

Bylaw 18498

A Bylaw to amend Bylaw 16407, as amended, being the
Riverview Area Structure Plan through an amendment to Bylaw 17736, being the
Stillwater 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 City Council found it desirable from time to time to amend Bylaw 16407, as amended, being Riverview Area Structure Plan by adding new neighbourhoods; and

WHEREAS on November 29, 2016 Council adopted, as Appendix "C" to Bylaw 16407, as amended, the Stillwater Neighbourhood Structure Plan by the passage of Bylaw 17736; and

WHEREAS an application was received by City Planning to amend the Stillwater Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 16407, as amended, the Riverview Area Structure Plan through an amendment to the Stillwater Neighbourhood Structure Plan;

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. The Stillwater Neighbourhood Structure Plan, being Appendix "C" to Bylaw 16407, as amended, being the Riverview Area Structure Plan, is amended as follows:
 - a. delete the last sentence of the third paragraph under Section 3.1 Development Concept and substitute the following: "The NSP also provides two community

commercial nodes, in the north-west and south-west, providing additional shopping and employment opportunities, as well as an institutional/residential mixed use area in the west that can accommodate a place of worship.”

- b. add the following sentence at the end of the first paragraph of Section 5 Land Use: “An institutional/residential mixed use site has been identified at the west side of the NSP area.”
- c. add the following new section after Section 5.2 Residential/Mixed Use, which includes adding a new Objective 14, and renumber the remaining sections and objectives accordingly:

“5.3 Institutional/Residential Mixed Use

Overview and Rationale

Stillwater provides community amenities and housing choice through the provision of an Institutional/Residential Mixed Use site on the west edge of the neighbourhood. This designation allows for a religious assembly and medium density residential housing. Medium density residential housing includes row housing, stacked row housing and/or low-rise apartment housing.

Objective 14: Encourage the development of institutional and medium density residential uses that are integrated and compatible with adjacent development and have access to collector roads.

The site identified for Institutional/Residential Mixed Use development will accommodate a religious assembly and medium-density residential development that has access to collector roadways.

Planning for such a development shall be based on the following considerations, for appropriate interfaces between uses:

1. The religious assembly shall be located adjacent to a collector road to provide appropriate road access.

2. Institutional and medium-density uses shall not be permitted in the same building.
3. The subject site may be subdivided into separate institutional and residential parcels.
4. If developed on the same site, institutional and medium density residential uses shall be integrated by providing landscaped common amenity areas, pedestrian connectivity through the site, and appropriate separation space between buildings.
5. Institutional buildings shall be set back a minimum of 35 metres from the natural gas pipeline right-of-way at the southern edge of the subject site. Other setbacks shall be in accordance with Objective 34 of this NSP.
6. Buildings shall address all collector street frontages.

Implementation: Standard zones should be used to implement the development where they meet the objectives and policies of this section. Direct control zoning should only be used where the intended mix of uses cannot be accommodated by a standard zone or the intent of this section cannot be achieved through conventional zoning.”

- d. delete the last sentence of the last paragraph under the implementation section of the newly renumbered Objective 29 and substitute the following: “The ultimate stormwater management facility will be required to comply with the provisions of the relevant NDR and NAMP requirements and design principles located under Objectives 21 and 22 of this NSP.”
- e. delete the last sentence of the second paragraph under the newly renumbered Section 5.4 Commercial and substitute the following: “Please refer to Section 5.5 Town Centre Commercial with Main Street for objectives and policies pertaining to this land use.”

- f. delete the land use and population statistics table entitled “Stillwater Neighbourhood Structure Plan – Land Use and Population Statistics – Bylaw 17736” and replace with the table entitled “Stillwater Neighbourhood Structure Plan – Land Use and Population Statistics – Bylaw 18498” attached hereto as Schedule “A” and forming part of this Bylaw;
- g. delete the map entitled “Bylaw 17736 – Stillwater Neighbourhood Structure Plan” and replace with “Bylaw 18498 – Stillwater Neighbourhood Structure Plan” attached hereto as Schedule “B” and forming part of this Bylaw;
- h. delete “Figure 5: Development Concept” and replace with “Figure 5: Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- i. delete “Figure 6: Ecological Network and Parks” and replace with “Figure 6: Ecological Network and Parks” attached hereto as Schedule “D” and forming part of this Bylaw;
- j. delete “Figure 7: Urban Agriculture and Food” and replace with “Figure 7: Urban Agriculture and Food” attached hereto as Schedule “E” and forming part of this Bylaw;
- k. delete “Figure 8: Sanitary Servicing” and replace with “Figure 8: Sanitary Servicing” attached hereto as Schedule “F” and forming part of this Bylaw;
- l. delete “Figure 9: Stormwater Servicing” and replace with “Figure 9: Stormwater Servicing” attached hereto as Schedule “G” and forming part of this Bylaw;
- m. delete “Figure 10: Water Servicing” and replace with “Figure 10: Water Servicing” attached hereto as Schedule “H” and forming part of this Bylaw;
- n. delete “Figure 11: Staging Plan” and replace with “Figure 11: Staging Plan” attached hereto as Schedule “I” and forming part of this Bylaw;

- o. delete "Figure 12: Transportation Network" and replace with "Figure 12: Transportation Network" attached hereto as Schedule "J" and forming part of this Bylaw;
- p. delete "Figure 13: Active Modes Network" and replace with "Figure 13: Active Modes Network" attached hereto as Schedule "K" and forming part of this Bylaw; and
- q. delete "Figure 14: Low Impact Development Opportunities" and replace with "Figure 14: Low Impact Development Opportunities" attached hereto as Schedule "L" and forming part of this Bylaw.

READ a first time this	20th	day of	August	, A. D. 2018;
READ a second time this	20th	day of	August	, A. D. 2018;
READ a third time this	20th	day of	August	, A. D. 2018;
SIGNED and PASSED this	20th	day of	August	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Land Use and Population Statistics - Bylaw 18498

	Area (ha)	% of GA	% of GDA
Gross Area	315.71	100%	
Alternative Jurisdiction (Crown Claimed Wetland)	3.17	1.0%	
Environmental Reserve (Natural Area) ¹	16.66	5.3%	
Pipeline & Utility Right-of-Way	2.13	0.7%	
Communication Facility (Existing)	8.14	-	
Arterial Road Right-of-Way	16.14	5.1%	
Gross Developable Area	269.47		100%
Commercial			
Town Centre Commercial	6.94		2.6%
Community Commercial	10.57		3.9%
Neighbourhood Commercial	1.13		0.4%
Institutional/Residential Mixed Use (non-residential portion)	3.71		1.4%
Parkland, Recreation, School (Municipal Reserve)¹	24.56		9.1%
School/ Park Site	14.74		5.5%
Pocket Park	2.00		0.7%
Greenway	0.12		0.0%
Natural Area	7.70		2.9%
Transportation			
Circulation	53.89		20.0%
Residents Association	0.80		0.3%
Infrastructure & Servicing			
Stormwater Management Facilities (SWMF)	19.43		7.2%
Special Study Area (SWMF/LDR)	2.73		1.0%
Total Non-Residential Area	123.76		45.93%
Net Residential Area (NRA)	145.71		54.07%

Residential Land Use, Dwelling Unit & Population

Land Use	Area (ha)	Units/ha	Units	Ppl/ Units	Population	% of NRA
Single/ Semi-detached ²	120.02	25	3,001	2.8	8,403	82%
Rowhousing	8.94	45	402	2.8	1,126	6%
Low Rise/Medium Density	7.81	90	703	1.8	1,265	5%
Institutional / Residential Mixed Use (residential portion)	3.70	90	333	1.8	599	3%
Mixed Use / Residential	5.24	150	786	1.5	1,179	4%
Total	145.71		5,225		12,572	100%

Sustainability Measures

Population per Net Residential Hectare (p/nha)		86.3
Dwelling Units per Net Residential Hectare (du/nrha)		35.9
[Low Density Residential] / [Medium / High Density Residential] Unit Ratio		57% / 43%
Population (%) within 500m of Parkland		100%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		98%
Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	-	16.66
Conserved as Naturalized Municipal Reserve (ha)	7.7	-
Protected through other means (ha)	-	3.17
Lost to Development (ha)	19.47	-

Student Generation Statistics

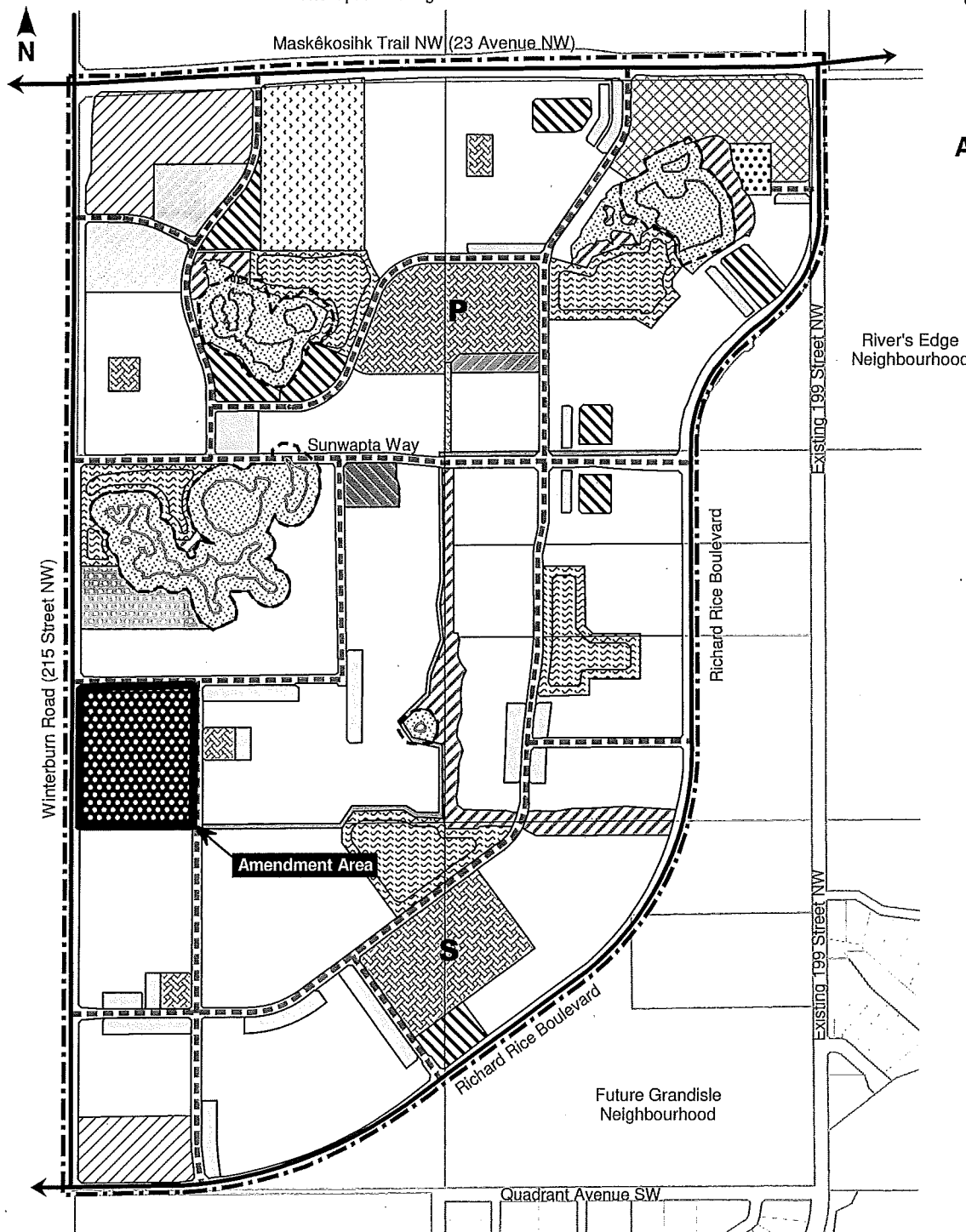
Public School Board		1,077
Elementary/ Junior High (K-9)	808	
Senior High (10-12)	269	
Separate School Board		538
Elementary/ Junior High (K-9)	404	
Senior High (10-12)	134	
Total Student Population		1,615

¹Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

² The area (0.82 ha) designated as Special Study Area (Park/LDR) will be developed as Single/Semi-detached Housing, unless additional Municipal Reserve is deemed necessary prior to subdivision.

Note: Location and configuration of collector roads and land uses (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.

**BYLAW 18498
AMENDMENT TO
APPROVED
STILLWATER
Neighbourhood
Structure Plan**



	Single / Semi-detached Residential		Natural Area (MR)		Institutional / Residential Mixed Use
	Row Housing		Public or Separate School / Park		Public Utility (Communication Facility)
	Low Rise / Medium Density Housing		Pocket Park / Greenway		Crown Claimed Bed and Shore
	Residential / Mixed Use		Resident's Association		30m Wetland Boundary
	Neighbourhood Commercial		Stormwater Management Facility		Collector Roadway
	Town Centre Commercial with Main Street		Public Utility (Pipeline ROW)		Arterial Roadway
	Community Commercial		Special Study Area "Park/LDR"		NSP Boundary
	Natural Area (ER)		Special Study Area "SWMF/LDR"		Amendment Area

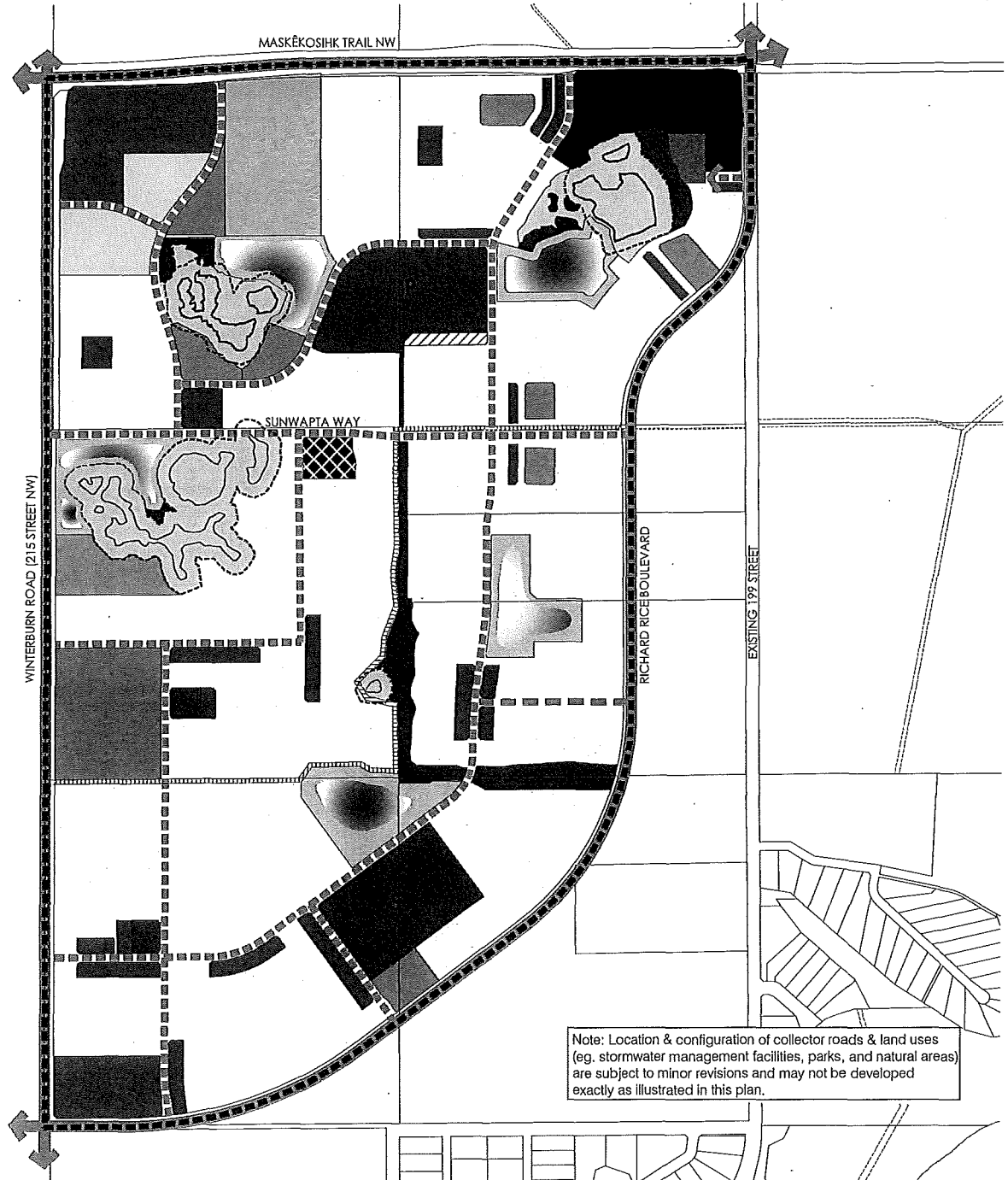
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



9/18

SCHEDULE "C"

Figure 5
Development Concept



Legend

Existing Stillwater NSP Boundary	Community Commercial	Public or Separate School / Park
Single/Semi-Detached Residential	Resident's Association	Pocket Park / Greenway
Row Housing	Public Utility (Pipeline ROW)	Storm Water Management Facility
Low Rise / Medium Density Housing	Public Utility (Communication Facility)	Special Study Area (Park/LDR)
Residential / Mix Use	Natural Area (ER)	Special Study Area (SWMF/LDR)
Neighbourhood Commercial	Natural Area (MR)	Collector Roadway
Institutional / Residential Mixed Use	Crown Claimed Bed & Shore	Arterial Roadway
Town Centre Commercial with Main Street	30 Metre Wetland Buffer	



Please Note: Everything outside the NSP Amendment Boundary is for information only and is subject to change without notice. Original Plans were produced by Stantec Consulting Ltd. for Wallon Development and Management LP, Sunwapta Holding Corp., and Matlam Development Corp. August 2016

June 2018

Stillwater
Neighbourhood Structure Plan Amendment

MODIFIED DATE: 2018.06.28
S:\Projects\17M-00320-01_Review\ASR and NSP Amendment\CAD\05 - Planning\Drawings\17M-00320-01_STILLWATER NSP AMENDMENT-FIGURE 5A-DEVELOPMENT CONCEPT.dwg

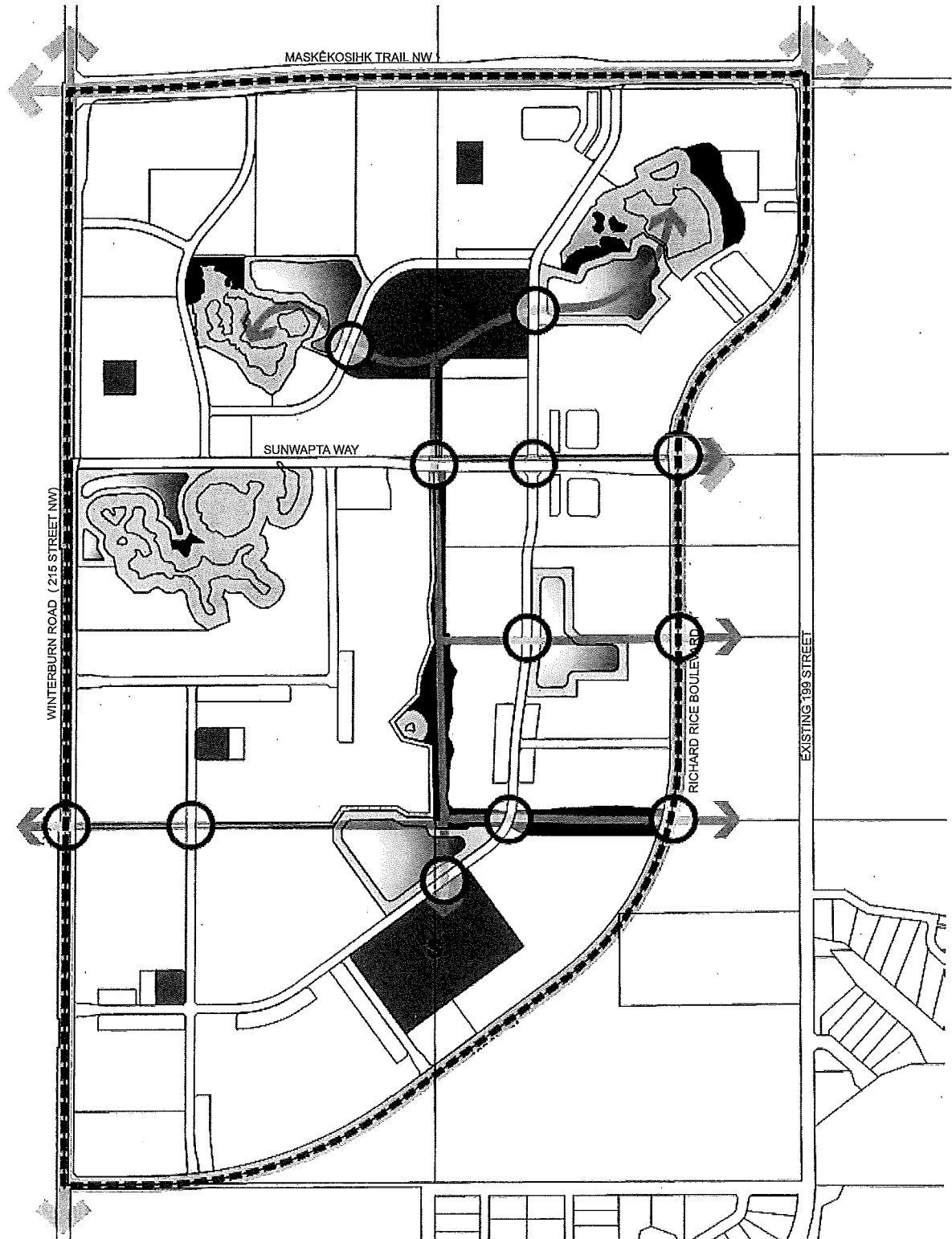


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SCHEDULE "D"

Figure 6

Ecological Network and Parks



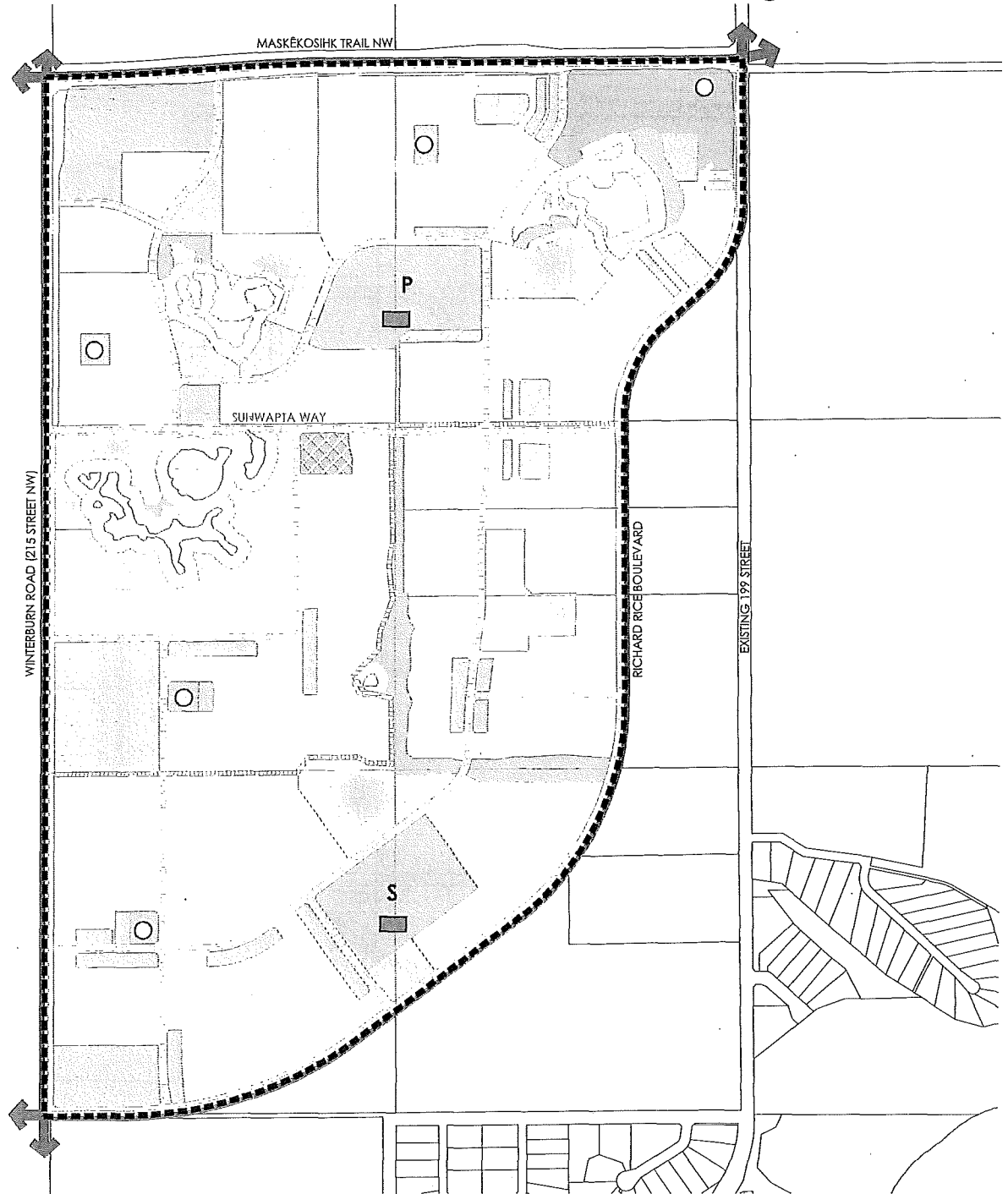
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- | | |
|----------------------------------|----------------------------------|
| ■ ■ ■ ■ NSP Boundary | ■ Natural Area (MR) |
| Pipeline ROW | ☼ Stormwater Management Facility |
| ▨ Public or Separate School/Park | ○ Potential Wildlife Passage |
| ▨ Pocket Park/Greenway | ← Ecological Link |
| ▨ Natural Area (ER) | → Arterial Roadway |

wsp
June 2018

Please Note: Everything outside the NSP Amendment Boundary is for information only and is subject to change without notice. For up to date information outside the NSP area, see the current subdivision plan. Original Plans were produced by Stantec Consulting Ltd. for Walton Development and Management LP, Sunwapta Holding Corp. and Mattamy Development Corp. August 2016

Stillwater
Neighbourhood Structure Plan Amendment



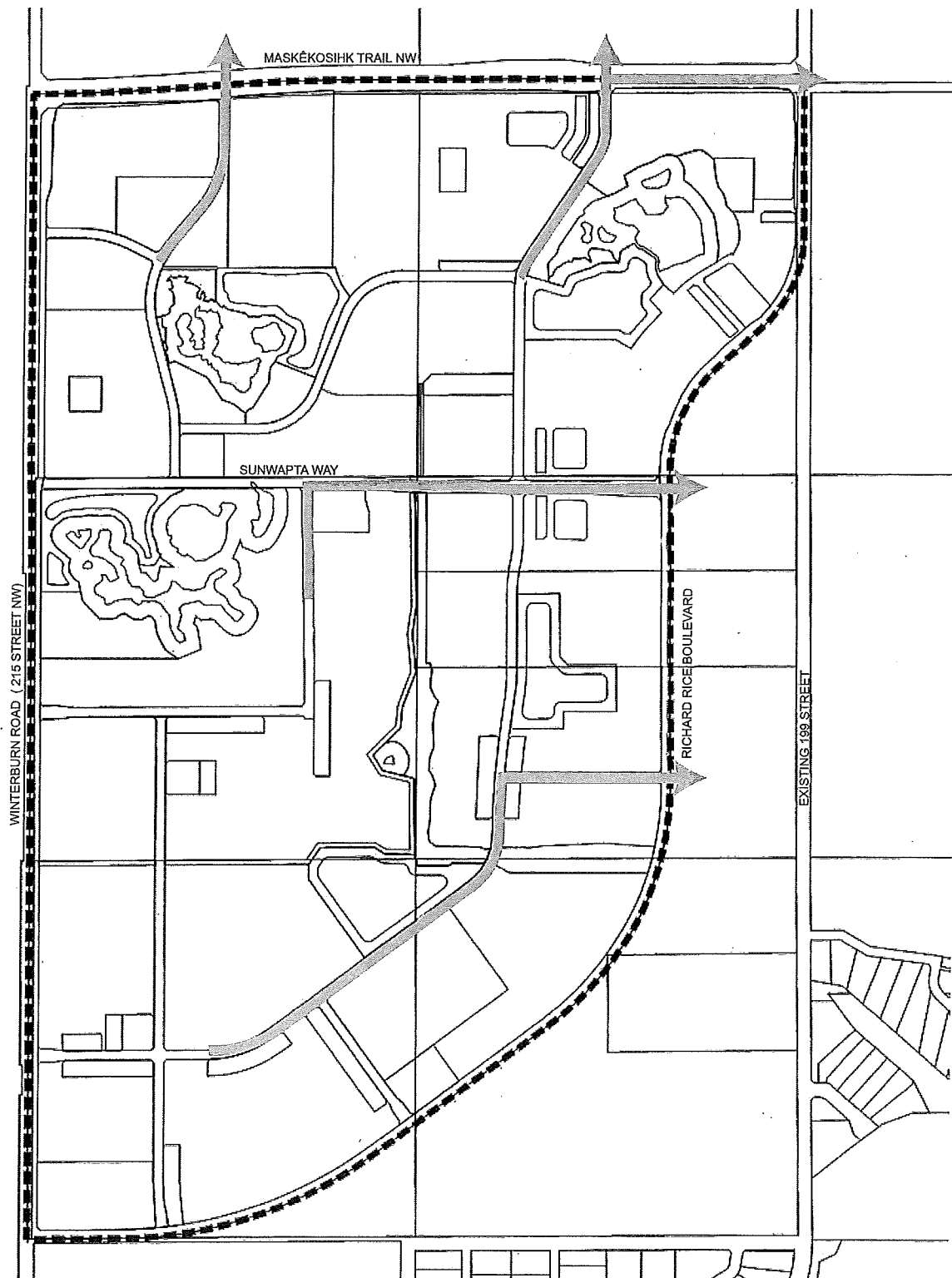
Legend

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

MODIFIED DATE: 2018.06.28
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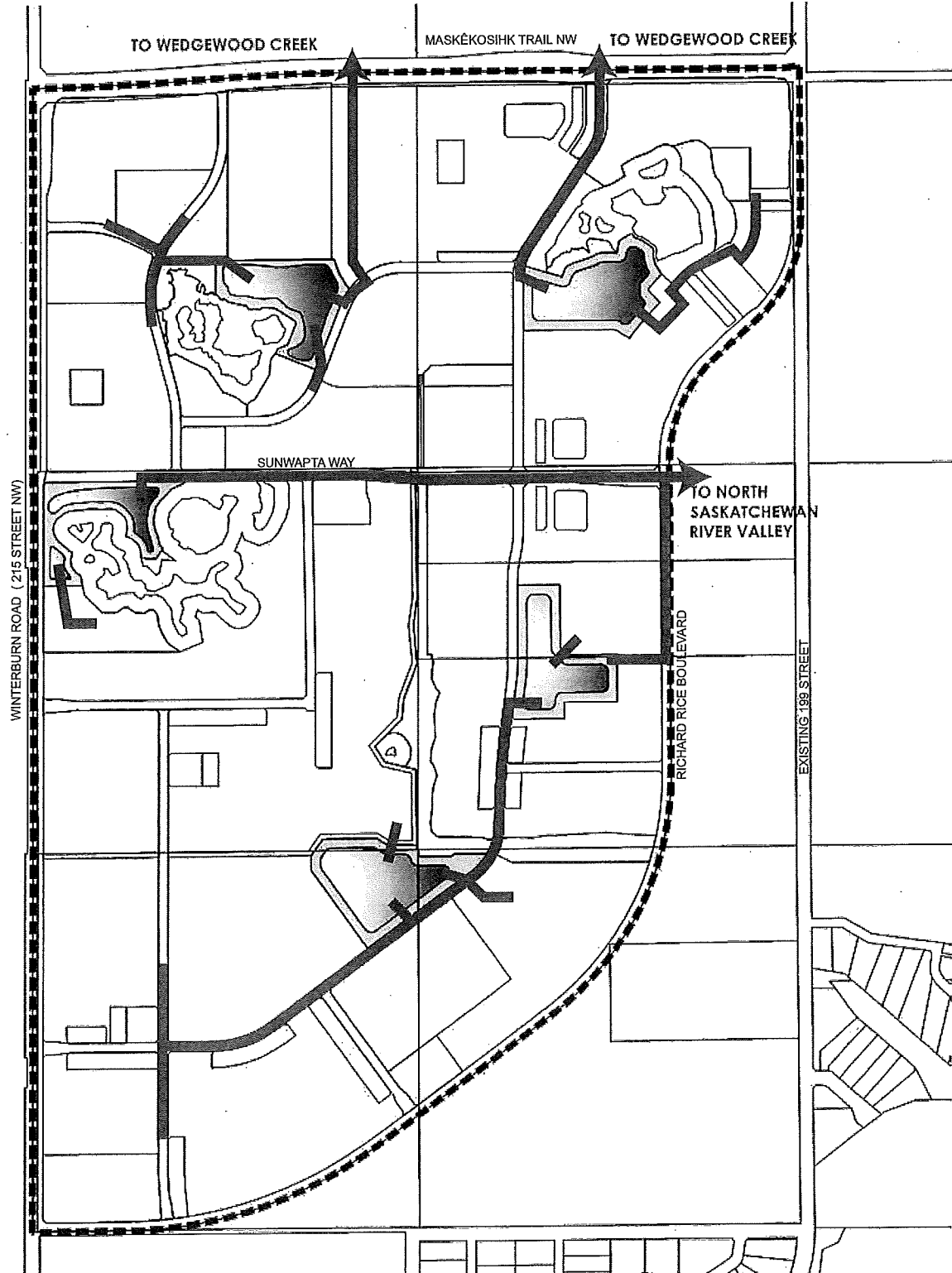


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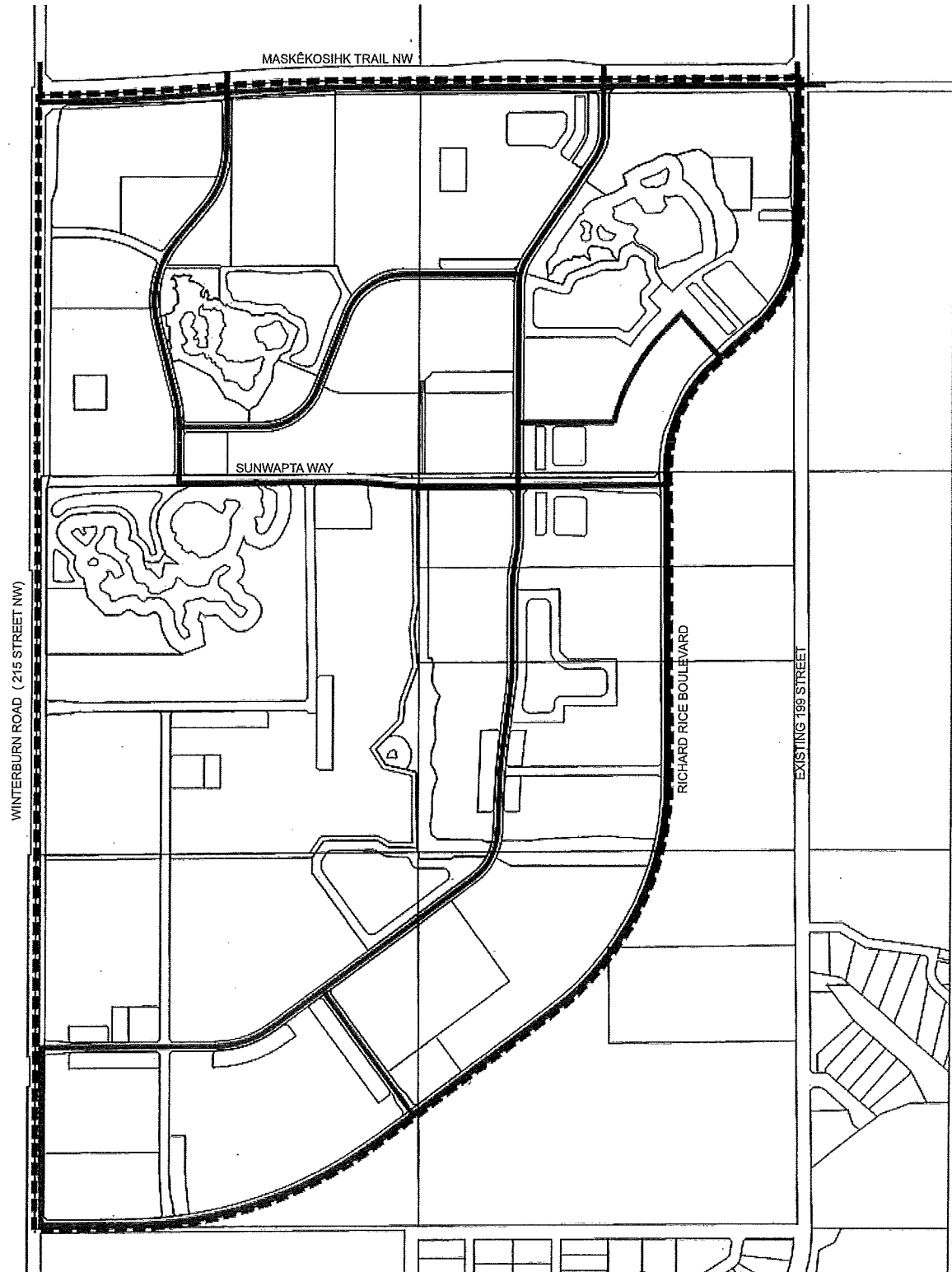
Legend

- NSP Boundary
- Sanitary Trunk



Legend

- ■ ■ ■ NSP Boundary
- Storm Truck & Interconnecting Pipe
- Stormwater Management Facility

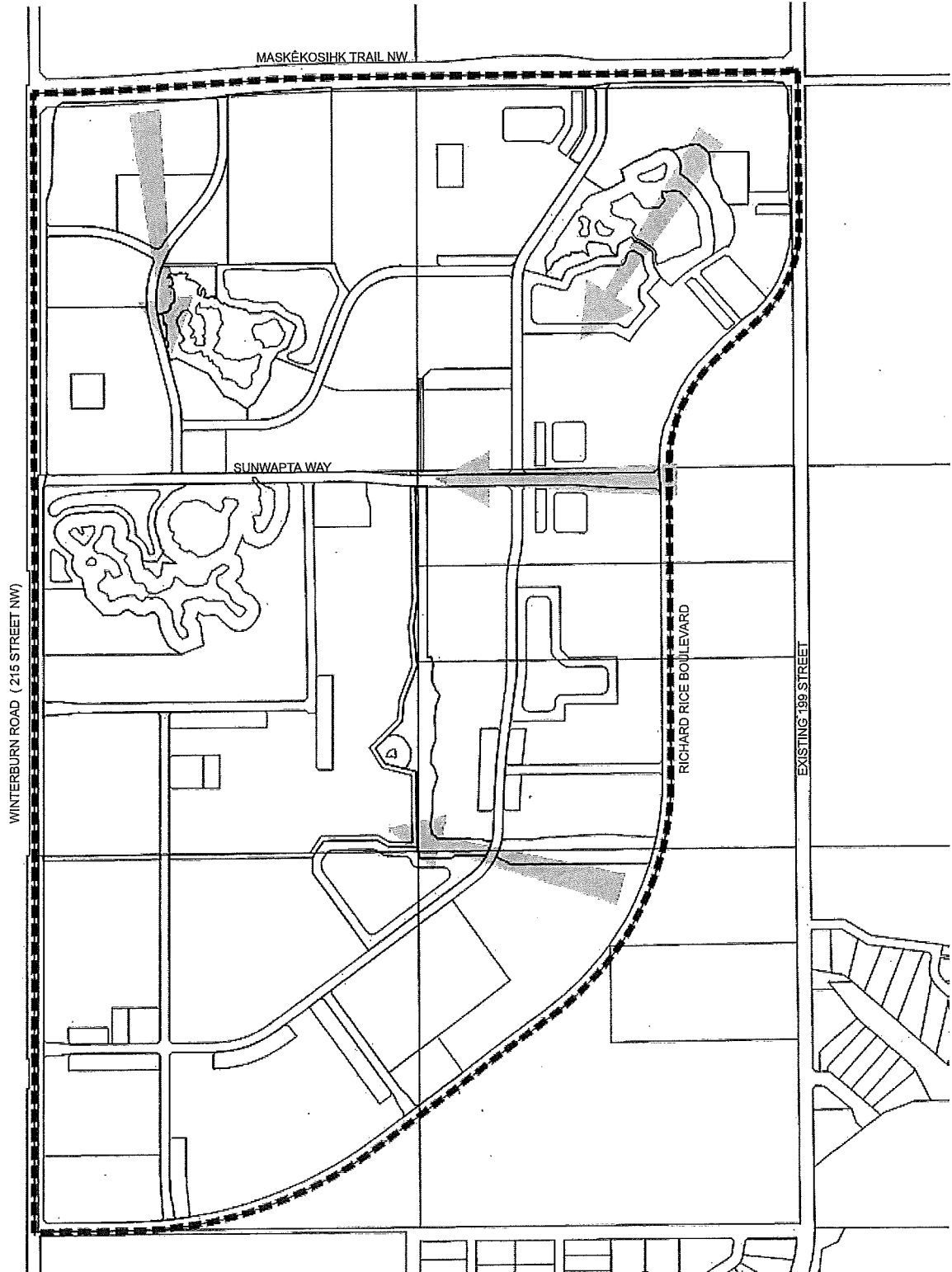


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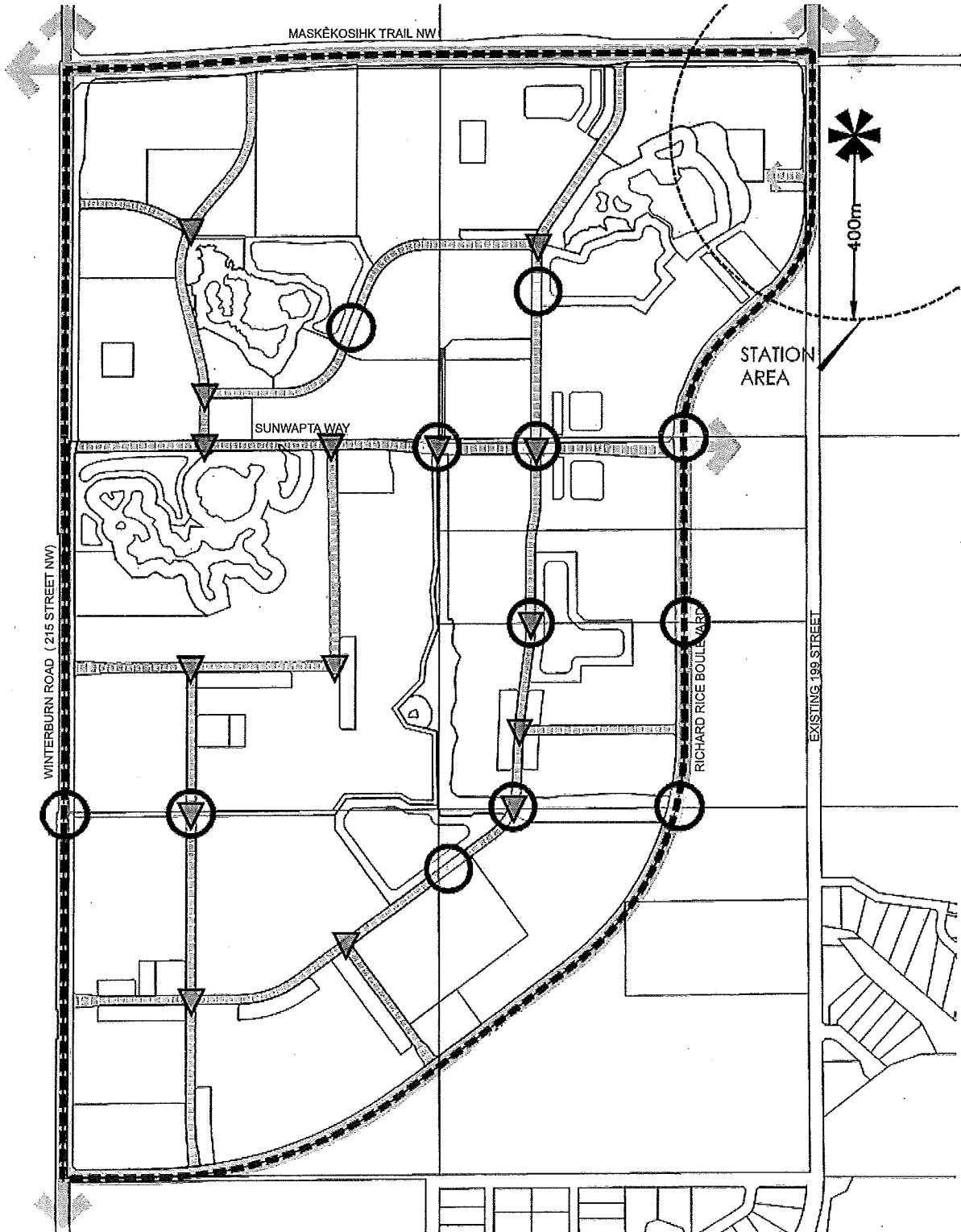
- NSP Boundary
- Water Main



Scale N.T.S.

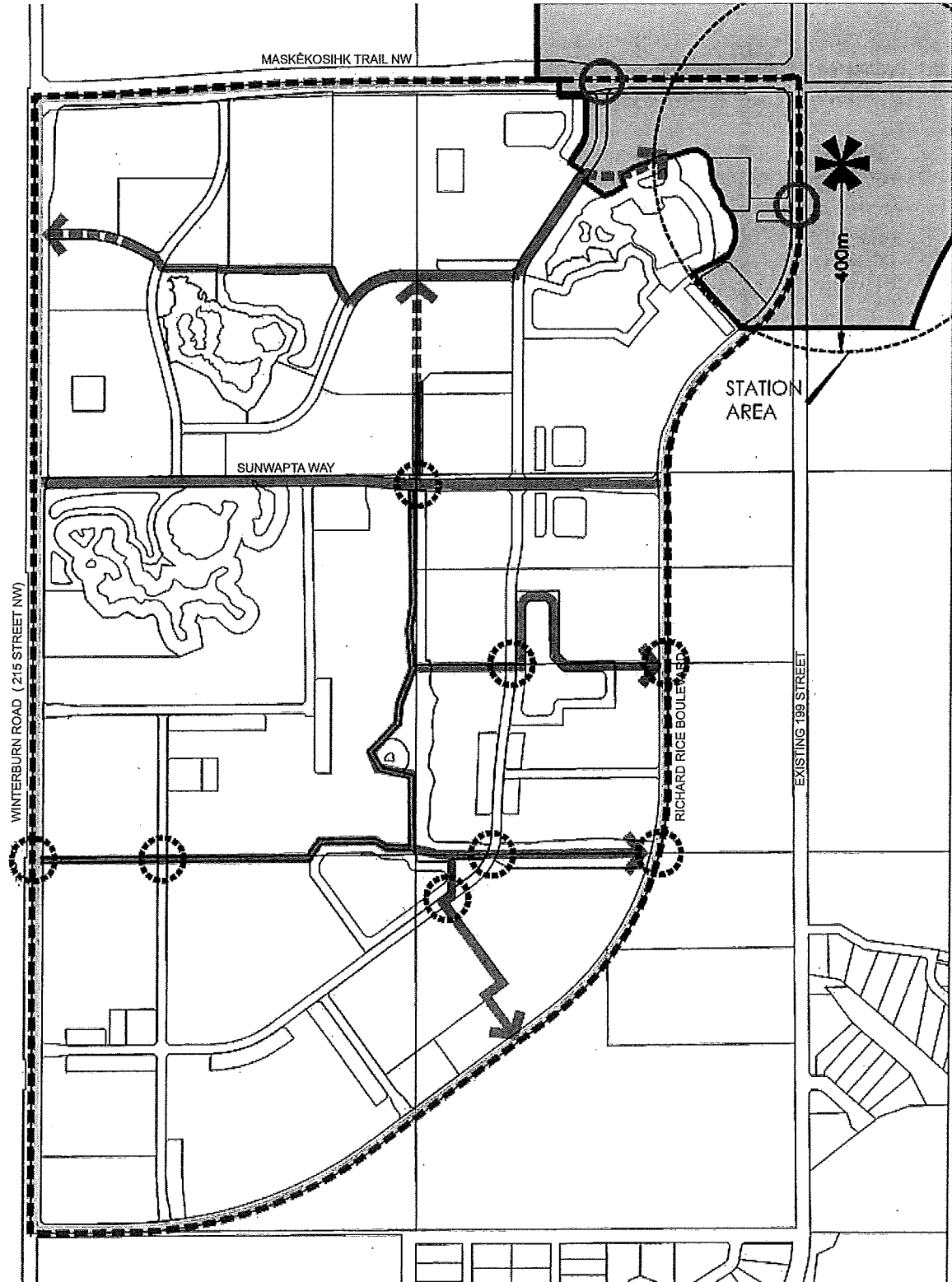
**Legend**

- NSP Boundary
- ➔ General Direction of Development



Legend

- NSP Boundary
- Collector Road
- Arterial Road
- ✱ Transit Centre
- Potential Wildlife Passage
- ▽ Potential Traffic Calming

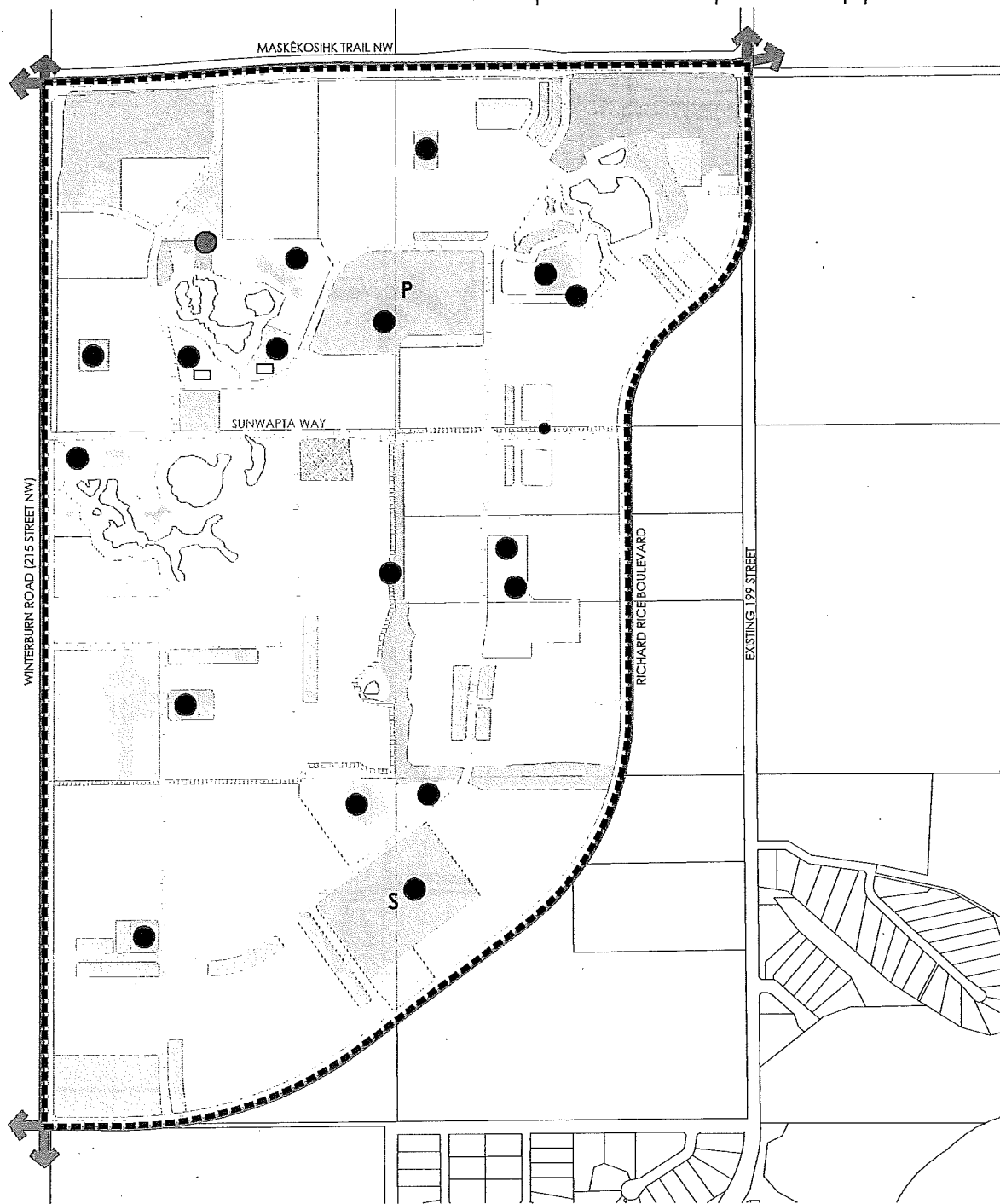


Legend

- NSP Boundary
- Arterial Roadway
- Shared Use Path Active Modes Connection
- Active Mode Connection to Consider On-Site Design
- ✱ Transit Centre
- Pedestrian Zone
- Priority Pedestrian Crossing
- Pedestrian Mid-Block Crossing



Low Impact Development Opportunities



Legend

- NSP Boundary
- Bioswale
- Absorbent Landscaping
- Bioretention Area
- Naturalized Stormwater Management Facility

MODIFIED DATE: 2016.06.28
S:\Projects\17M-00320-01 RiverView ASR and NSP Amendment\CAD\05 - Planning\Drawings\17M-00320-01 STILLWATER NSP AMENDMENT-FIGURE-14-low impact dev opp.dwg

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June 2018

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Stillwater
Neighbourhood Structure Plan Amendment