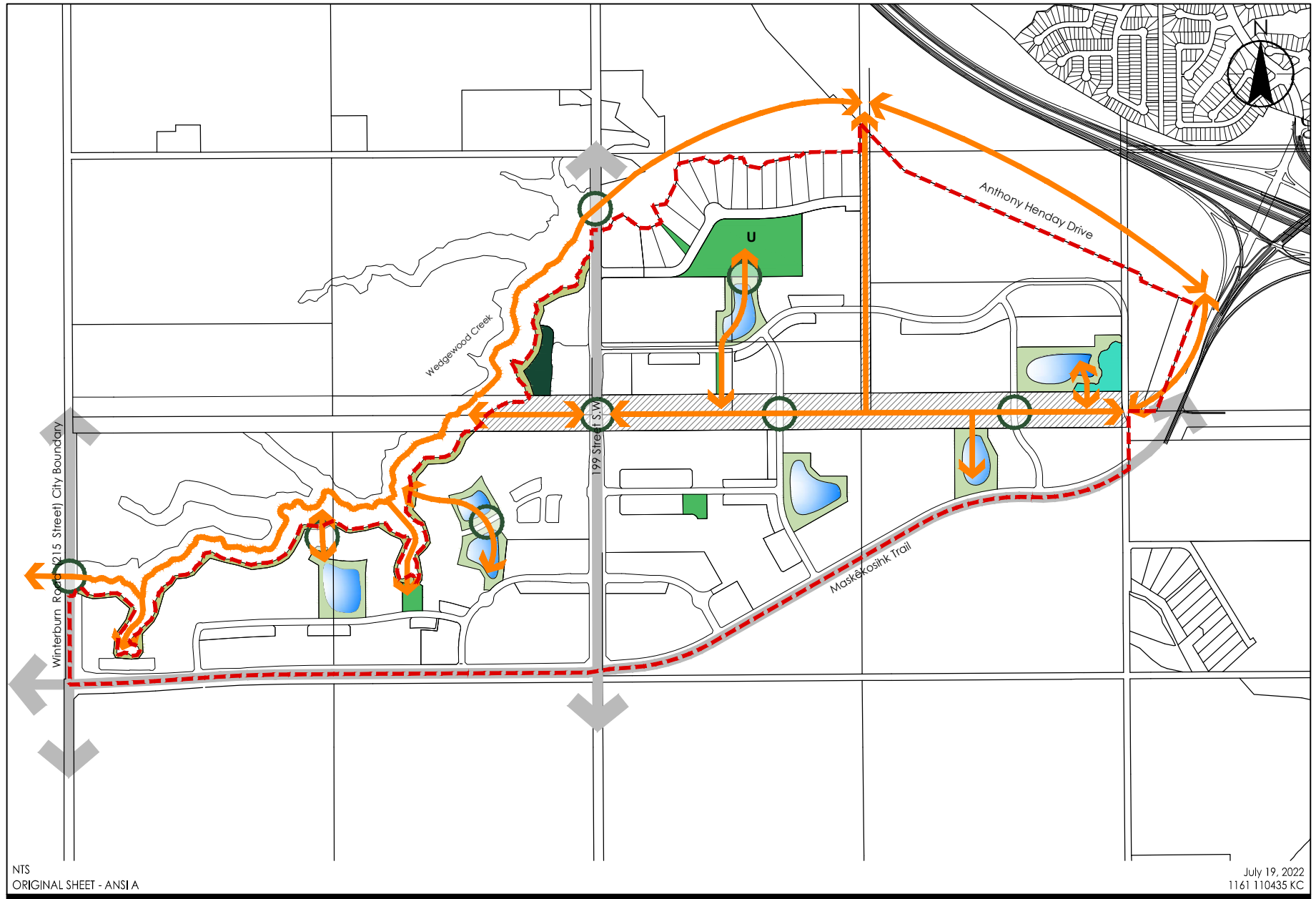
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Development Concept

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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
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Figure No.

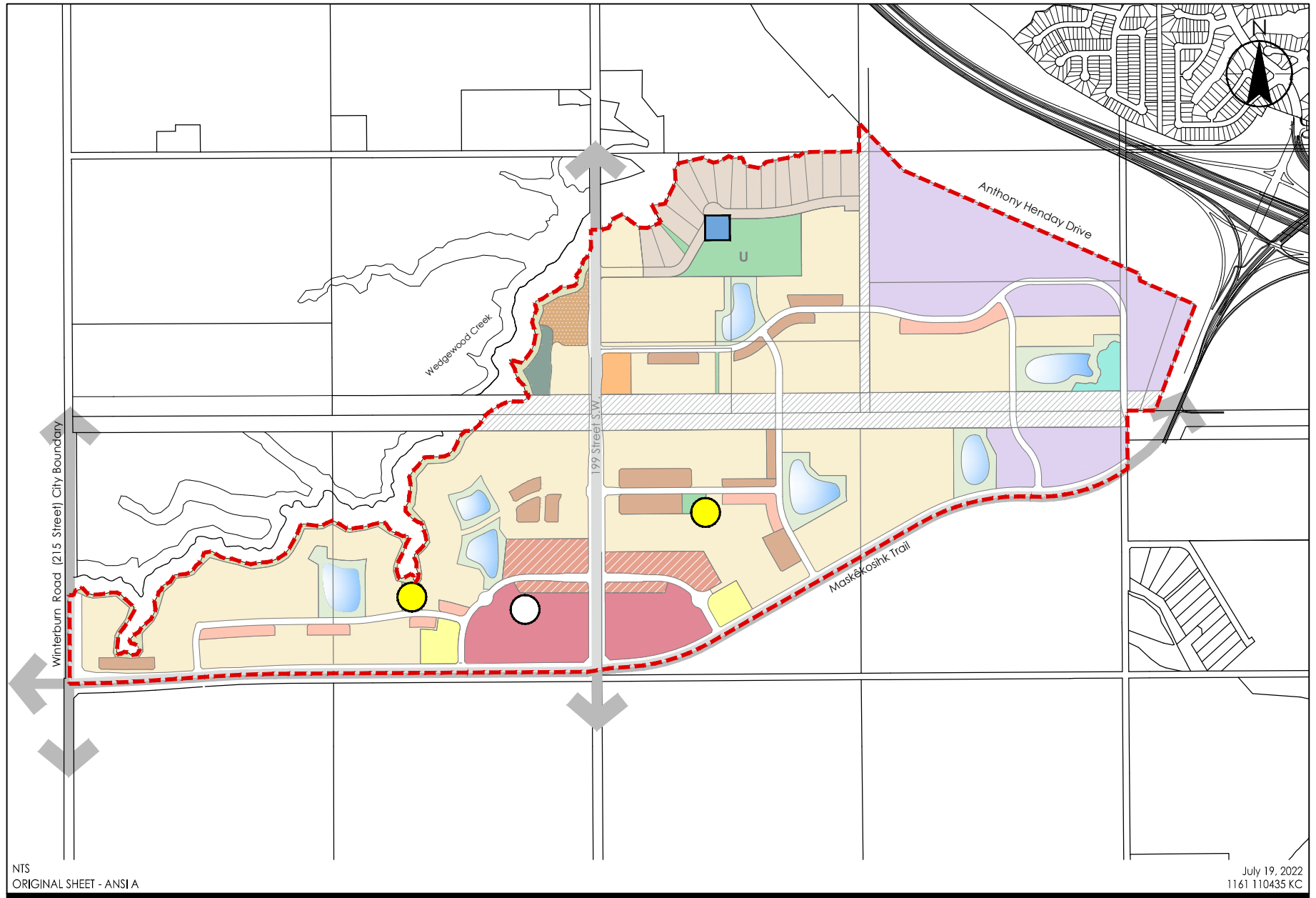
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Ecological Network & Parks

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

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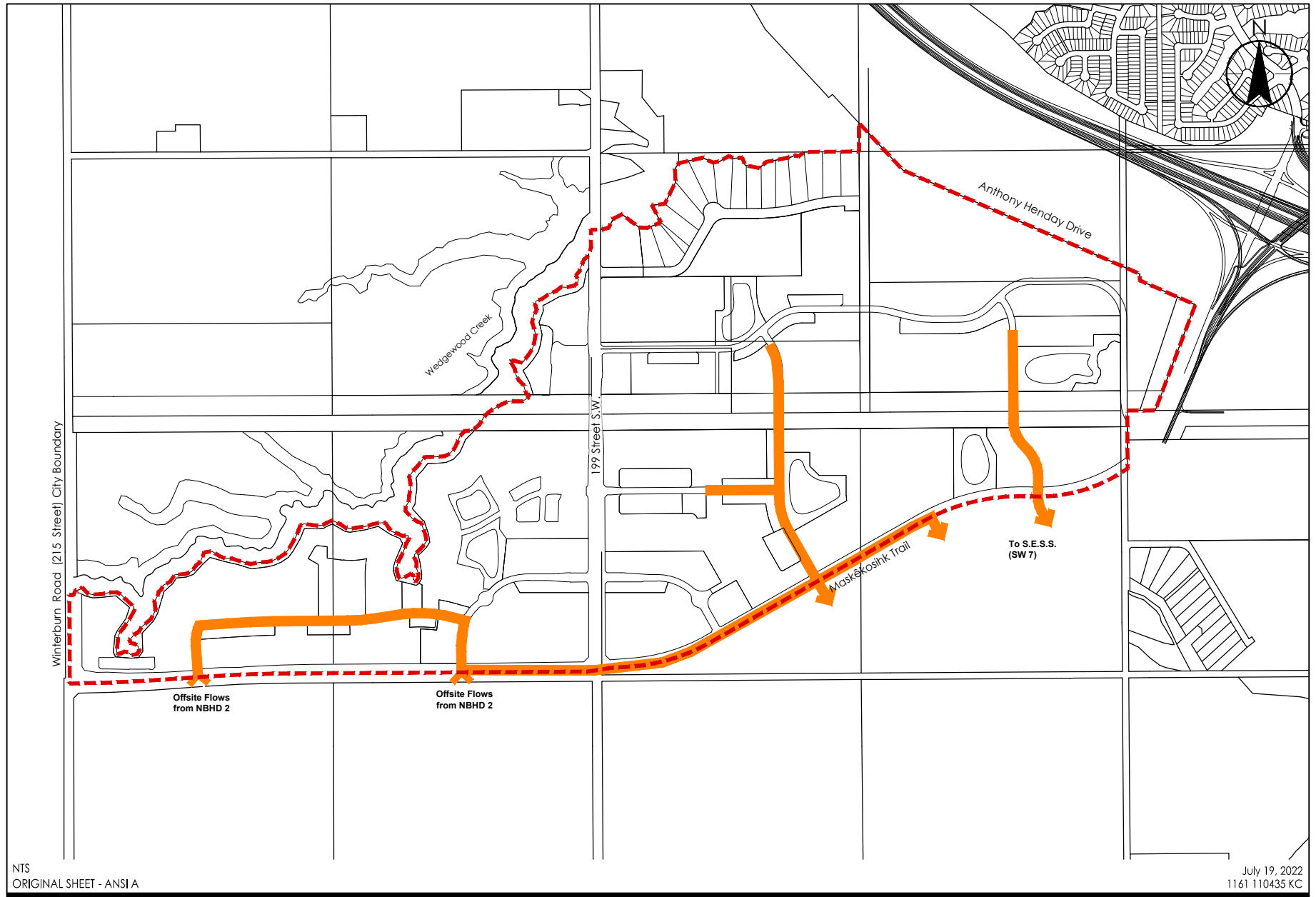
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Title

Urban Agriculture & Food

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Legend

- Sanitary Trunk
- NSP Boundary

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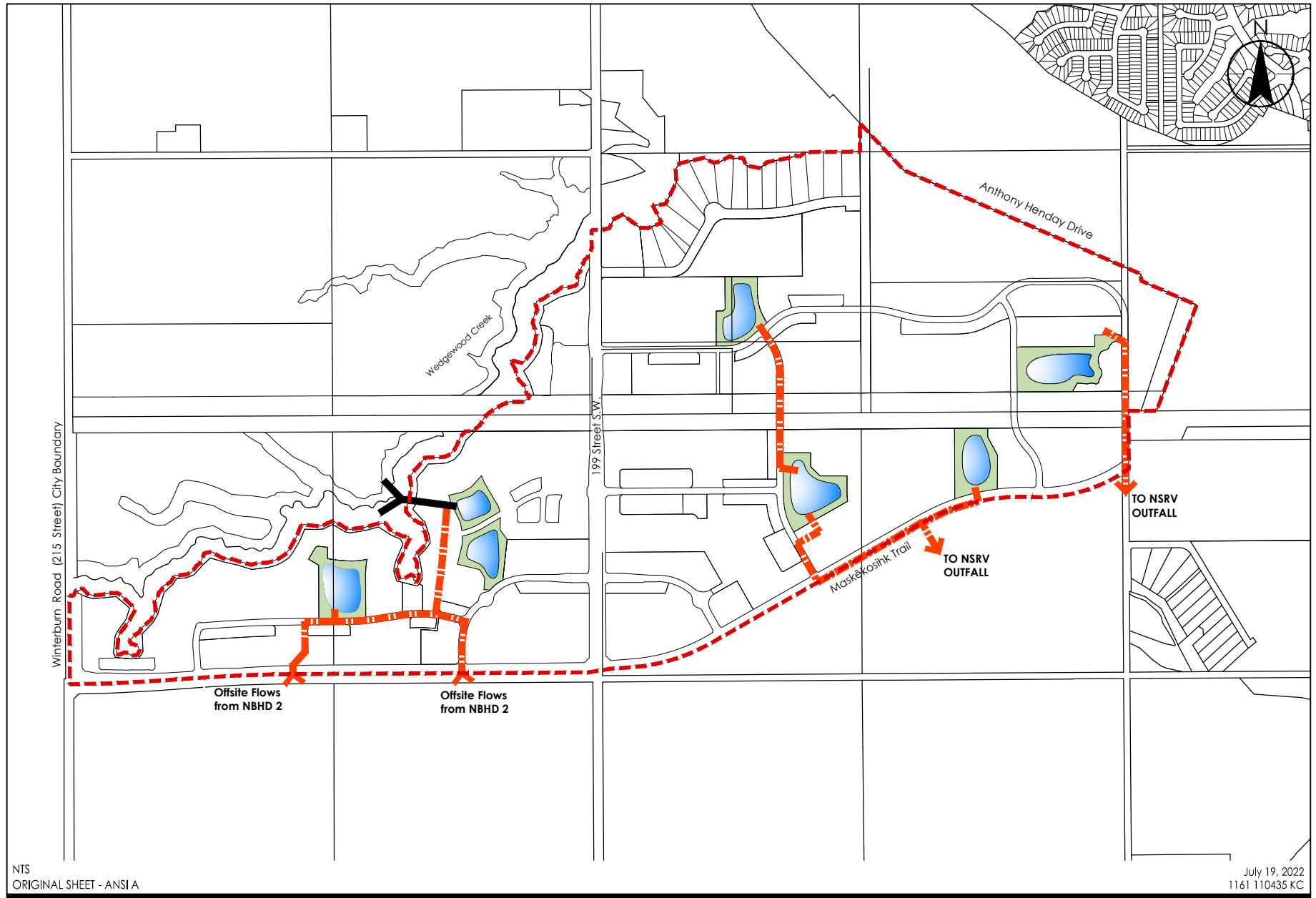
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Title

Sanitary Servicing

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Legend

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

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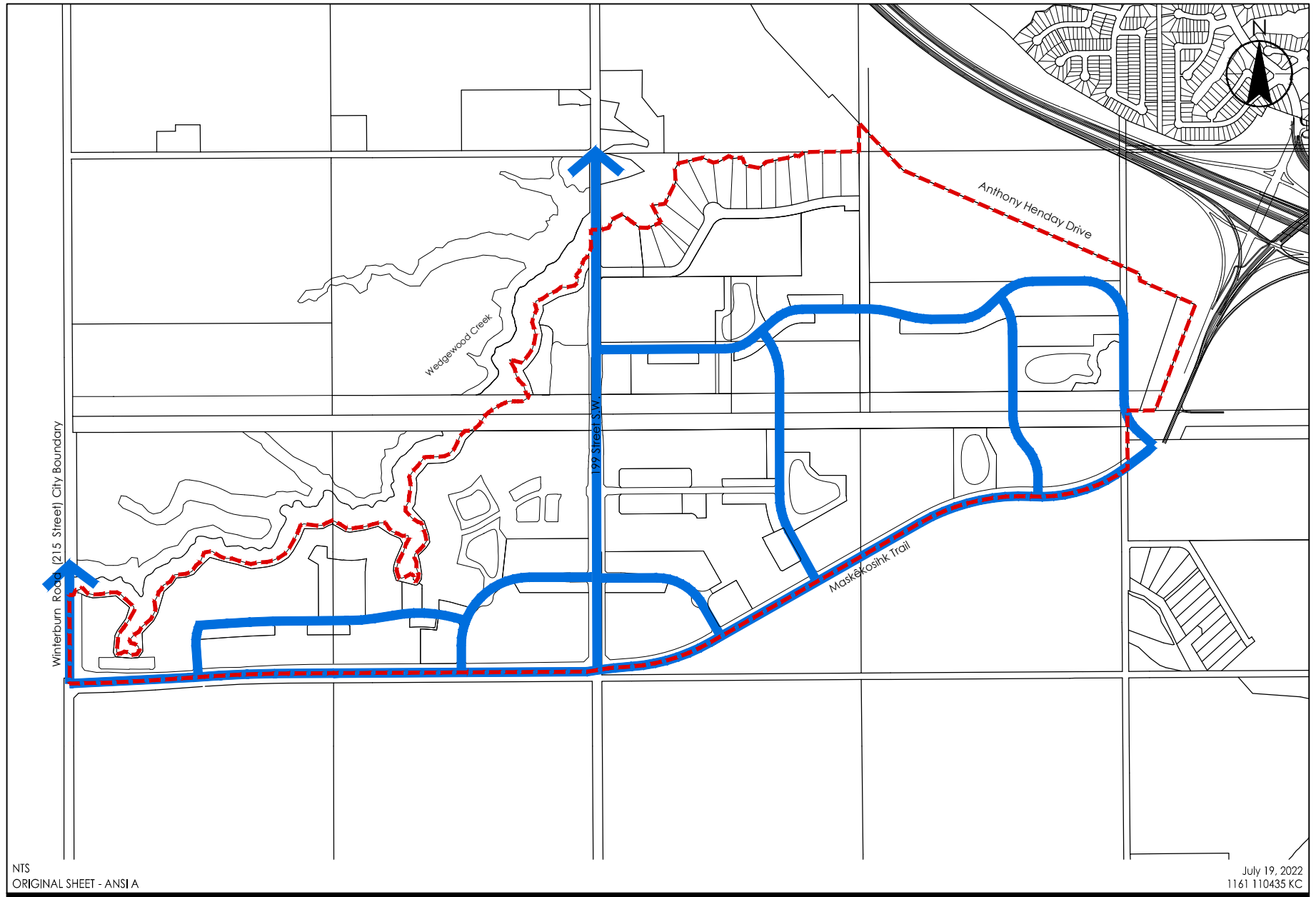
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Title

Stormwater Servicing

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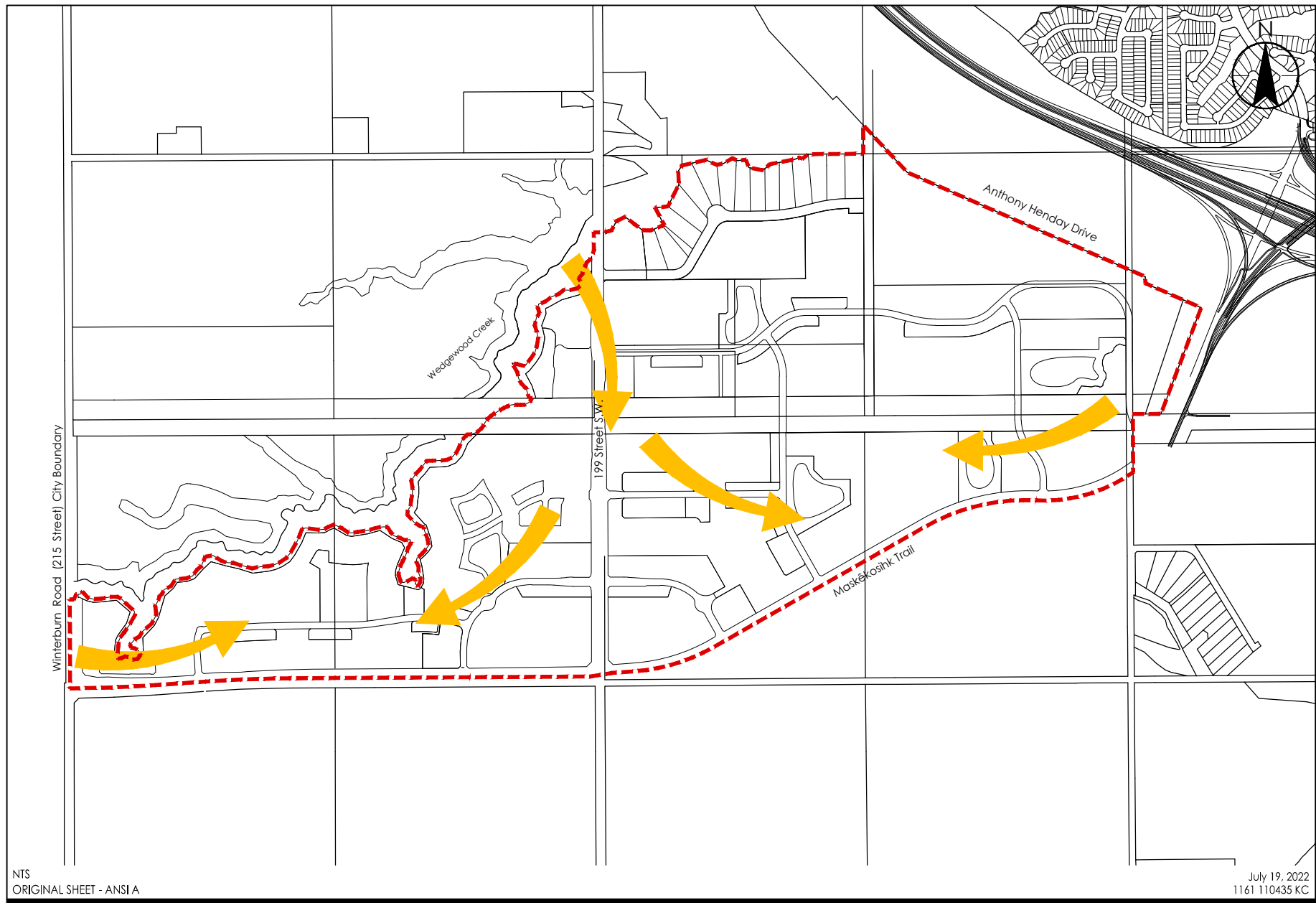
Legend
— Water Main
- - - NSP Boundary

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Figure No.
10.0
Title
Water Servicing

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Legend

- General Direction of Development
- NSP Boundary



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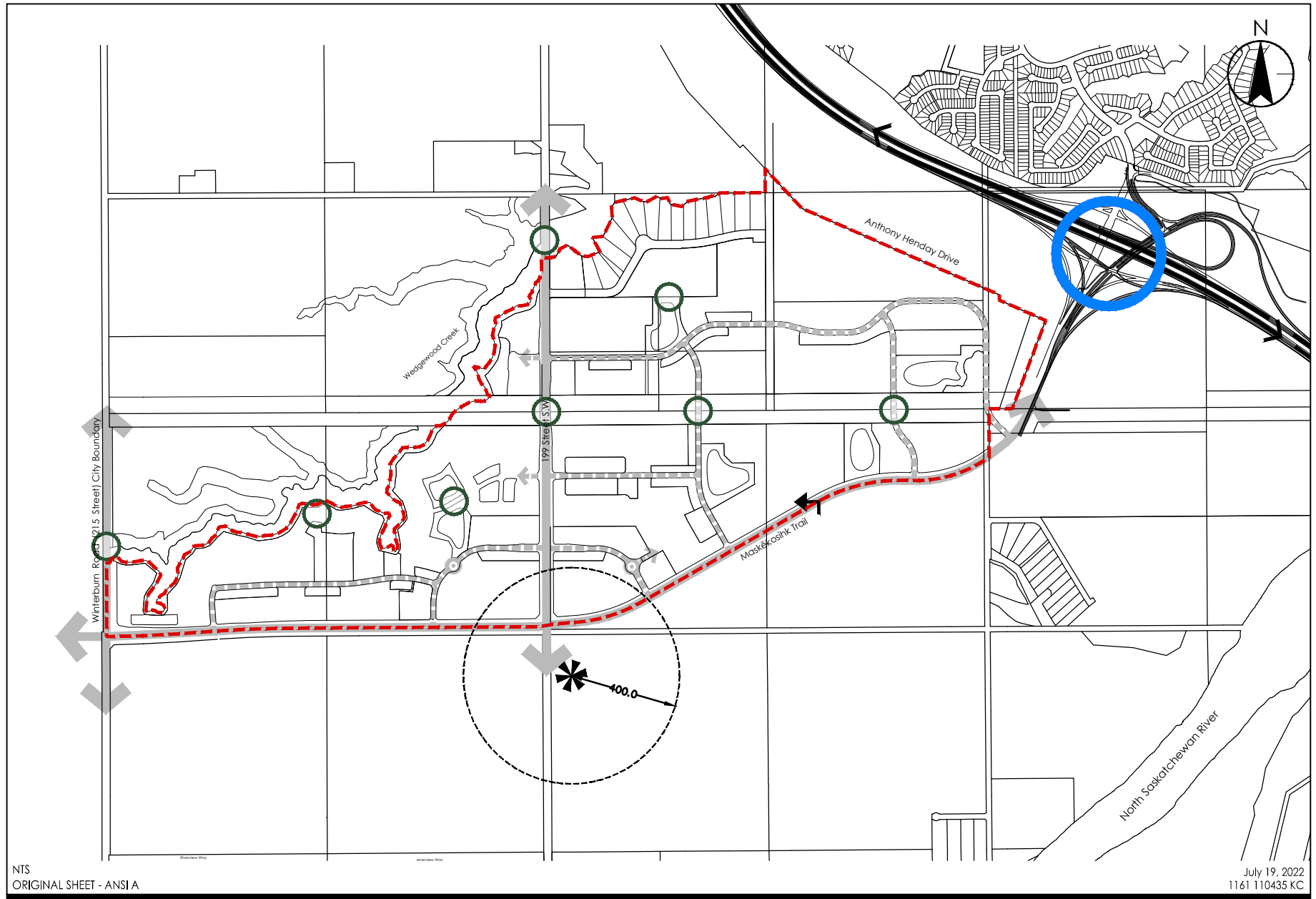
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Staging

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Legend

- Collector Roadway
- Arterial Roadway
- Freeway (Anthony Henday Drive)
- Potential Wildlife Passage*
- Transit Centre
- Service Interchange

- Interim Left-turn Movement
- NSP Boundary

*See ENR11 for Passage Details

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Figure No.

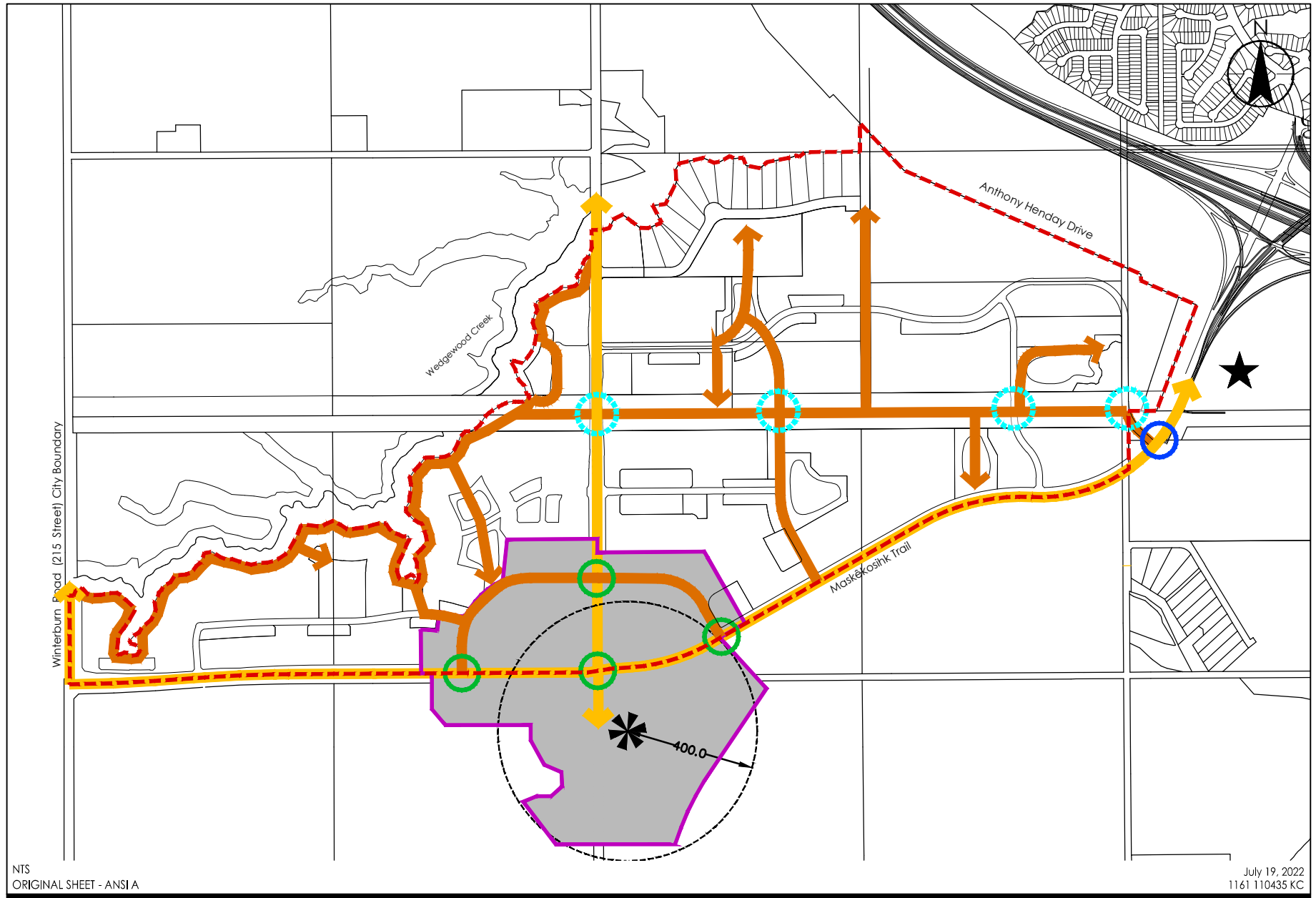
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Transportation

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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.

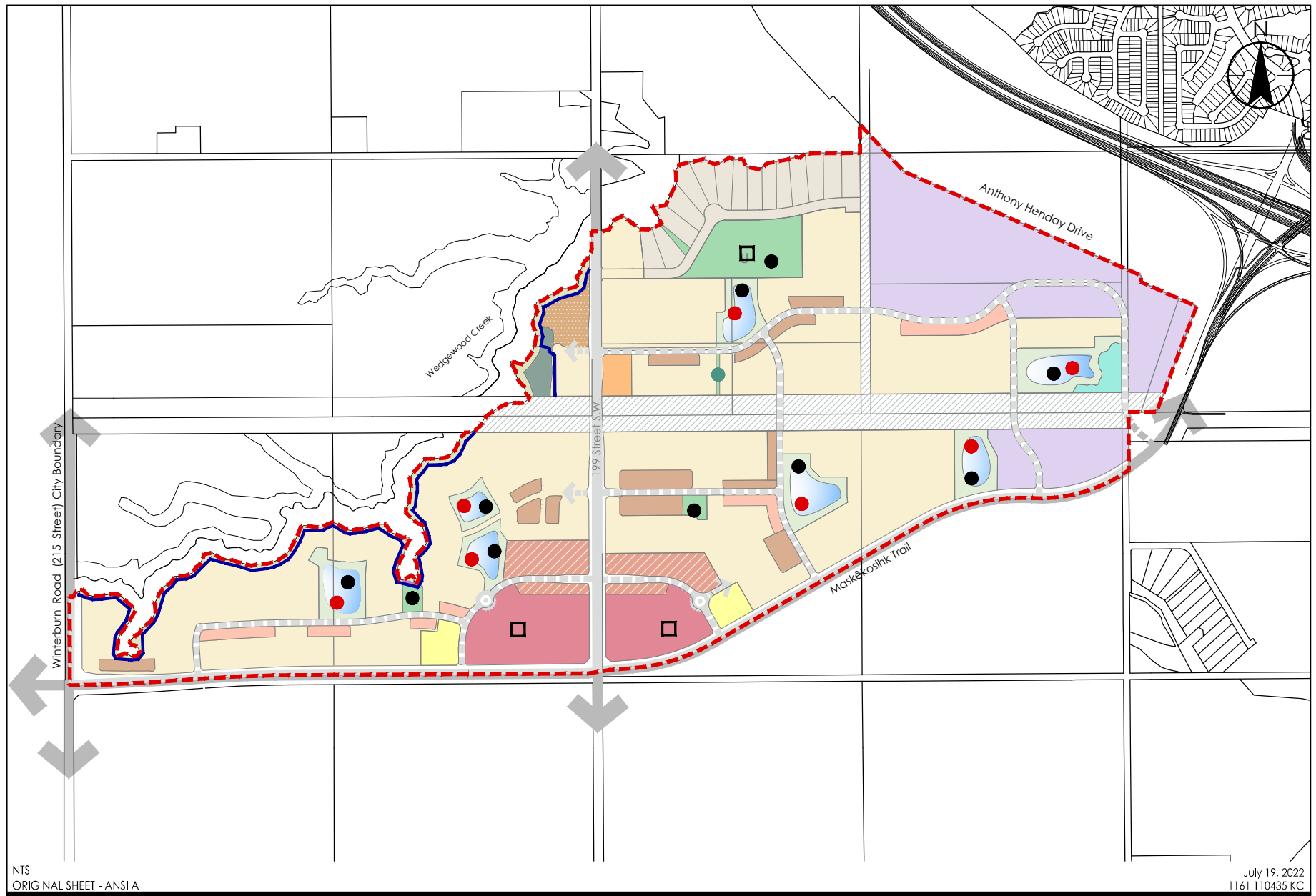
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Active Mode Transportation

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Figure No.

14.0

Title

Low Impact
Development Opportunities