

Bylaw 20204

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, 18498, and 19357; and

WHEREAS an application was received by Administration 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 map "Bylaw 19357 - Amendment to Stillwater Neighbourhood Structure Plan" and replace with "Bylaw 20204 - Amendment to Stillwater Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this bylaw;
  - b. delete "Appendix 1 Land Use and Population Statistics - Bylaw 19357" and replace with "Appendix 1 Land Use and Population Statistics, Bylaw 20204", attached hereto as Schedule "B" and forming part of this bylaw;
  - c. delete the map "Figure 5.0 - Development Concept" and replace with "Figure 5.0 - Development Concept" attached hereto as Schedule "C" and forming part of this bylaw;
  - d. delete the map "Figure 6.0 - Ecological Networks & Parks" and replace with "Figure 6.0 - Ecological Networks & Parks" attached hereto as Schedule "D" and forming part of this bylaw;
  - e. delete the map "Figure 7.0 - Urban Agriculture & Food" and replace with "Figure 7.0 - Urban Agriculture & Food" attached hereto as Schedule "E" and forming part of this bylaw;
  - f. delete the map "Figure 8.0 - Sanitary Servicing" and replace with "Figure 8.0 - Sanitary Servicing" attached hereto as Schedule "F" and forming part of this bylaw;
  - g. delete the map "Figure 9.0 - Stormwater Servicing" and replace with "Figure 9.0 - Stormwater Servicing" attached hereto as Schedule "G" and forming part of this bylaw;
  - h. delete the map "Figure 10.0 - Water Servicing" and replace with "Figure 10.0 - Water Servicing" attached hereto as Schedule "H" and forming part of this bylaw;
  - i. delete the map "Figure 11.0 - Staging Plan" and replace with "Figure 11.0 - Staging Plan" attached hereto as Schedule "I" and forming part of this bylaw;
  - j. delete the map "Figure 12.0 - Transportation Network" and replace with "Figure 12.0 - Transportation Network" attached hereto as Schedule "J" and forming part of this bylaw;

- k. delete the map “Figure 13.0 - Active Modes Network” and replace with “Figure 13.0 - Active Modes Network” attached hereto as Schedule “K” and forming part of this bylaw; and
- l. delete the map “Figure 14.0 - Low Impact Development Opportunities” and replace with “Figure 14.0 - Low Impact Development Opportunities” attached hereto as Schedule “L” and forming part of this bylaw.

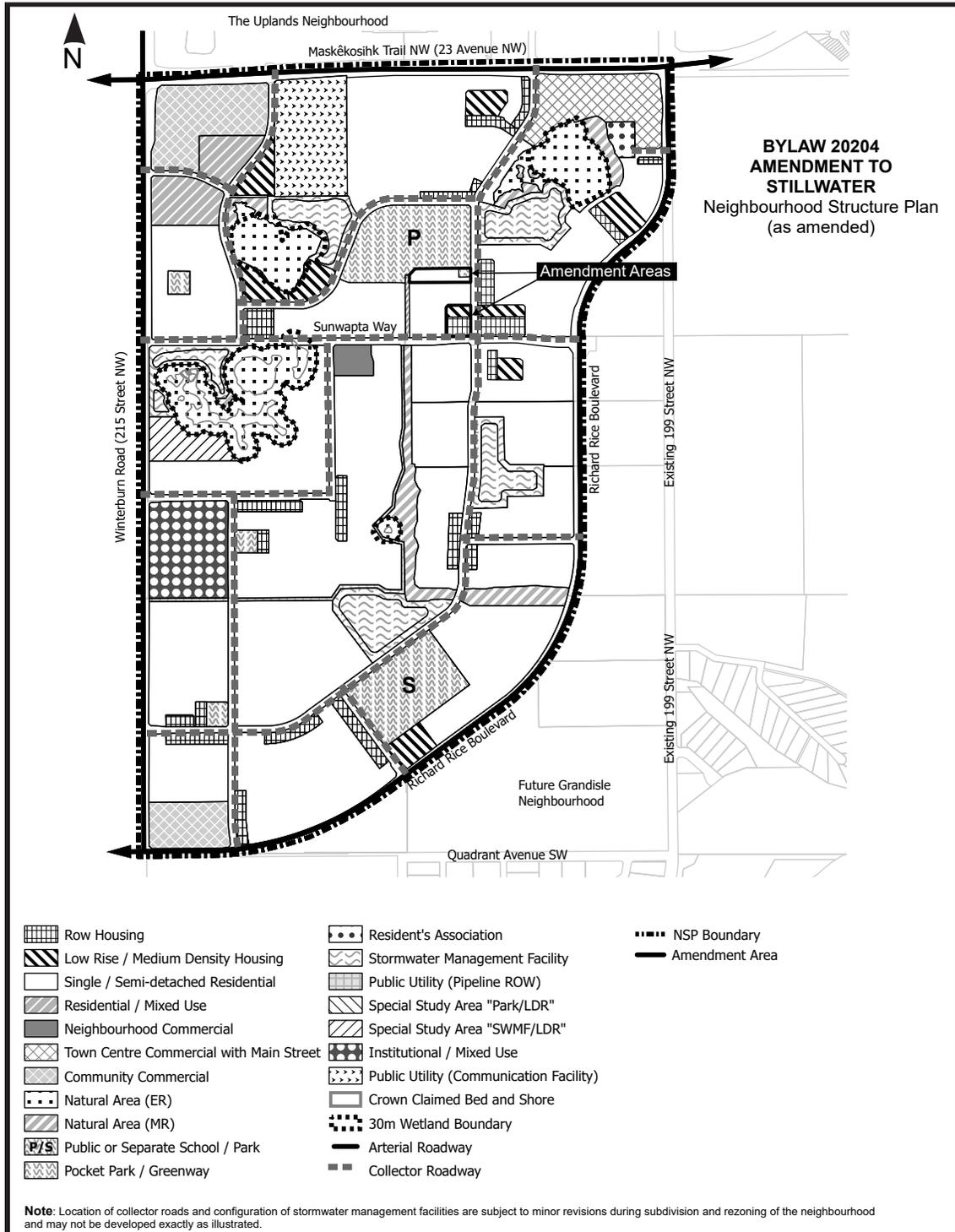
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW 20204**



## Appendix 1 STILLWATER NEIGHBOURHOOD STRUCTURE PLAN

### LAND AND POPULATION STATISTICS, BYLAW 20204

	Area (ha)	% of GA	% of GDA	
<b>Gross Area</b>	<b>315.7</b>	<b>100%</b>		
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%		
Environmental Reserve (Natural Area) <sup>1</sup>	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%		
<b>Gross Developable Area</b>	<b>270.0</b>		<b>100%</b>	
<b>Commercial</b>				
Town Centre Commercial	6.9		2.6%	
Community Commercial	10.6		3.9%	
Neighbourhood Commercial	1.1		0.4%	
<b>Institutional/Residential Mixed Use (non-residential portion)</b>	3.7		1.4%	
<b>Parkland, Recreation, School (Municipal Reserve)<sup>1</sup></b>				
School / Park Site	14.5	} 23.9	5.4%	} 8.8%
Pocket Park	1.5		0.6%	
Greenway	0.1		0.0%	
Natural Area	7.7		2.9%	
<b>Transportation</b>				
Circulation	53.8		19.9%	
<b>Residents Association</b>	0.8		0.3%	
<b>Infrastructure &amp; Servicing</b>				
Stormwater Management Facilities (SWMF)	19.4		7.2%	
Special Study Area (SWMF/LDR)	2.7		1.0%	
<b>Total Non-Residential Area</b>	<b>123.0</b>		<b>46%</b>	
<b>Net Residential Area (NRA)</b>	<b>147.0</b>		<b>54%</b>	
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>				
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units Ppl/Unit</b>	<b>Population % of NRA</b>
Single / Semi-detached	119.4	25	2,985	2.8
Rowhousing	10.8	45	486	2.8
Low Rise/Medium Density	7.9	90	711	1.8
Institutional/Residential Mixed Use (residential portion)	3.7	90	333	1.8
Mixed Use / Residential	5.2	150	786	1.5
<b>Total</b>	<b>147.0</b>		<b>5,301</b>	<b>12,777</b>
<b>Sustainability Measures</b>				
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%
<b>Presence/Loss of Natural Areas</b>			<b>Land</b>	<b>Water</b>
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	
<b>STUDENT GENERATION STATISTICS</b>				
<b>Public School Board</b>				1,077
Elementary / Junior High (K-9)	808			
Senior High (10-12)	269			
<b>Separate School Board</b>				538
Elementary / Junior High (K-9)	404			
Senior High (10-12)	134			
<b>Total Student Population</b>				<b>1,615</b>

<sup>1</sup>Areas 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.



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

EDMONTON, AB

Figure No.

5.0

Title

Development Concept



- Legend**
- Public Utility (Pipeline ROW)
  - Public or Separate School / Park
  - Pocket Park / Greenway
  - Natural Area (ER)
  - Natural Area (MR)
  - Stormwater Management Facility

- Potential Wildlife Passage
- Ecological Link
- Arterial Roadway
- NSP Boundary

EDMONTON, AB

Figure No.

6.0

Title

Ecological Network & Parks



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

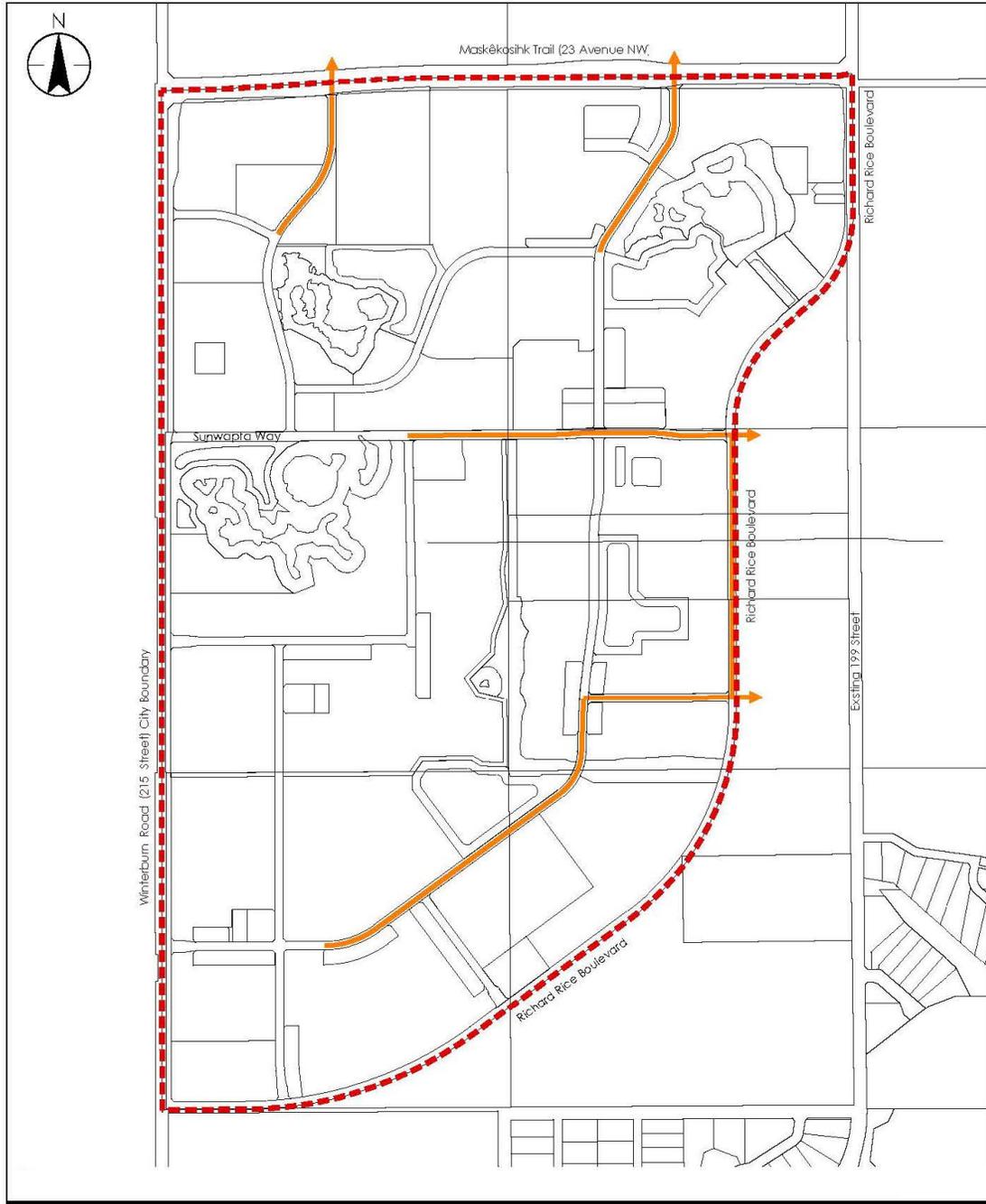
EDMONTON, AB

Figure No.

7.0

Title

Urban Agriculture & Food



Legend  
— Sanitary Trunk  
- - - NSP Boundary

EDMONTON, AB

Figure No.

8.0

Title

Sanitary Servicing



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

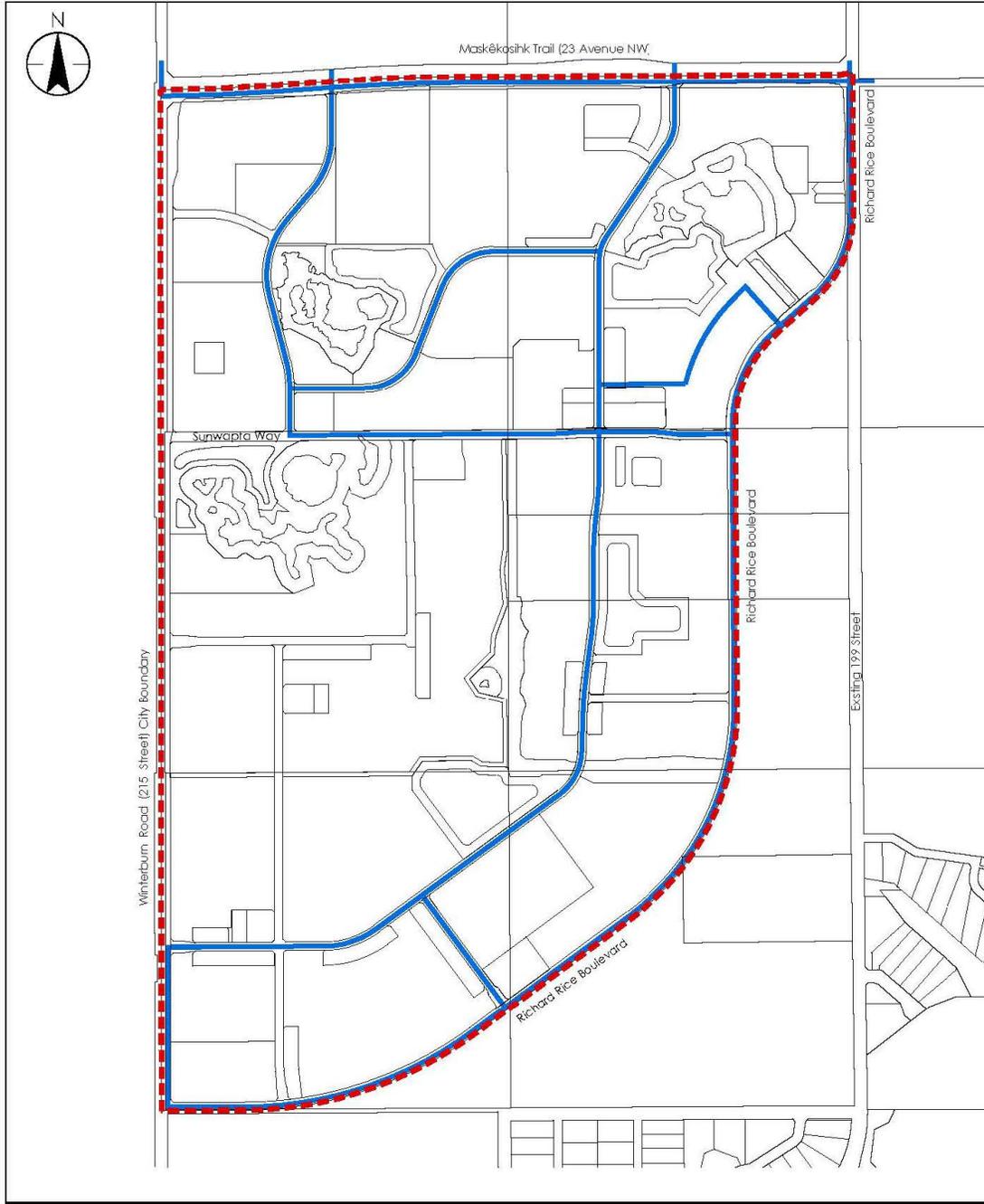
EDMONTON, AB

Figure No.

9.0

Title

Stormwater Servicing

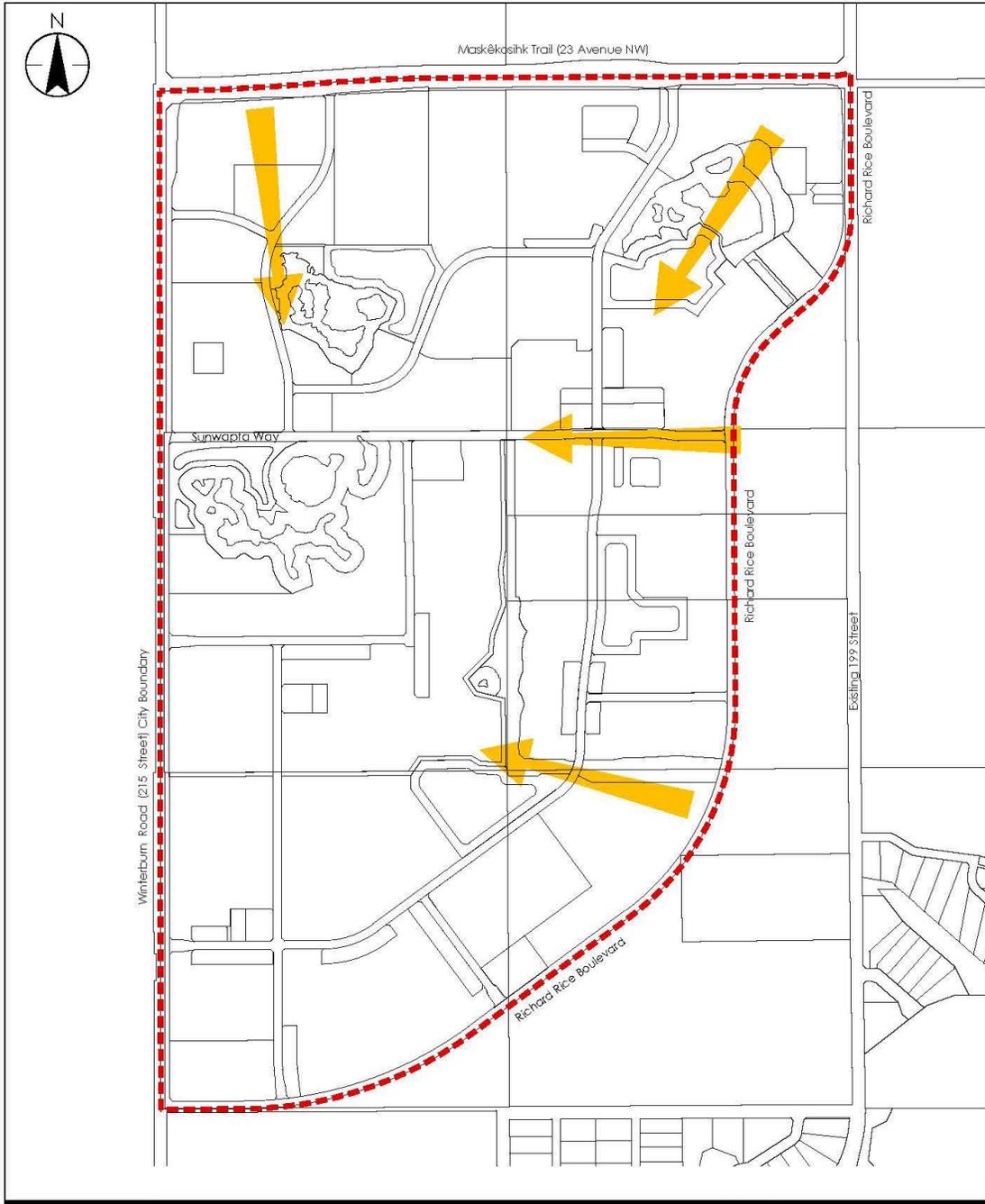


Legend  
— Water Main  
- - - NSP Boundary

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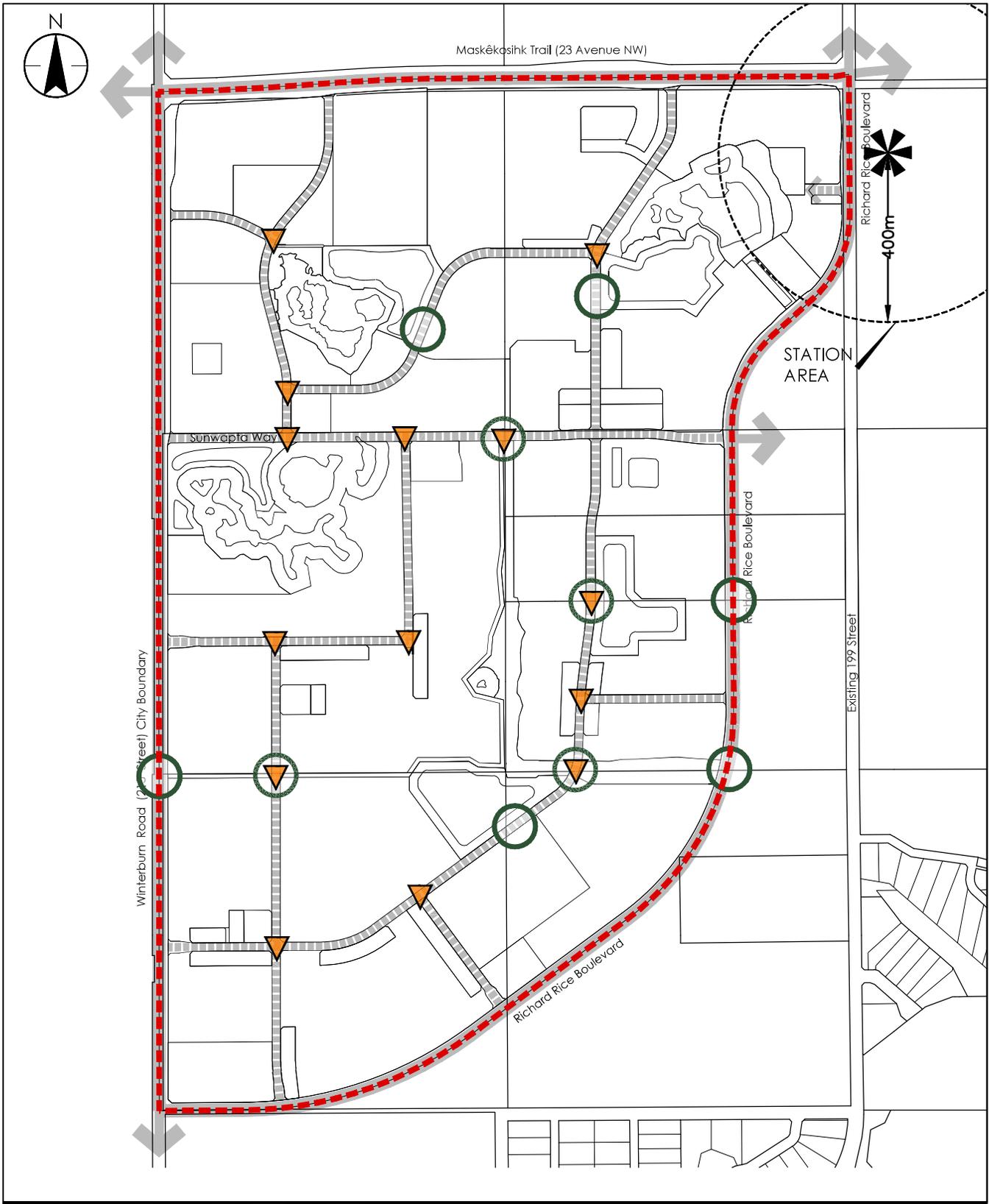
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10.0

Title  
Water Servicing



Legend  
General Direction of Development  
NSP Boundary

EDMONTON, AB  
Figure No.  
11.0  
Title  
Staging Plan



- Legend
- Collector Roadway
  - Arterial Roadway
  - Transit Centre
  - Potential Wildlife Passage
  - Potential Traffic Calming
  - NSP Boundary

\*See ENRII for Wildlife Passage details.

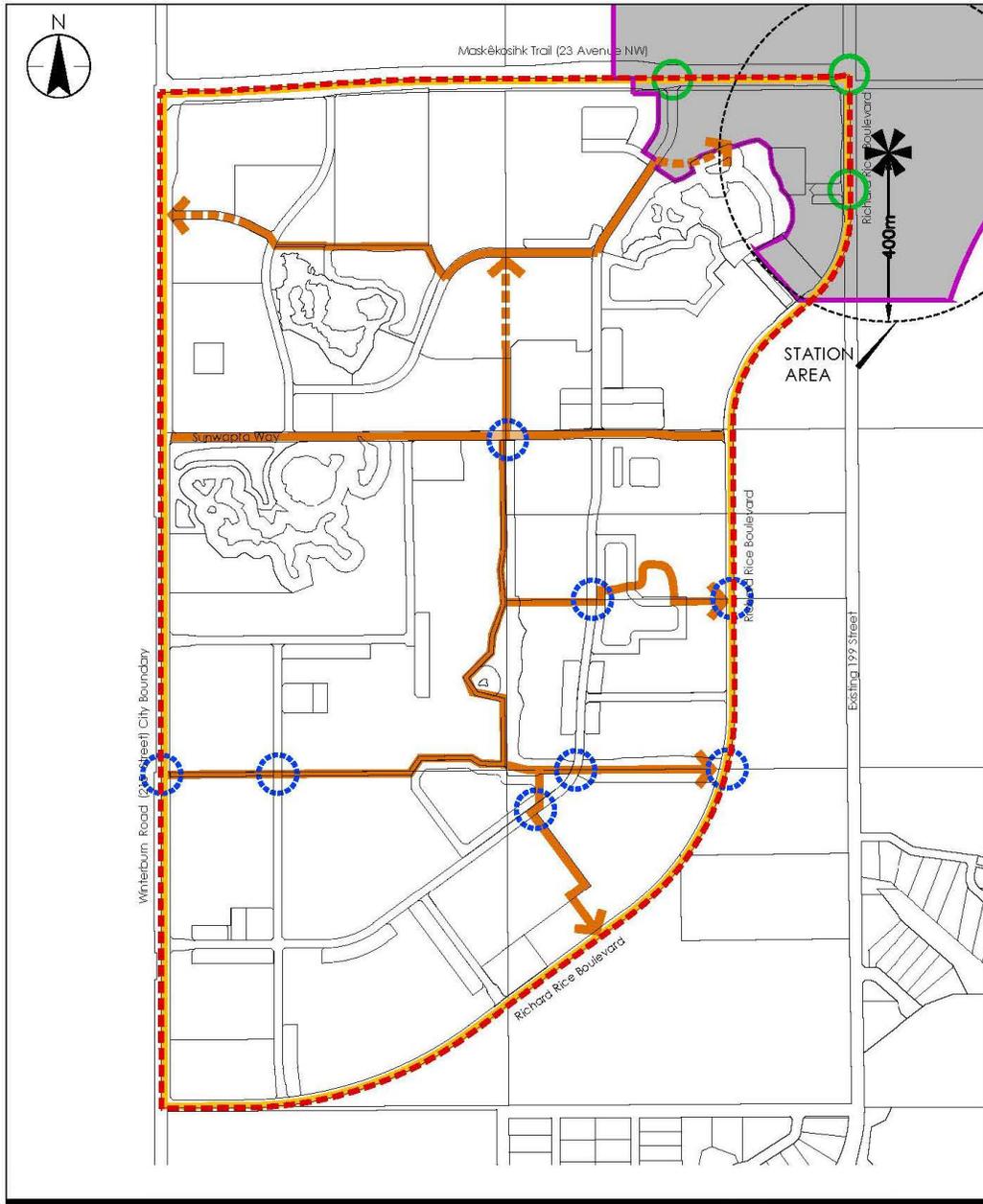
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Figure No.

12.0

Title

Transportation Network



- Legend
- 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
  - NSP Boundary

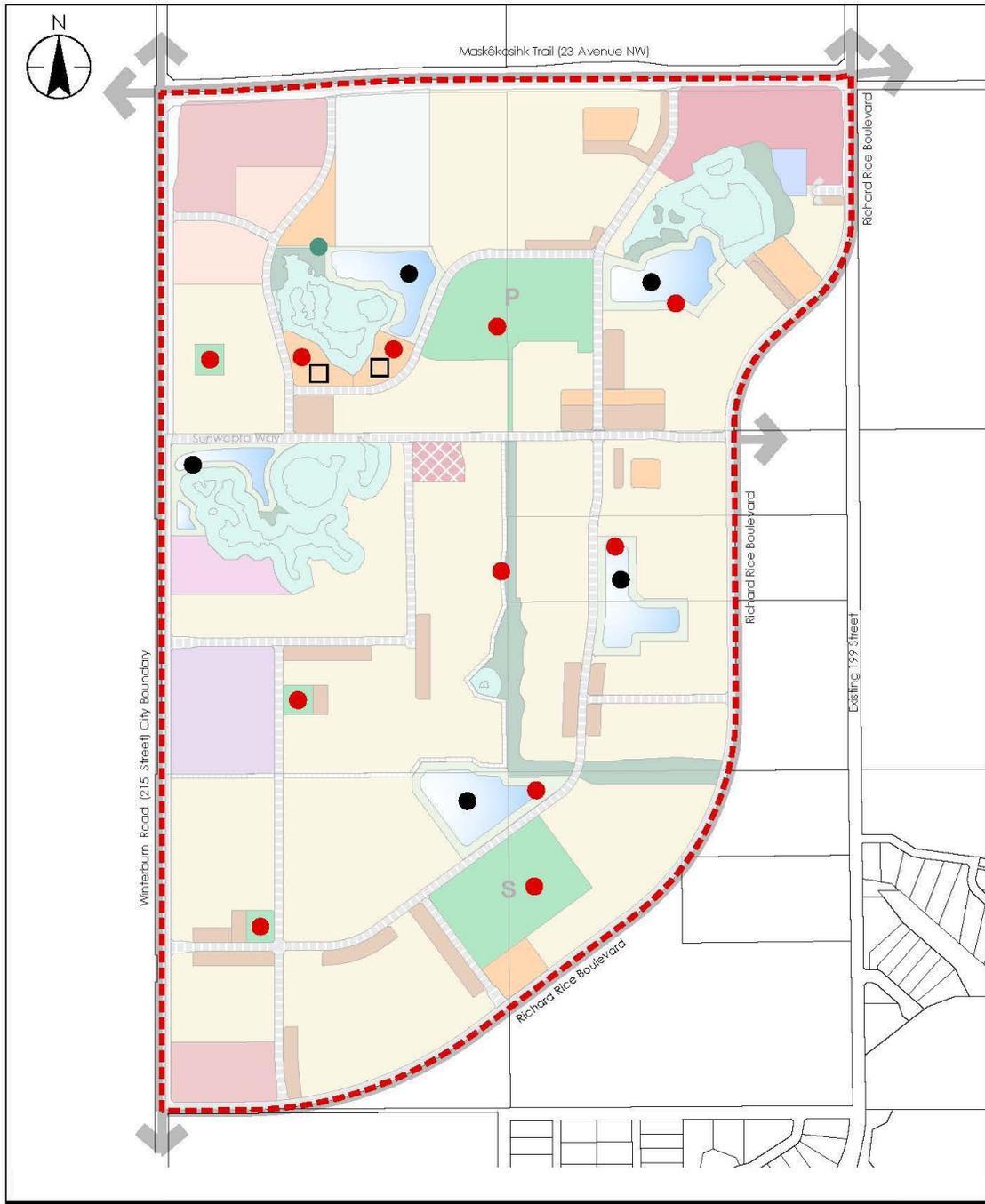
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Figure No.

13.0

Title

Active Modes Network



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

EDMONTON, AB

Figure No.  
**14.0**

Title

**Low Impact  
Development Opportunities**