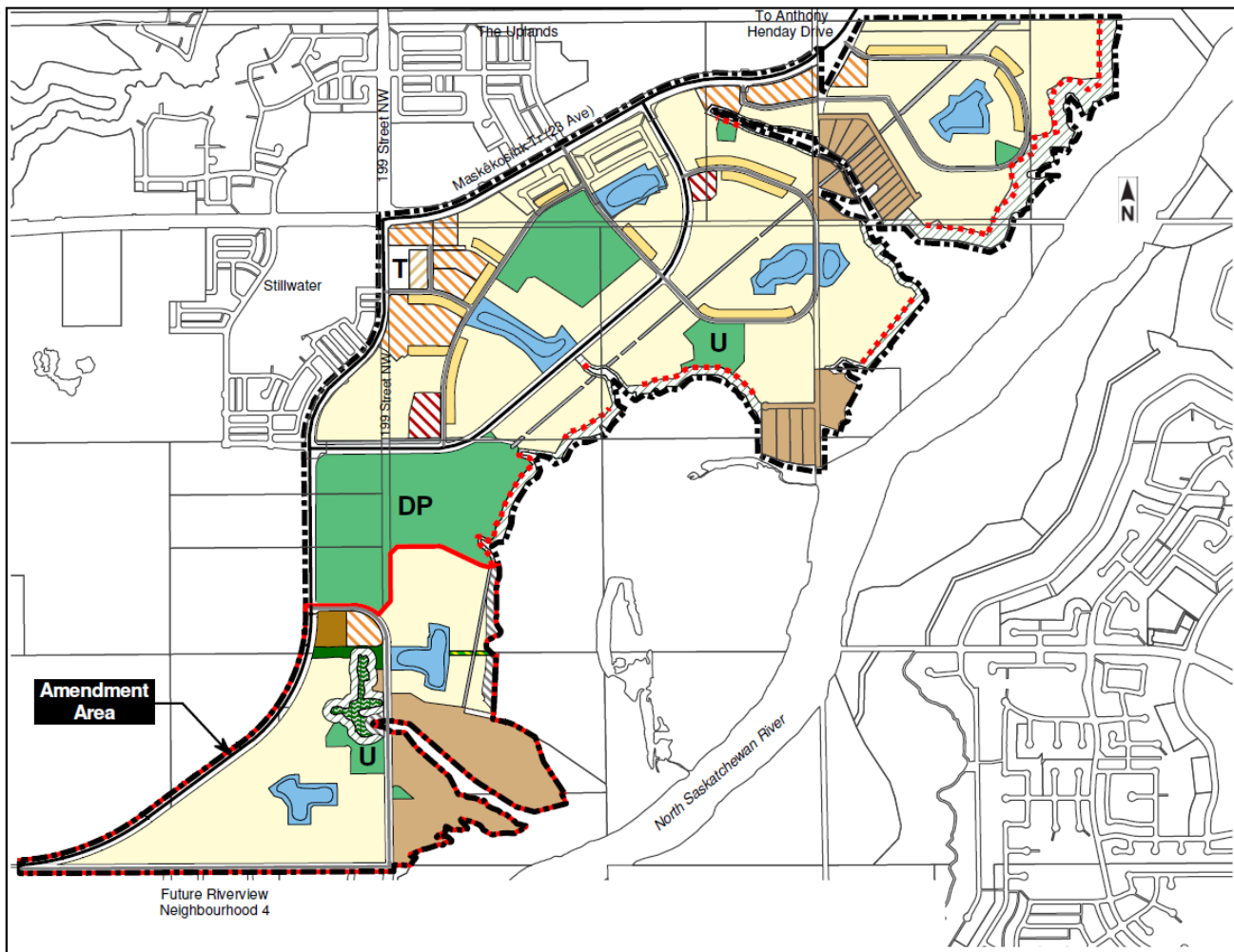


# Administration Report River's Edge

Edmonton

## North of Quadrant Avenue SW and east of Richard Rice Boulevard NW



To amend the Riverview Area Structure Plan and adjust the boundaries of the River's Edge Neighbourhood Structure Plan to allow for the continued development of the neighbourhood.

**Recommendation:** That Bylaw 20318 to amend the Riverview Area Structure Plan (ASP) and that Bylaw 20319 to amend the River's Edge Neighbourhood Structure Plan (NSP) be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Allows and facilitates the ongoing development of the Riverview area;
- Increases the connectivity of the natural areas;
- Will allow for the preservation of Wetlands;
- Protects the existing character of the country residential estates; and
- Introduces High Density Residential Development to River's Edge area providing for a wider variety of housing options for people of all income levels.

## Application Summary

**1. BYLAW 20318** proposes to amend the Riverview Area Structure Plan (ASP) by removing the Grandisle neighbourhood (Neighbourhood 4) in its entirety. This will reduce the number of neighbourhoods from 5 to 4, approved in the ASP, and expand the River's Edge Neighbourhood Structure Plan (NSP) and White Birch NSP boundaries by 105 hectares and 88 hectares, respectively. This amendment includes a reconfiguration of the Urban Village Park and a minor shift of a stormwater management facility to the southeast as it better aligns with the natural topography of the land and is further set back from the top of bank.

**2. BYLAW 20319** proposes to amend the River's Edge Neighbourhood Structure Plan (NSP) boundary area by incorporating approximately 105 hectares (ha) of land from a portion of the Grandisle NSP. There are three new proposed land use designations, "High Density Residential", "Greenway" and "Wetland" to allow for a variety of housing choices, pedestrian connectivity and the preservation of Wetlands. Administrative updates to the NSP text have also been proposed to bring the existing NSP in alignment with current best practices including active modes, complete streets and winter city design.

This application was accepted on July 20, 2021, from Stantec Consulting Ltd. (Yolanda Lew) on behalf of Cameron Development Corporation.

The application meets the Edmonton Metropolitan Region Board Growth Plan residential density target of 30-40 units per hectare and aligns with the goals and policies of The City Plan (MDP) related to supporting growth within Edmonton's existing boundaries, strengthening our natural systems, and providing a mix of land uses that will allow residents to meet their daily needs.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because the proposed changes resulted in amendments at both the Area Structure Plan and Neighbourhood Structure Plan levels with a number of questions and concerns raised as a result of the advance notice.

The Broadened Approach included the following techniques:

- An Advance Notice sent to a broader catchment area encompassing all properties within the amendment area and in the River's Edge neighbourhood boundary.
- Details of the application and application documents added to the "Riverview Planning Applications" City of Edmonton Webpage.
- An Engaged Edmonton webpage was online for 2 weeks to collect feedback and answer questions.

**Advance Notice**, August 10, 2021

- Number of recipients: 1580
- Number of responses with concerns: 11

**Webpage**, September 29, 2021

- [edmonton.ca/riverviewplanningapplications](http://edmonton.ca/riverviewplanningapplications)

**Online Public Engagement Session**, January 10-23, 2022

- Engaged: 5
- Informed: 15
- Aware: 40

A full What We Heard Report (including explanations of the above categories) is found in Appendix 1.

**Common comments heard throughout the various methods include:**

- A lack of overall density in the proposed amendment area and a lack of high-capacity future transit options.
- Concern over maintaining the existence and the integrity of the existing Country residential estates of Grandisle Estates.
- The overall amendment process is hard to understand/navigate for the general public and lacks transparency which raises concerns about the integrity of the entire process.
- The proposed amendments diminishes land values for current landowners.
- Concern over the location of the proposed stormwater management facility and the accuracy of the proposed Top-of-Bank.
- One affected land owner requested additional technical information through a Freedom of Information Request (FOIP). The information was provided through the Administration's FOIP office.

When this report was written, no formal feedback or position was received from the West Edmonton Communities Council Area Council and the Cameron Heights, Greater Windermere and Wedgewood Ravine Community Leagues.

## Site and Surrounding Area

The proposed amendment area encompasses approximately 105 ha of land and is located north of Quadrant Avenue NW, east of Rice Richard Boulevard and west of the North Saskatchewan River. The area is mainly undeveloped, but does include the existing country residential estates of Grandisle Point. Abutting the amendment area to the northeast is the future Big Island Provincial Park, while to the south is the existing country residential estates of Riverview Way.



*Aerial view of application looking south*

## Planning Analysis

### Land Use Compatibility

The proposed extension of River's Edge and the proposed dissolution of Grandisle (Neighbourhood 4) were prepared in accordance with the City's Terms of Reference for the Preparation and amendment of Neighbourhood Structure Plans in Edmonton's Urban Growth Areas. The amendment covers 105 hectares of land. The amendment area proposes to create a complete community which offers a choice of housing ranging from the existing Country Residential lots to high density parcels that are conveniently located adjacent to the District Park and is easily accessible via the realigned 199 Street NW corridor (Richard Rice Boulevard NW). New open spaces are added throughout the extended NSP area to provide integration with the existing ecological network and allow for active modes of connectivity.

The major land uses proposed in the extended River's Edge NSP area are described in greater detail below:



## **RESIDENTIAL LAND USES**

The majority of the extended NSP area is intended for residential development made up of low density residential uses. Low Density Residential uses (45.3 ha) is distributed throughout the extended plan area and continues a land use pattern by integrating with the existing Country Residential development (Grandisle Estates) and is located within the interior of the neighbourhood. Grandisle Estates is characterised by large residential lots developed with single detached dwellings. The River's Edge NSP proposes to integrate the existing residential uses through appropriate transitional elements such as landscaping, setbacks, and lot orientation.

Medium Density Residential uses (1.54 ha) are strategically located adjacent to a collector roadway and the proposed District Park, to promote transit use, and increased accessibility to local amenities. The River's Edge NSP policies encourage medium density residential uses at this location to create a more compact, walkable and liveable neighbourhood that reduces vehicular dependence.

The introduction of High Density Residential uses are proposed in the extended River's Edge area. The high density residential land uses (1.54 ha) are strategically located adjacent to arterial and collector roadways and the proposed District Park, to promote transit use, increased accessibility to local amenities and promote a wider range of incomes and household types.

## **PARKS AND OPEN SPACE**

The District Park will serve as the main park in the area providing a space for school sites, programming, active and passive recreation and other local amenities.

The southern Urban Village Park was identified within the Riverview ASP and now consolidated into the River's Edge NSP. The park configuration has been adjusted to increase the frontage and visibility to the surrounding neighbourhood in order to increase access to local residents.

There is an existing pocket park within the extended NSP area. The park provides opportunities for active and passive recreation to the existing Country Residential neighbourhood of Grandisle Estates, and will also support new residents in the neighbourhood.

The added Natural Area land use designation has been proposed to recognize a portion of natural area identified within the Riverview ASP. As well, a Greenway designation has been added, connecting the Natural Area to the North Saskatchewan River Valley and improving ecological connectivity.

The Wetland W14 Environmental Reserve (ER) and Wetland (W14) Municipal Reserve MR land use designation have been proposed for the wetland natural feature (W14). This identified feature is located on non-participating lands, so further analysis could not be completed to determine the full wetland boundaries as access was not permitted by the landowner. To be conservative in the preservation of this feature, it has been identified as a wetland and includes an associated 30 metre buffer, but additional MR

has also been allocated to ensure its protection is secured. Prior to the rezoning of these lands, detailed studies will be required to determine the true extent of the feature and eventual land use designation.

Additionally, a slight adjustment to the Riverview and River's Edge boundary has been included to remove a potential ravine finger from the plan boundaries. Further studies and a top of bank walk will be required prior to rezoning of the surrounding lands.

### **INFRASTRUCTURE & SERVICING: STORMWATER MANAGEMENT**

There are two proposed stormwater management facilities (SWMF) in the extended River's Edge NSP area. While the SWMF management facility to the south is in alignment with the Riverview ASP, the location of the SWMF within the northeastern portion of the River's Edge plan amendment area has been shifted southward from its previously approved location under the Riverview ASP. This is due to further technical analysis on stormwater management needs as well as the natural topography of the lands within the plan amendment area.

## **Plans in Effect**

### **Riverview Area Structure Plan**

Development in each of the proposed neighbourhoods in Riverview including the River's Edge neighbourhood is guided by the approved Riverview Area Structure Plan (ASP). The Riverview ASP establishes the high level land use to guide future growth and development in each NSP area, with an anticipated growth of approximately 542,38 housing units as Edmonton grows to 2 million people. The Riverview ASP was approved by City Council in July 2013 and is part of the 65% net unit growth realized through new development in areas that have already been planned and approved through existing ASPs.

The approved Riverview ASP currently divides the area into 5 neighbourhood units, numbered one through five. The amendment proposes to remove the proposed Grandisle (Neighbourhood 4) neighbourhood from the Riverview ASP and consolidate it into the adjacent River's Edge Neighbourhood Structure Plan (NSP) and White Birch NSP area.

The subject amendment area is located within the Riverview Area Structure Plan (ASP) and is designated as a natural area, an urban village park, existing country residential and residential. The proposed amendment is in alignment with the Riverview ASP's objective and policies including but limited to:

- Provide a diversity of housing options to serve all future residents and to ensure an adequate supply of affordable housing is available in the Riverview ASP area.
- Encourage higher density residential in appropriate locations.
- Protect ecologically sensitive and significant natural areas.
- Ensure that Riverview is serviced to a full urban standard.

## River's Edge Neighbourhood Structure Plan

Amendments to the River's Edge NSP are proposed which seeks to consolidate approximately 105 ha of land from the Grandisle NSP area into the River's Edge NSP. This addition of land from the Grandisle NSP area is a result of the proposed dissolution of the Grandisle NSP.

There are three new proposed land use designations being brought in from Grandisle, High Density Residential (1.54 hectares), "Greenway" (0.30 hectares) and "Wetland" (5.83 hectares), and the following land use designations will be adjusted in the River's Edge NSP, as follows:

- Increase of 44.38 hectares of low-density residential development;
- Increase of 1.54 hectares of medium density residential development;
- Increase of 24.14 hectares of existing Country Residential development, including a 0.26 hectares of park space within one of the Country Residential subdivisions;
- Increase of 2.18 hectares for the southern Urban Village Park;
- Addition of two Stormwater Management Facilities totaling approximately 6.0 hectares;
- Increase of 0.78 hectares of Natural Area; and
- Increase of 0.55 hectares of Pipeline & Utility Right of Way.

An adjustment to the plan boundaries also removes a portion of land that will be within the North Saskatchewan River Valley.

Administrative updates to the NSP text have also been proposed to bring the existing NSP in alignment with current best practices including updates to active modes, complete streets and winter city design.

The amendment area proposes to create a complete community with a range of housing choices, provides appropriate infrastructure and servicing options and provides a variety of open space amenities while protecting ecological sensitive systems.

## The City Plan

The proposed amendment area is in the West Henday District Planning Area and is supported by relevant policies contained in The City Plan which identifies River's Edge as one of Edmonton's "Priority Growth Areas," as indicated under Map 10A, and it is deemed suitable for urban development. The proposed expanded River's Edge NSP meets the direction of The City Plan by:

- Strategizing, investing in and nurturing priority growth areas across the city to enhance access to amenities and public services.
- Enabling and encouraging new growth in alignment with priority growth areas.
- Identifying as a Winter City through its infrastructure and design.
- Providing opportunities for people to access, enjoy and connect to open space and the river valley and ravine system.
- Managing stormwater runoff and improving water quality through the design and development of the built environment.

## Technical Review

### Transportation

The plan amendment includes reconfiguration of the collector road network between 199 Street and Richard Rice Boulevard within the amendment area. Administration reviewed a Transportation Impact Assessment (TIA) as part of the submission for the proposed plan amendment. The TIA confirms that the changes to the roadway network will not substantially impact traffic operations at the neighbourhood level and will not require any changes to the arterial network identified under the approved Neighbourhood Structure Plan.

The NSP amendment includes map and text amendments to reinforce the accessibility and availability of the active modes network within the neighbourhood. This includes the provision of shared use paths, traffic calming measures and pedestrian crossing control, designing of neighbourhood roadways to accommodate all modes of travel including bicycle accommodation on collector road network, and the provision of pedestrian linkages to improve permeability through the amendment area of the neighbourhood.

### Transit

The revised road network in the River's Edge NSP proposes future bus service to the southern portion of River's Edge to Richard Rice Boulevard (on the periphery of the amendment area). ETS has a service standard that aims to have all residents within a 600m walk distance of bus service. While the majority of lots in the amendment area will be within 600m walking distance to future bus stops on Richard Rice Boulevard, roughly 11% of these lots will be beyond the 600m walk. As such, policy within the NSP has been amended to require direct pedestrian connections from the southern portion of the revised River's Edge NSP to Richard Rice Boulevard to reduce walking distance to transit as much as possible.

ETS does not currently provide bus service to the River's Edge neighbourhood. ETS intends to provide conventional service to River's Edge in the future, but implementation is dependent on neighbourhood build-out, demand and available funding.

On-demand transit was recently added to the Uplands and Stillwater neighbourhoods within the Riverview ASP. No on-demand transit service is currently available in River's Edge.

### Drainage

An updated Neighbourhood Design Report (NDR) was reviewed and accepted as part of this application. The NDR identifies sanitary and stormwater servicing schemes for the lands being brought into the River's Edge NSP boundary. These servicing schemes are in general conformance to those already established in the governing Riverview ASP and the associated Area Master Plan.

As part of this application, the location of a Stormwater Management Facility (SWMF) was refined and shifted towards the southwest, compared to its original conceptual location in the Riverview ASP. There

were no technical concerns with this proposed location, as it still achieves its stormwater management function, better aligns with the natural topography and is further set back from the top of bank.

### **Open Space**

The proposed amendment introduces the Natural Area, Greenway, and W14 ER/MR land use designations to the area. Combined, these designations preserve an existing wetland (W14) and treestand (NW633) and create a connected corridor between the North Saskatchewan River Valley, and the natural areas in the Stillwater and White Birch neighbourhoods. Three wildlife crossings, to support the movement of birds and small animals, have also been planned for the portions of this corridor in the River's Edge neighbourhood.

### **EPCOR Water**

There are no existing water mains adjacent to the amendment areas. Off-site water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.

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

## **Appendices**

- 1 "What We Heard" Public Engagement Report
- 2 Approved ASP Land Use and Population Statistics – Bylaw 20203
- 3 Proposed ASP Land Use and Population Statistics – Bylaw 20318
- 4 Approved NSP Land Use and Population Statistics – Bylaw 17270
- 5 Proposed NSP Land Use and Population Statistics – Bylaw 20319
- 6 Approved ASP – Bylaw 20203
- 7 Proposed ASP – Bylaw 20318
- 8 Approved NSP – Bylaw 17270
- 9 Proposed NSP – Bylaw 20319
- 10 Application Summary



# What We Heard Report

## River's Edge LDA21-0355

Edmonton

## Public Engagement Feedback Summary

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**Location Description:** North of Quadrant Avenue SW west of the North Saskatchewan River.

**Project Description:** A Land Development Application has been submitted to the City of Edmonton. The proposed Land Development Application has two components:

### **Grandisle Neighbourhood Removal**

The first component is an [amendment](#) to the [Riverview Area Structure Plan \(ASP\)](#). The amendment proposes to remove the Grandisle (Neighbourhood 4) neighbourhood from the Riverview ASP and consolidate it into the adjacent River's Edge Neighbourhood Structure Plan (NSP) and future White Birch NSP areas. The changes would consolidate 105 hectares of land into the River's Edge NSP and 88 hectares of land into the future White Birch NSP area.

While the vision for the area would remain relatively unchanged as a result of the proposed amendments, the location of the storm water management facility in the northeast would shift southward and the configuration of the urban village park would also be adjusted. Updates are also proposed to the Land Use and Population Statistics as well as the neighbourhood Development Concept figures and text in the Riverview ASP to reflect the above changes.

### **River's Edge Neighbourhood Structure Plan (NSP) Amendment**

The second component of the application is an [amendment](#) to the [River's Edge Neighbourhood Structure Plan \(NSP\)](#) to consolidate the approximately 1.05 square kms (105 hectares) of land from the Grandisle NSP area into the River's Edge NSP.

The following additions are proposed to be incorporated into the River's Edge NSP as a result of this consolidation:

- 44.38 additional hectares of low-density residential development;
- 1.54 additional hectares of medium density residential development;
- 1.54 hectares of high-density residential development, which is proposed as a new land use designation within the River's Edge NSP;
- 24.14 additional hectares of existing Country Residential

development, including a 0.26 ha park within the the Country residential subdivision;

- 2.18 additional hectares for the southern Urban Village Park;
- Two additional Stormwater Management facilities totalling approximately 6.0 hectares;
- 0.78 hectares of Natural Area, and 0.30 hectares of Greenway, which are proposed as new land use designations with the River's Edge NSP;
- 4.41 hectares of potential Wetland (W14) which includes a 30m buffer.
- 055 hectares of Pipeline & Utility Right-of-Way; and
- Adjustment to the plan boundaries to remove a portion of lands that will be within the North Saskatchewan River Valley.

Updates are also proposed to the Land Use and Population Statistics, and the neighbourhood Land Use Development figures and text in the River's Edge NSP to reflect the above changes.

**Project Website:** <https://www.edmonton.ca/riverviewplanningapplications>

**Engagement Format:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/RiverviewAmendment>

**Engagement Dates:** January 10, 2022 to January 23, 2022

**Number Of Visitors:**

- Engaged: 5
- Informed: 15
- Aware: 40

See "Web Page Visitor Definitions" at the end of this report for explanations of the above categories.

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## About This Report

The information in this report includes summarized feedback received between January 10 to January 23, 2022, through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner throughout the application's duration.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councilor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's

report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

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## Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the engagement and plan amendment process and contact information for the file planner. Two "tools" were available for participants: one to ask questions and one to leave feedback.

The comments are summarized below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## What We Heard

This section summarizes the comments received from the Engaged Edmonton Website.

### In Support: 1

1. Comment: Good to see mid and high density in new developments. This will encourage better services and increase the efficiency of this area.

### In Opposition: 4

1. While the requested changes to the impacted NSP are relatively minor, I cannot support any proposal associated with new greenfield development - at least without significant densities and the promise of high-capacity future transit.

While the damage was done when the initial ASP and NSP were approved, the reality is that the build-out of this new NSP will add hundreds of thousands of vehicle-trips to our city. There is ample opportunity to redevelop areas along existing or planned LRT lines to accommodate the planned growth of these new areas.

While proposed densities for the NSP and ASP (might) lead to new neighborhoods with enough tax base to not be a financial drain on the city, the transportation mode-split of this new area will undoubtedly be a net loss for our environmental goals. This should not be the development pattern of a city that recently declared a climate emergency.

Unfortunately blocking these proposed NSP amendments will not change this, but we should be demanding better development than the same car-dependent sprawl we've seen for decades.

2. The proposed plan amendments are not acceptable. We own two parcels of land with one address of 812 199 street NW and the second address is 912 199 street. Most of the land in our parcels according to the proposed plan are being converted to park and wetland. We are small stakeholders in the area as Cameron wants to take over most of the area.
3. The following comments summarize the main points received in a written submission format received via email on January 20 2022: Although the City of Edmonton website review states, "vision for the area would remain relatively unchanged," vision is a very broad overview of a concept/business model. Additionally, the provided information is ambiguous on specifics. Additionally, I would like to provide feedback to the current correspondence in place. It is an

unreasonable expectation for residents to navigate through multiple structure plans to try and deduce potential impact of these proposed *technical* changes. Potential impacts should be provided to residents in layman's terms and with transparency. Moreover, any maps or diagrams should include details of the proposed changes (eg. stormwater management movement), and not just an outline of the amendment area. Its current state is ambiguous. There are numerous other tools and platforms that can be utilized.

4. The following comments summarize main points in a written submission format received via email on January 17, 2022: Please provide whatever forms that need to be completed by our family to overturn the decision to designate a portion of the property for public use. I will again express strong opposition to such plans and emphasize concerns about the integrity of the entire process. In particular, the perceived or actual undue influence of neighbouring stakeholders for their benefits. It appears the primary purpose of designating the most valuable portion of our property as a natural green space is to enhance the development plans of others. Supporting such a position, for example, is the fact that a vast track of natural green area, which is likely Crown land, adjoining the river valley begins less than half a kilometer to the south of this portion of property. Furthermore, a larger and seemingly more appropriate cluster of untouched forest is situated approximately that same distance directly west of our property.

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## Questions & Answers

1. Is the anticipated higher density arising from the River's Edge 3 NSP? Or are the density changes not impacted by NSP at all?

Response:

Grandsile (Neighborhood 4) will be incorporated into two neighbourhoods - River's Edge (north of Quadrant Ave) and the future Whiteburch NSP (which is yet to exist). At this time there is a River's Edge NSP and all development slated north of Quadrant Ave will be added to the River's Edge NSP (based on your description this includes your property). North of quadrant Ave is designated as single / semi detached residential development as per the approved ASP. The overall net residential count of residents remains the same.

2. We have prepared a written submission that is not in a format that will allow us to submit it here. I will forward this directly to you via email - The following comments summarize the main points received in a written submission format by MARFA HOLDINGS on January 22, 2022 separate from the Engage Edmonton Platform:
  - a) Move the Riverview Area Structure Plan (ASP) and River's Edge Neighbourhood Structure Plan Boundary
    - o Top-of-Bank should be determined through subdivision
    - o More accurate estimation of the top-of-bank and river valley area (including the boundaries of the Ribbon of Green (RoG) and the North Saskatchewan River Valley Area Redevelopment Plan.

Response:

1.a. The TOB line and ASP/NSP mapping is conceptual, based on desktop analysis and the best information available pre-development. Actual delineation will be confirmed if your parcel(s) re-develops, either through rezoning or subdivision.

1b. If you wish for the Administration to review the boundaries now, you can submit a Land Development Application to amend both the Riverview ASP and River's Edge NSP (since it is out of scope with the current application). This would require standard application requirements which I can go over in a [pre-application meeting](#) request, along with geotechnical (slope-stability) report and a top-of-bank walk. This process is consistent with the approach used for other plans and [City Policy C542A](#).

1c. Please note, as per the Municipal Government Act, land considered unstable would be dedicated as Environmental Reserve at subdivision.

#### *North Saskatchewan River Valley ARP*

1d. The reference to "existing river valley communities" in the North Saskatchewan River Valley Area Redevelopment Plan speaks specifically to Rossdale and Cloverdale (see policy 3.8.1). This is not one of those communities. The ARP and Overlay boundaries are set in accordance with Policy C542A and the Municipal Government Act, and confirmed/adjusted through rezoning and subdivision.

#### *Ribbon of Green*

1e. The Ribbon of Green is a high-level strategic document. Additional ground-truthing and technical studies are required to confirm development boundaries, in accordance with Policy C542A and the Municipal Government Act. The ecological mapping done for the Ribbon of Green indicates that the entire Marfra parcel is of ecological value; the distinction between the dark and light green is the ecological classification, not of value versus no value. Some of the parcel is classified as "Preservation" and the rest as "Conservation" value. Note that although the entire site is considered of ecological value, only land assessed as Environmental Reserve, in accordance with the Municipal Government Act and Policy C542A would be dedicated.

#### *Policy C542A*

1f. This policy is used to determine the top-of-bank and urban development lines, and additional reporting is required to meet this policy. However, this Policy is triggered through development. Nothing in the ASP/NSP precludes the reporting from occurring, and we anticipate that proper procedures will be followed if/when the parcel applies for rezoning or subdivision.

#### b) Existing Development

- Recognition with the NRSV ARP of the existing residence located at 150 Grandisle Road
- Identification of MARFA HOLDINGS properties as Country Residential with the ASP and NSP

Response:

2a. Changing the definition of MARFA HOLDINGS lands located at 150 Grandisle Road within the NRSV ARP falls out of scope with this application. Same action required as 1b. to facilitate such a change.

2b. Same action required as 1b. A formal Land Development Application would need to be submitted along with the required technical studies and amendment documents to change the remaining lands to Single/Semi Detached Residential.

#### c) Move the Stormwater Management Facility (SWMF)



- There are no plans to develop on the MARFA holdings lands in the foreseeable future, there is no need for a SWMF to support development on these lands
- The SWMF should be moved to allow surrounding urban development to occur unimpeded
- The proposed location of the SWMF would result in the destruction of a tree stand along the north edge of Lot A, Plan 3847TR

Response:

4a. One of the objectives of the NSP/ASP process is to identify lands that are required in order to service the surrounding development to a proper urban standard. This is to establish a framework for the future provision of municipal infrastructure and to provide stakeholders with clear and transparent information early on in the development process. Regardless of the timing of future development, the SWMF remains a critical piece of infrastructure, and the NSP should identify as such to achieve the objectives above.

4b. Through future land development applications, the SWMF can be constructed incrementally and in stages, rather than all at once. This is a common practice of development in the City of Edmonton and would allow for surrounding urban development to proceed unimpeded and without expropriation.

At the time of future subdivision, a developer will be required to construct the portion of the SWMF that they have access to, in order to provide sufficient means of stormwater storage. If for whatever reason, additional lands for the SWMF are required to support development, it would be the responsibility of the private developer to obtain those lands. The City of Edmonton does not expropriate lands to facilitate private development.

4c. Retention of this treestand was reviewed with the Phase II Environmental Network Report prepared with the Riverview ASP, as well as the 2021 Phase II ENR submitted with the current application. Both of the Phase II ENR's above is more detailed than the 'Current Naturalization and Natural Area' map, and neither of the Phase II ENR's identify a need for retention of this treestand.

As per the NSP policy, the above ENRs were used to consider the highest value areas for retention. While this particular treestand was deemed to have value, it was deemed not as high value as other areas.

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## **Web Page Visitor Definitions**

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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### **Next Steps**

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

Luke Cormier, Planner  
780-496-7370  
[luke.cormier@edmonton.ca](mailto:luke.cormier@edmonton.ca)

**Riverview Area Structure Plan**  
**Approved Land Use and Population Statistics**

**Bylaw 20203**

	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%	-	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
<b>GROSS DEVELOPABLE AREA</b>	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	-	-	-
<b>Total Non-Residential Area</b>	517.92	44.7%	117.16	122.99	122.67	53.89	104.94
<b>Net Residential Area</b>	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 <i>25 du/nrha</i> <i>2.8 p/du</i>	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 <i>45 du/nrha</i> <i>2.8 p/du</i>	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 <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	4.39	4.39	-	-	-	-
	Units	154	154	-	-	-	-
	Population	430	430	-	-	-	-
Low-rise/Medium Density Housing <i>90 du/nrha</i> <i>1.8 p/du</i>	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	1,261	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	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 ** <i>150 du/nrha</i> <i>1.5 p/du</i>	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 <i>224 du/nrha</i> <i>1.8 p/du</i>	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**

	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	36	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	7.74	-	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
<b>Public School Board</b>						
Elementary School	2,316	450	539	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	1,615	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)

<b>Riverview ASP - Proposed Land Use and Population Statistics Bylaw 20318</b>							
		<b>Area (ha)</b>	<b>% GA</b>	<b>The Upland s</b>	<b>Stillwa ter</b>	<b>River's Edge</b>	<b>White Birch</b>
<b>GROSS AREA</b>		1,433.1 2	100.0 %	283.85	315.71	419.67	413.89
	Environmental Reserve / Natural Area (ER) *	46.90	3.3%	5.60	19.83	21.47	-
	Public Upland	1.18	0.1%	-	-	1.18	-
	Pipeline / Utility Right-of-Way	5.55	0.4%	-	1.64	3.91	-
	Altalink Power Corridor	23.63	1.6%	23.63	-	-	-
	Arterial Road Right-of-Way	57.63	4.0%	16.16	16.14	18.84	6.49
	Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-
	Existing Country Residential	115.38	8.1%	13.52	-	41.05	60.81
	Existing MR			0.19		0.26	
	Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	20.36
<b>GROSS DEVELOPABLE AREA</b>		1,154.3 5	80.5 %	224.75	269.96	332.96	326.23
	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	2.00
	Business Employment	39.57	3.4%	39.57	-	-	-
	Institutional Mixed-use	9.36	0.8%	-	3.71	-	5.65
	Parkland, Recreation, School (Municipal Reserve)	110.64	9.6%	7.73	23.88	56.02	23.01
	<i>District Activity Park</i>	33.76	2.9%	-	-	33.76	-
	<i>School/Park</i>	37.00	3.2%	-	14.52	13.00	9.48
	<i>Urban Village Park/Pocket Park/Greenway</i>	22.35	1.9%	6.60	1.62	6.76	7.37
	<i>Natural Area (MR)</i>	16.11	1.4%	1.13	7.74	1.08	6.16
	<i>W14 MR</i>	0.92				1.42	
	Natural Area (Protected Through Other Means)	5.29	0.5%	-	-	-	5.29



	Resident's Association	0.80	0.1%	-	0.80	-	-	
	Transportation - Circulation	230.54	20.0%	44.90	53.80	66.59	65.25	
	Transit Centre	1.45	0.1%	-	-	1.45	-	
	Stormwater Management Facility	82.22	7.1%	17.70	19.43	20.30	24.79	
	Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	
	<b>Total Non-Residential Area</b>	520.55	45.1%	120.21	122.99	147.84	130.02	
	<b>Net Residential Area</b>	633.80	54.9%	104.54	146.97	185.13	196.21	
<b>RESIDENTIAL LAND USE AREA, DWELLING UNIT &amp; POPULATION COUNT</b>								
	<b>Land Use</b>		<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>White Birch</b>	
	Single/Semi-detached	Area (ha)	526.94	80.11	119.40	155.61	171.82	
	<i>25 du/nrha</i>	Units	13,173	2,003	2,985	3,890	4,295	
	<i>2.8 p/du</i>	Population	36,884	5,608	8,358	10,892	12,026	
	Row Housing	Area (ha)	39.37	6.11	10.75	10.51	12.00	
	<i>45 du/nrha</i>	Units	1,770	274	483	473	540	
	<i>2.8 p/du</i>	Population	4,961	770	1,355	1,324	1,512	
	Street Oriented Residential	Area (ha)	3.10	3.10	-	-	-	
	<i>35 du/nrha</i>	Units	108	108	-	-	-	
	<i>2.8 p/du</i>	Population	304	304	-	-	-	
	Low-rise/Medium Density Housing	Area (ha)	42.75	2.81	11.58	16.97	11.39	
	<i>90 du/nrha</i>	Units	3,847	253	1,042	1,527	1,025	
	<i>1.8 p/du</i>	Population	6,924	455	1,875	2,749	1,845	
	Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.00	0.00	0.00	0.00	
	<i>90 du/nrha</i>	Units	0	0	0	0	0	
	<i>1.8 p/du</i>	Population	0	0	0	0	0	
	Mixed Use Residential **	Area (ha)	16.55	10.31	5.24	0.00	1.00	

	<i>150 du/nrha</i>	Units	2,482	1,546	786	0	150	
	<i>1.5 p/du</i>	Population	3,723	2,319	1,179	0	225	
Town Centre Mixed Uses / High Density Residential		Area (ha)	4.14	2.11	0.00	2.03	0.00	
	<i>225 du/nrha</i>	Units	932	475	0	457	0	
	<i>1.8 p/du</i>	Population	1,539	854	0	685	0	
Total Residential		Area (ha)	632.85	104.54	146.97	185.12	196.21	
		Units	22,310	4,657	5,296	6,347	6,010	
		Population	54,331	10,306	12,767	15,650	15,608	
<b>SUSTAINABILITY MEASURES</b>								
			<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>White Birch</b>	
	Population Per Net Hectare (ppnha)		85	98	86	84	79	
	Units Per Net Residential Hectare (upnrha)		35	44	36	34	30	
	Population (%) within 500m of Parkland			94%	100%	93%		
	Population (%) within 600m of Transit Service			100%	100%	100%		
	Population (%) within 600m of Commercial Service			66%	98%	43%		
	Presence/Loss of Natural Areas							
	Protected as Environmental Reserve		43.73	5.60	16.66	21.47	-	
	Conserved as Municipal Reserve (ha)		16.11	1.13	7.74	1.08	6.16	
	Protected through other means (ha)		20.40	-	3.17	-	25.65	
	Lost to Development (ha)		9.56	7.80	19.47	15.40	-	
<b>STUDENT GENERATION COUNT</b>								
			<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>White Birch</b>	
	<b>Public School Board</b>							
	Elementary School		2,305	449	539	665	652	

	Junior High		1,153	224	269	334	326	
	Senior High		1,153	224	269	334	326	
<b>Separate School Board</b>								
	Elementary School		1,151	224	269	332	326	
	Junior High		576	112	134	167	163	
	Senior High		576	112	134	167	163	
<b>Total Student Population</b>			6,914	1,345	1,614	1,999	1,956	
<p>* 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.</p>								
<p>**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)</p>								
<p>***An additional 0.5 ha of MR has been allocated to White Birch for future MR opportunities. An additional 1.42 ha of MR has been allocated to River's Edge for W14 and the surrounding natural area. Should W14 be ER in the future, MR can be reallocated.</p>								

**Riverview 3 Neighbourhood Structure Plan Approved Land Use and Population Statistics Bylaw 17270**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	314.85	100%	
Environmental Reserve			
Public Upland Setback (ER)	17.06	5.4%	
Pipeline & Utility Right-of-Way	3.36	1.1%	
Arterial Road Right-of-Way	16.02	5.1%	
Existing Country Residential	16.91	5.4%	
Top of Bank Non-credit Municipal Reserve	1.18	0.4%	
<b>Gross Developable Area</b>	<b>260.32</b>		<b>100%</b>
Commercial			
Neighbourhood Commercial	2.99		1.1%
Mixed Use	0.49		0.2%
Parkland, Recreation, School (Municipal Reserve)			
District Park	33.80		13.0%
School / Park	13.00		5.0%
Urban Village Park	3.54		1.4%
Pocket Park	1.04		0.4%
Transportation			
Circulation	52.06		20.0%
Transit Centre	1.45		0.6%
Infrastructure & Servicing			
Stormwater Management	14.30		5.5%
<b>Total Non-Residential Area</b>	<b>122.67</b>		<b>47.1%</b>
<b>Net Residential Area (NRA)</b>	<b>137.65</b>		<b>52.9%</b>

19.7%

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	111.23	25	2,781	80.8%	2.80	7,787
Row Housing	10.51	45	473	7.6%	2.80	1,324
Low-rise/Medium Density Housing	15.43	90	1,389	11.2%	1.80	2,500
Town Centre Mixed Use / Residential	0.49	225	109	0.4%	1.5	164
<b>Total</b>	<b>137.65</b>		<b>4,752</b>	<b>100%</b>		<b>11,775</b>

**SUSTAINABILITY MEASURES**

Population Per Net Hectare (p/nha)		85.5
Dwelling Units Per Net Residential Hectare (du/nrha)		34.5
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio		58.5% / 39.2%
Population (%) within 500m of Parkland		93%
Population (%) within 400m of Transit Service		100%
Population (%) within 600m of Commercial Service		43%
<b>Presence/Loss of Natural Areas</b>	<b>Land</b>	<b>Water</b>
Protected as Environmental Reserve	17.06	0.0
Conserved as Naturalized Municipal Reserve (ha)	0.0	0.0
Protected through other means (ha)	1.18	0.0
Lost to Development (ha)	15.4	0.0

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	521	260
Junior High School	260	130
Senior High School	260	130
<b>Total</b>	<b>1,041</b>	<b>521</b>



\*Town Centre Mixed Use area is divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (i.e. Total area is 0.97 ha; area of residential is 0.49 ha and non-residential is 0.49 ha)

**River's Edge Neighbourhood Structure Plan  
Proposed Land Use and Population Statistics  
Bylaw 20319**

	<b>Area (ha)</b>	<b>% of GA</b>	<b>% of GDA</b>
<b>Gross Area</b>	419.67	100%	
Environmental Reserve			
Public Upland Setback (ER)	17.06	4.1%	
Wetland (W14)	4.41		
Pipeline & Utility Right-of-Way	3.91	0.9%	
Arterial Road Right-of-Way	18.84	4.5%	
Existing Country Residential	41.05	9.8%	
Existing MR	0.26	0.1%	
Top of Bank Non-credit Municipal Reserve	1.18	0.3%	
<b>Gross Developable Area</b>	<b>332.96</b>		<b>100%</b>
Commercial			
Neighbourhood Commercial	2.99	0.9%	
Mixed Use	0.49	0.1%	
Parkland, Recreation, School (Municipal Reserve)			
District Park	33.76	10.1%	} 16.8%
School / Park	13.00	3.9%	
Urban Village Park	5.72	1.7%	
Pocket Park	1.04	0.3%	
W14 MR	1.42	0.4%	
Greenway	0.30	0.1%	
Natural Area	0.78	0.2%	
Transportation			
Circulation	66.59	20.0%	
Transit Centre	1.45	0.4%	
Infrastructure & Servicing			



Stormwater Management	20.30	6.1%
<b>Total Non-Residential Area</b>	<b>147.84</b>	<b>44.4%</b>
<b>Net Residential Area (NRA)</b>	<b>185.12</b>	<b>55.6%</b>

#### RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

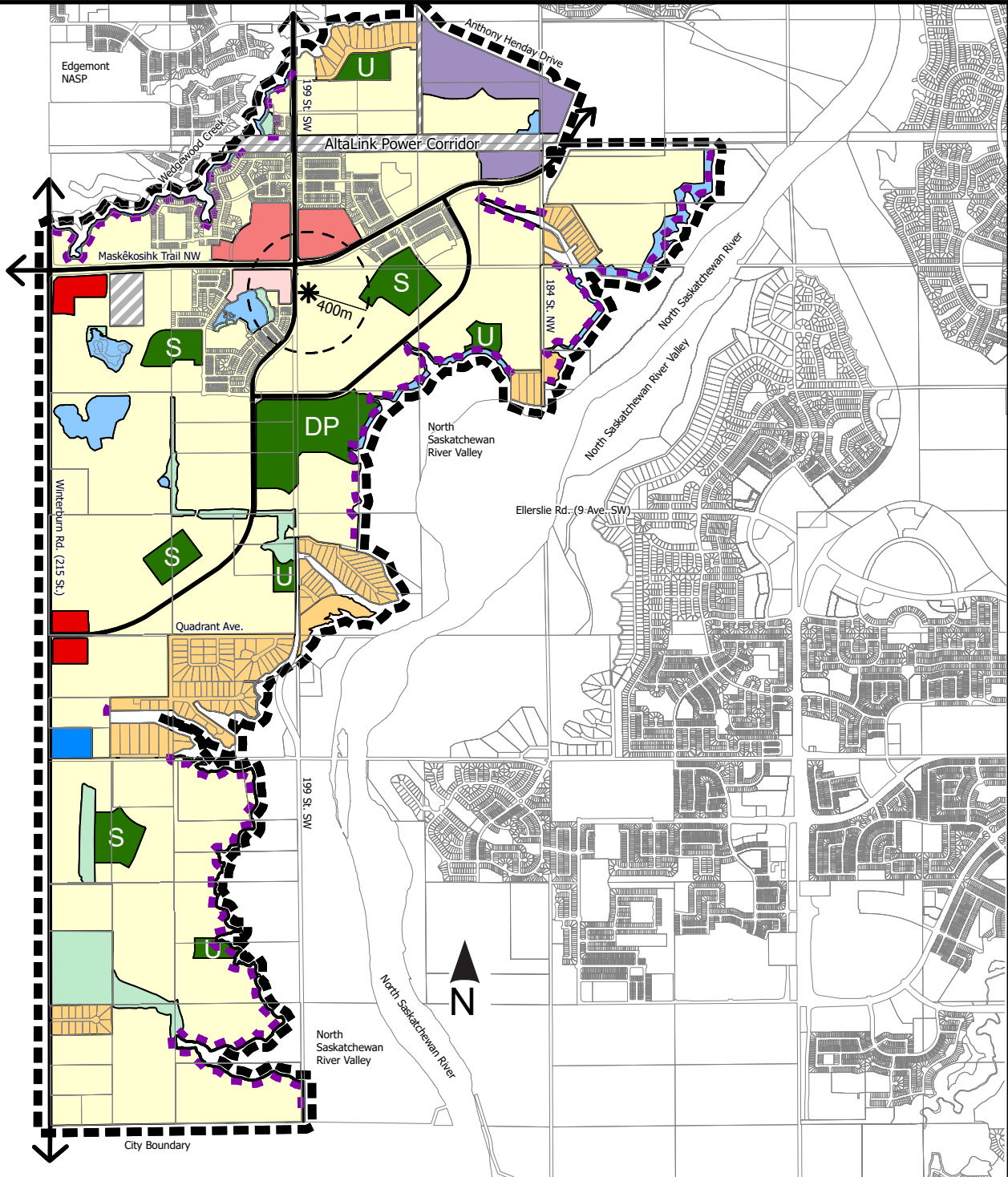
Land Use	Area (ha)	Units/ha	Units	% of NRA	People / Unit	Population
Single/Semi-Detached	155.61	25	3890	84.1%	2.8	10893
Row Housing	10.51	45	473	5.7%	2.8	1324
Low-rise/Medium Density Housing	16.97	90	1527	9.2%	1.8	2749
High Density Residential	1.54	225	347	0.8%	1.5	520
Town Centre Mixed Use/Residential	0.49	225	110	0.3%	1.5	165
<b>Total</b>	<b>185.12</b>		<b>6347</b>	<b>100.0%</b>		<b>15651</b>


















#### SUSTAINABILITY MEASURES

Population Per Net Hectare					84.5
Dwelling Units Per Net Residential Hectare (du/nrha)					34.3
(Single/Semi-detached) / Row Housing; Low-rise/Medium to High Rise) Unit Ratio					
Population (%) within 500 m of parkland					93%
Population (%) within 600 m of Transit Service					100%
Population (%) within 600 m of Commercial Service					43%
Presence/Loss of Natural Areas		Land	Water		
Protected as Environmental Reserve		21.47	0		
Conserved as Naturalized Municipal Reserve (ha)		1.28	0		
Protected through other means (ha)		1.18	0		
Lost to Development (ha)		9.71	0		

#### STUDENT GENERATION STATISTICS

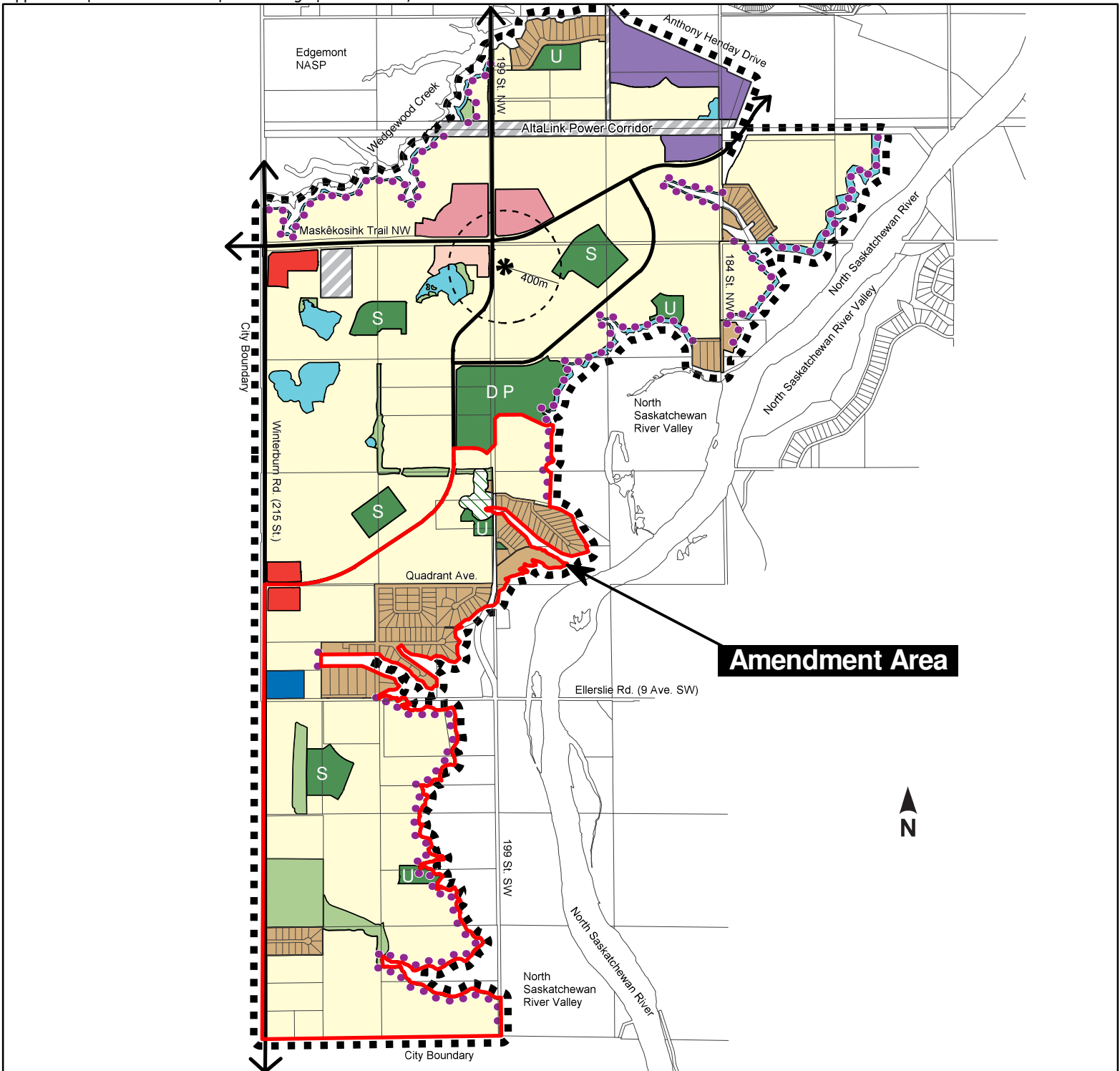
Level	Public	Separate
Elementary	666	333
Junior High School	333	166
Senior High School	333	166
<b>Total</b>	<b>1332</b>	<b>666</b>
















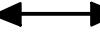





- |  |                                |   |                                       |
|--|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential   |  | District Activity Park                |
|  | Residential                    |  | Natural Area                          |
|  | 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             |   |                                       |

**BYLAW 20203  
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.



**Amendment Area**

	Existing Country Residential		Natural Area
	Residential		Wetland (ER) - W14
	Town Centre Commercial		Environmental Reserve
	Mixed Use / Main Street Retail		Top of Bank Shared-Use Path / Roadway
	Community Commercial		Public Utility Lot
	Business Employment		Transit Centre
	Institutional Mixed-Use		Arterial Roadway
	School/Park		ASP Boundary
	Urban Village Park		Amendment Area
	District Activity Park		

**BYLAW 20318  
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.

To Anthony Henday Drive

The Uplands

Maskokosink Trail (23 Ave)


















Stillwater

199 Street NW

North Saskatchewan River

**BYLAW 17270  
APPROVED  
Riverview  
Neighbourhood 3  
Neighbourhood  
Structure Plan  
(as amended)**

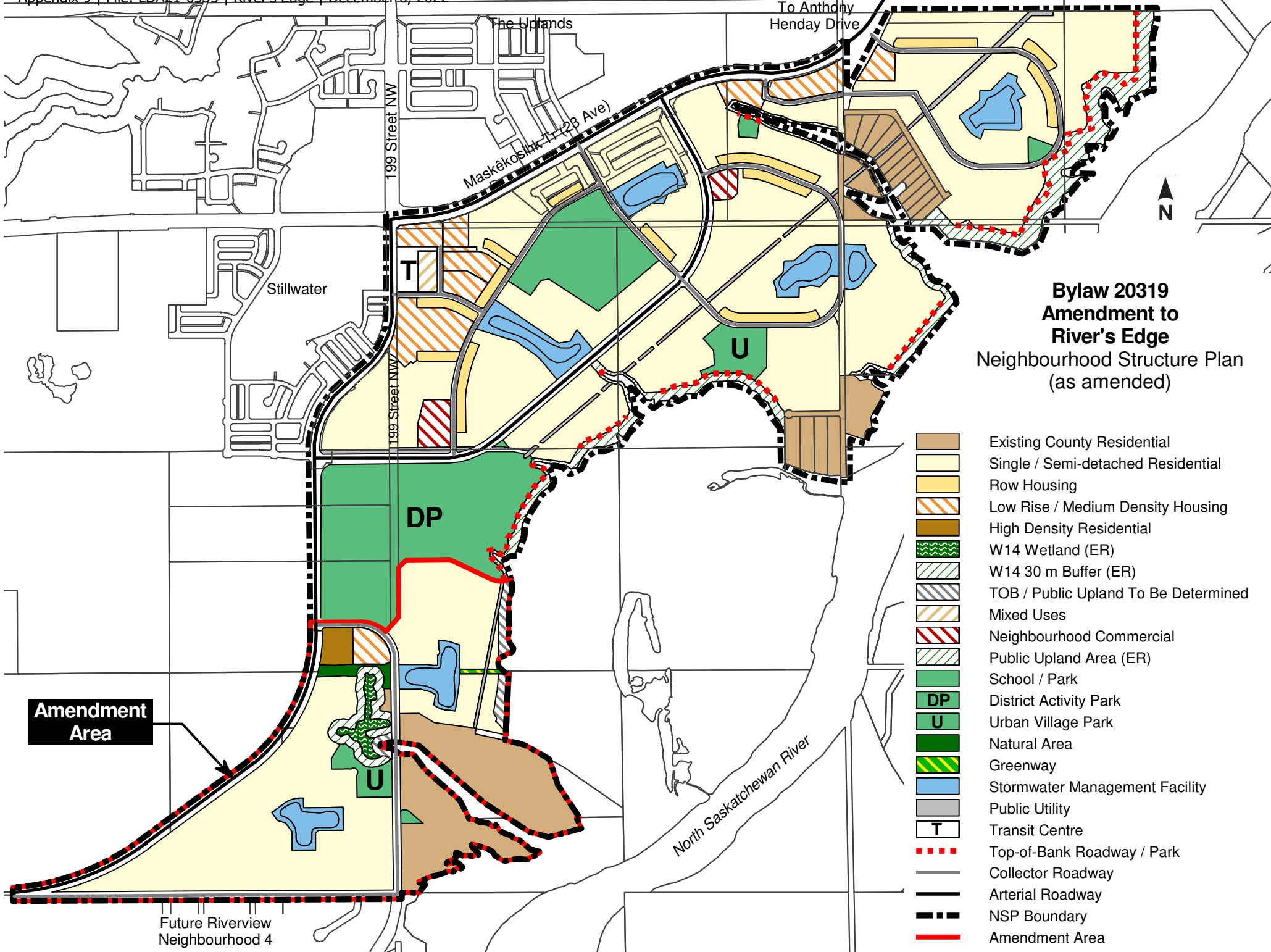


-  Existing County Residential
-  Single / Semi-detached Residential
-  Row Housing
-  Low Rise / Medium Density Housing
-  Mixed Uses
-  Neighbourhood Commercial
-  Public Upland Area (ER)
-  School / Park
-  District Activity Park
-  Urban Village Park
-  Stormwater Management Facility
-  Public Utility
-  Transit Centre
-  NSP Boundary
-  Arterial Roadway
-  Collector Roadway
-  Top-of-Bank Roadway / Park

Future Riverview  
NBHD 4

**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.





**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

<b>Application Type:</b>	Plan Amendments
<b>Bylaws:</b>	20318 20319
<b>Location:</b>	North Quadrant Avenue NW and east of Richard Rice Boulevard NW
<b>Address:</b>	812 - 199 Street NW
<b>Legal Description:</b>	NE-30-51-25-4
<b>Site Area:</b>	105 ha
<b>Neighbourhood:</b>	River's Edge
<b>Ward:</b>	Sipiwiyiniwak
<b>Notified Community Organizations:</b>	West Edmonton Communities Council Area Council; Cameron Heights Community League; Greater Windermere Community League; and Wedgewood Ravine Community League
<b>Applicant:</b>	Stantec Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zone:</b>	N/A
<b>Plans in Effect:</b>	Riverview Area Structure Plan (ASP) River's Edge Neighbourhood Structure Plan (NSP)
<b>Historic Status:</b>	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination