

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.

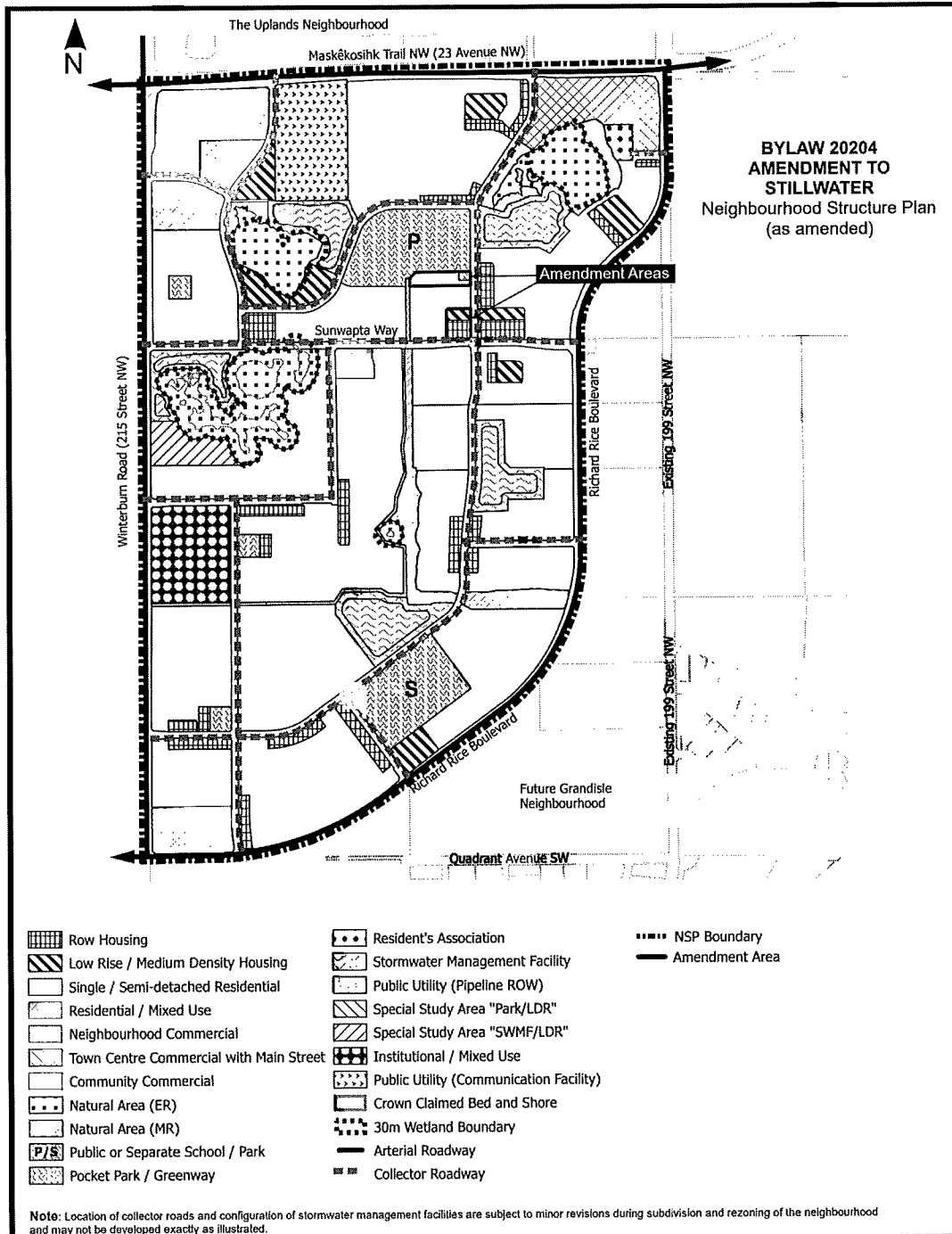
|                         |                    |               |
|-------------------------|--------------------|---------------|
| READ a first time this  | 16th day of August | , A. D. 2022; |
| READ a second time this | 16th day of August | , A. D. 2022; |
| READ a third time this  | 16th day of August | , A. D. 2022; |
| SIGNED and PASSED this  | 16th day of August | , A. D. 2022. |

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

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

## BYLAW 20204



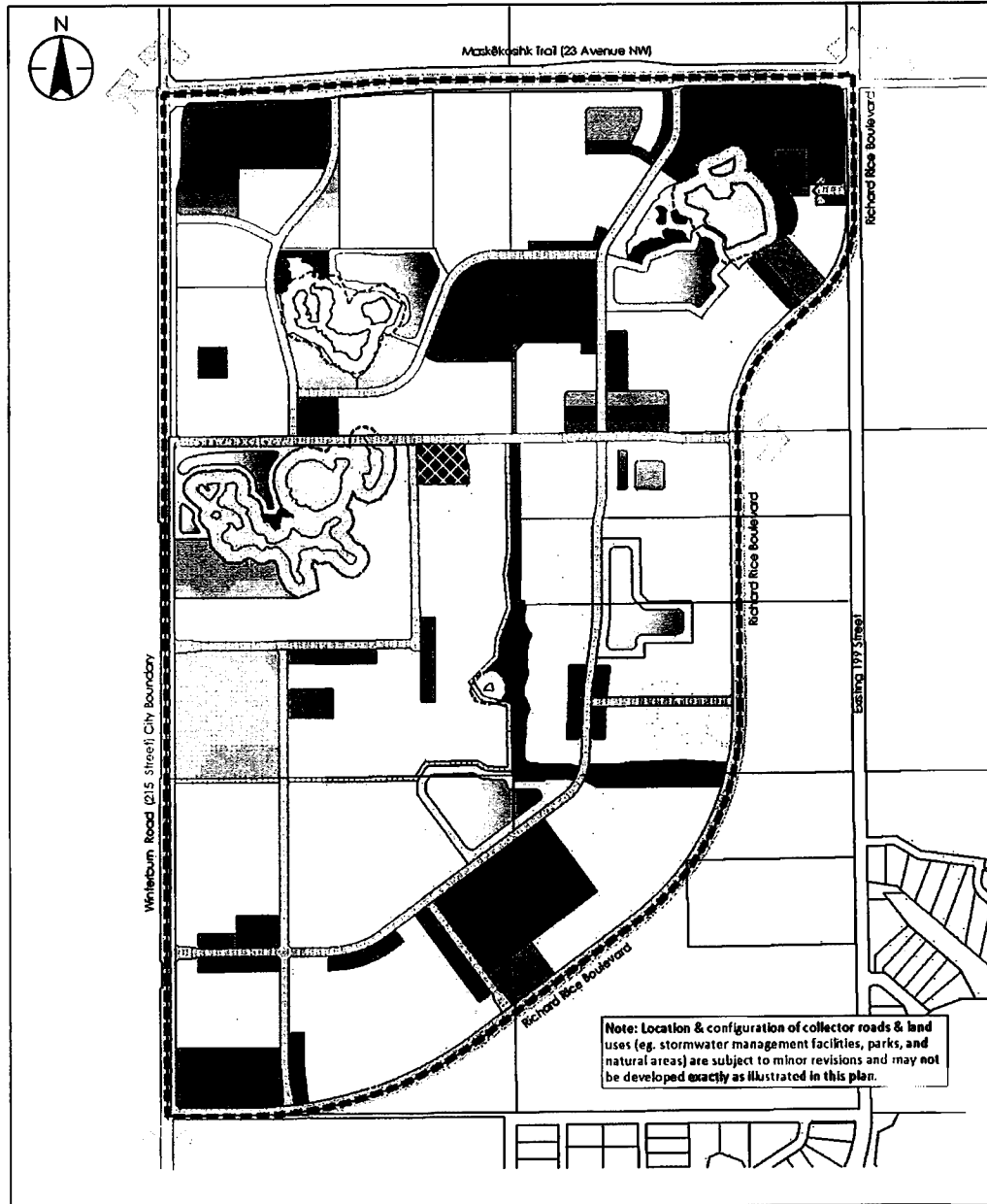
## Appendix 1 STILLWATER NEIGHBOURHOOD STRUCTURE PLAN

### 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>         | <b>3.7</b>       |                 | <b>1.4%</b>                               |
| <b>Parkland, Recreation, School (Municipal Reserve)<sup>1</sup></b>          |                  |                 |   |
| 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%                                      |
| <b>Transportation</b>  |                  |                 |   |
| Circulation  | 53.8             |                 | 19.9%                                     |
| <b>Residents Association</b>   | <b>0.8</b>       |                 | <b>0.3%</b>                               |
| <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 Population % of NRA</b> |
| 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%                          |
| <b>Total</b>   | <b>147.0</b>     |                 | <b>5,301 12,777 100%</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>   |                  | <b>1,077</b>    |   |
| Elementary / Junior High (K-9)   | 808              |                 |   |
| Senior High (10-12)  | 269              |                 |   |
| <b>Separate School Board</b>   |                  | <b>538</b>      |   |
| 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.

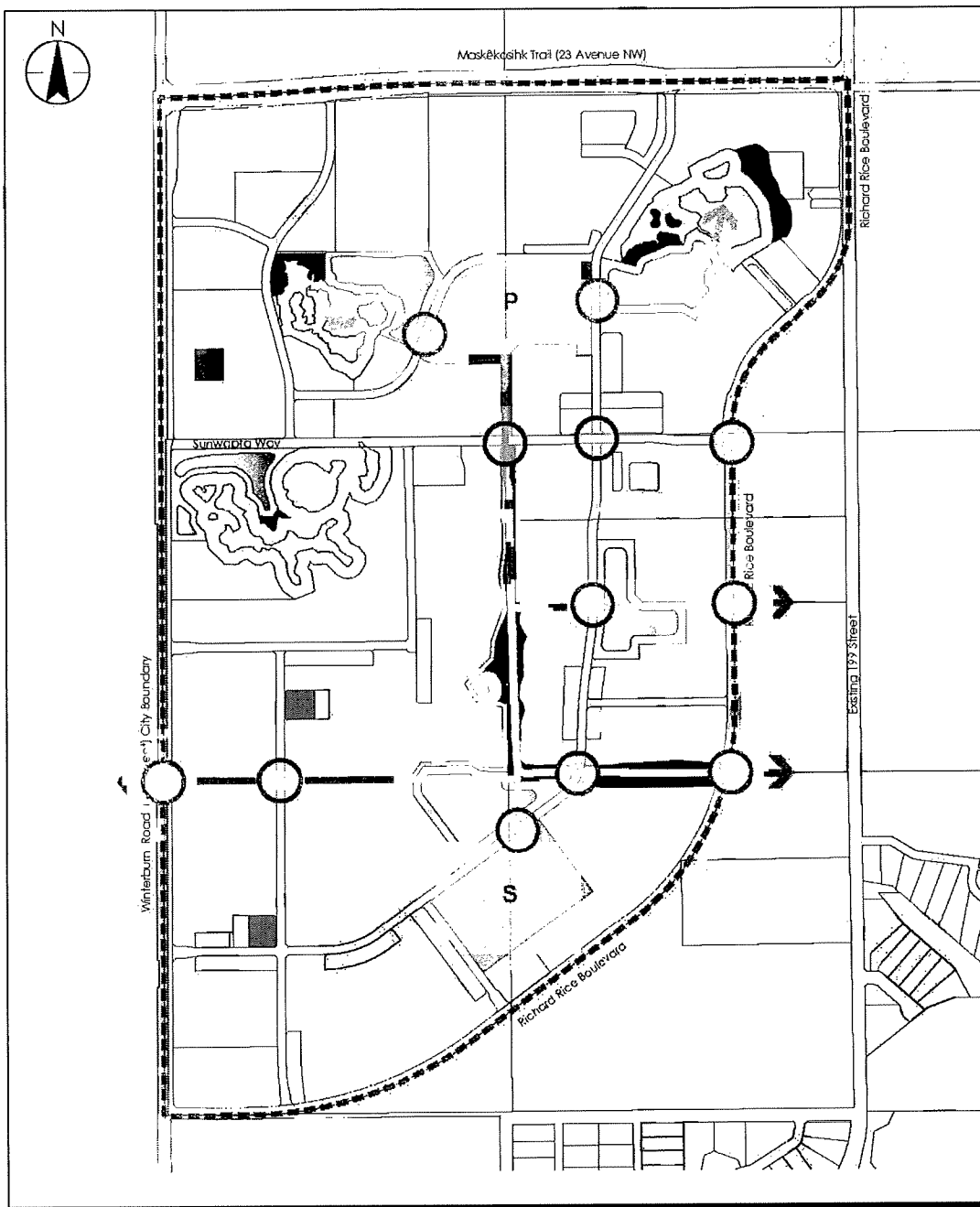


- Legend**
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**EDMONTON, AB**

**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

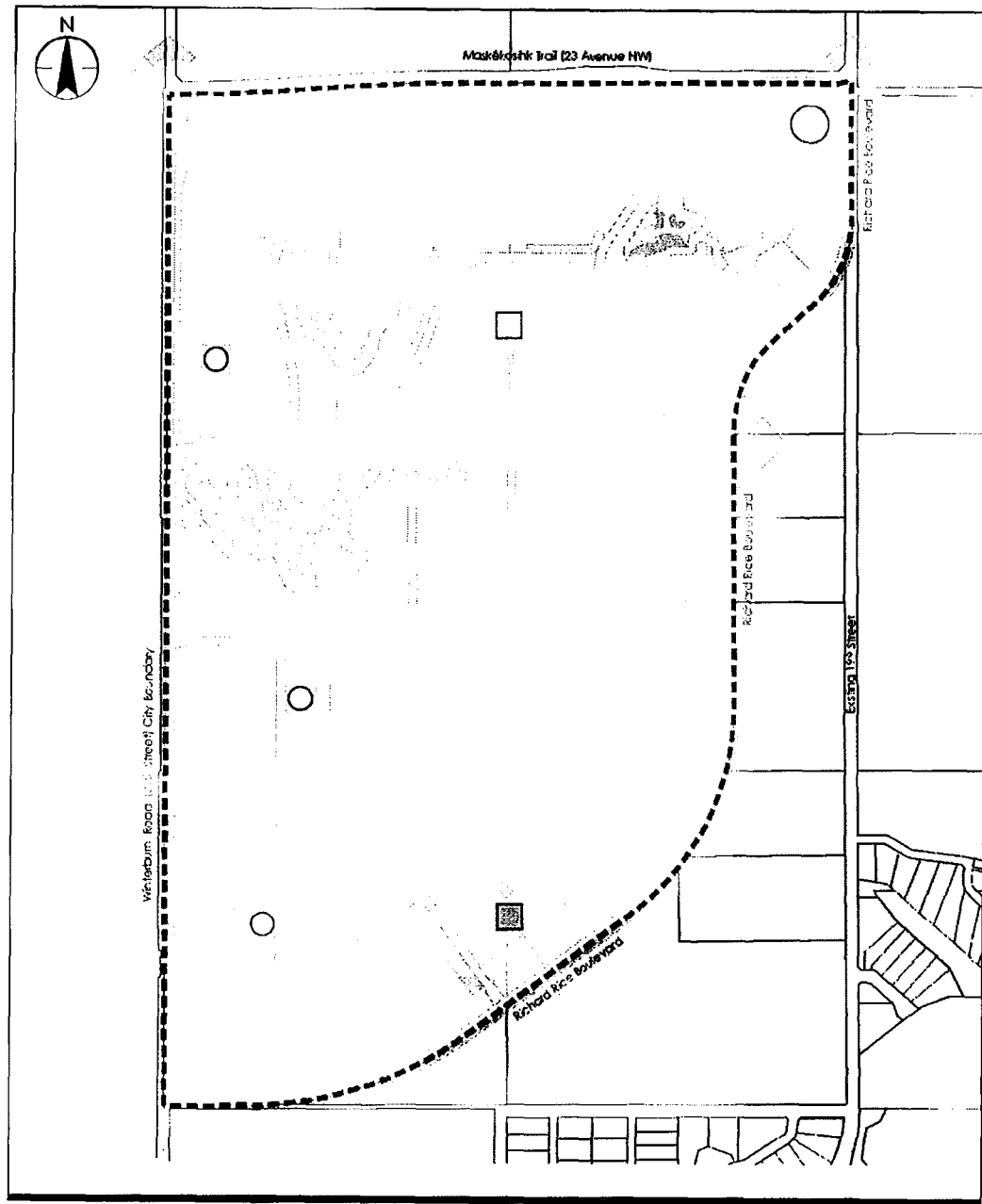
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Figure No.

6.0

Title

Ecological Network &amp; Parks



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

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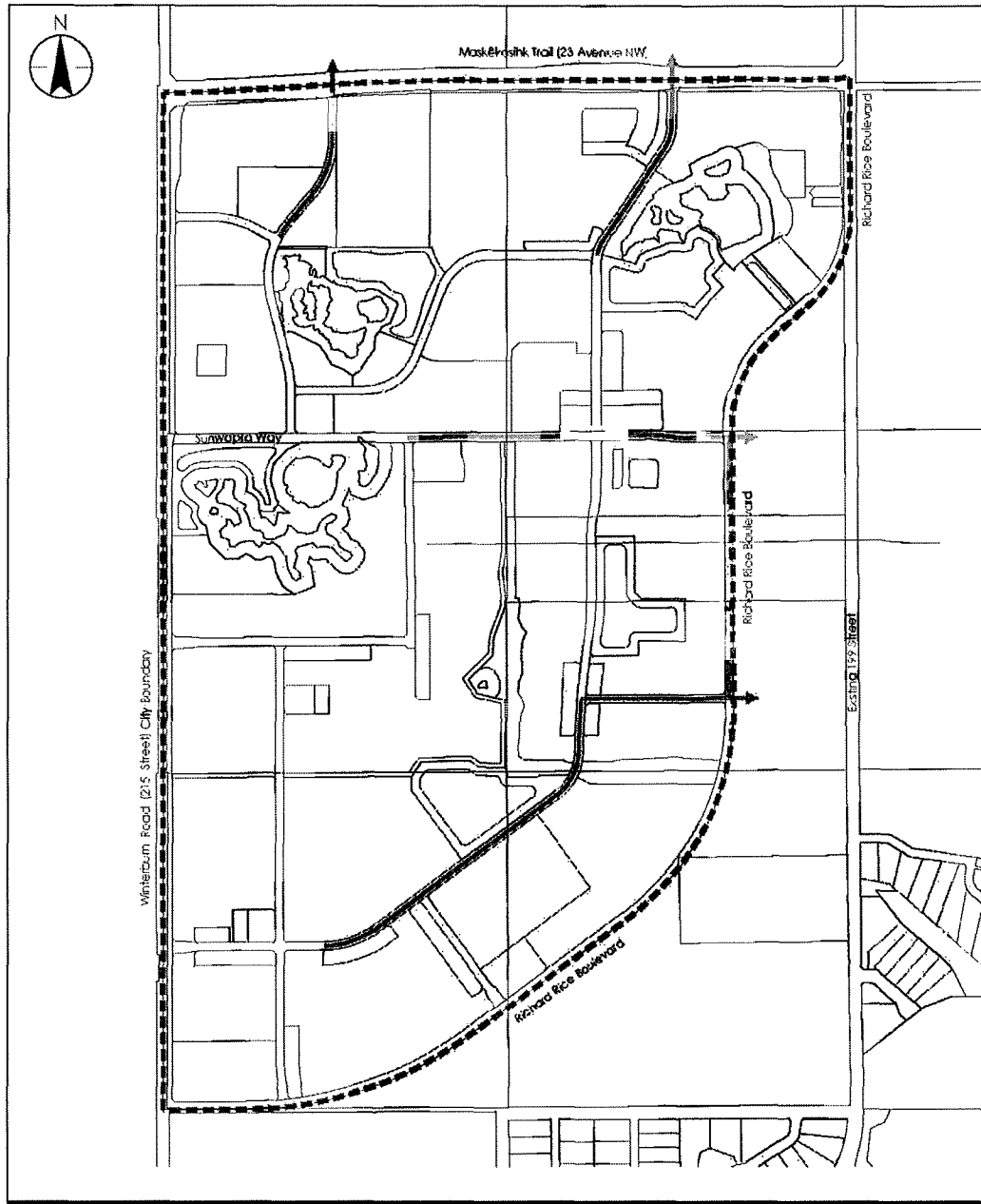
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7.0

Title

Urban Agriculture & Food





Legend  
 — Sanitary Trunk  
 - - - NSP Boundary

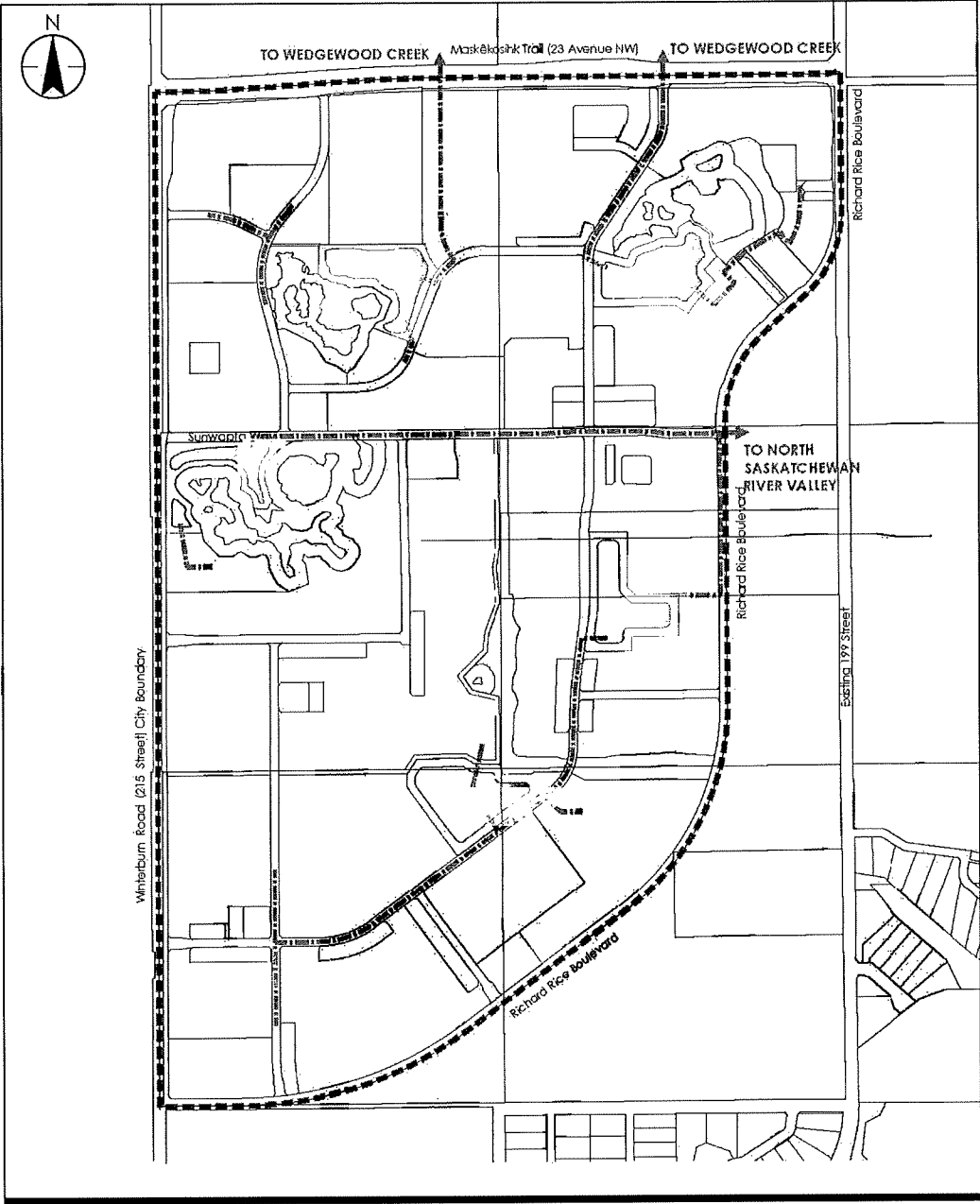
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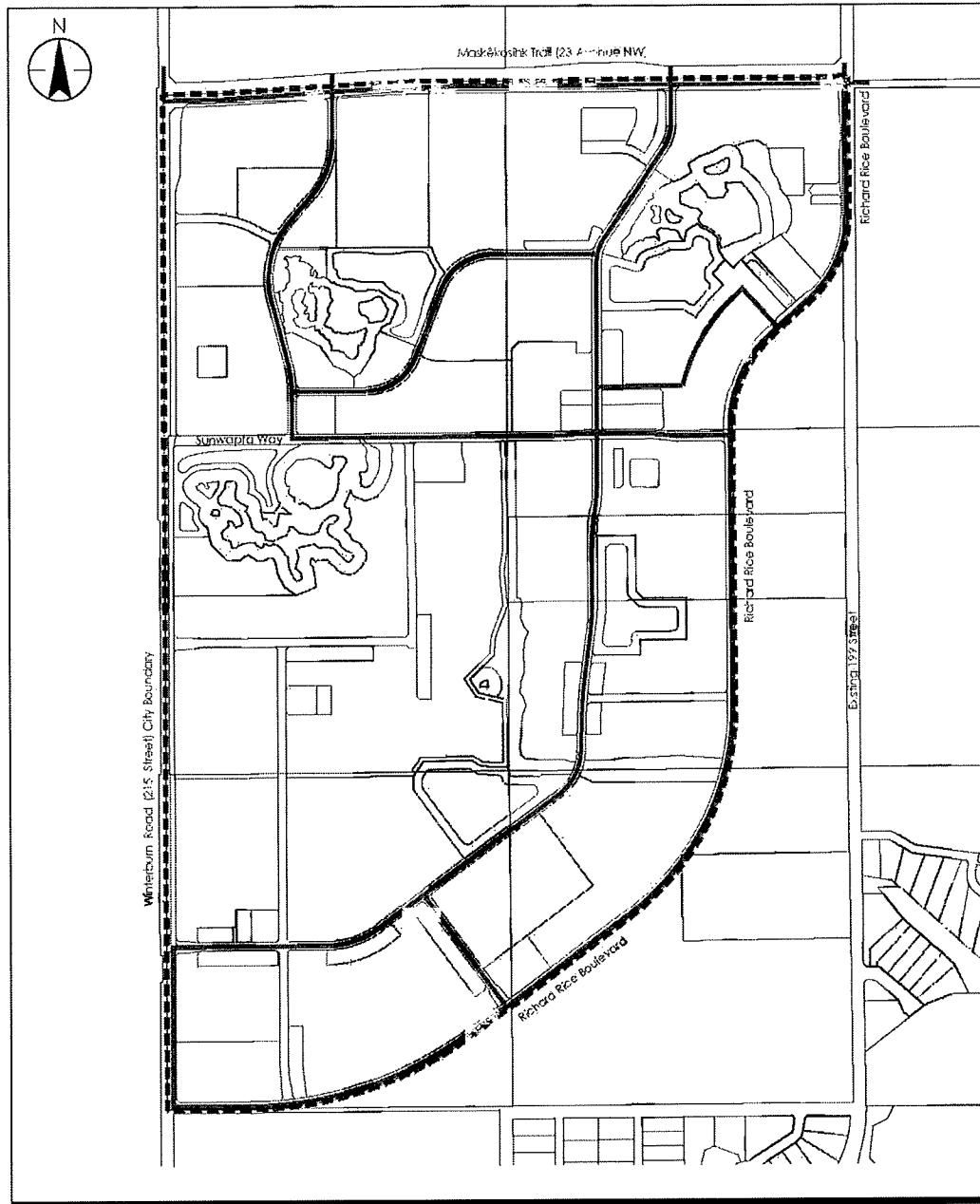
Figure No.

8.0

Title

Sanitary Servicing





Legend  
 — Water Main  
 - - - NSP Boundary

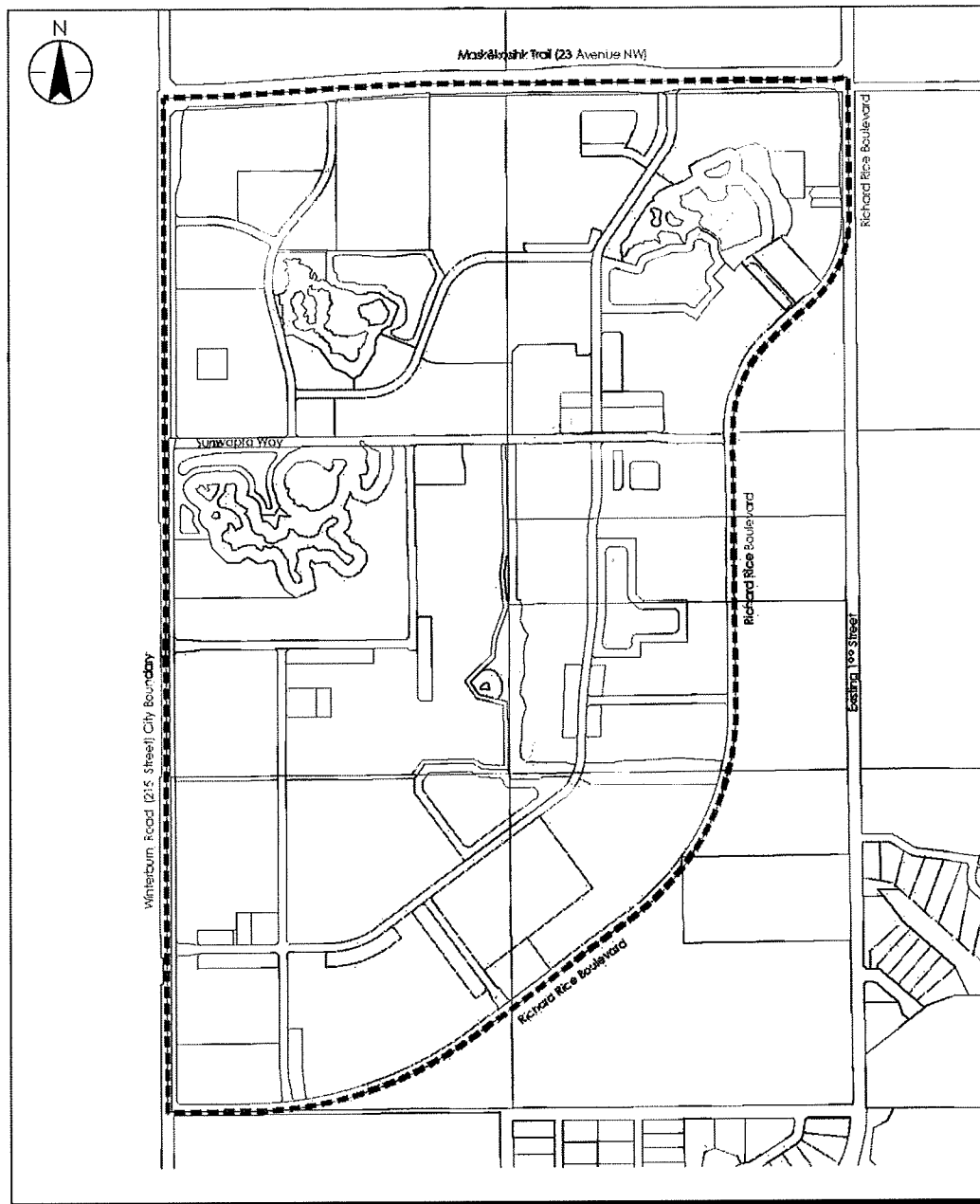
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Figure No.

10.0

Title

Water Servicing



Legend  
 --- General Direction of Development  
 — NSP Boundary

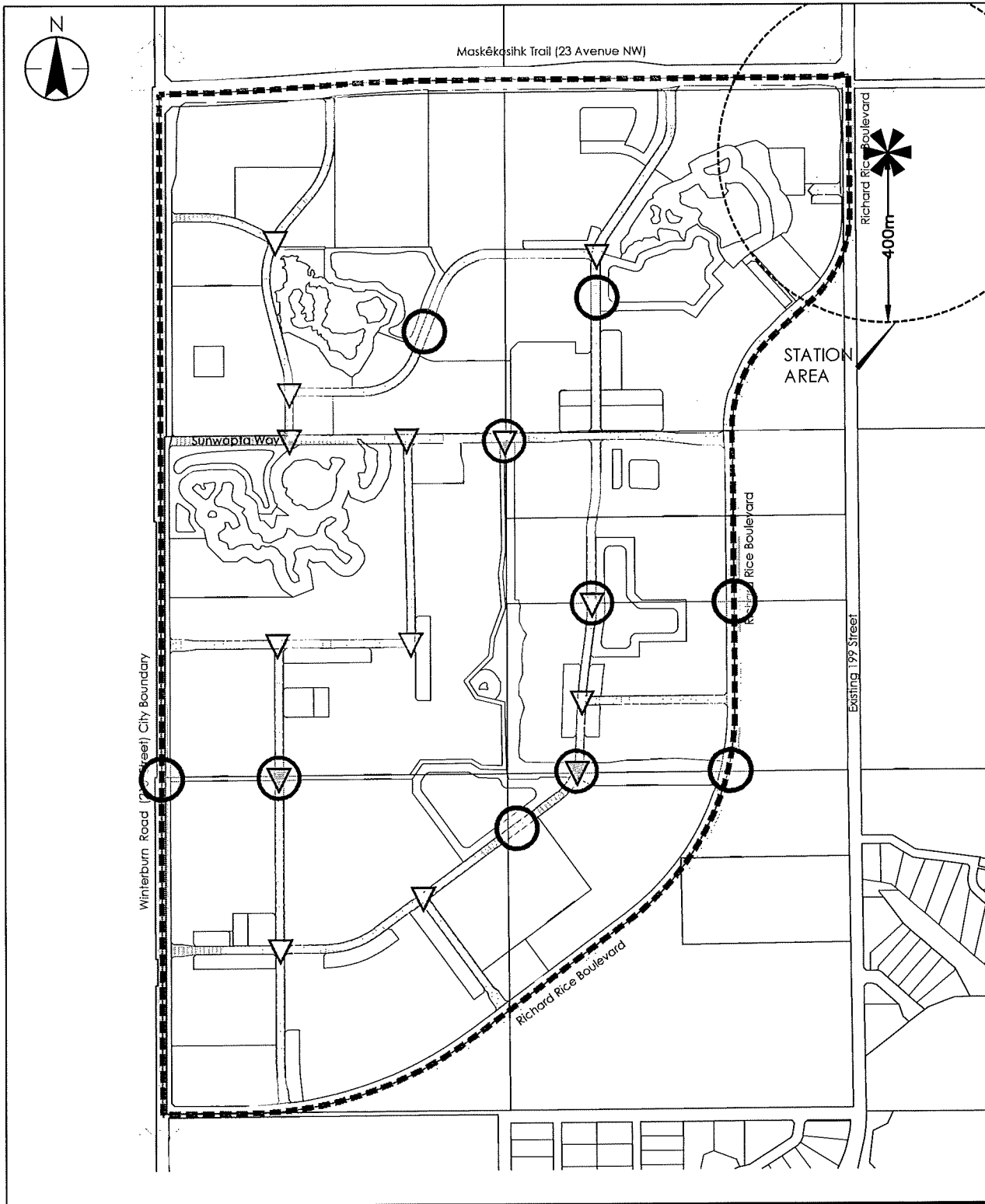
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Figure No.

11.0

Title

Staging Plan



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

\*See ENRIL for Wildlife Passage details.

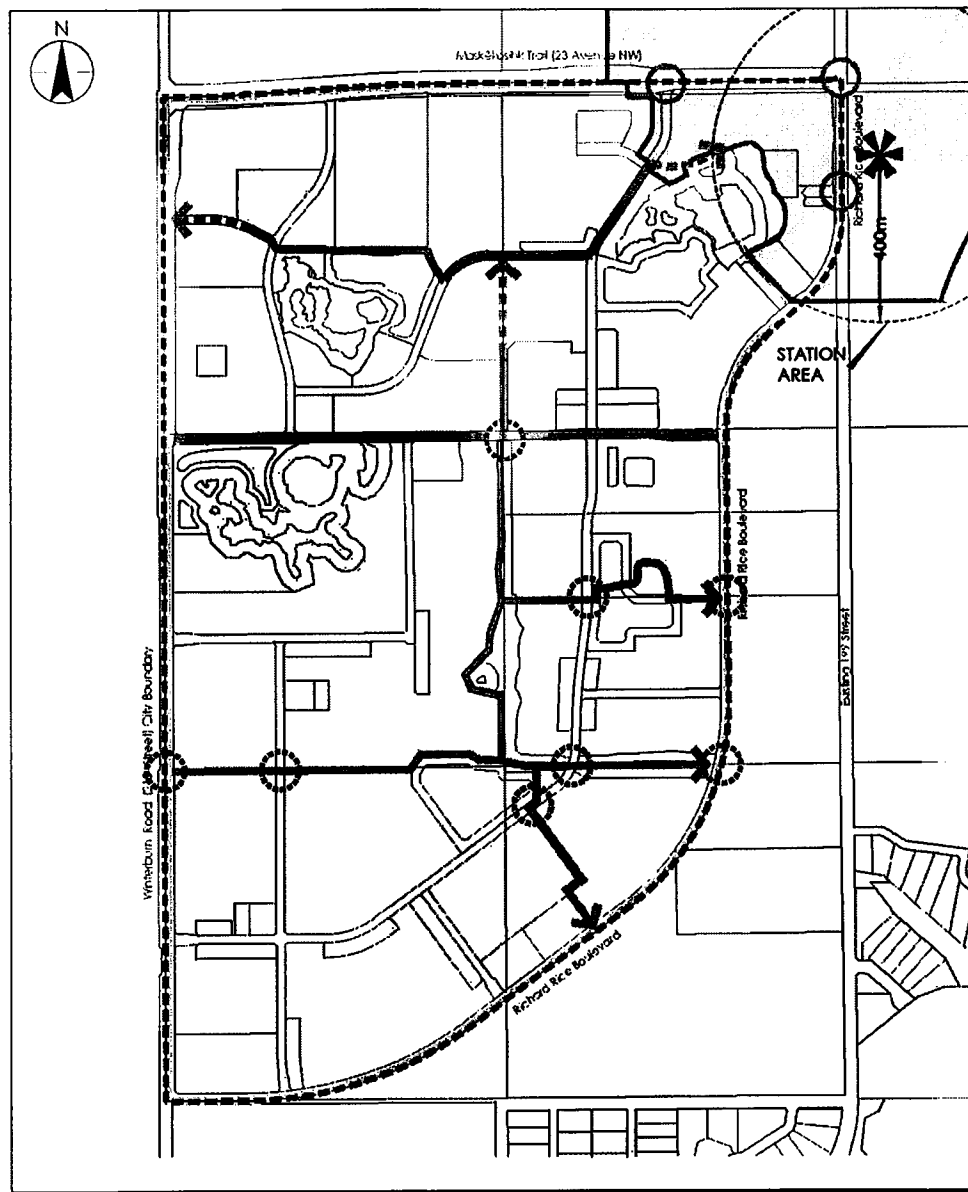
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Figure No.

12.0

Title

Transportation Network



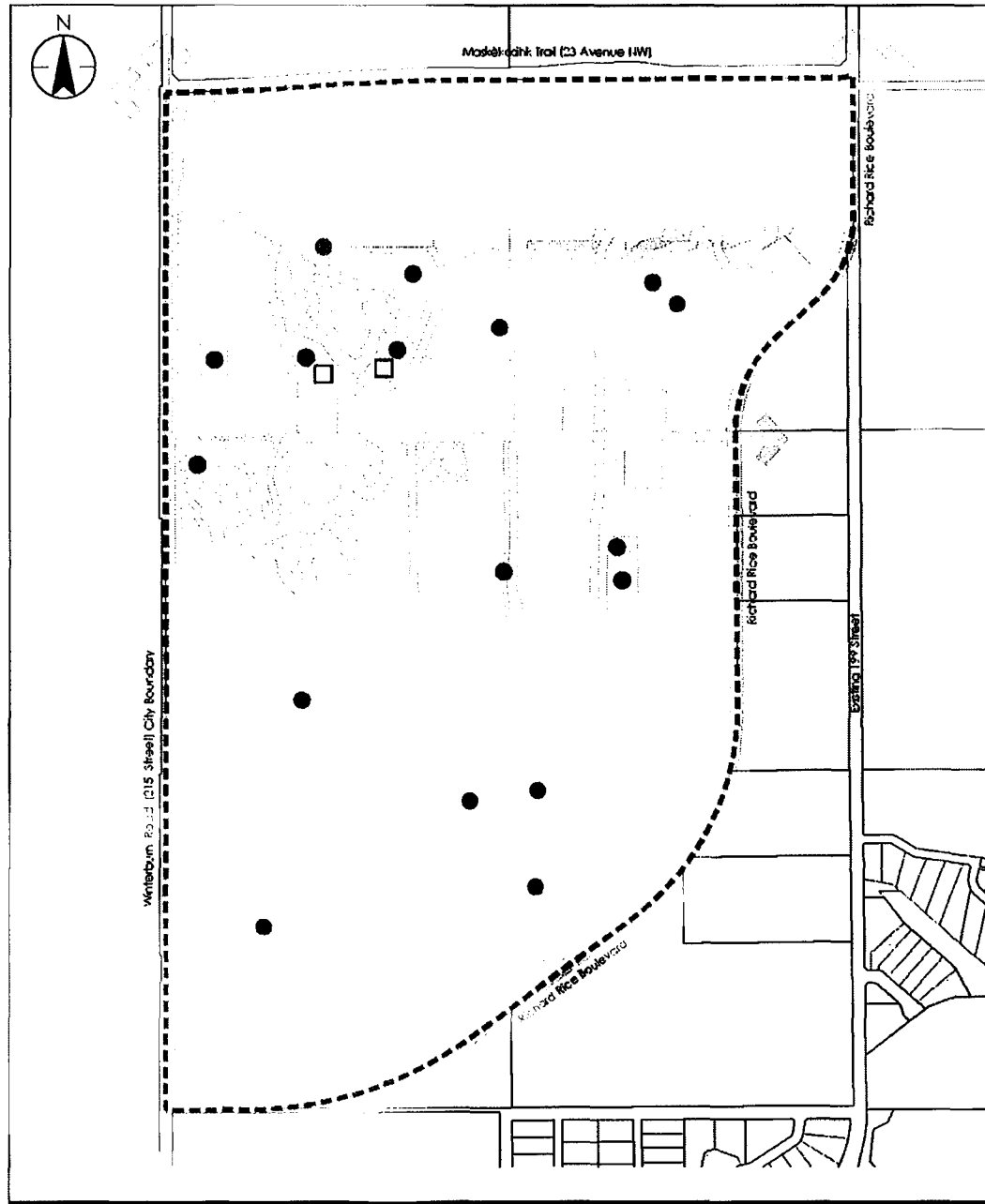
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Figure No.

13.0

Title

Active Modes Network



## Legend

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

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Figure No.  
14.0

Title

Low Impact  
Development Opportunities