

Bylaw 20113

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, 19356, and 20003; 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 “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20003” and replace it with “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20113” attached hereto as Schedule “A”, 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

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MAYOR

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CITY CLERK

**Riverview Area Structure Plan  
Land Use and Population Statistics  
Bylaw 20113**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	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
<b>GROSS DEVELOPABLE AREA</b>	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)	113.16	9.8%	8.11	23.77	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.9%	-	-	33.80	-	-
<i>School/Park</i>	36.90	3.2%	-	14.42	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.18	2.0%	6.98	1.62	4.58	3.90	6.10
<i>Natural Area (MR)</i>	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	231.67	20.0%	44.87	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	-	-	-
<b>Total Non-Residential Area</b>	517.92	44.7%	117.16	119.26	122.67	53.89	104.94
<b>Net Residential Area</b>	641.04	55.3%	107.79	150.21	137.65	67.78	177.62

## RESIDENTIAL LAND USE AREA, DWELLING UNIT &amp; POPULATION COUNT

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached	Area (ha)	530.92	80.50	119.80	111.23	57.78	161.62
	25 du/nrha Units	13,272	2,013	2,995	2,780	1,444	4,040
	2.8 p/du Population	37,160	5,635	8,386	7,784	4,043	11,312
Row Housing	Area (ha)	40.32	7.51	10.30	10.51	6.00	6.00
	45 du/nrha Units	1,814	338	464	472	270	270
	2.8 p/du Population	5,078	946	1,299	1,321	756	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)	42.70	2.97	11.30	15.43	4.00	9.00
	90 du/nrha Units	3,842	267	1,017	1,388	360	810
	1.8 p/du Population	6,915	481	1,830	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
	90 du/nrha Units	0	0	0	0	0	0
	1.8 p/du Population	0	0	0	0	0	0
Mixed Use Residential **	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
	150 du/nrha Units	2,482	1,546	786	0	0	150
	1.5 p/du Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.60	2.11	0.00	0.49	0.00	0.00
	224 du/nrha Units	582	473	0	109	0	0
	1.8 p/du Population	1,014	851	0	163	0	0
Total Residential	Area (ha)	637.47	107.79	146.64	137.65	67.78	177.62
	Units	22,145	4,790	5,262	4,749	2,074	5,270
	Population	54,320	10,662	12,694	11,766	5,447	13,751

## SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	85	99	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
<b>Public School Board</b>						
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
<b>Separate School Board</b>						
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
<b>Total Student Population</b>	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)