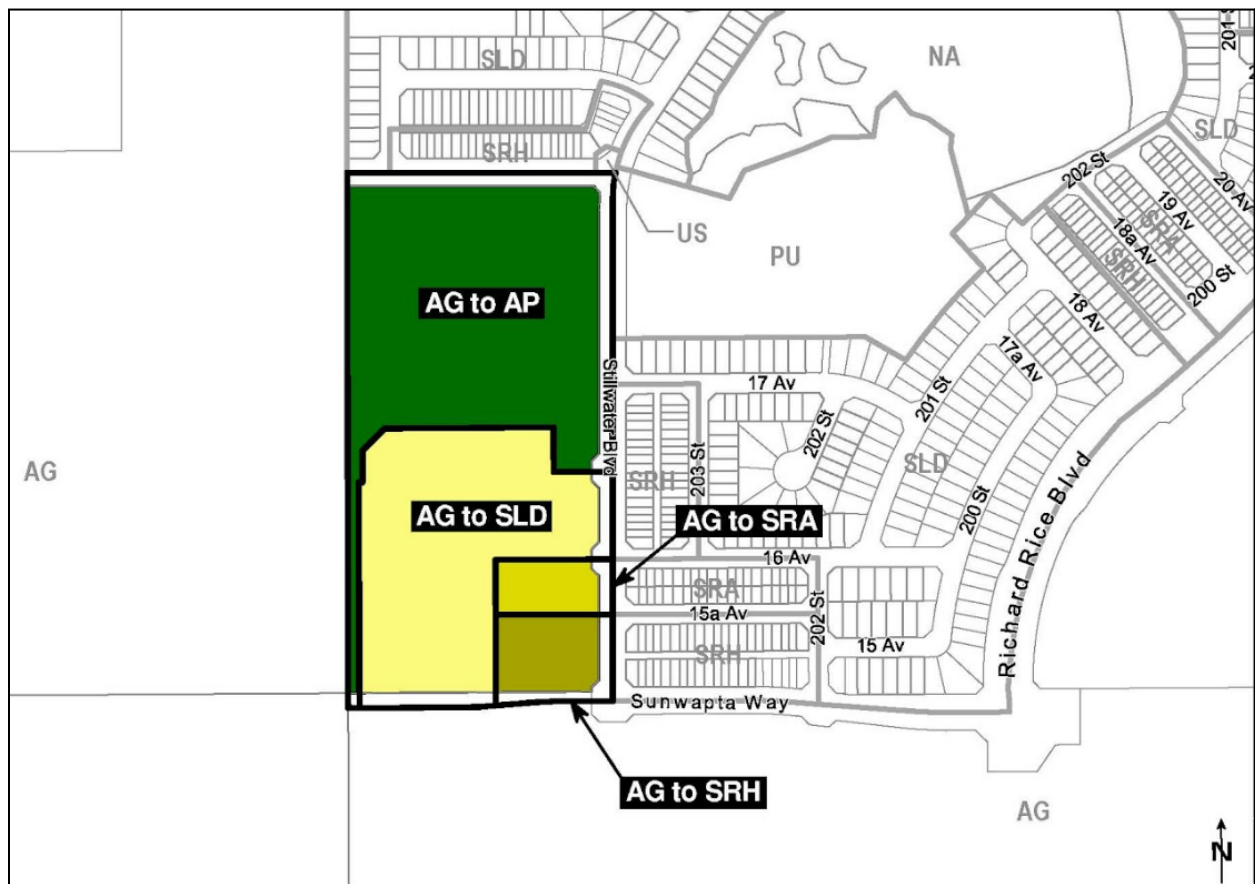


1504 and 2110 - 199 STREET NW

To amend the Riverview Area Structure Plan and the Stillwater Neighbourhood Structure Plan, and rezone land for the development of low and medium density housing, a public park, and a pathway connection.



Recommendation: That Bylaw 20203 to amend the Riverview Area Structure Plan, Bylaw 20204 to amend the Stillwater Neighbourhood Structure Plan, and Charter Bylaw 20205 to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (SLD) Stillwater Low Density Residential Zone, (SRA) Stillwater Rear Attached Row Housing Zone, and (SRH) Stillwater Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- facilitate the orderly development of the neighbourhood;

- be compatible with surrounding existing and planned land uses; and
- conform with the intent of the *Stillwater Neighbourhood Structure Plan*.

Application Summary

BYLAW 20203 proposes to redesignate portions of the Riverview ASP from Residential to School / Park to allow for the development of a public park (potential for a community league building). The ASP's maps, figures and land use and population statistics will be revised to align with the proposed changes.

BYLAW 20204 will redesignate portions of the Stillwater Neighbourhood Structure Plan as follows:

- Special Study Area "Park/LDR" to Single / Semi-detached Residential;
- Special Study Area "Park/LDR" to Public or Separate School / Park;
- Single / Semi-detached Residential to Row Housing; and
- Single / Semi-detached Residential to Low Rise / Medium Density Housing.

The proposed amendment will allow for the development of a public park, a pathway connection and low and medium density residential development. The maps, figures and land use and population statistics will be revised to align with the proposed changes.

CHARTER BYLAW 20205 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (AP) Public Parks Zone, (SLD) Stillwater Low Density Residential Zone, (SRA) Stillwater Rear Attached Row Housing Zone and (SRH) Stillwater Row Housing Zone. The proposed amendment to the Zoning Bylaw will allow for the development of a public park, a pathway connection, and a range of low and medium density housing.

This application was accepted on February 16, 2022, from Stantec Consulting LTD. on behalf of Mattamy Limited.

A proposed plan of subdivision, under LDA22-0101, has been approved subject to the third reading of these proposed Bylaws and Charter Bylaw.

The proposed application is in the West Hendey District Planning area. The proposed rezoning aligns with the City Plan by accommodating future growth to a population threshold of 1.25 million people within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed rezoning is to standard zones, the proposal conforms to the City Plan and planning policies, and due to the number of responses received to the advance notice.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website, and
- An Advance Notice Letter was sent to property owners within the neighbourhood and community leagues. Further details of the Advance Notice and website are below.

Advance Notice, March 9, 2022

- Number of recipients: 896
- Number of responses with concerns: 5

Webpage

- edmonton.ca/stillwaterplanningapplications

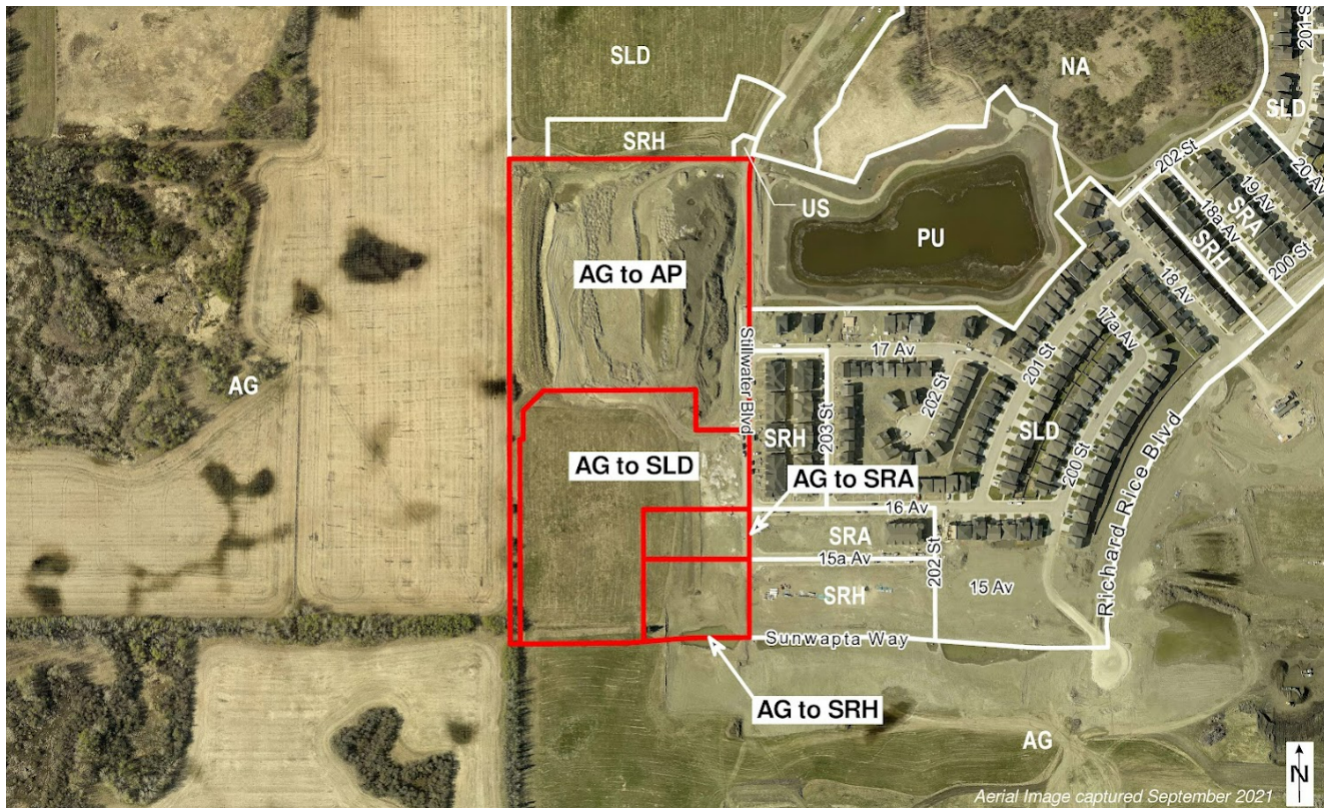
Common comments heard throughout the various methods include:

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- Will decrease the natural area.
- The proposed amendment is not following the direction of the NSP.
- Will impact our privacy and security.
- Support the rezoning as it will result in a new school being built in the neighbourhood.

No formal feedback or position was received from the Greater Windermere and the Wedgewood Ravine Community Leagues at the time this report was written.

Site and Surrounding Area.

The subject site is located north of Sunwapta Way NW and west of Stillwater Boulevard NW in the north portion of the Stillwater neighbourhood. The site is currently undeveloped and surrounded by undeveloped land to the north, west and south intended for school/park and residential uses. Lands east of the site are in the early stages of development and contain a natural area, stormpond, Multi-unit Housing in the form of row housing, and single detached housing. A plan of subdivision has been conditionally approved to create 61 single detached residential lots, 40 row housing lots and two Municipal Reserve lots to align with this application. On-demand transit service is available along Sunwapta Way NW and Stillwater Boulevard NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(US) Urban Services Zone (SLD) Stillwater Low Density Residential Zone (SRH) Stillwater Row Housing Zone	Undeveloped Undeveloped Undeveloped
East	(PU) Public Utility Zone (SLD) Stillwater Low Density Residential Zone (SRH) Stillwater Row Housing Zone (SRA) Stillwater Rear Attached Row Housing Zone	Stormwater Management Facility Single detached housing Multi-unit Row Housing Multi-unit Row Housing
South	(AG) Agricultural Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

Land Use Compatibility

Stillwater is primarily a residential neighbourhood where medium density and school sites are located along collector roadways with low density residential on the neighbourhood's interior. This application will redesignate a portion of the Plan from Special Study Area "Park/LDR" to Single / Semi-detached Residential and School / Park. The proposal conforms to the NSP as the Special Study Area is identified for Low Density Residential uses but also provides flexibility to expand the school and park site if required. Further, the application will establish zoning for this portion of the neighbourhood and allow for low and medium density residential, a school / park and a pathway connection.

Low density residential development is proposed to be developed utilizing the (SLD) Stillwater Low Density Zone, a special area zone intended to provide for low density housing with attached or detached garages on shallow lots to allow for efficient land utilization.

The two proposed medium density sites are located along Stillwater Boulevard NW and propose to utilize both the (SRA) Stillwater Rear Attached Row Housing Zone and (SRH) Stillwater Row Housing Zone.

The SRA Zone allows for medium density Multi-unit Housing, developed as row housing, with dwellings attached at the sides and/or rear. The SRH Zone allows for medium density residential development in the form of row housing with attached or detached garages as well as shallow lot row housing.

The medium density sites at this location aligns with the overall land use concept for the neighbourhood by locating medium density housing along collector roadways and major intersections and will be compatible with existing and surrounding land uses.

The future development of a school/park is accommodated through the proposed (AP) Public Parks Zone. The linear AP Zone strip along the west side of the rezoning will allow for a pedestrian connection from the school park site to Sunwapta Way NW and the linear natural area across Sunwapta Way NW. The pathway connection will also provide for the safe passage of small to medium sized animals and/or birds from the school park site across Sunwapta Way NW and other neighbourhood areas in conformance with the Wildlife Passage policies of the Stillwater NSP.

Overall, the proposed zoning changes align with the overall land use concept of the Riverview ASP and Stillwater NSP and will support the development of a diversity of housing types in different forms as well as establish a portion of the greater park network for the Stillwater neighbourhood.

SLD, SRA & SRH ZONE SUMMARY

	SLD	SRA	SRH
Principal Building	Single Detached Housing Semi-detached Housing	Multi-unit Row Housing	Row Housing Semi-detached Housing
Maximum Height	11.0 m	13.5 m	13.5 m
Front Setback Range	3.5 m - 5.5 m	3.5 m - 5.5 m	3.5 m - 5.5 m
Minimum Side Setback Range	1.2 m - 2.5 m	0.3 m - 5.5 m	0.3 m - 5.5 m

Minimum Rear Setback	6.0 m (1.0 m when vehicular access is from a Lane and a rear attached Garage is provided)	3.5 m - 5.5 m	6.0 m (1.0 m when vehicular access is from a Lane and a rear attached Garage is provided)
Minimum Site Width Range	7.4 m -9.0 m	12 m	4.2 m - 6.7 m
Minimum Site Depth Range	19.0 m - 25.0 m	26 m	14.5 m - 24.5 m
Minimum Site Area Range	142 m ² - 225 m ²	312 m ²	60 m ² - 164 m ²
Maximum Site Coverage	57% - 72%	89%	56% - 90%

Plans in Effect

Riverview Area Structure Plan,

The Riverview ASP was adopted in July 2013 and is a higher-order plan and identifies the subject site as residential land uses. The proposed amendment will redesignate a portion of the Plan from residential to school/park land uses to accommodate a park and possible Community League building. The proposed amendment will revise the ASP figures, maps and the land use and population statistics to align with the proposed ASP and NSP amendments.

The table below notes the proposed land use changes.

Land Use	Approved	Proposed	Difference
Single/ Semi-Detached Residential	119.80 ha	119.4 ha	-0.40ha
Row Housing	10.30 ha	10.75 ha	+0.45 ha
Low Rise / Medium Density Housing	7.60 ha	7.88 ha	+0.28 ha
School / Park	14.42 ha	14.52 ha	+0.10 ha

In addition to the above, an Administrative amendment to the land use statistics is also included as part of this application to decrease the Pipeline / Utility Right of Way area and increase the Institutional/Residential Mixed Use area to align with previously approved Bylaws 18925 and 18498.

Stillwater Neighbourhood Structure Plan

The site is located within the Stillwater Neighbourhood Structure Plan, which designates the subject site for Single /Semi-detached Residential and Special Study Area “Park/LDR”. The Special Study Area “Park/LDR” is designated for low density residential development and provides flexibility for additional lands for a school, Community League building, and sports fields if required. A detailed planning analysis of the site was completed and determined that most of this area is suitable for LDR development, with a portion of the area retained as park uses to develop a future Community League building.

The table below notes the proposed land use changes.

Land Use	Approved	Proposed	Difference
Single/ Semi-detached Residential	119.80 ha	119.40 ha	-0.40 ha
Row Housing	10.30 ha	10.75 ha	+0.45 ha
Low Rise / Medium Density Housing	7.60 ha	7.88 ha	+0.28 ha
School / Park	14.42 ha	14.52 ha	+0.10 ha

With the proposed changes, the neighbourhood density remains unchanged at 36 units per net residential hectare.

Overall, the proposed amendments to the Riverview ASP, Stillwater NSP and rezoning meet the intent of the ASP and NSP by facilitating the diversification of residential densities, providing for active and passive recreation and creating a more compact, walkable, and livable neighbourhood.

The City Plan

The proposed rezoning aligns with *the City Plan* by accommodating future growth toward a population threshold of 1.25 million within Edmonton’s existing boundaries and encouraging commercial development to meet the community’s needs.

Technical Review

Transportation

In June 2022, Maskêkosihk Trail officially opened, connecting the Stillwater neighbourhood directly to Anthony Henday Drive.

Transit

On-demand transit service was recently expanded to operate in Stillwater.

ETS plans to provide regular bus service to Stillwater in the future, but implementation is dependent on demand, neighbourhood build-out and available funding.

Drainage

Sanitary and stormwater servicing schemes for Stillwater are generally defined in the accepted Neighbourhood Design Report (NDR). The land use changes proposed in this application do not significantly impact these planned servicing schemes, nor do they significantly impact the existing sewer infrastructure in the neighbourhood.

Open Space

The proposed amendment increases the area of the school park site by 0.10 ha to accommodate a community league building. A concept plan showing the park's configuration has been reviewed and accepted by Administration. Upon the Province providing funding for school the site will be rezoned to the (US) Urban Services Zone to accommodate school buildings and associated amenities.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

1. Approved ASP Land Use and Population Statistics – Bylaw 20113
2. Proposed ASP Land Use and Population Statistics – Bylaw 20203
3. Approved NSP Land Use and Population Statistics – Bylaw 19357
4. Proposed NSP Land Use and Population Statistics – Bylaw 20204
5. Approved ASP – Bylaw 20003
6. Proposed ASP – Bylaw 20203
7. Approved NSP – Bylaw 19357
8. Proposed NSP – Bylaw 20204
9. Application Summary

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

	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)	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	-	-	-
Total Non-Residential Area	517.92	44.7%	117.16	119.26	122.67	53.89	104.94
Net Residential Area	641.04	55.3%	107.79	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 25 du/nrha 2.8 p/du	Area (ha)	530.92	80.50	119.80	111.23	57.78	161.62
	Units	13,272	2,013	2,995	2,780	1,444	4,040
	Population	37,160	5,635	8,386	7,784	4,043	11,312
Row Housing 45 du/nrha 2.8 p/du	Area (ha)	40.32	7.51	10.30	10.51	6.00	6.00
	Units	1,814	338	464	472	270	270
	Population	5,078	946	1,299	1,321	756	756
Street Oriented Residential 35 du/nrha 2.8 p/du	Area (ha)	4.39	4.39	-	-	-	-
	Units	154	154	-	-	-	-
	Population	430	430	-	-	-	-
Low-rise/Medium Density Housing 90 du/nrha 1.8 p/du	Area (ha)	42.70	2.97	11.30	15.43	4.00	9.00
	Units	3,842	267	1,017	1,388	360	810
	Population	6,915	481	1,830	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential 90 du/nrha 1.8 p/du	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
	Units	0	0	0	0	0	0
	Population	0	0	0	0	0	0
Mixed Use Residential ** 150 du/nrha 1.5 p/du	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
	Units	2,482	1,546	786	0	0	150
	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential 224 du/nrha 1.8 p/du	Area (ha)	2.60	2.11	0.00	0.49	0.00	0.00
	Units	582	473	0	109	0	0
	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
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)

Riverview Area Structure Plan
Proposed Land Use and Population Statistics
Bylaw 20203

	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%	-	1.64	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	269.96	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	23.88	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%	-	14.52	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	7.74	-	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	53.80	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	517.92	44.7%	117.16	122.99	122.67	53.89	104.94
Net Residential Area	641.04	55.3%	107.79	146.97	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 25 du/nrha 2.8 p/du	Area (ha)	530.92	80.50	119.40	111.23	57.78	161.62
	Units	13,272	2,013	2,985	2,780	1,444	4,040
	Population	37,160	5,635	8,358	7,784	4,043	11,312
Row Housing 45 du/nrha 2.8 p/du	Area (ha)	40.32	7.51	10.75	10.51	6.00	6.00
	Units	1,814	338	486	472	270	270
	Population	5,078	946	1,361	1,321	756	756
Street Oriented Residential 35 du/nrha 2.8 p/du	Area (ha)	4.39	4.39	-	-	-	-
	Units	154	154	-	-	-	-
	Population	430	430	-	-	-	-
Low-rise/Medium Density Housing 90 du/nrha 1.8 p/du	Area (ha)	42.70	2.97	7.9	15.43	4.00	9.00
	Units	3,842	267	711	1,388	360	810
	Population	6,915	481	1,280	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential 90 du/nrha 1.8 p/du	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
	Units	0	0	0	0	0	0
	Population	0	0	0	0	0	0
Mixed Use Residential ** 150 du/nrha 1.5 p/du	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
	Units	2,482	1,546	786	0	0	150
	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential 224 du/nrha 1.8 p/du	Area (ha)	2.60	2.11	0.00	0.49	0.00	0.00
	Units	582	473	0	109	0	0
	Population	1,014	851	0	163	0	0
Total Residential	Area (ha)	637.47	107.79	146.97	137.65	67.78	177.62
	Units	22,145	4,790	5,297	4,749	2,074	5,270
	Population	54,320	10,662	12,767	11,766	5,447	13,751

SUSTAINABILITY MEASURES

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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	7.74	-	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	539	520	243	565
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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
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Total Student Population	6,941	1,349	1,615	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)

Approved STILLWATER NEIGHBOURHOOD STRUCTURE PLAN AMENDMENT

LAND USE AND POPULATION STATISTICS BYLAW 19357

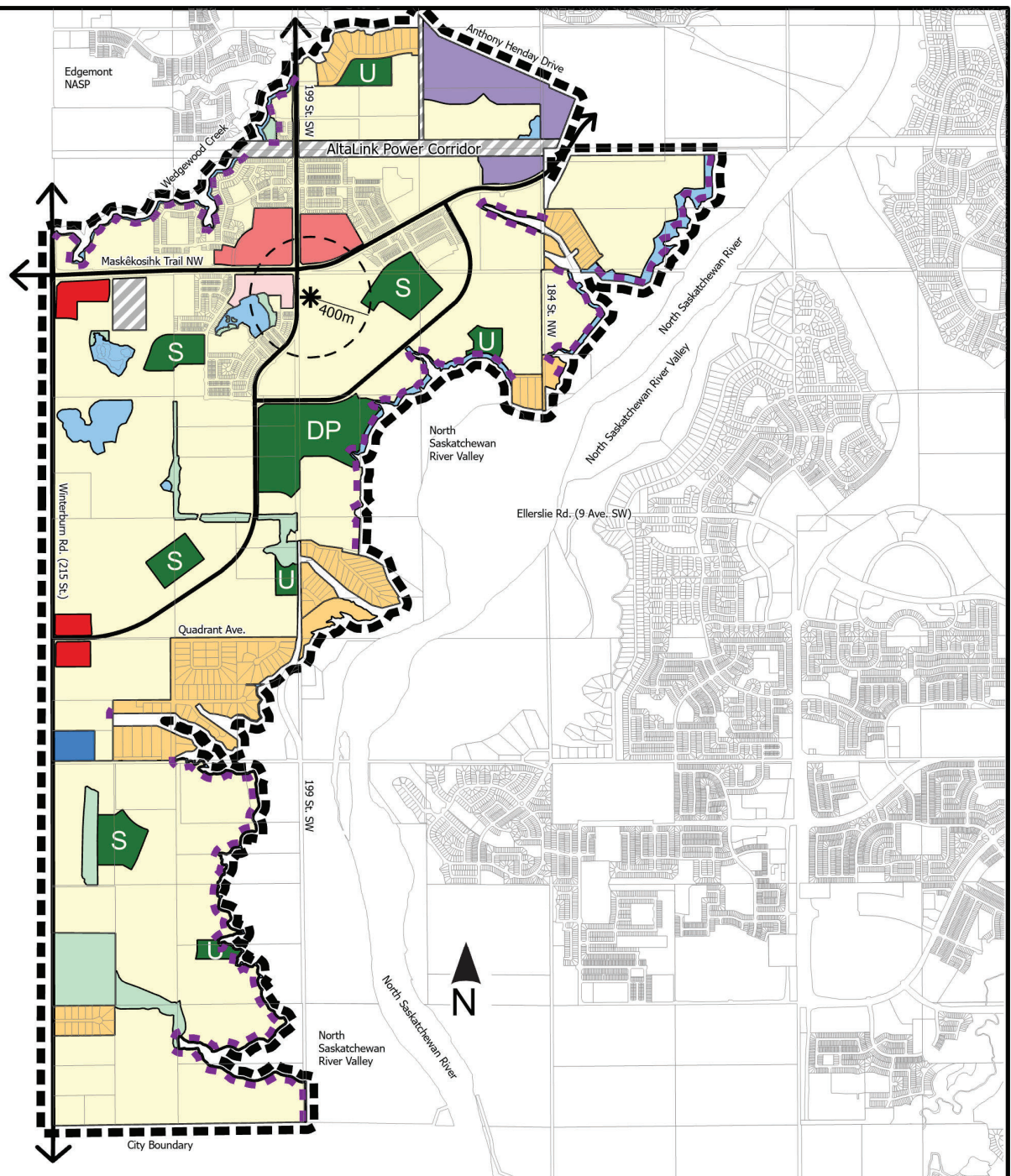
	Area (ha)	% of GA	% of GDA
Gross Area	315.7	100%	
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%	
Environmental Reserve (Natural Area) ¹	16.7	5.3%	
Pipeline & Utility Right-of-Way	1.6	0.7%	
Communication Facility (Existing)	8.1		
Arterial Road Right-of-Way	16.1	5.1%	
Gross Developable Area	270.0		100%
Commercial			
Town Centre Commercial	6.9		2.6%
Community Commercial	10.6		3.9%
Neighbourhood Commercial	1.1		0.4%
Institutional/Residential Mixed Use (non-residential portion)	3.7		1.4%
Parkland, Recreation, School (Municipal Reserve)¹			
School / Park Site	14.4	23.7	5.3%
Pocket Park	1.5		0.6%
Greenway	0.1		0.0%
Natural Area	7.7		2.9%
			8.8%
Transportation			
Circulation	53.9		20.0%
Residents Association	0.8		0.3%
Infrastructure & Servicing			
Stormwater Management Facilities (SWMF)	19.4		7.2%
Special Study Area (SWMF/LDR)	2.7		1.0%
Total Non-Residential Area	123.3		46%
Net Residential Area (NRA)	146.6		54%
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION			
Land Use	Area (ha)	Units/ha	Units Ppl/Unit Population % of NRA
Single / Semi-detached ²	119.8	25	2,995 2.8 8,386 82%
Rowhousing	10.3	45	464 2.8 1,299 7%
Low Rise/Medium Density	7.6	90	684 1.8 1,231 5%
Institutional/Residential Mixed Use (residential portion)	3.7	90	333 1.8 599 3%
Mixed Use / Residential	5.2	150	780 1.5 1,170 4%
Total	146.6		5,256 12,685 100%
Sustainability Measures			
Population Per Net Residential Hectare (p/nha)			87
Dwelling Units Per Net Residential Hectare (du/nrha)			36
[Low Density Residential] / [Medium and High Density Residential] Unit Ratio			57% / 43%
Population (%) within 500 m of Parkland			100%
Population (%) within 400 m of Transit Service			100%
Population (%) within 600 m of Commercial Service			98%
Presence/Loss of Natural Areas	Land	Water	
Protected as Environmental Reserve		16.7	
Conserved as Naturalized Municipal Reserve (ha)	7.7		
Protected through other means (ha)		3.2	
Lost to Development (ha)	19.5		
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	

Appendix 1 Proposed LAND USE POPULATION STATISTICS STILLWATER NEIGHBOURHOOD STRUCTURE PLAN, BYLAW 20204

	Area (ha)	% of GA	% of GDA
Gross Area	315.7	100%	
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%	
Environmental Reserve (Natural Area) ¹	16.7	5.3%	
Pipeline & Utility Right-of-Way	1.6	0.5%	
Communication Facility (Existing)	8.1		
Arterial Road Right-of-Way	16.1	5.1%	
Gross Developable Area	270.0		100%
Commercial			
Town Centre Commercial	6.9		2.6%
Community Commercial	10.6		3.9%
Neighbourhood Commercial	1.1		0.4%
Institutional/Residential Mixed Use (non-residential portion)	3.7		1.4%
Parkland, Recreation, School (Municipal Reserve)¹			
School / Park Site	14.5	23.9	5.4%
Pocket Park	1.5		0.6%
Greenway	0.1		0.0%
Natural Area	7.7		2.9%
Transportation			
Circulation	53.8		19.9%
Residents Association	0.8		0.3%
Infrastructure & Servicing			
Stormwater Management Facilities (SWMF)	19.4		7.2%
Special Study Area (SWMF/LDR)	2.7		1.0%
Total Non-Residential Area	123.0		46%
Net Residential Area (NRA)	147.0		54%
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION			
Land Use	Area (ha)	Units/ha	Units Ppl/Unit Population % of NRA
Single / Semi-detached	119.4	25	2,985 2.8 8,358 81%
Rowhousing	10.8	45	486 2.8 1,361 7%
Low Rise/Medium Density	7.9	90	711 1.8 1,280 5%
Institutional/Residential Mixed Use (residential portion)	3.7	90	333 1.8 599 3%
Mixed Use / Residential	5.2	150	786 1.5 1,179 4%
Total	147.0		5,301 12,777 100%
Sustainability Measures			
Population Per Net Residential Hectare (p/nha)			87
Dwelling Units Per Net Residential Hectare (du/nrha)			36
[Low Density Residential] / [Medium and High Density Residential] Unit Ratio			55% / 45%
Population (%) within 500 m of Parkland			100%
Population (%) within 400 m of Transit Service			100%
Population (%) within 600 m of Commercial Service			98%
Presence/Loss of Natural Areas		Land	Water
Protected as Environmental Reserve			16.7
Conserved as Naturalized Municipal Reserve (ha)		7.73	
Protected through other means (ha)			3.2
Lost to Development (ha)		19.5	
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.

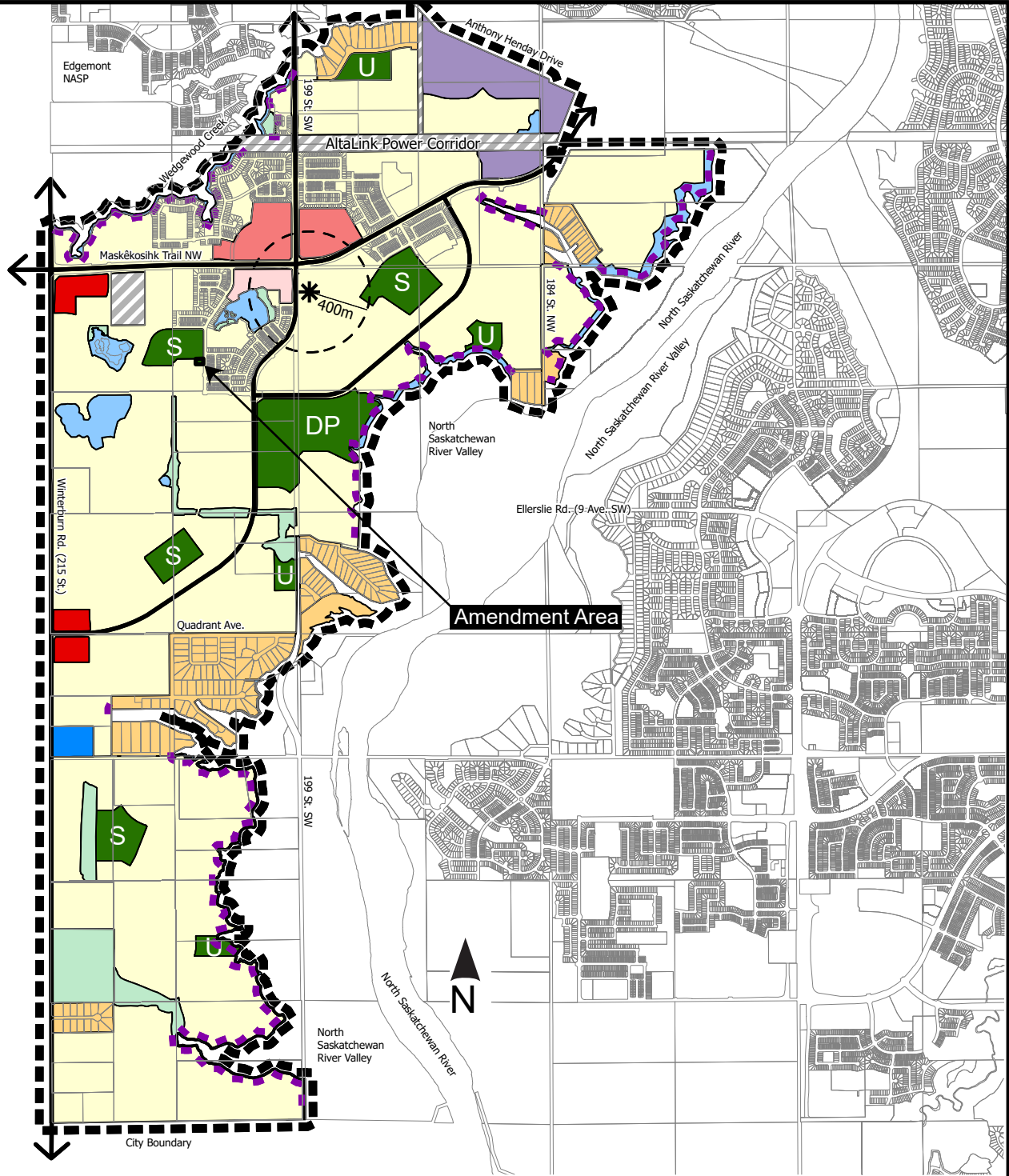
Note: Location and configuration of collector roads and land uses (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.



**BYLAW 20003
APPROVED
RIVERVIEW
Area Structure Plan
(as amended)**

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

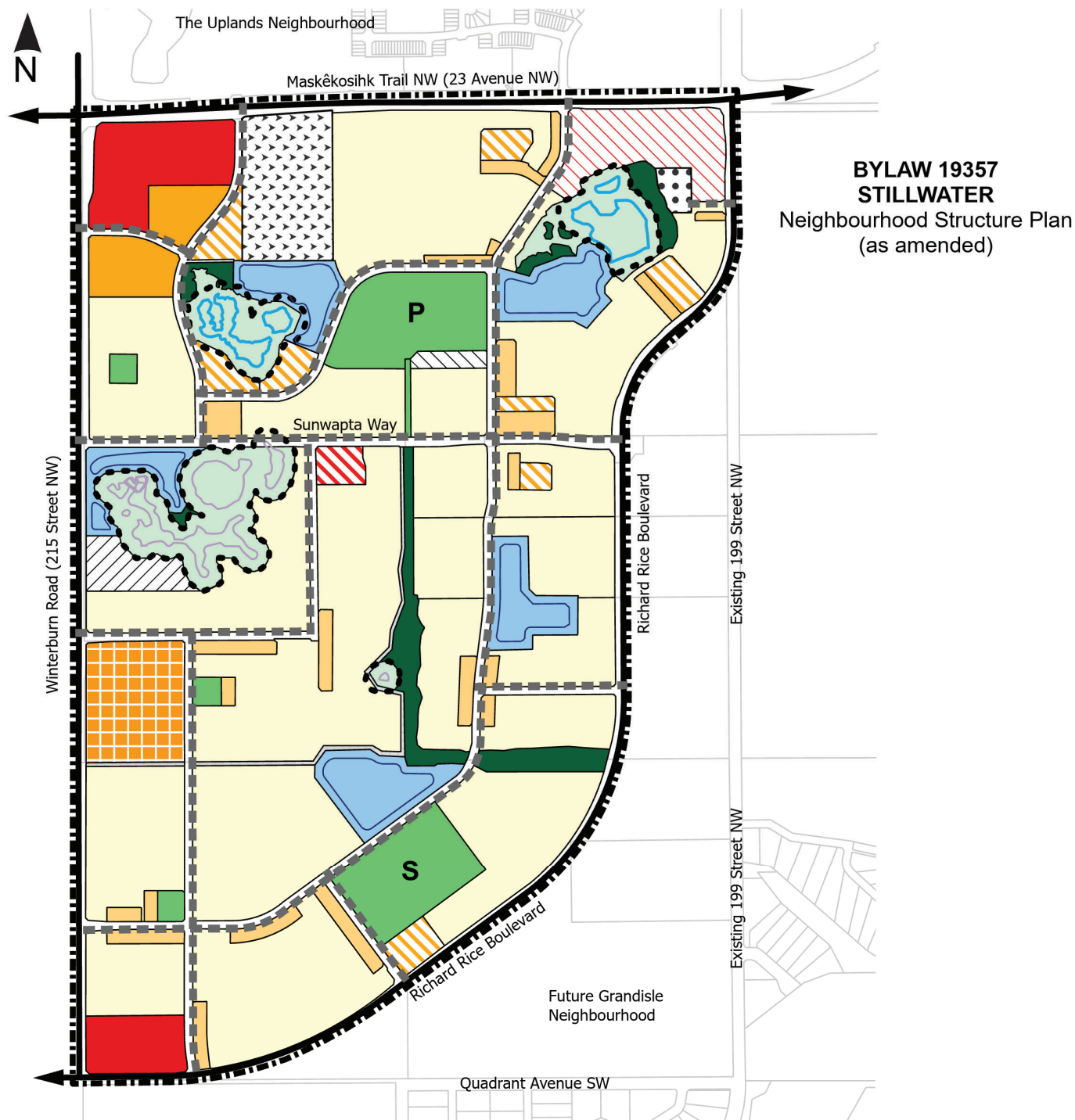
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



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

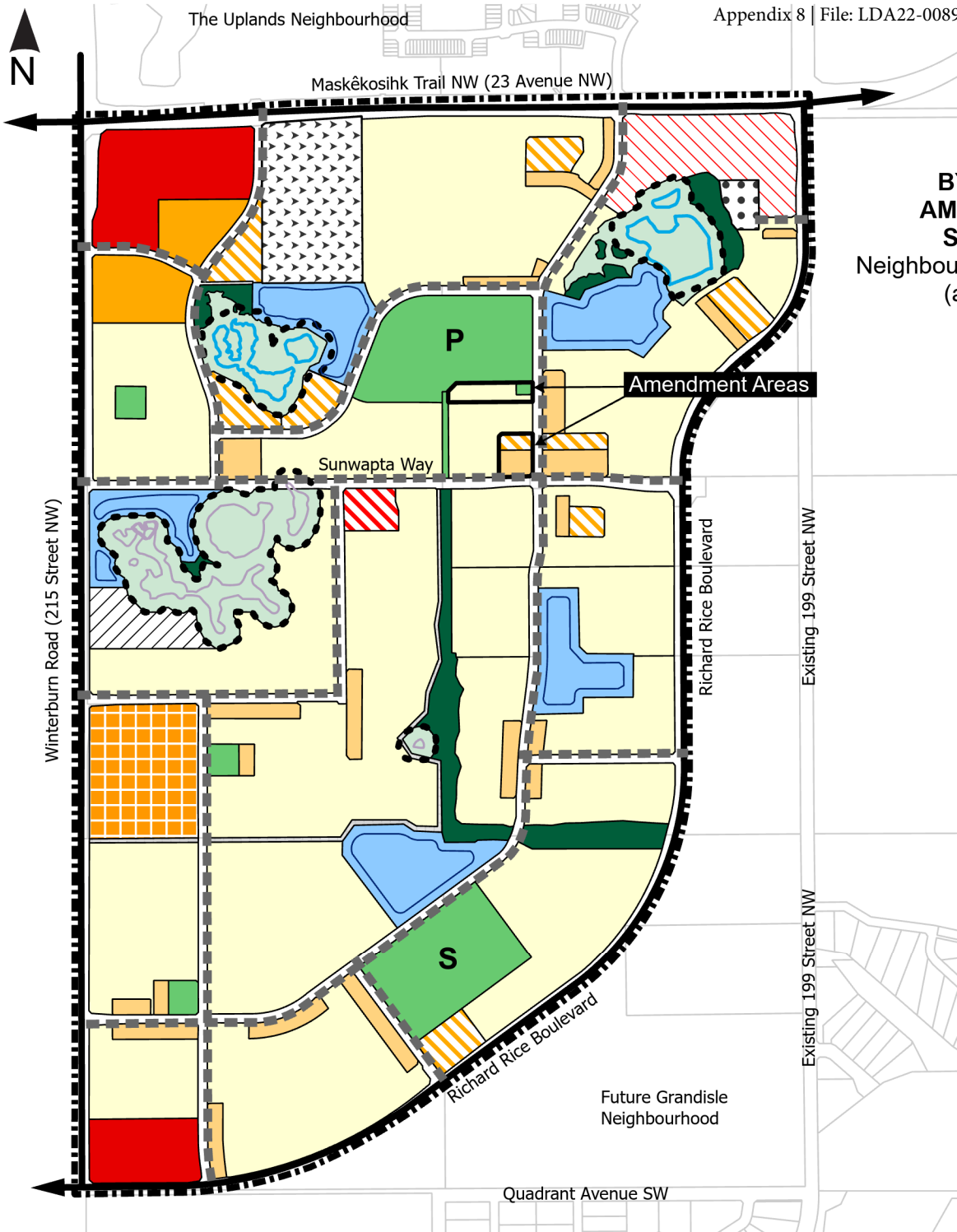
**BYLAW 20203
AMENDMENT TO
RIVERVIEW
Area Structure Plan
(as amended)**

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



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

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.



**BYLAW 20204
AMENDMENT TO
STILLWATER
Neighbourhood Structure Plan
(as amended)**

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

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.

Application Summary

Information

Application Type:	Area Structure Plan Amendment, Neighbourhood Structure Plan Amendment and Rezoning
Bylaws:	20203 & 20204
Charter Bylaw:	20205
Location:	North of sunwapta Way NW and east of Stillwater Boulevard NW
Addresses:	1504 & 2110 - 199 Street NW
Legal Descriptions:	Portions of Lot 1, Plan 9720280 Portions of Lot 1, Block 1, Plan 1821976
Site Area:	7.97 ha
Neighbourhood:	Stillwater
Ward:	Sipiwiyiniwak
Notified Community Organizations:	Greater Windermere Community League Wedgewood Ravine Community League
Applicant:	Stantec Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(AP) Public Parks Zone, (SLD) Stillwater Low Density Residential Zone (SRA) Stillwater Rear Attached Row Housing Zone (SRH) Stillwater Row Housing Zone
Plan(s) in Effect:	Riverview Area Structure Plan Stillwater Neighbourhood Structure plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination