

Bylaw 20003

A Bylaw to amend Bylaw 16407, as amended,
the Riverview Area 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 Riverview Area Structure Plan; and

WHEREAS from time to time Council considers it desirable to amend the Riverview Area Structure Plan; and

WHEREAS Council has amended the Riverview Area Structure Plan, through the passage of Bylaws 17267, 17735, 17895, 17968, 18568, 18959, 19156, and 19356; and

WHEREAS an application was received by Administration to amend the Riverview Area 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 16407, as amended, Riverview Area Structure Plan, is hereby amended as follows:
 - a. Delete the map entitled “Bylaw 18959 – Amendment to Riverview Area Structure Plan” and replace with the map entitled “Bylaw 20003 – Amendment to Riverview Area Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;
 - b. Delete “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 19356” and replace with “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20003” attached hereto as Schedule “B”, and forming part of this bylaw;
 - c. Delete the map entitled “Figure 6 – Land Use Concept” and replace with the map

entitled "Figure 6 – Land Use Concept", attached hereto as Schedule "C", and forming part of this bylaw;

- d. delete the map entitled "Figure 7 - Ecological Connectivity" and replace with the map entitled "Figure 7 - Ecological Connectivity" attached hereto as Schedule "D" and forming part of this bylaw;
- e. delete the map entitled "Figure 8 – Parkland, Recreational Facilities & Schools" and replace with the map entitled "Figure 8 – Parkland, Recreational Facilities & Schools" attached hereto as Schedule "E" and forming part of this bylaw;
- f. delete the map entitled "Figure 9 – Transportation Network" and replace with the map entitled "Figure 9 – Transportation Network" attached hereto as Schedule "F" and forming part of this bylaw;
- g. delete the map entitled "Figure 10 – Active Transportation Network" and replace with the map entitled "Figure 10 – Active Transportation Network" attached hereto as Schedule "G" and forming part of this bylaw;
- h. delete the map entitled "Figure 11 – Sanitary Servicing" and replace with the map entitled "Figure 11 – Sanitary Servicing" attached hereto as Schedule "H" and forming part of this bylaw;
- i. delete the map entitled "Figure 12 – Stormwater Servicing" and replace with the map entitled "Figure 12 – Stormwater Servicing" attached hereto as Schedule "I" and forming part of this bylaw;
- j. delete the map entitled "Figure 13 – Water Servicing" and replace with the map entitled "Figure 13 – Water Servicing" attached hereto as Schedule "J" and forming part of this bylaw; and

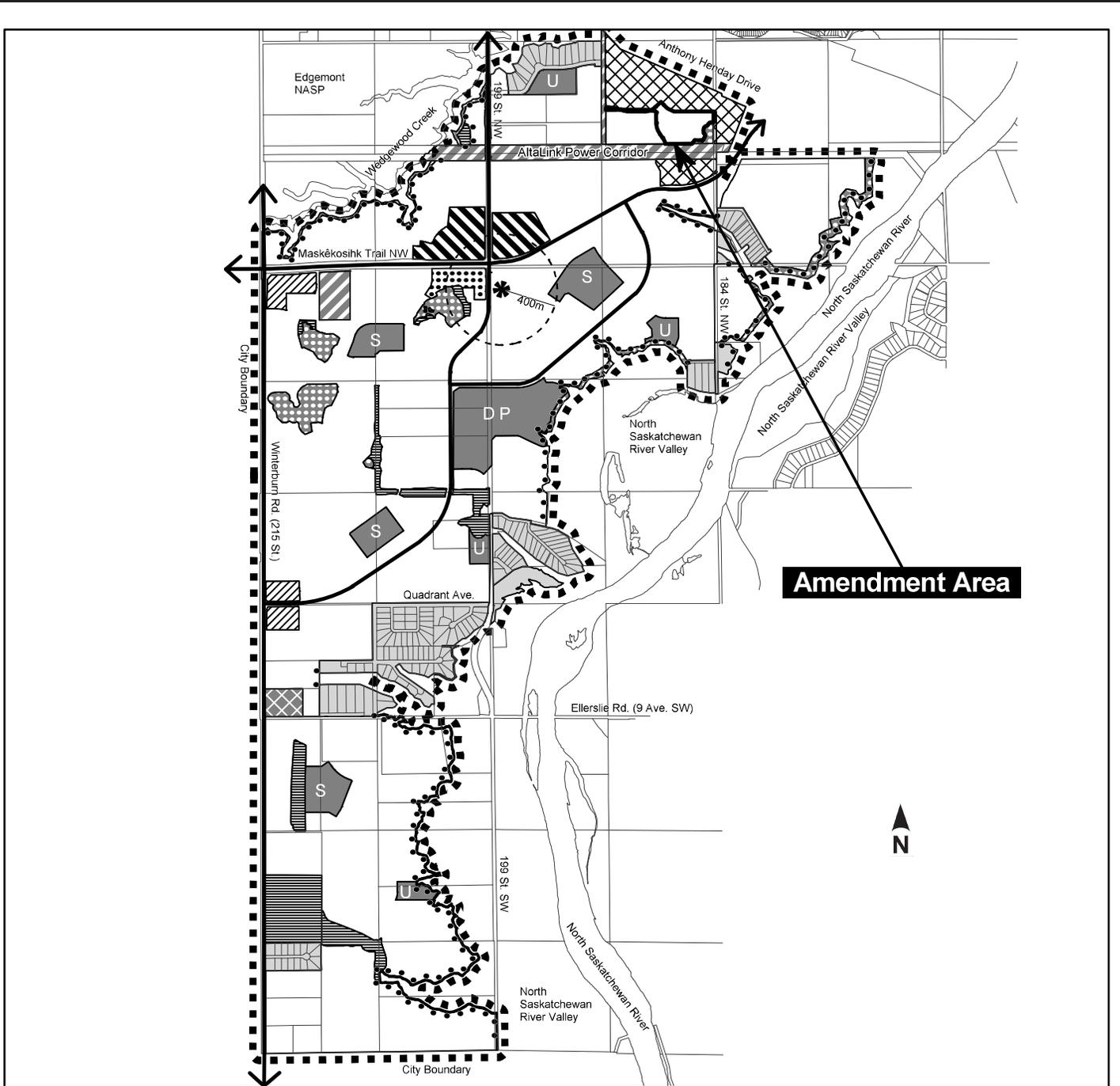
- k. delete the map entitled "Figure 14 – Staging" and replace with the map entitled “Figure 14 – Staging" attached hereto as Schedule "K" and forming part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



Amendment Area

- | | | | |
|---|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential |  | District Activity Park |
|  | Residential |  | Natural Area |
|  | Town Centre Commercial |  | Environmental Reserve |
|  | Mixed Use / Main Street Retail |  | Top of Bank Shared-Use Path / Roadway |
|  | Community Commercial |  | Public Utility Lot |
|  | Business Employment |  | Transit Centre |
|  | Institutional Mixed-Use |  | Arterial Roadway |
|  | School/Park |  | ASP Boundary |
|  | Urban Village Park |  | Amendment Area |

**BYLAW 2003
AMENDMENT TO
RIVERVIEW
Area Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

SCHEDULE "B"

**Riverview Area Structure Plan
Land Use and Population Statistics
Bylaw 20003**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.85	193.31	325.57
Environmental Reserve / Natural Area (ER) *	42.49	3.0%	5.60	19.83	17.06	-	-
Public Upland	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.49	0.4%	-	2.13	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	57.63	4.0%	16.16	16.14	16.02	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-	-
Existing Country Residential	115.41	8.1%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,158.96	80.9%	224.94	269.47	260.32	121.67	282.56
Town Centre Commercial (with Main Street)	17.25	1.5%	10.31	6.94	-	-	-
Mixed Uses / Commercial **	0.49	0.0%	-	-	0.49	-	-
Community Commercial	14.60	1.3%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.12	0.5%	-	1.13	2.99	1.00	1.00
Business Employment	35.99	3.1%	35.99	-	-	-	-
Institutional Mixed-use	5.65	0.5%	-	-	-	5.65	-
Parkland, Recreation, School (Municipal Reserve)	112.97	9.7%	7.92	23.77	51.38	8.66	21.24
District Activity Park	33.80	2.9%	-	-	33.80	-	-
School/Park	36.90	3.2%	-	14.42	13.00	-	9.48
Urban Village Park/Pocket Park/Greenway	22.99	2.0%	6.79	1.62	4.58	3.90	6.10
Natural Area (MR)	19.28	1.7%	1.13	7.73	-	4.76	5.66
Natural Area (Protected Through Other Means)	5.29	0.5%	-	-	-	1.29	4.00
Resident's Association	0.80	0.1%	-	0.80	-	-	-
Transportation - Circulation	231.70	20.0%	44.90	53.89	52.06	24.33	56.51
Transit Centre	1.45	0.1%	-	-	1.45	-	-
Stormwater Management Facility	82.73	7.1%	17.88	19.43	14.30	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	-
Total Non-Residential Area	517.76	44.7%	117.00	119.26	122.67	53.89	104.94
Net Residential Area	641.20	55.3%	107.95	150.21	137.65	67.78	177.62

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached	Area (ha)	532.64	82.22	119.80	111.23	57.78
25 du/nrha	Units	13,315	2,056	2,995	2,780	1,444
2.8 p/du	Population	37,280	5,755	8,386	7,784	4,043
Row Housing	Area (ha)	38.92	6.11	10.30	10.51	6.00
45 du/nrha	Units	1,751	275	464	472	270
2.8 p/du	Population	4,902	770	1,299	1,321	756
Street Oriented Residential	Area (ha)	4.39	4.39	-	-	-
35 du/nrha	Units	154	154	-	-	-
2.8 p/du	Population	430	430	-	-	-
Low-rise/Medium Density Housing	Area (ha)	42.54	2.81	11.30	15.43	4.00
90 du/nrha	Units	3,828	253	1,017	1,388	360
1.8 p/du	Population	6,889	455	1,830	2,498	648
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.00	0.00	0.00	0.00
90 du/nrha	Units	0	0	0	0	0
1.8 p/du	Population	0	0	0	0	0
Mixed Use Residential **	Area (ha)	16.55	10.31	5.24	0.00	0.00
150 du/nrha	Units	2,482	1,546	786	0	0
1.5 p/du	Population	3,723	2,319	1,179	0	0
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.60	2.11	0.00	0.49	0.00
224 du/nrha	Units	582	473	0	109	0
1.8 p/du	Population	1,014	851	0	163	0
Total Residential	Area (ha)	637.63	107.95	146.64	137.65	67.78
Units		22,110	4,755	5,262	4,749	2,074
Population		54,238	10,580	12,694	11,766	5,447

SUSTAINABILITY MEASURES

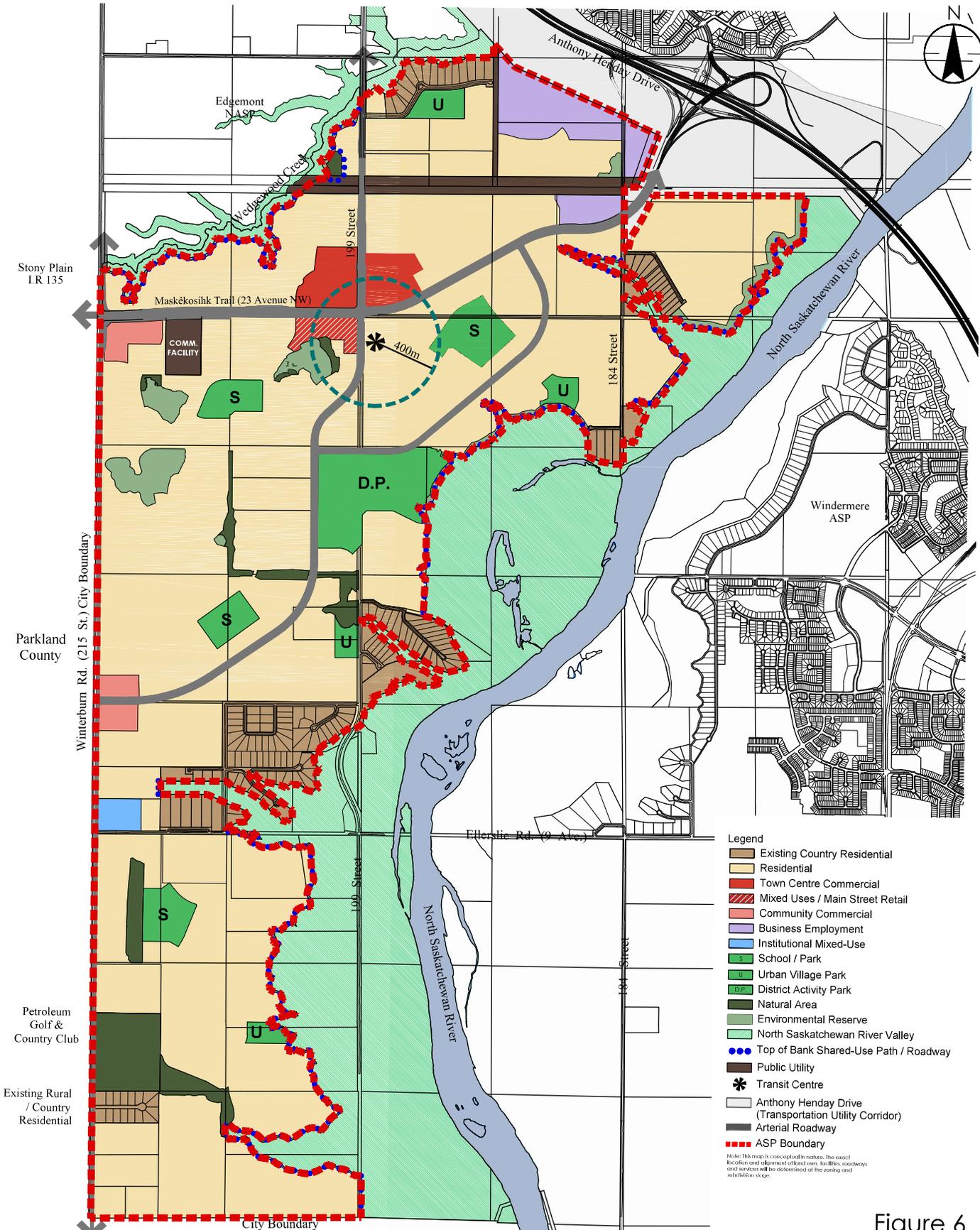
	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	85	98	86	85	80	77
Units Per Net Residential Hectare (upnrha)	34	44	35	34	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 400m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.32	5.60	16.66	17.06	-	-
Conserved as Municipal Reserve (ha)	19.28	1.13	7.73	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.17	-	1.29	24.36
Lost to Development (ha)	9.56	7.80	19.47	15.40	-	-

STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
Elementary School	2,316	450	538	520	243	565
Junior High	1,157	225	269	260	121	282
Senior High	1,157	225	269	260	121	282
Separate School Board						
Elementary School	1,157	225	269	260	121	282
Junior High	577	112	134	130	60	141
Senior High	577	112	134	130	60	141
Total Student Population	6,941	1,349	1,613	1,560	726	1,693

* This area includes the bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as E.R. The boundary of each natural area (and their buffer distance) may be adjusted through subsequent studies, bed and shore survey, and subdivision.

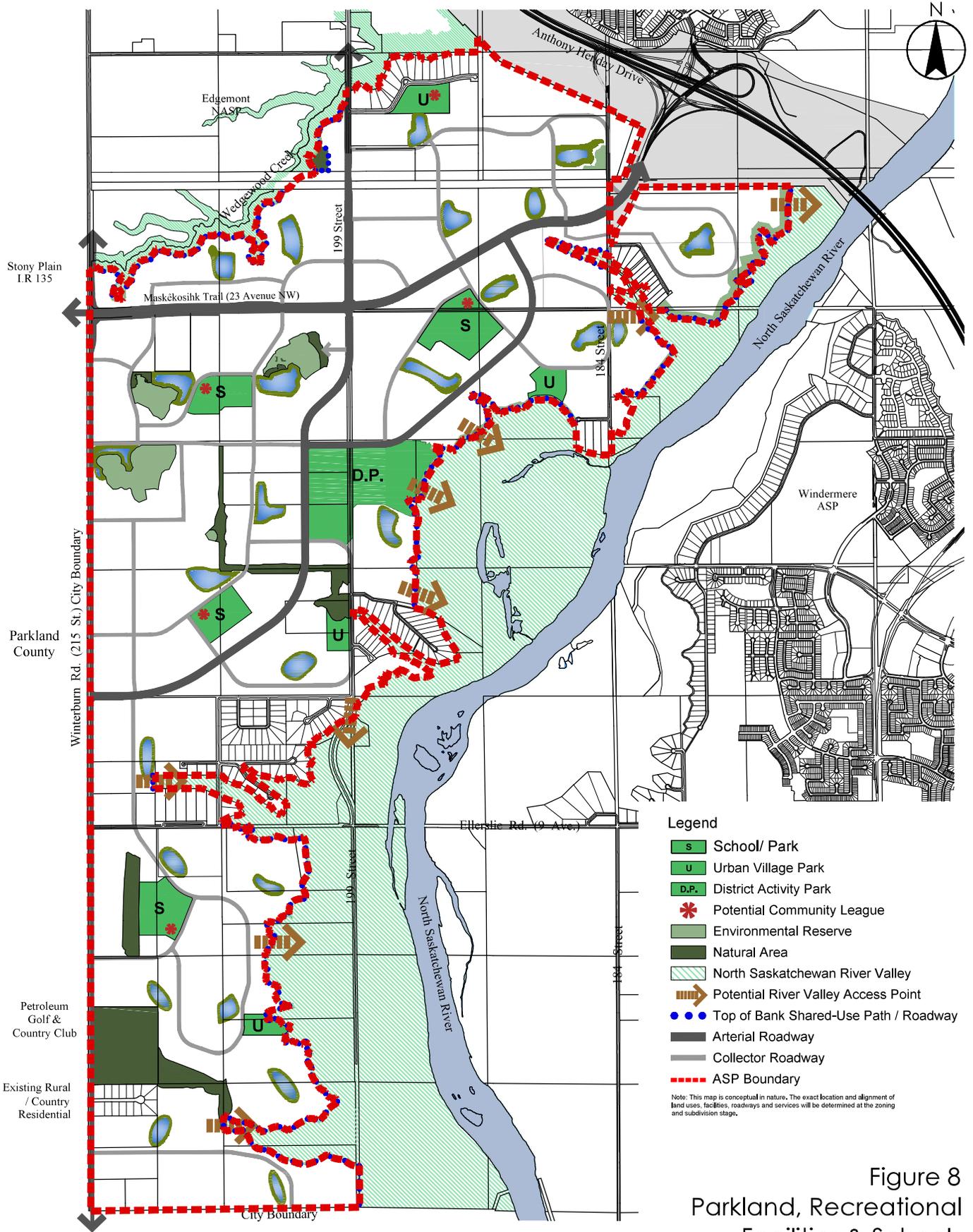
**Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha)



- Legend**
- Existing Country Residential
 - Residential
 - Town Centre Commercial
 - Mixed Uses / Main Street Retail
 - Community Commercial
 - Business Employment
 - Institutional Mixed-Use
 - School / Park
 - Urban Village Park
 - District Activity Park
 - Natural Area
 - Environmental Reserve
 - North Saskatchewan River Valley
 - Top of Bank Shared-Use Path / Roadway
 - Public Utility
 - Transit Centre
 - Anthony Henday Drive (Transportation Utility Corridor)
 - Arterial Roadway
 - ASP Boundary
- Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

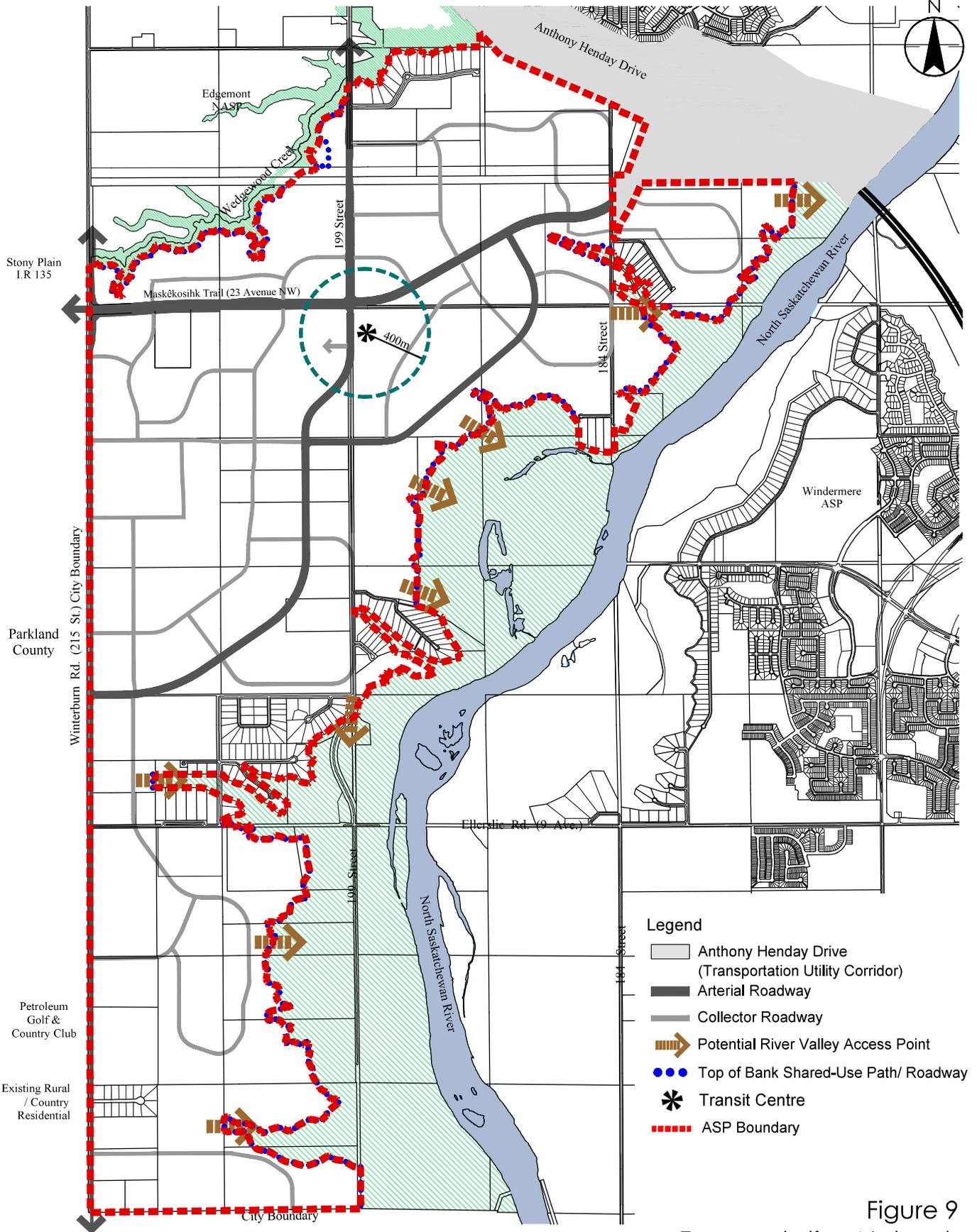
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Figure 6
Land Use Concept
 Riverview Area Structure Plan Amendment
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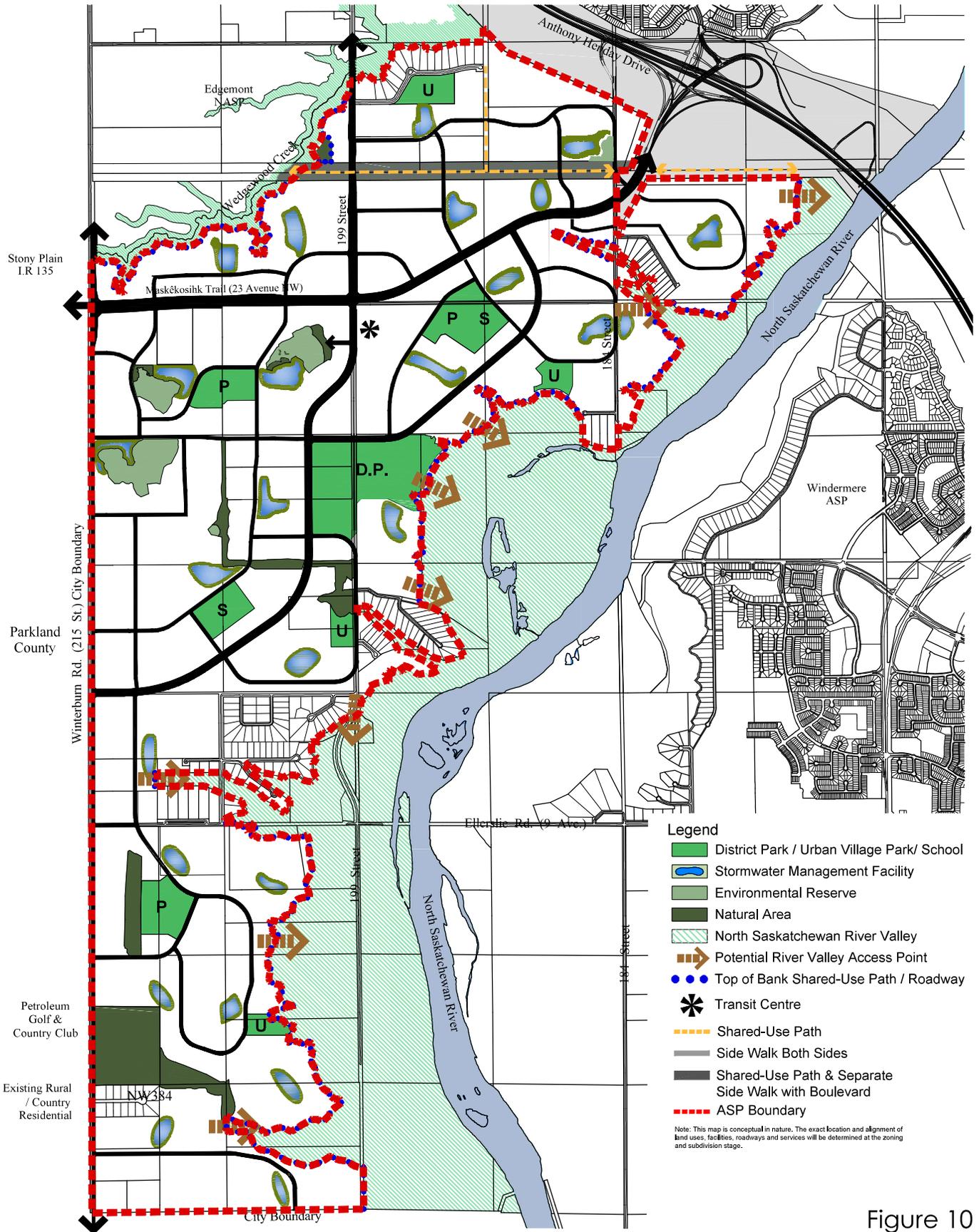
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Figure 8
 Parkland, Recreational
 Facilities & Schools
 Riverview Area Structure Plan Amendment



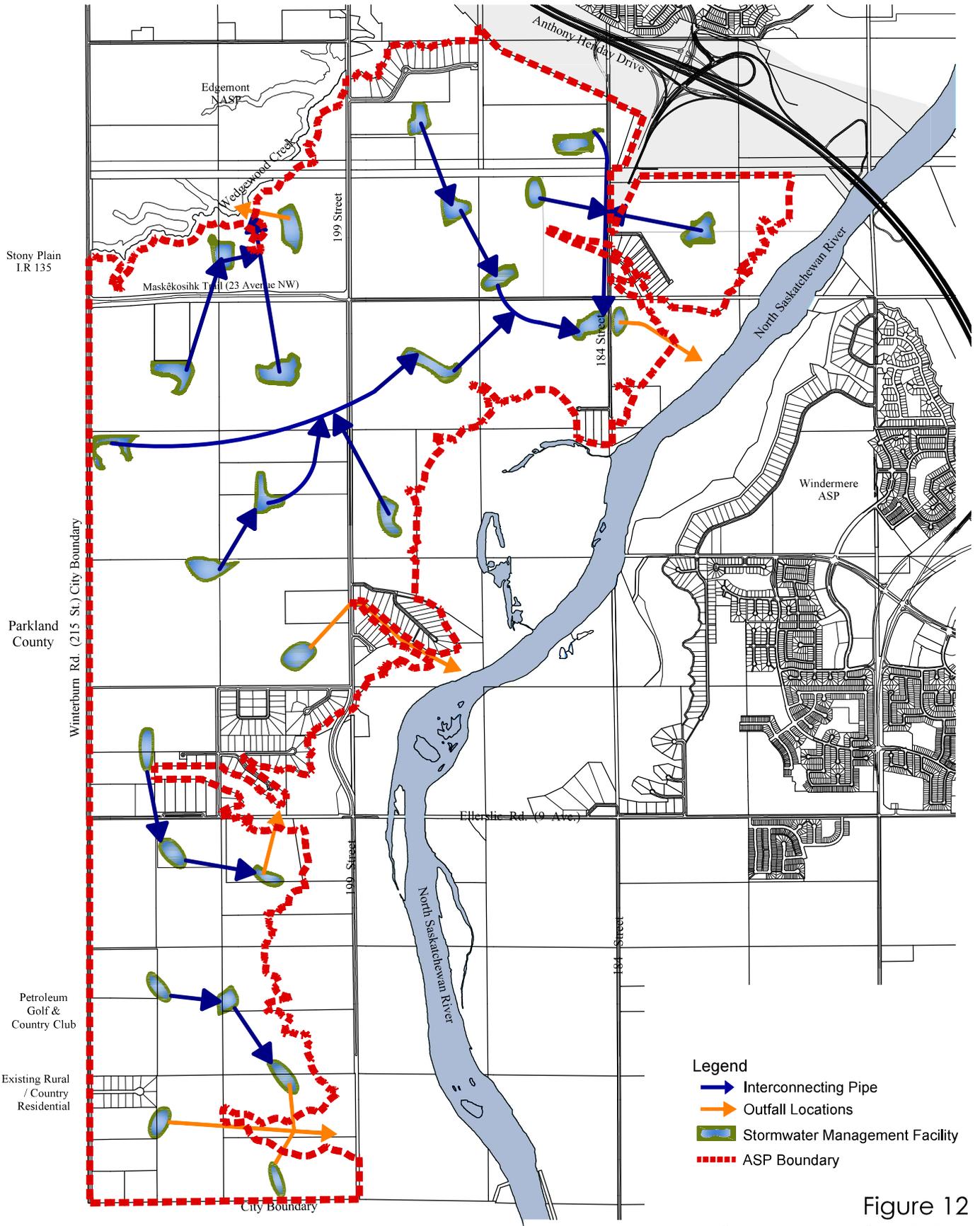
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Figure 9
 Transportation Network
 Riverview Area Structure Plan Amendment



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Figure 10
 Active Transportation Network
 Riverview Area Structure Plan Amendment

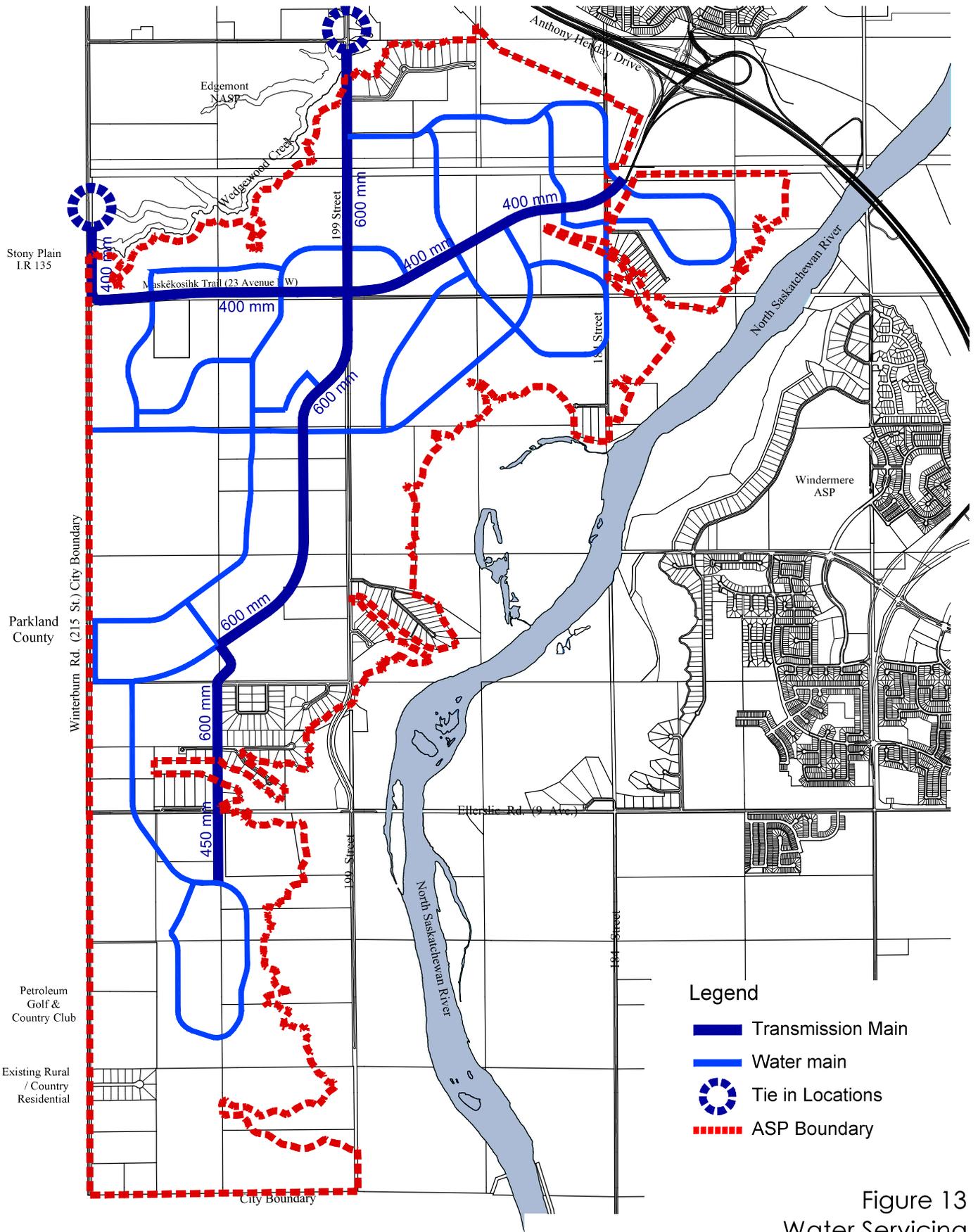


- Legend**
- Interconnecting Pipe
 - Outfall Locations
 - Stormwater Management Facility
 - ASP Boundary

Figure 12
Stormwater Servicing
Riverview Area Structure Plan Amendment

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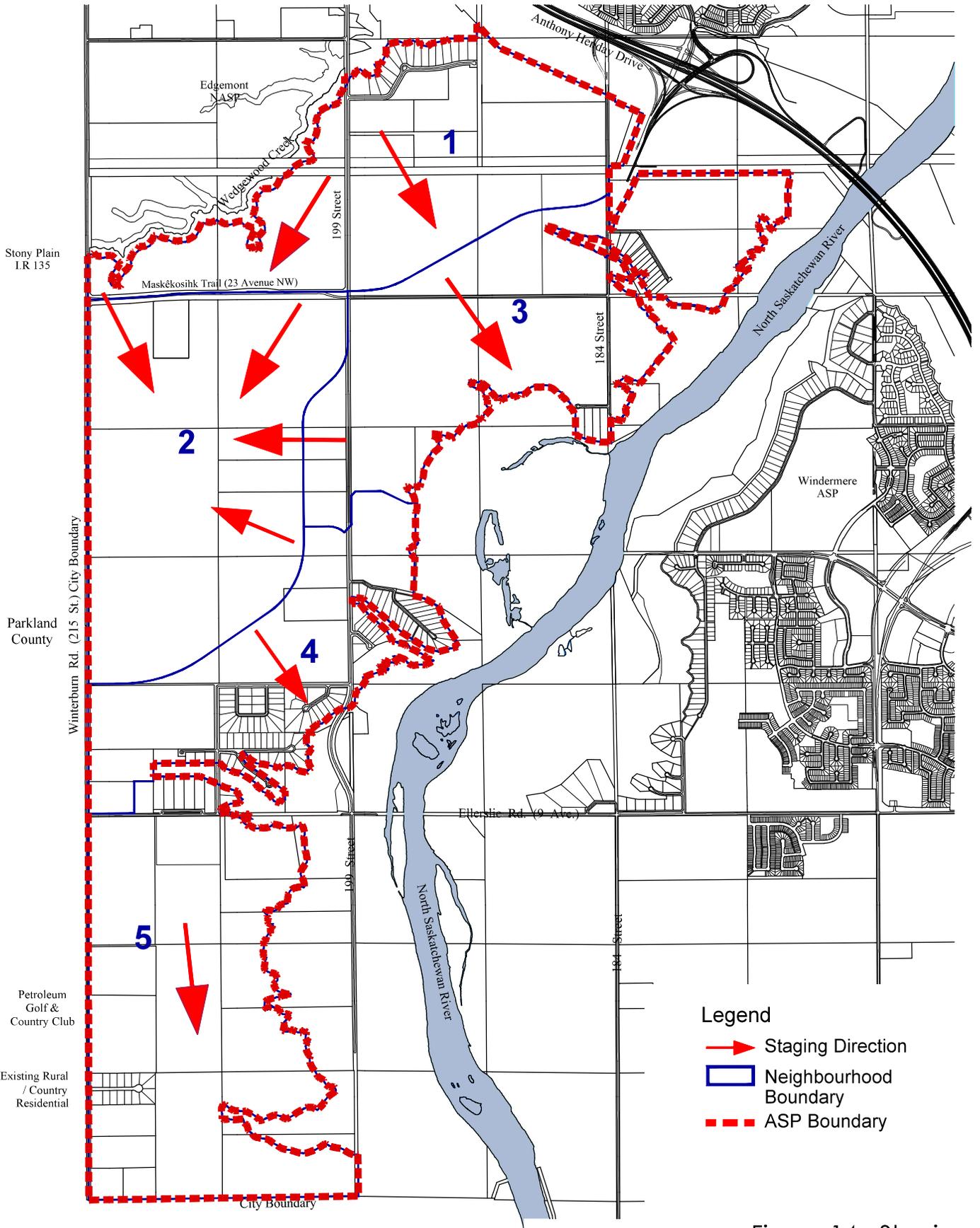


Legend

- Transmission Main
- Water main
- Tie in Locations
- ASP Boundary

Figure 13
 Water Servicing
 Riverview Area Structure Plan Amendment

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Figure 14 - Staging

Riverview Area Structure Plan Amendment