Bylaw 20318

A Bylaw to amend Bylaw 16407, as amended,
the Riverview Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 3, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16407, being Riverview Area Structure Plan; and

WHEREAS from time to time Council considers it desirable to amend the Riverview Area Structure Plan; and

WHEREAS Council has amended the Riverview Area Structure Plan, through the passage of Bylaws 17267, 17735, 17895, 17968, 18568, 18959, 19156, 19356, 20003, 20113, and 20203; and

WHEREAS an application was received by Administration to amend the Riverview Area Structure Plan; and

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. That Bylaw 16407, as amended, Riverview Area Structure Plan, is hereby further amended by:

    a. Renumbering all sections in the ASP to align with the Table of Contents;
    b. In Section 3.4.6 Parkland, Recreation Facilities and Schools, deleting the first sentence of the paragraph under the "District Activity Park" heading and replacing it with the following:

    "The ASP includes a District Activity Park, which is intended to include several structures such as a multi-purpose recreation centre (which may include, but is not

limited to, pools, arenas, gymnasiums, indoor soccer and fitness training area) a Public High School, a Catholic High School, a K-6 Francophone Elementary School, and associated parking";

c. In the first sentence of Section 3.1 "Land Use and Population Statistics", replacing "five" with "four";

d. In the "ASP Policy" and "Implementation" columns beside Objective 2.4.7(b) in Section 3.4.7 Ecology, replacing all references to "Neighbourhood 5" with "Neighbourhood 4";

e. In the first sentence of Section 3.5.1 General Staging, replacing "five" with "four";

f. Deleting the map "Bylaw 20203 - Riverview Area Structure Plan (as amended)" and replacing it with "Bylaw 20318 - Amendment to Riverview Area Structure Plan (as amended)" attached hereto as Schedule "A" and forming part of this bylaw;

g. Deleting "TABLE 2 - LAND USE AND POPULATION STATISTICS" and replacing it with "TABLE 2 - LAND USE AND POPULATION STATISTICS", attached hereto as Schedule "B" and forming part of this bylaw;

h. Deleting "Figure 5 – Neighbourhood Units" and replacing it with "Figure 5 – Neighbourhood Units", attached hereto as Schedule "C" and forming part of this bylaw;

i. Deleting "Figure 6 - Land Use Concept" and replacing it with "Figure 6 - Land Use Concept", attached hereto as Schedule "D" and forming part of this bylaw;

j. Deleting "Figure 7 - Ecological Connectivity" and replacing it with "Figure 7 - Ecological Connectivity", attached hereto as Schedule "E" and forming part of this bylaw;

k. Deleting "Figure 8 - Parkland, Recreational Facilities & Schools" and replacing it with "Figure 8 - Parkland, Recreational Facilities & Schools", attached hereto as Schedule "F" and forming part of this bylaw;

l. Deleting "Figure 9 – Transportation Network" and replacing it with "Figure 9 – Transportation Network", attached hereto as Schedule "G" and forming part of this bylaw;

m. Deleting "Figure 10 - Active Transportation Network" and replacing it with "Figure 10 - Active Transportation Network", attached hereto as Schedule "H" and forming

part of this bylaw;

n. Deleting “Figure 11 – Sanitary Servicing” and replacing it with “Figure 11 – Sanitary Servicing”, attached hereto as Schedule “I” and forming part of this bylaw;

o. Deleting “Figure 12 – Stormwater Servicing” and replacing it with “Figure 12 – Stormwater Servicing”, attached hereto as Schedule “J” and forming part of this bylaw;

p. Deleting “Figure 13 – Water Servicing” and replacing it with “Figure 13 – Water Servicing”, attached hereto as Schedule “K” and forming part of this bylaw;

q. Deleting “Figure 14 – Staging” and replacing it with “Figure 14 – Staging”, 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

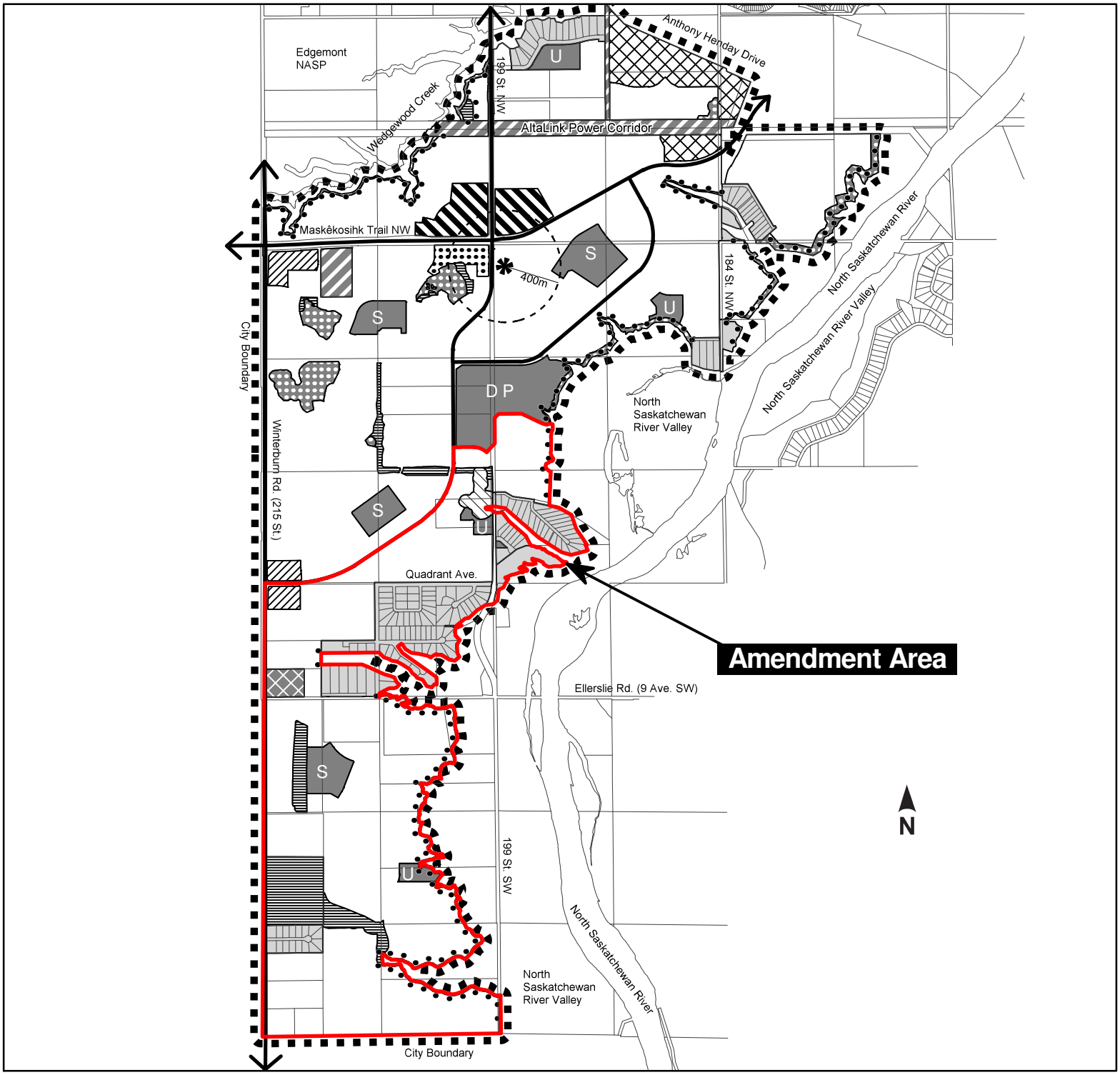
_____

MAYOR

_____

CITY CLERK

SCHEDULE "A"



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
S School/Park	ASP Boundary
U Urban Village Park	Amendment Area
DP 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.

SCHEDULE "B"

TABLE 2 - LAND USE AND POPULATION STATISTICS

Riverview ASP - Land Use and Population Statistics
Bylaw 20318

		Area (ha)	% GA	The Uplands	Stillwater	River's Edge	White Birch
GROSS AREA		1,433.12	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
GROSS DEVELOPABLE AREA		1,154.35	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
	District Activity Park	33.76	*2.9%*	-	-	*33.76*	-
	School/Park	37.00	*3.2%*	-	*14.52*	*13.00*	*9.48*
	Urban Village Park/Pocket Park/Greenway	22.35	*1.9%*	*6.60*	*1.62*	*6.76*	*7.37*
	Natural Area (MR)	16.11	*1.4%*	*1.13*	*7.74*	*1.08*	*6.16*
	W14 MR	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	-	-	
	Total Non-Residential Area		520.55	45.1 %	120.21	122.99	147.84	130.02	
		Net Residential Area	633.80	54.9 %	104.54	146.97	185.13	196.21	
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT									
	Land Use			**ASP**	**The Uplands**	**Stillwater**	**River's Edge**	**White Birch**	
	Single/Semi-detached		Area (ha)	526.94	80.11	119.40	155.61	171.82	
		25 du/nrha	Units	13,173	2,003	2,985	3,890	4,295	
		2.8 p/du	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	
		45 du/nrha	Units	1,770	274	483	473	540	
		2.8 p/du	Population	4,961	770	1,355	1,324	1,512	
	Street Oriented Residential		Area (ha)	3.10	3.10	-		-	
		35 du/nrha	Units	108	108	-		-	
		2.8 p/du	Population	304	304	-		-	
	Low-rise/Medium Density Housing		Area (ha)	42.75	2.81	11.58	16.97	11.39	
		90 du/nrha	Units	3,847	253	1,042	1,527	1,025	
		1.8 p/du	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	
		90 du/nrha	Units	0	0	0	0	0	
		1.8 p/du	Population	0	0	0	0	0	

	Mixed Use Residential **		Area (ha)	16.55	10.31	5.24	0.00	1.00	
		150 du/nrha	Units	2,482	1,546	786	0	150	
		1.5 p/du	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	
		225 du/nrha	Units	932	475	0	457	0	
		1.8 p/du	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	
SUSTAINABILITY MEASURES									
				ASP	**The Uplands**	**Stillwater**	**River's Edge**	**White Birch**	
	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	-	
STUDENT GENERATION COUNT									
				ASP	**The Uplands**	**Stillwater**	**River's Edge**	**White Birch**	
	Public School Board								

		Elementary School		2,305	449	539	665	652	
		Junior High		1,153	224	269	334	326	
		Senior High		1,153	224	269	334	326	
	Separate School Board								
		Elementary School		1,151	224	269	332	326	
		Junior High		576	112	134	167	163	
		Senior High		576	112	134	167	163	
	Total Student Population			6,914	1,345	1,614	1,999	1,956	
* 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)									
***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.									

Schedule "C"

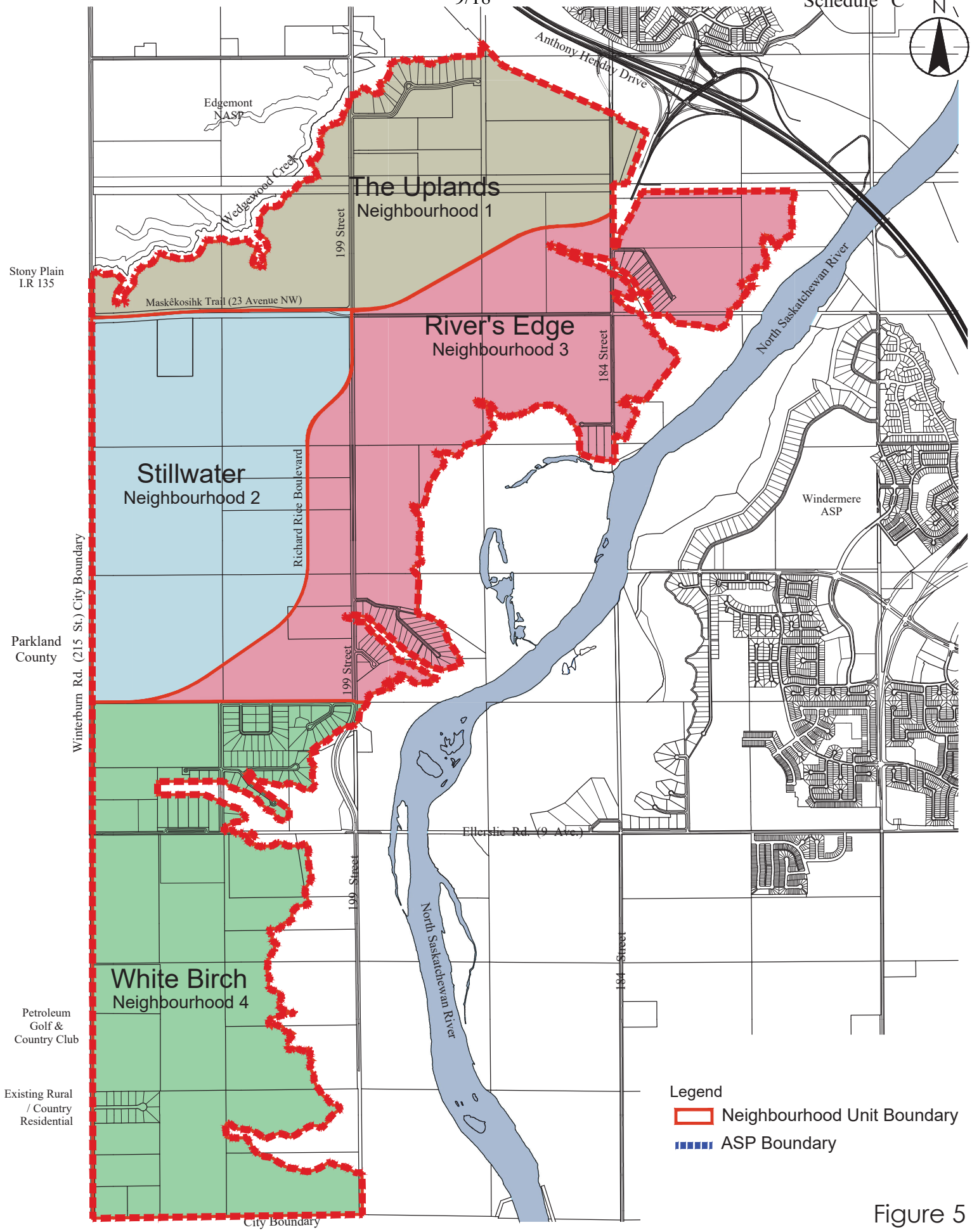


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Figure 5
Neighbourhood Units
Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

Schedule "D"

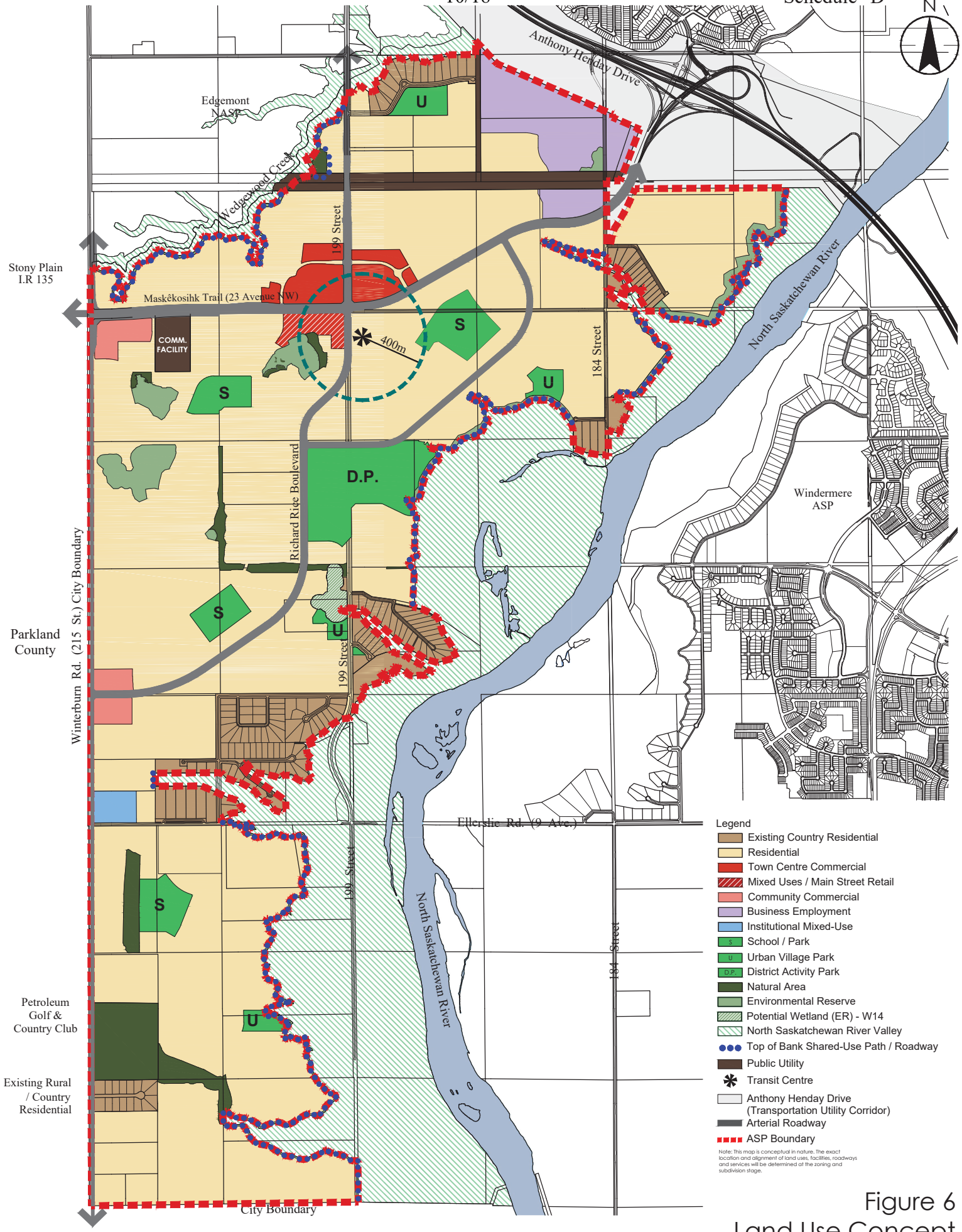

Figure 6
Land Use Concept
Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

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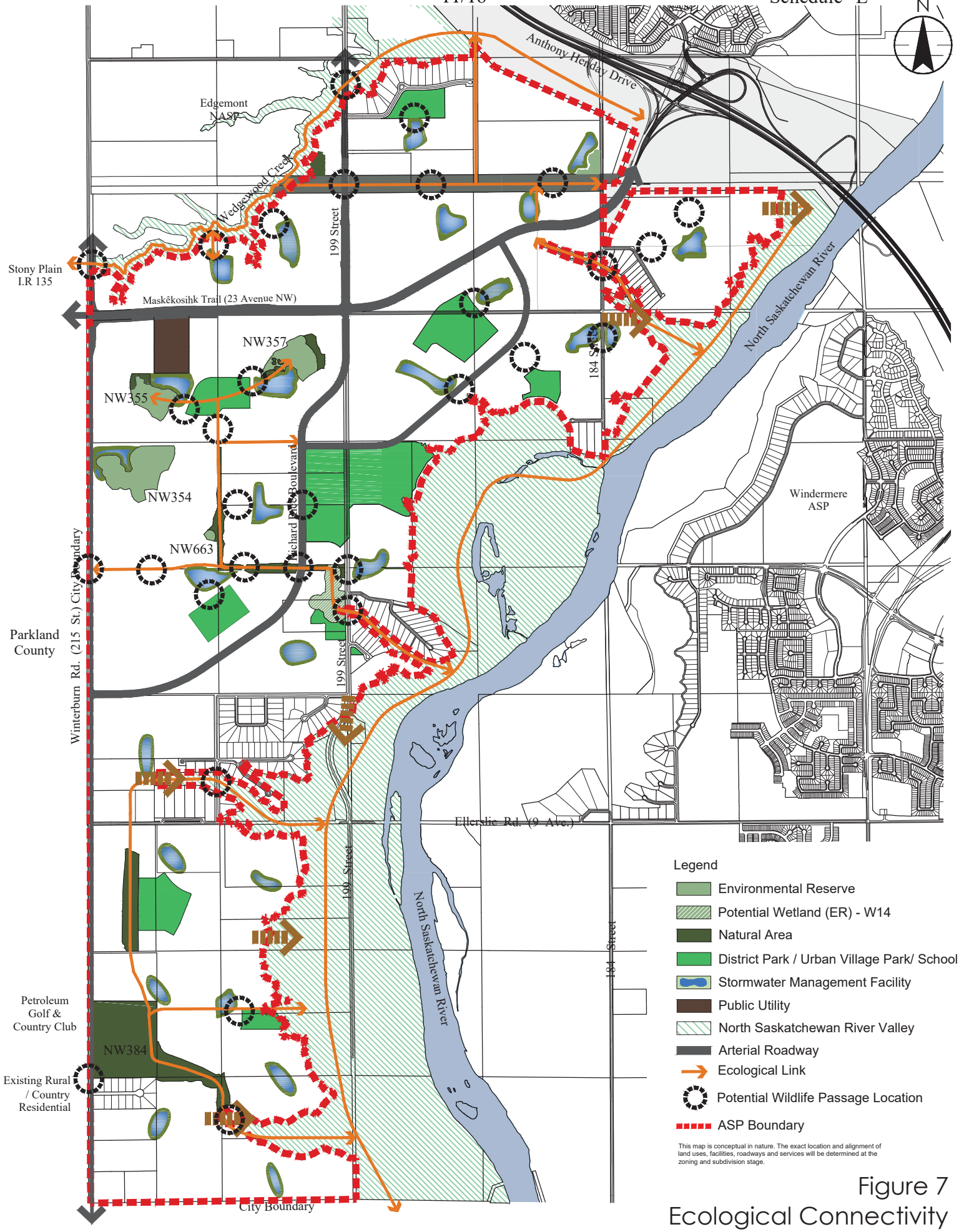
Schedule "E"



This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 7
Ecological Connectivity
Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

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Schedule "F"

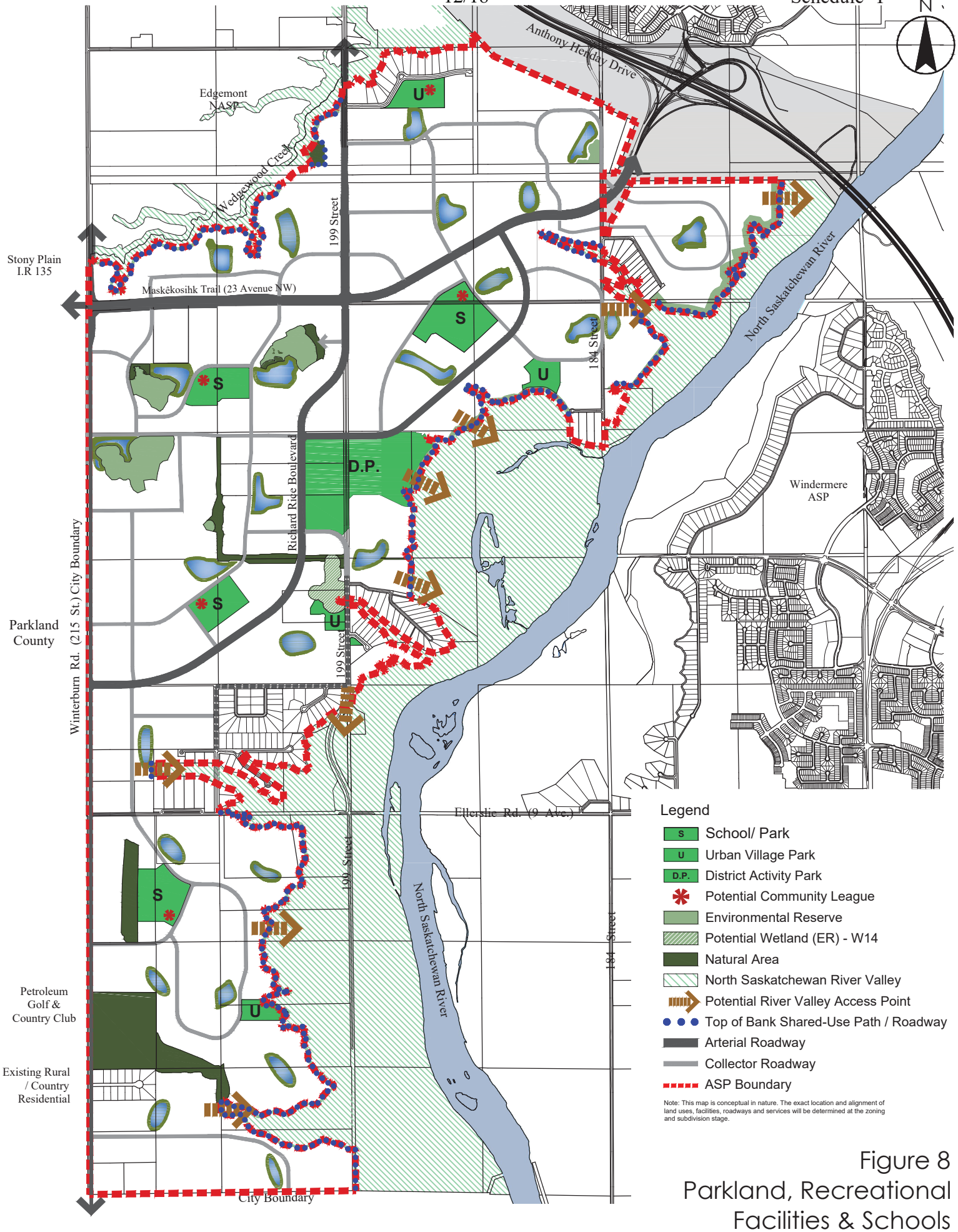

Figure 8
Parkland, Recreational Facilities & Schools

Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

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Schedule "G"

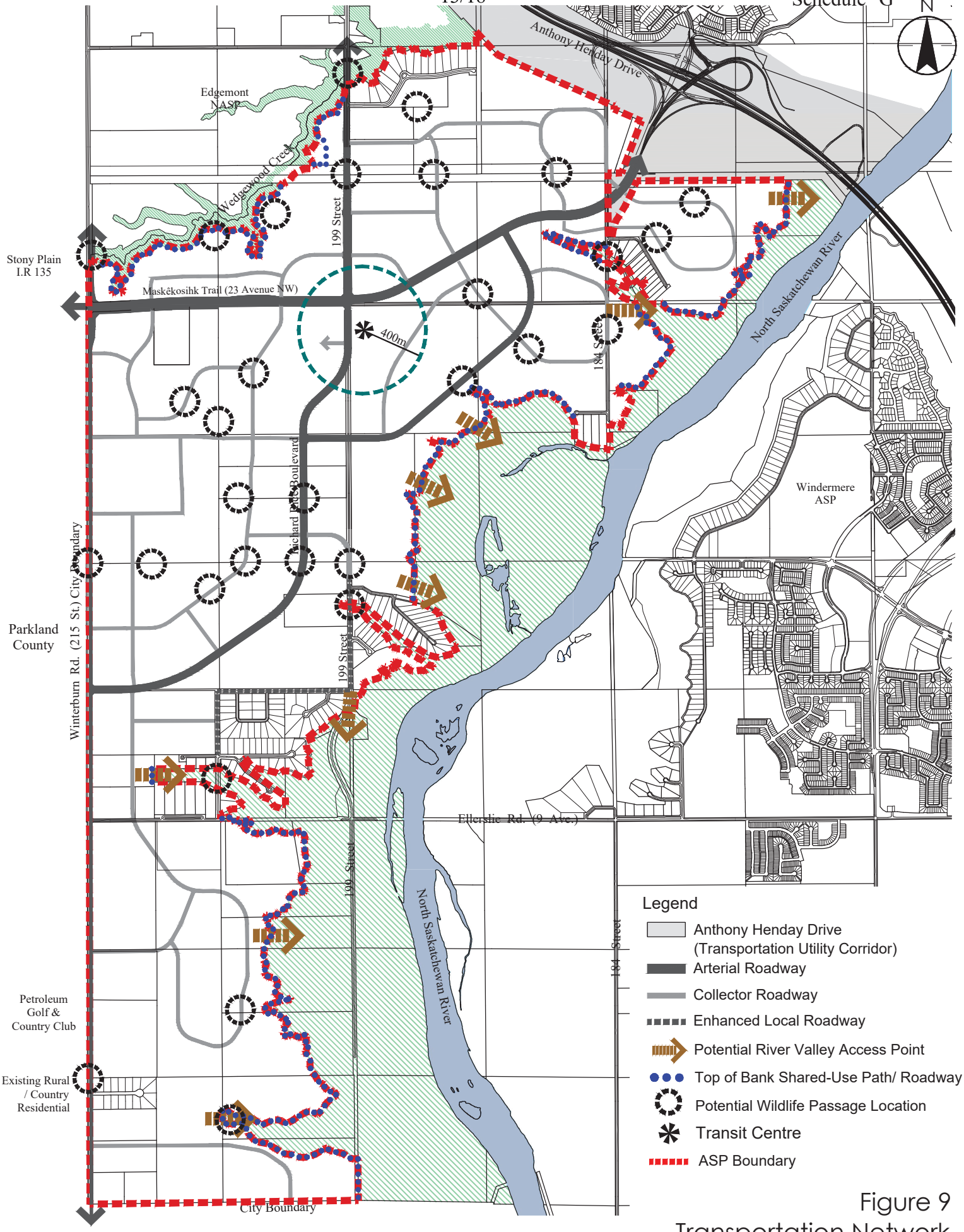

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Figure 9
Transportation Network
Riverview Area Structure Plan Amendment
October 11, 2022 - 1161 109380

SCHEDULE "H"

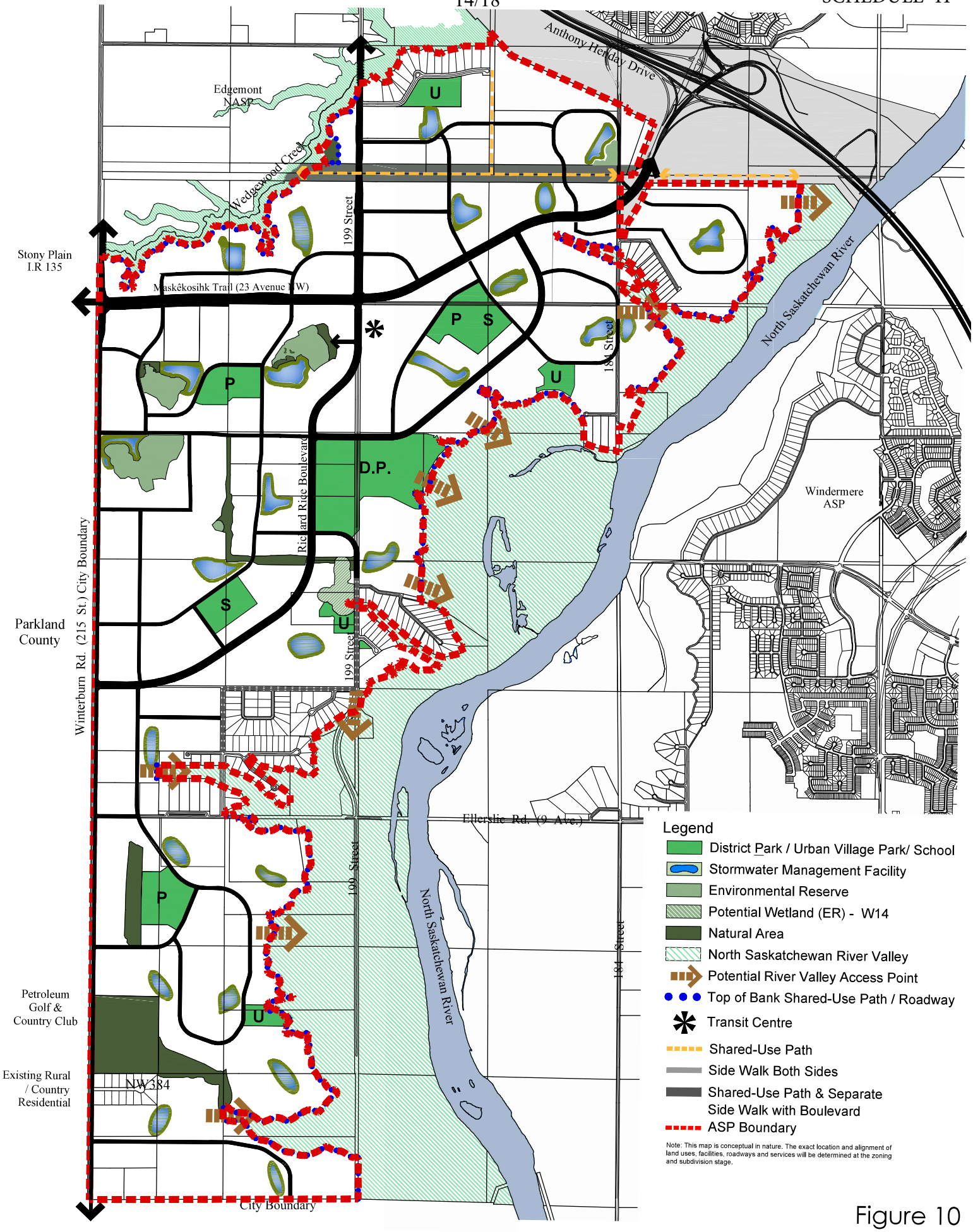

Figure 10

Active Transportation Network

Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

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SCHEDULE "I"

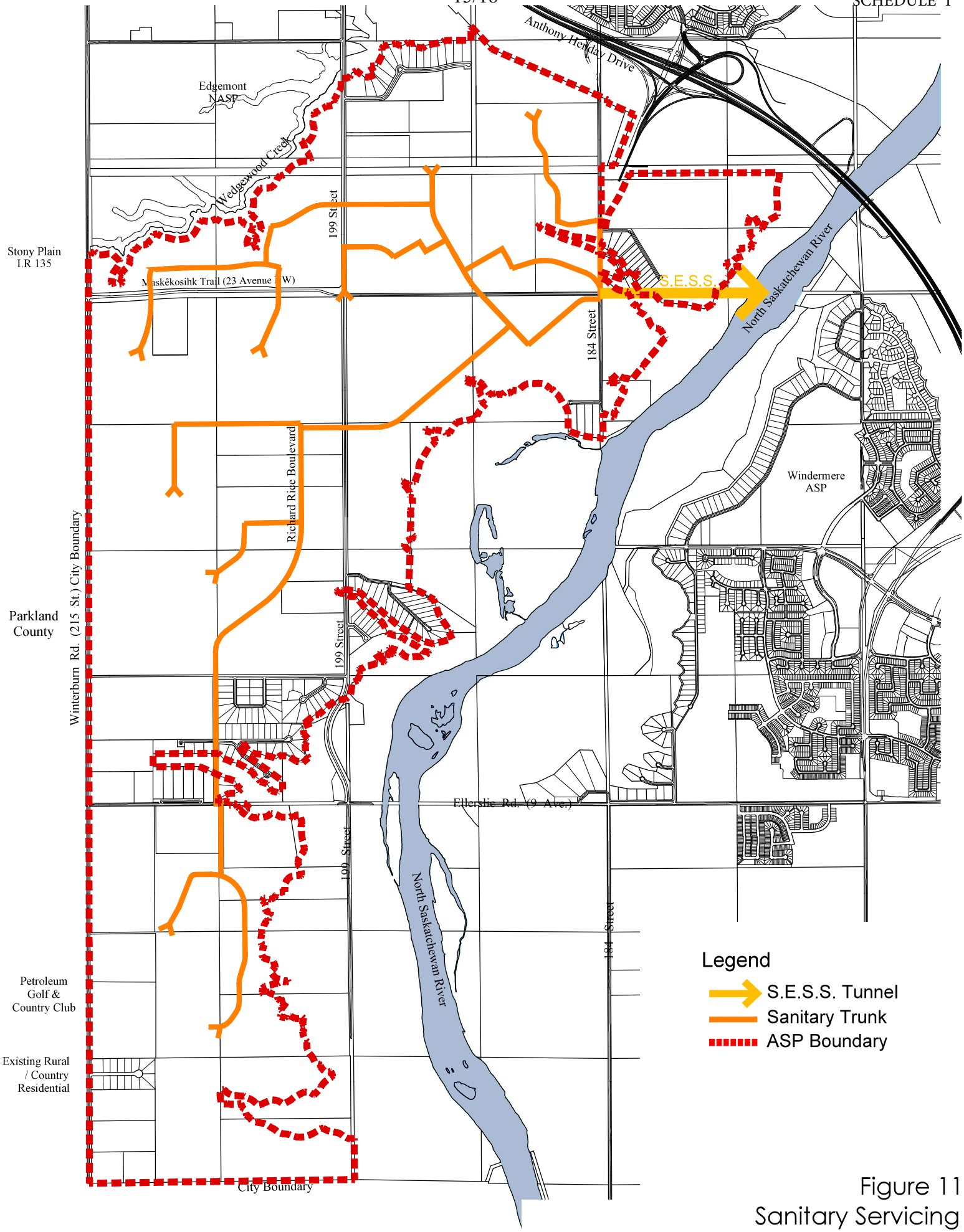

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Figure 11
Sanitary Servicing
Riverview Area Structure Plan Amendment

May 12, 2022 - 1161 109380

Schedule "J"

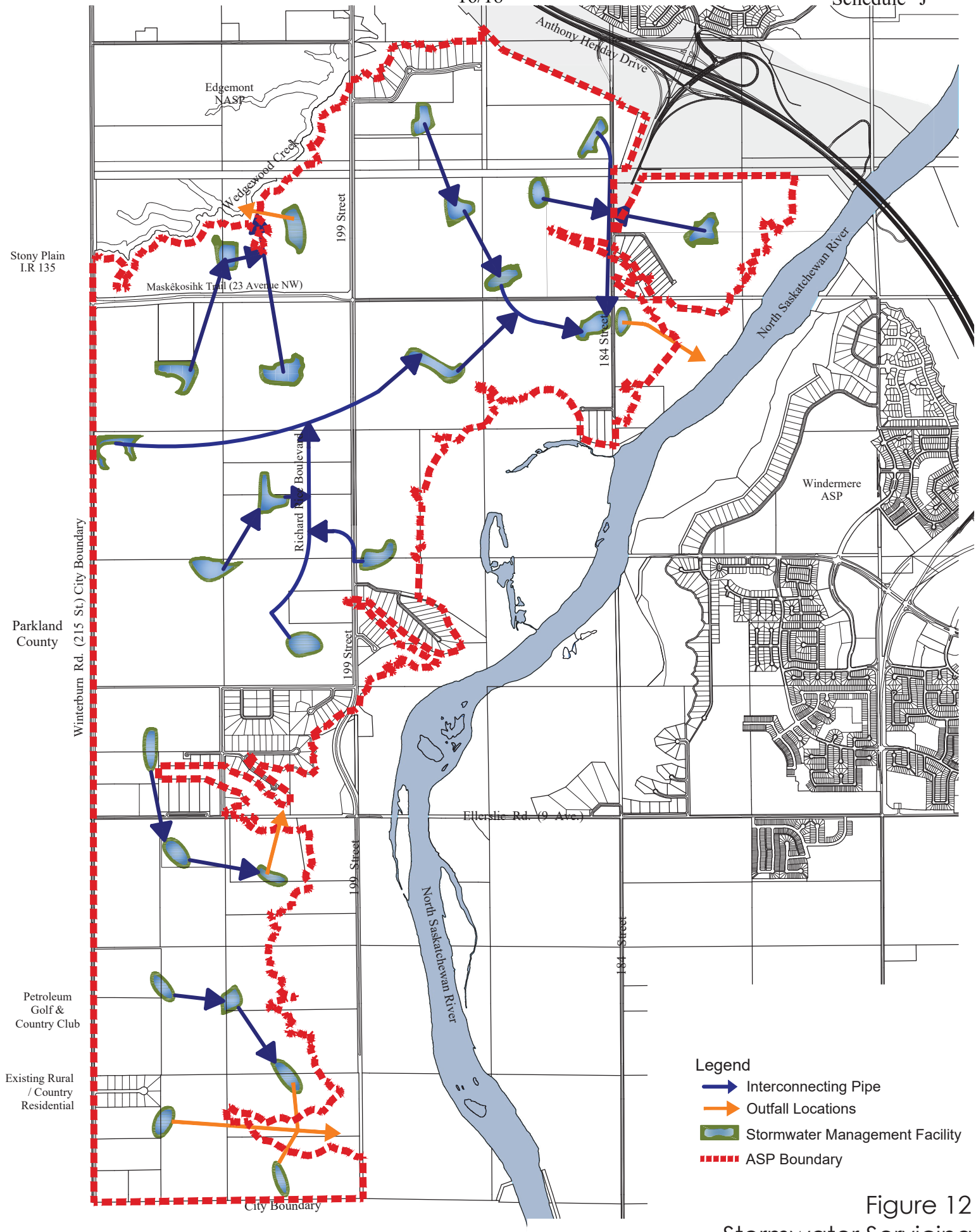

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Figure 12
Stormwater Servicing
Riverview Area Structure Plan Amendment

October 11, 2022 - 1161 109380

SCHEDULE "K"

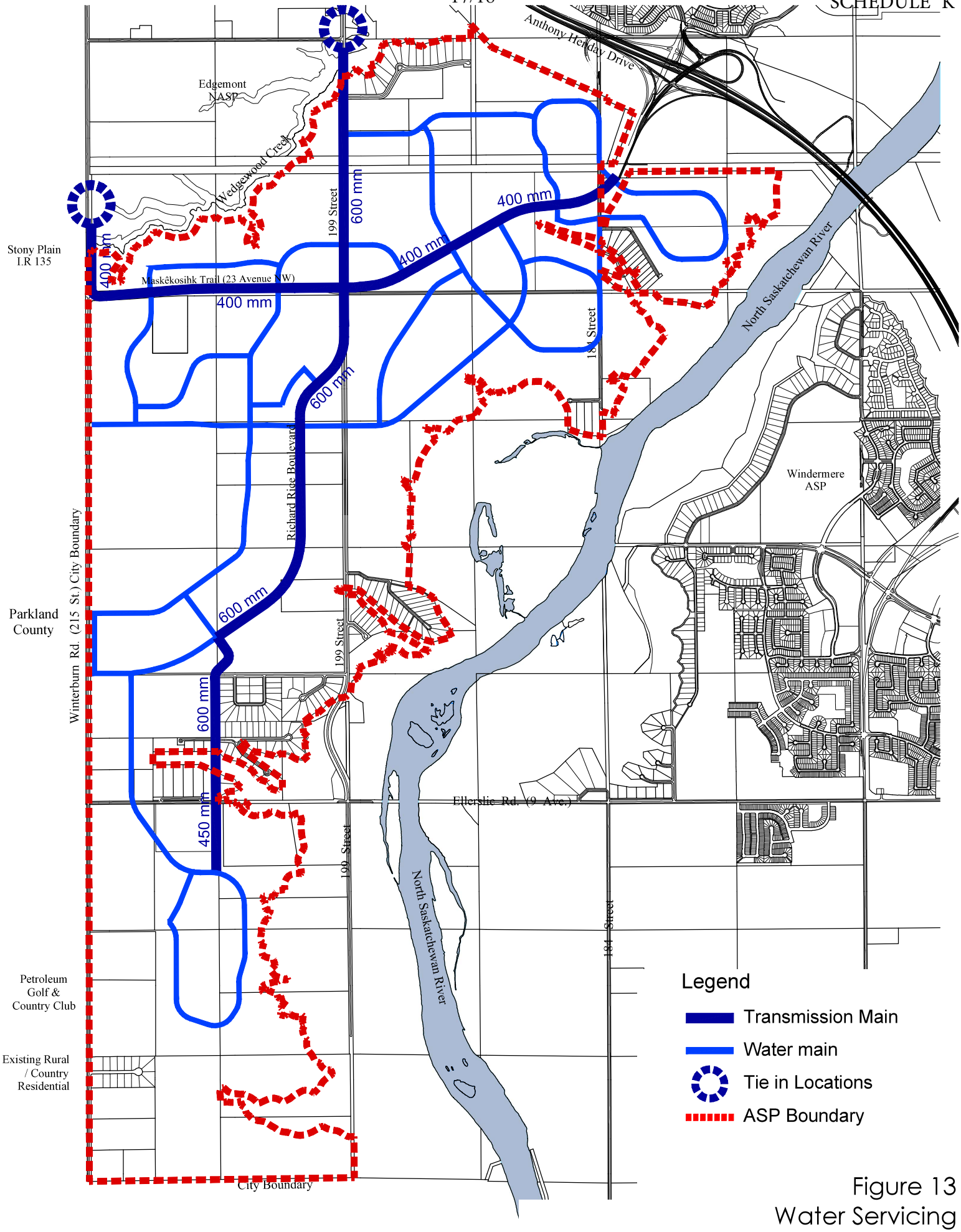

Figure 13
Water Servicing
Riverview Area Structure Plan Amendment

May 12, 2022 - 1161 109380

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Schedule "L"

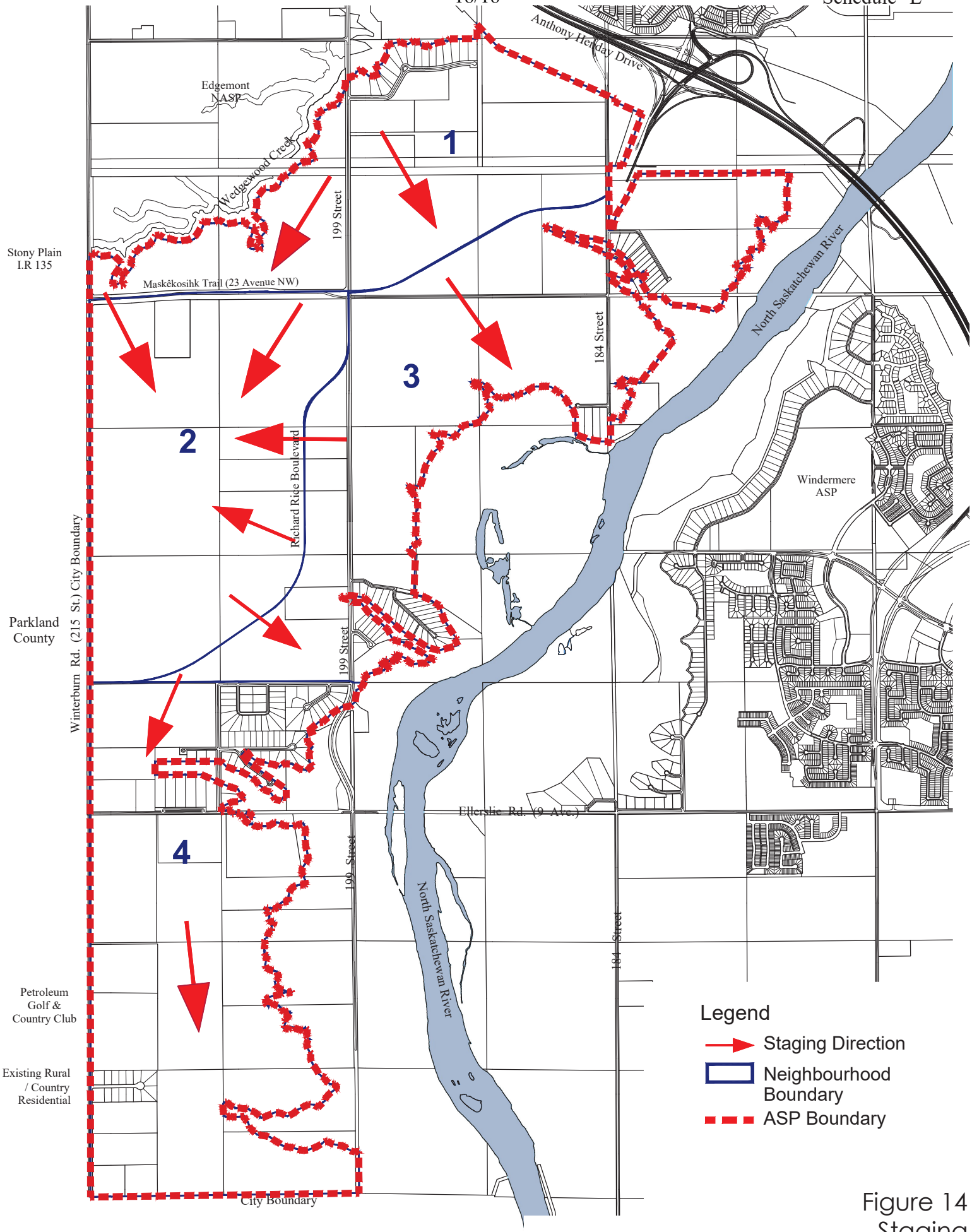

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Figure 14
Staging

Riverview Area Structure Plan Amendment

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