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

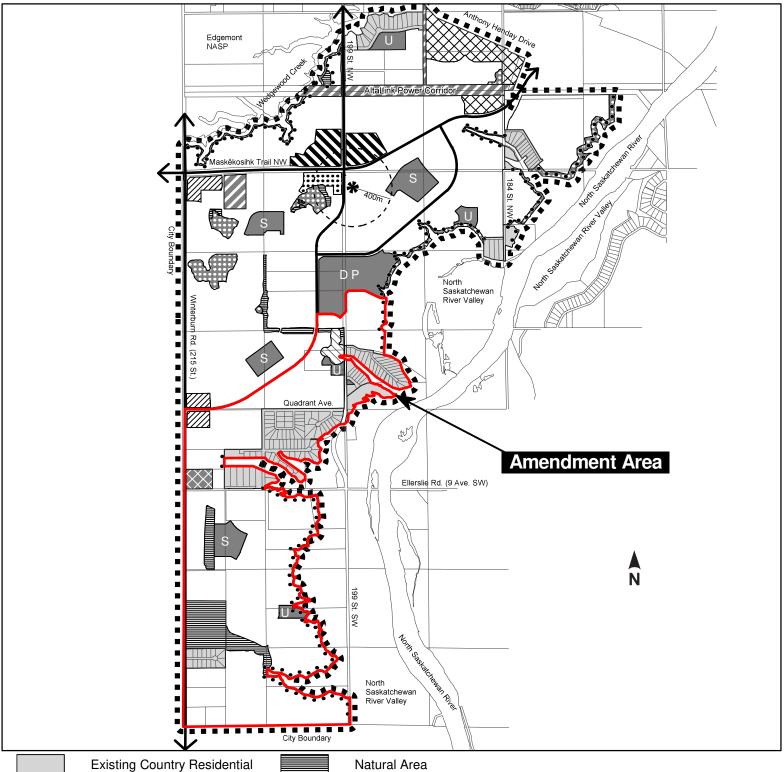
- limited to, pools, arenas, gymnasiums, indoor soccer and fitness training area) a Public High School, a Catholic High School, a K-6 Francophone Elementary School, and associated parking";
- c. In the first sentence of Section 3.1 "Land Use and Population Statistics", replacing "five" with "four";
- 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;
- 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;
- 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



Residential **Town Centre Commercial** Mixed Use / Main Street Retail Community Commercial **Business Employment** Institutional Mixed-Use School/Park Urban Village Park DP District Activity Park

Wetland (ER) - W14 Environmental Reserve Top of Bank Shared-Use Path / Roadway Public Utility Lot Transit Centre Arterial Roadway

ASP Boundary Amendment Area

BYLAW 20318 AMENDMENT TO RIVERVIEW

Area Structure Plan (as amended)

SCHEDULE "B"

TABLE 2 - LAND USE AND POPULATION STATISTICS

Riverview ASP - Land Use and Population Statistics Bylaw 20318

		Area (ha)	% GA	The Upland s	Stillwa ter	River's Edge	White Birch
GROSS AREA		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 Uplar	nd	1.18	0.1%	-	-	1.18	-
Pipeline / U	tility 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		1,154.3 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, Re Reserve)	ecreation, School (Municipal	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 Are Means)	a (Protected Through Other	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 Cen	Transit Centre		0.1%	-	-	1.45	-
Stormwater	r Management Facility	82.22	7.1%	17.70	19.43	20.30	24.79
Special Stud	dy 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
ESIDENTIAL I	LAND USE AREA, DWELLING I COUNT	JNIT &					
Land Use			ASP	The Upland s	Stillwa ter	River's Edge	White Birch
Single/Sem	Single/Semi-detached		526.9 4	80.11	119.40	155.61	171.82
	25 du/nrha	Units	13,17 3	2,003	2,985	3,890	4,295
	2.8 p/du	Populat ion	36,88 4	5,608	8,358	10,892	12,026
Row Housir	ng	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	Populat ion	4,961	770	1,355	1,324	1,512
Street Orie	nted Residential	Area (ha)	3.10	3.10	-		-
	35 du/nrha	Units	108	108	-		-
	2.8 p/du	Populat ion	304	304	-		-
Low-rise/M	edium 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	Populat ion	6,924	455	1,875	2,749	1,845
Town Centr Density Res		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	Populat ion	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	Populat ion	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	Populat ion	1,539	854	0	685	0
Total Residentia		Area (ha)	632.8 5	104.54	146.97	185.12	196.21
		Units	22,31 0	4,657	5,296	6,347	6,010
		Populat ion	54,33 1	10,306	12,767	15,650	15,608
SUSTAINABILI [*]	TY MEASURES						
	I WE/ISSNES		ASP	The Upland s	Stillwa ter	River's Edge	White Birch
Population	Population Per Net Hectare (ppnha)		85	98	86	84	79
Units Per No (upnrha)	Units Per Net Residential Hectare (upnrha)		35	44	36	34	30
Population	Population (%) within 500m of Parkland			94%	100%	93%	
Population Service	(%) within 600m of Transit			100%	100%	100%	
	Population (%) within 600m of Commercial Service			66%	98%	43%	
Presence/Lo	oss 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 GEN	ERATION COUNT						
			ASP	The Upland s	Stillwa ter	River's Edge	White Birch
Public Scho	ol Board			-			

Elementary	School			449	539	665	652	ĺ
		2,	305					L
Junior High				224	269	334	326	l
		1,	153					
Senior High				224	269	334	326	l
		1,	153					
Separate School Board								
Elementary	School			224	269	332	326	
		1,	151					
Junior High				112	134	167	163	l
		57	76					
Senior High				112	134	167	163	
		57	76					
Total Student Population	Total Student Population			1,345	1,614	1,999	1,956	
		6,	914					
				•				

^{*} 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.

9/18

Neighbourhood Units Riverview Area Structure Plan Amendment

10/18

13/18

Riverview Area Structure Plan Amendment

