

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.

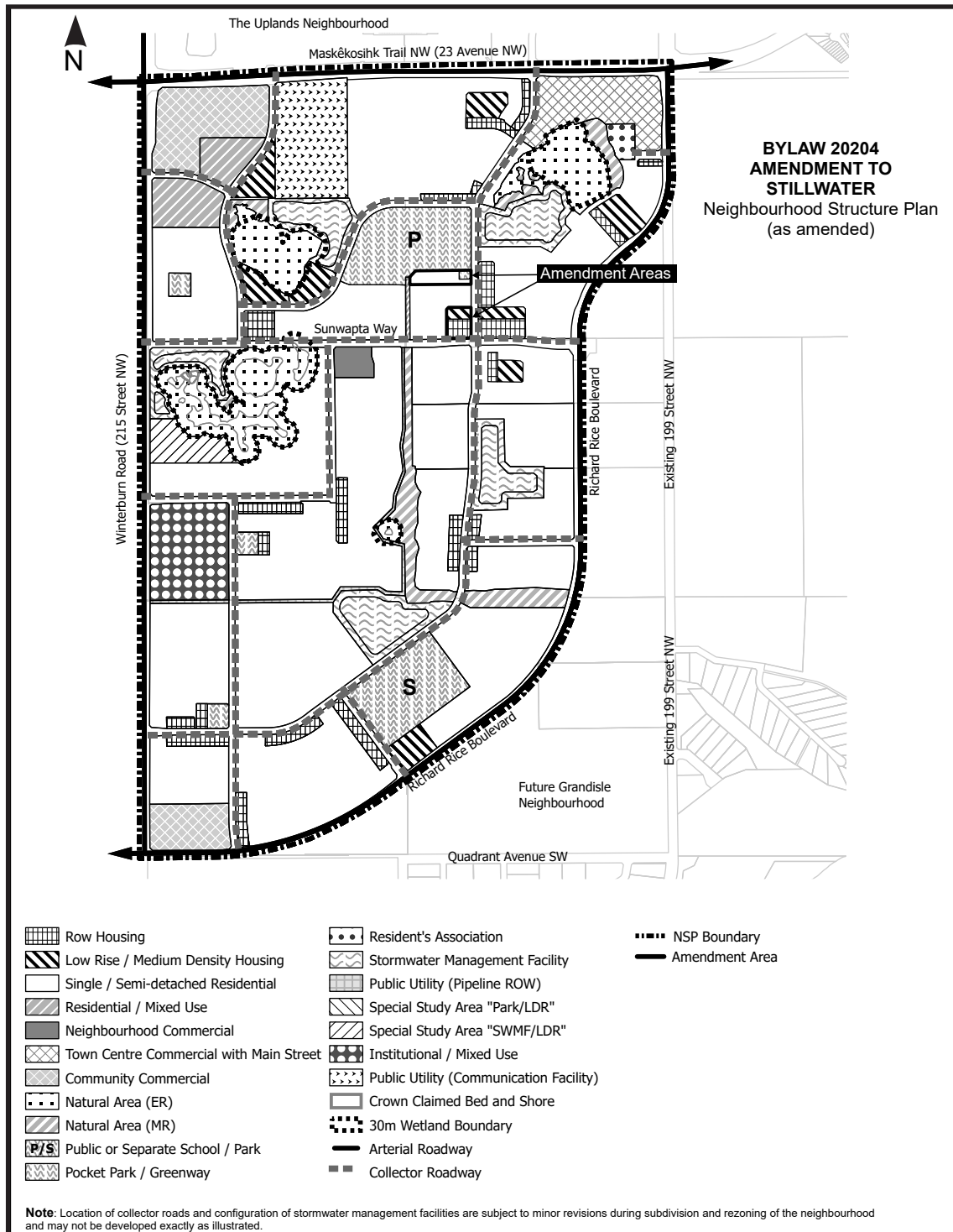
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

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
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%
			8.8%
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.



Legend

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

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

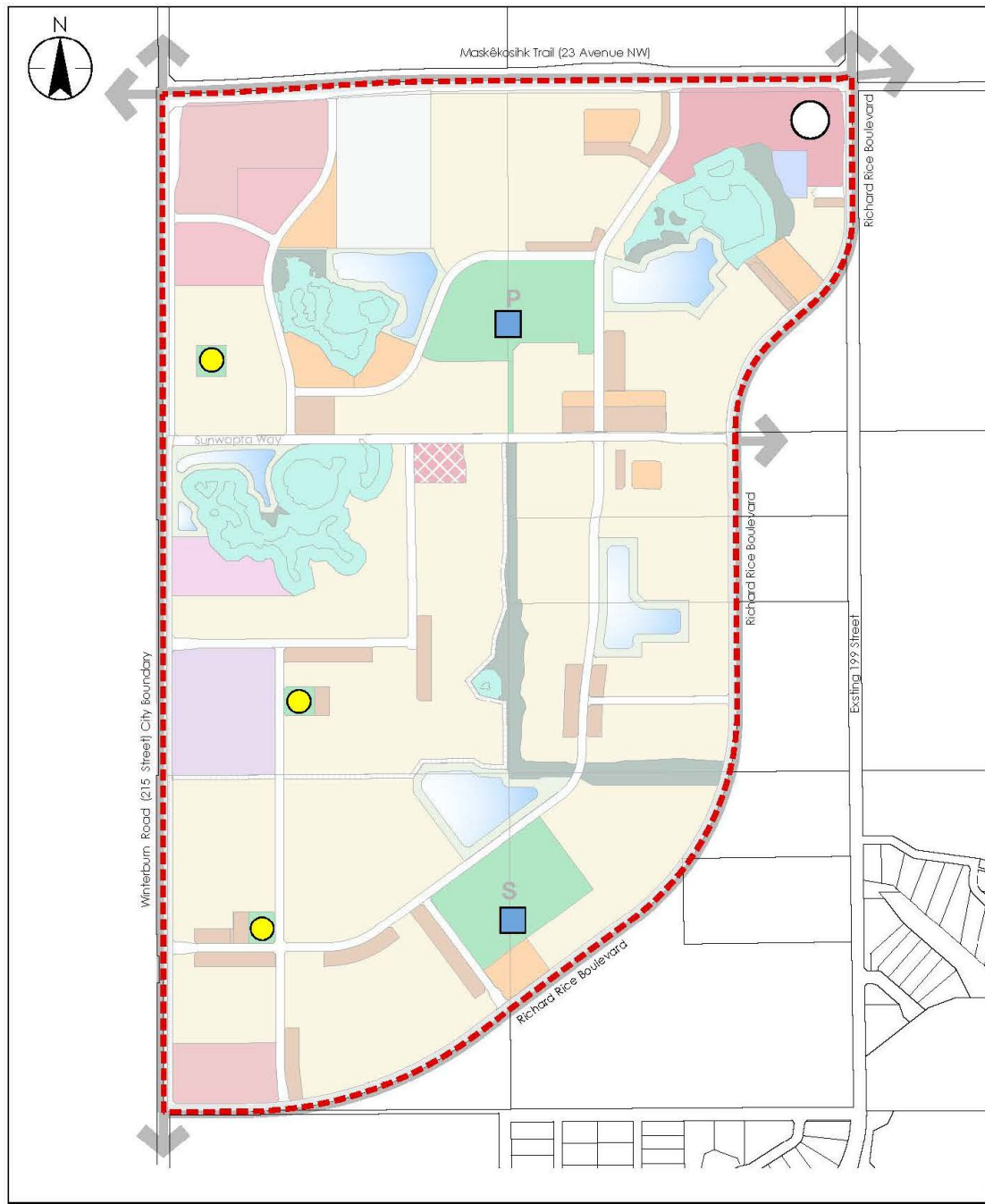
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Figure No.

6.0

Title

Ecological Network & Parks



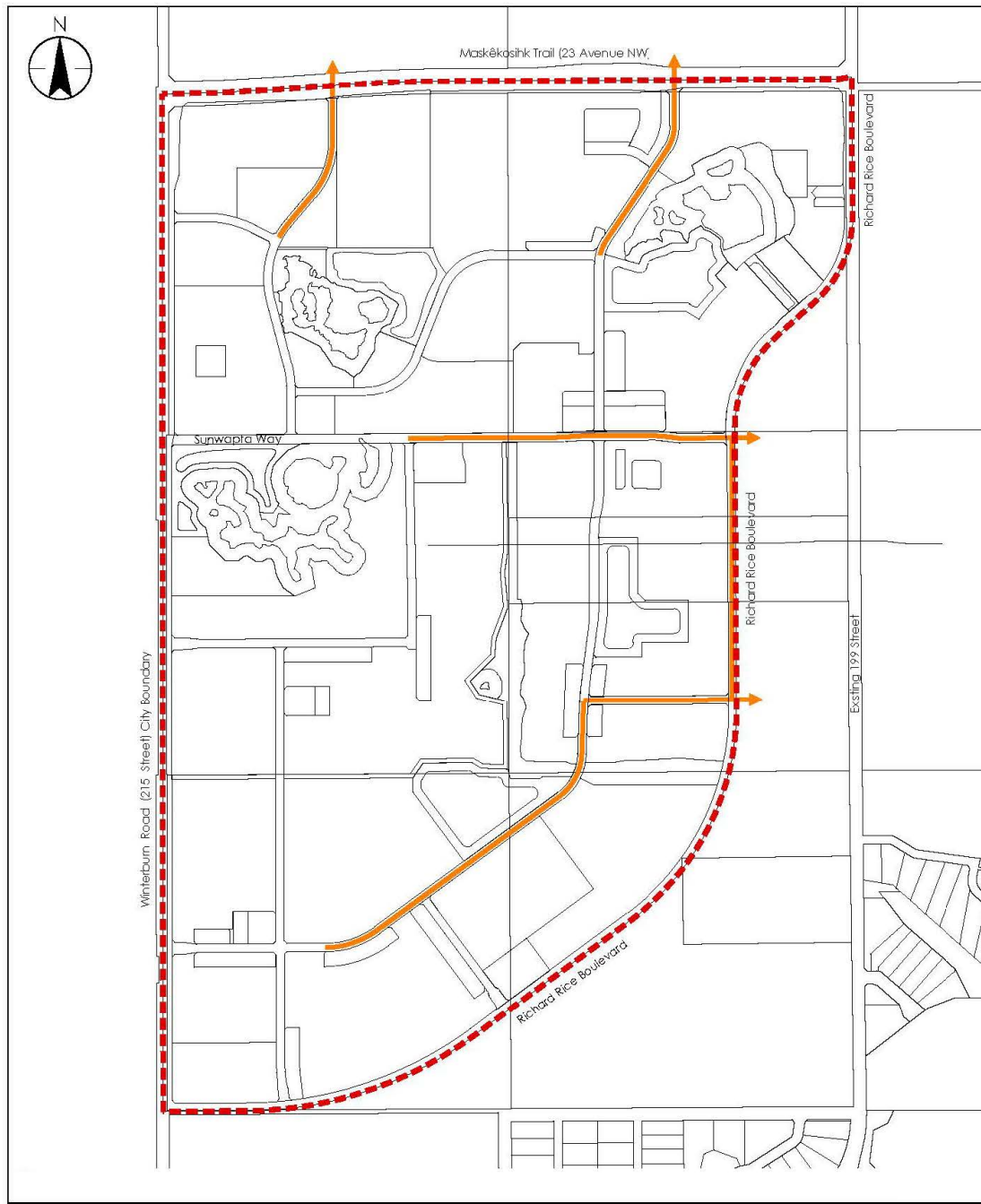
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Figure No.

7.0

Title

Urban Agriculture & Food

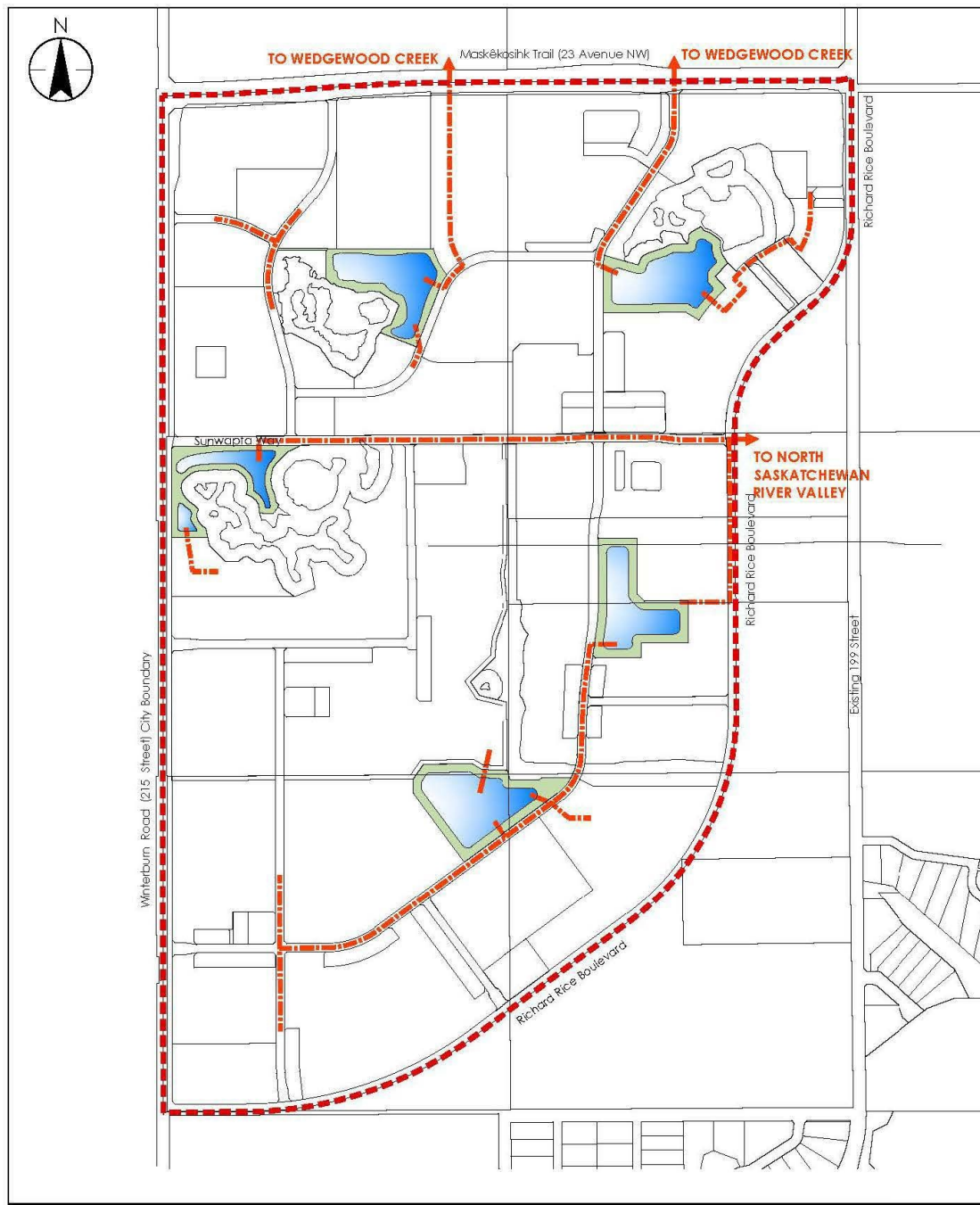


Legend
 — Sanitary Trunk
 - - - NSP Boundary

EDMONTON, AB

Figure No.
 8.0

Title
 Sanitary Servicing

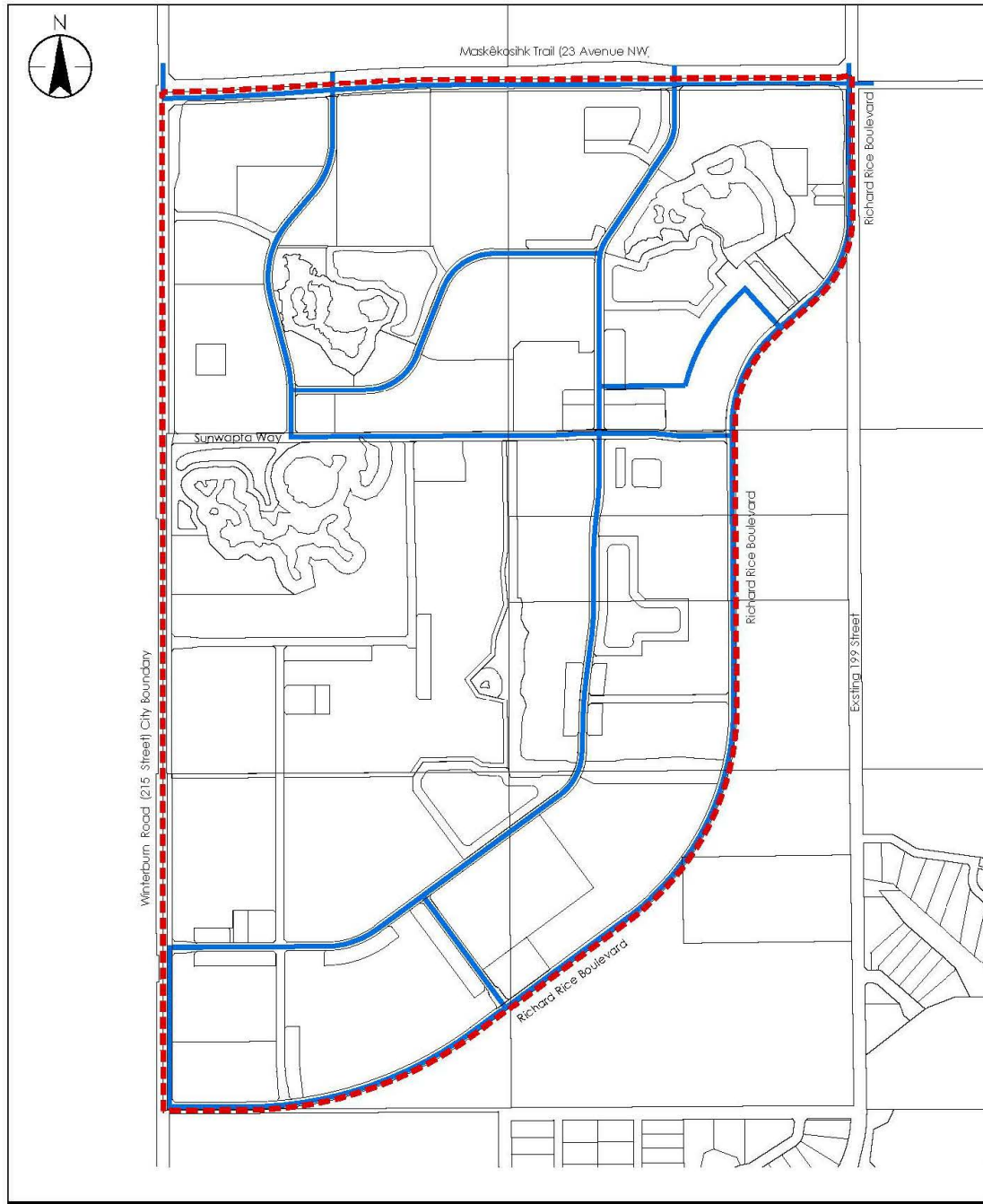


- Legend
- Stormwater Management Facility
 - Storm Trunk & Interconnecting Pipe
 - NSP Boundary

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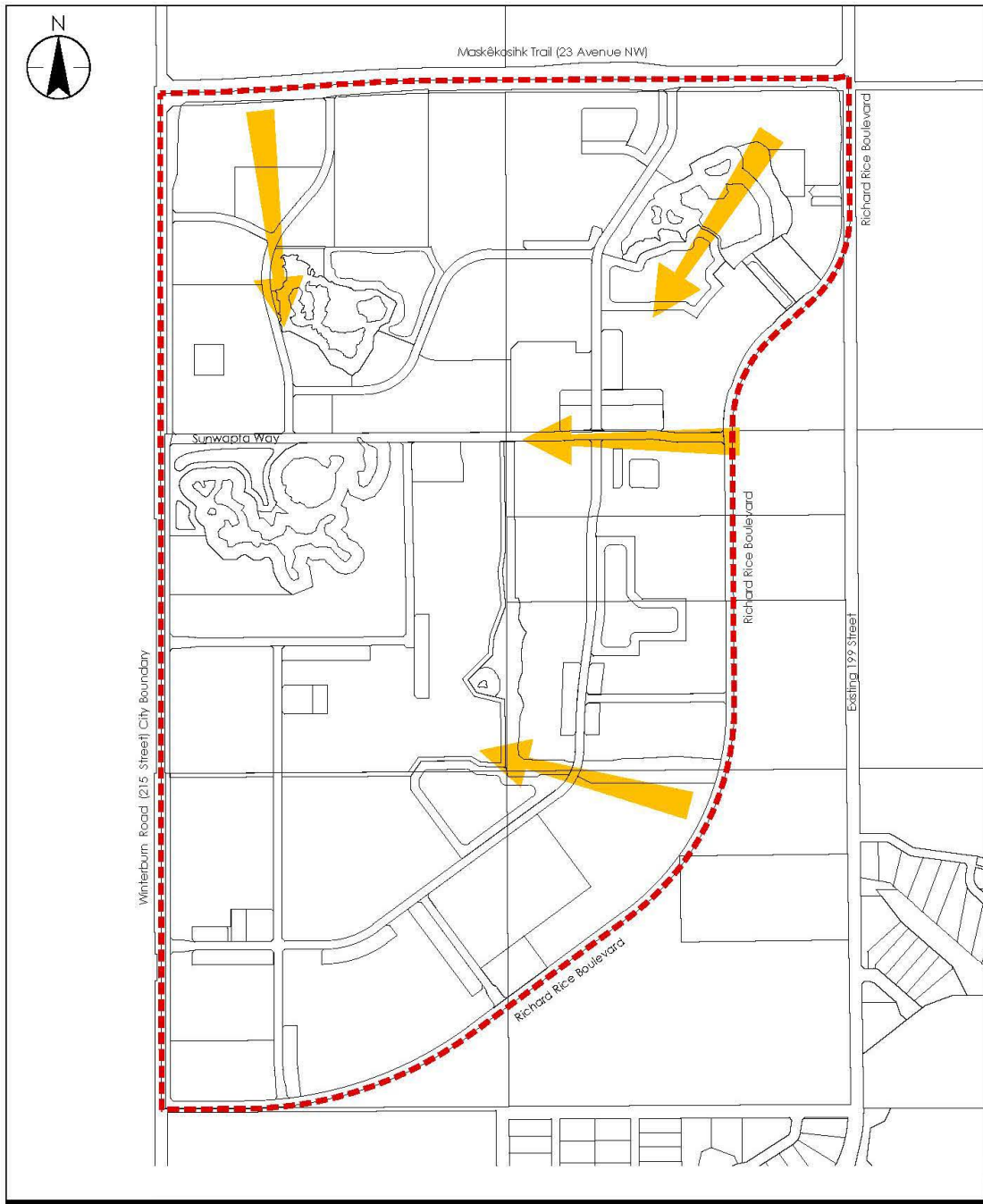
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Title
Stormwater Servicing



Legend
 — Water Main
 - - - NSP Boundary

EDMONTON, AB
 Figure No.
 10.0
 Title
 Water Servicing



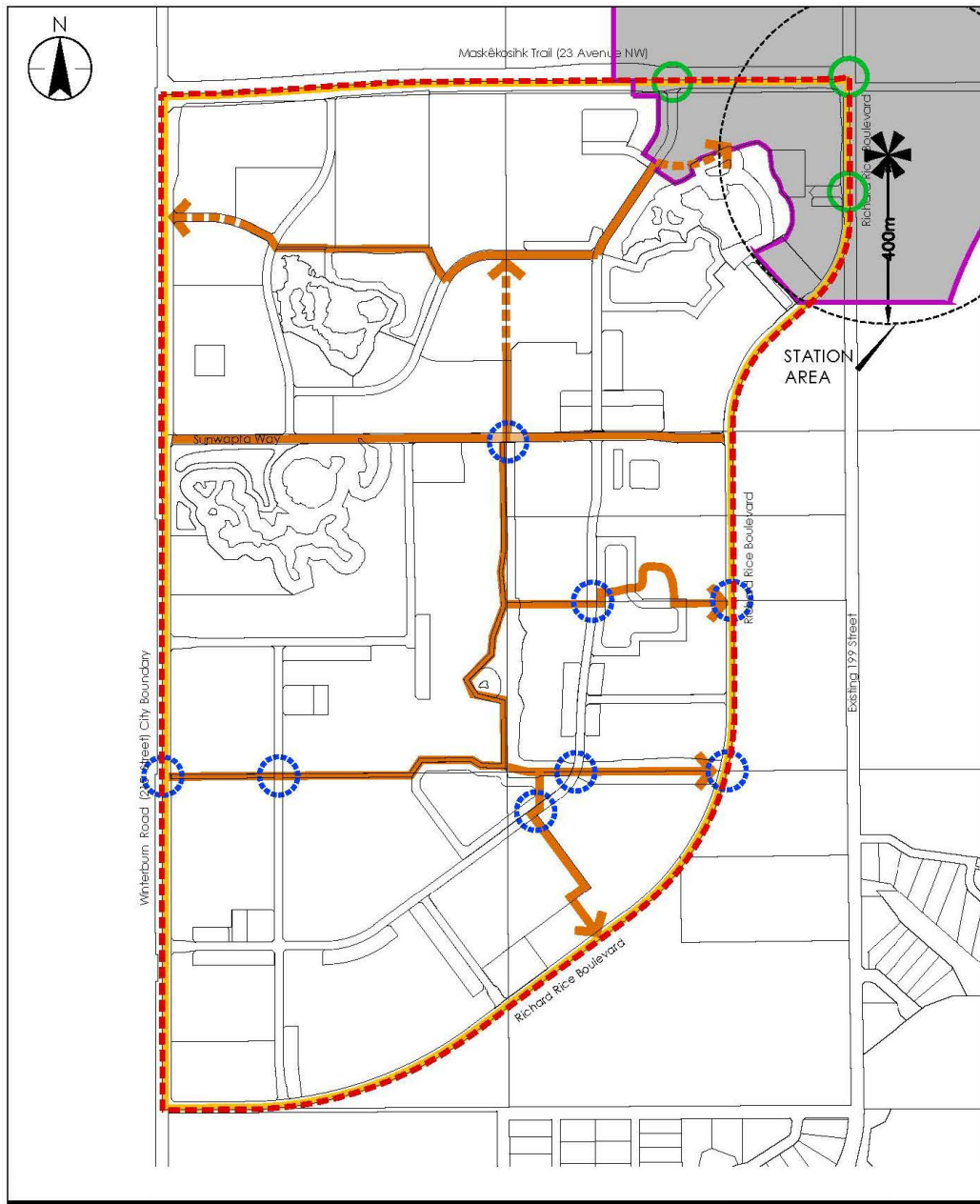
Legend
General Direction of Development
NSP Boundary

EDMONTON, AB

Figure No.
11.0

Title
Staging Plan





- 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

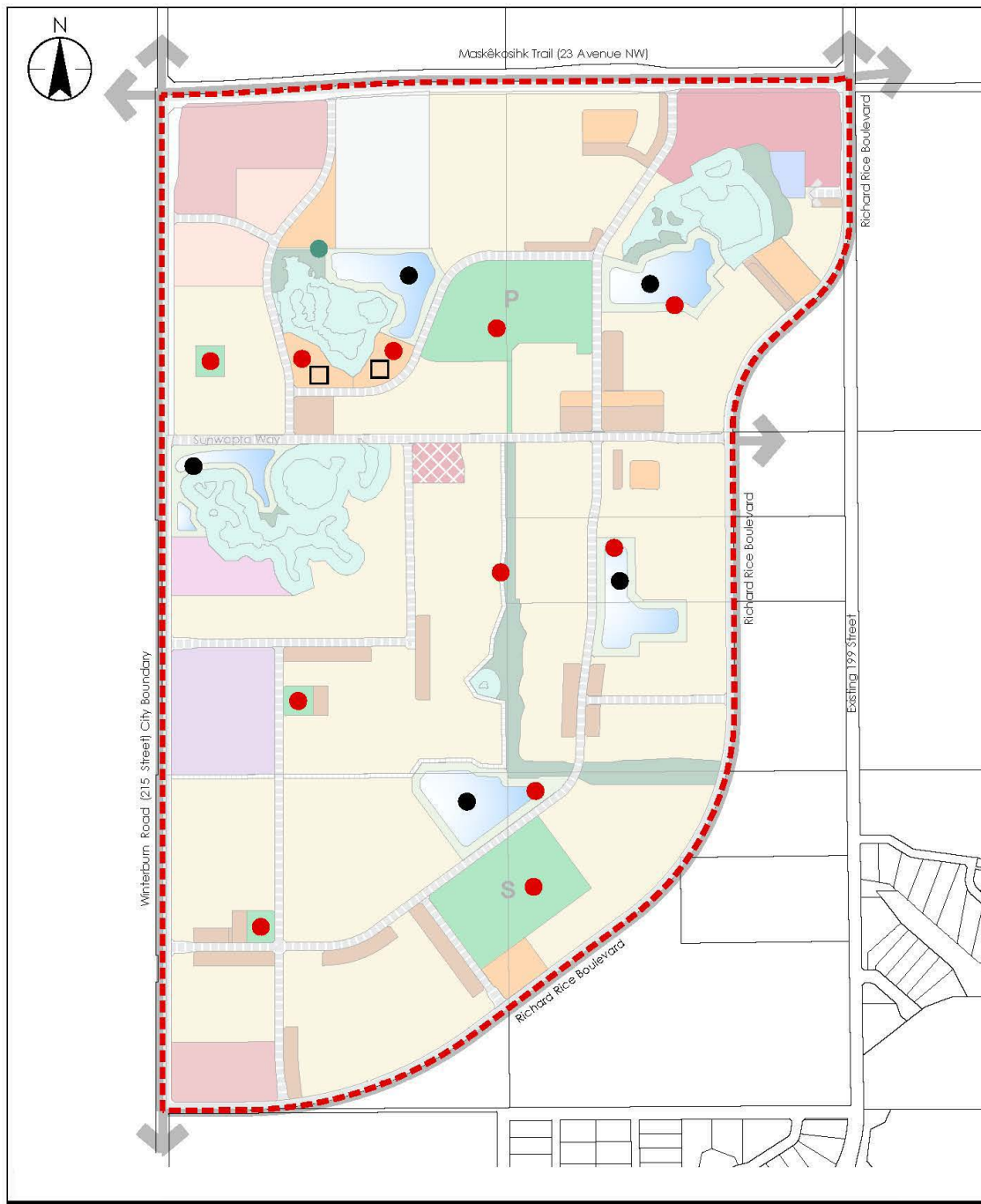
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Figure No.

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