

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; and
- 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. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

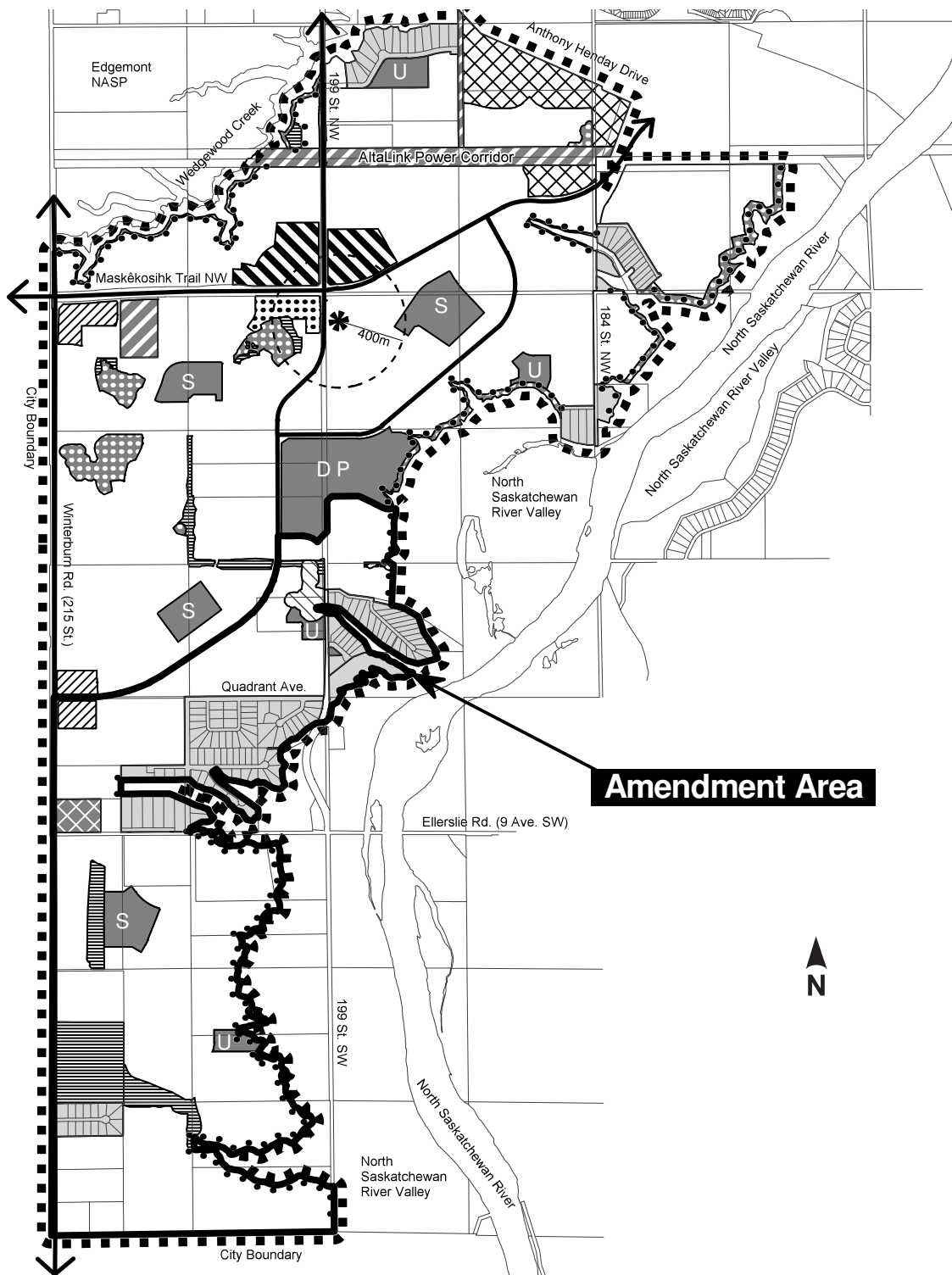
THE CITY OF EDMONTON

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MAYOR








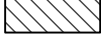










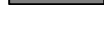

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CITY CLERK



**Amendment Area**



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

**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.



**Riverview ASP - Land Use and Population Statistics**  
**Bylaw 20318**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	White Birch
<b>GROSS AREA</b>	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
<b>GROSS DEVELOPABLE AREA</b>	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)	110.77	9.6%	7.73	23.88	56.15	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>	22.78	2.0%	6.60	1.62	7.19	7.37
<i>Natural Area (MR)</i>	15.81	1.4%	1.13	7.74	0.78	6.16
<i>W14 MR</i>	0.92	0.1%			1.42	
Natural Area (Attempt to Retain)	0.48	0.0%			0.48	
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>	521.16	45.1%	120.21	122.99	148.45	130.02
<b>Net Residential Area</b>	633.19	54.9%	104.54	146.97	184.52	196.21

## RESIDENTIAL LAND USE AREA, DWELLING UNIT &amp; POPULATION COUNT

Land Use		ASP	The Uplands	Stillwater	River's Edge	White Birch
Single/Semi-detached	Area (ha)	526.33	80.11	119.40	155.00	171.82
	25 du/nrha Units	13,158	2,003	2,985	3,875	4,295
	2.8 p/du Population	36,842	5,608	8,358	10,850	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)	632.24	104.54	146.97	184.51	196.21
	Units	22,295	4,657	5,296	6,332	6,010
	Population	54,289	10,306	12,767	15,608	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)	17.23	1.13	7.74	2.20	6.16
Protected through other means (ha)	20.40	-	3.17	-	25.65
Lost to Development (ha)	9.56	7.80	19.47	13.98	-

## STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	White Birch
<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

\* 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.

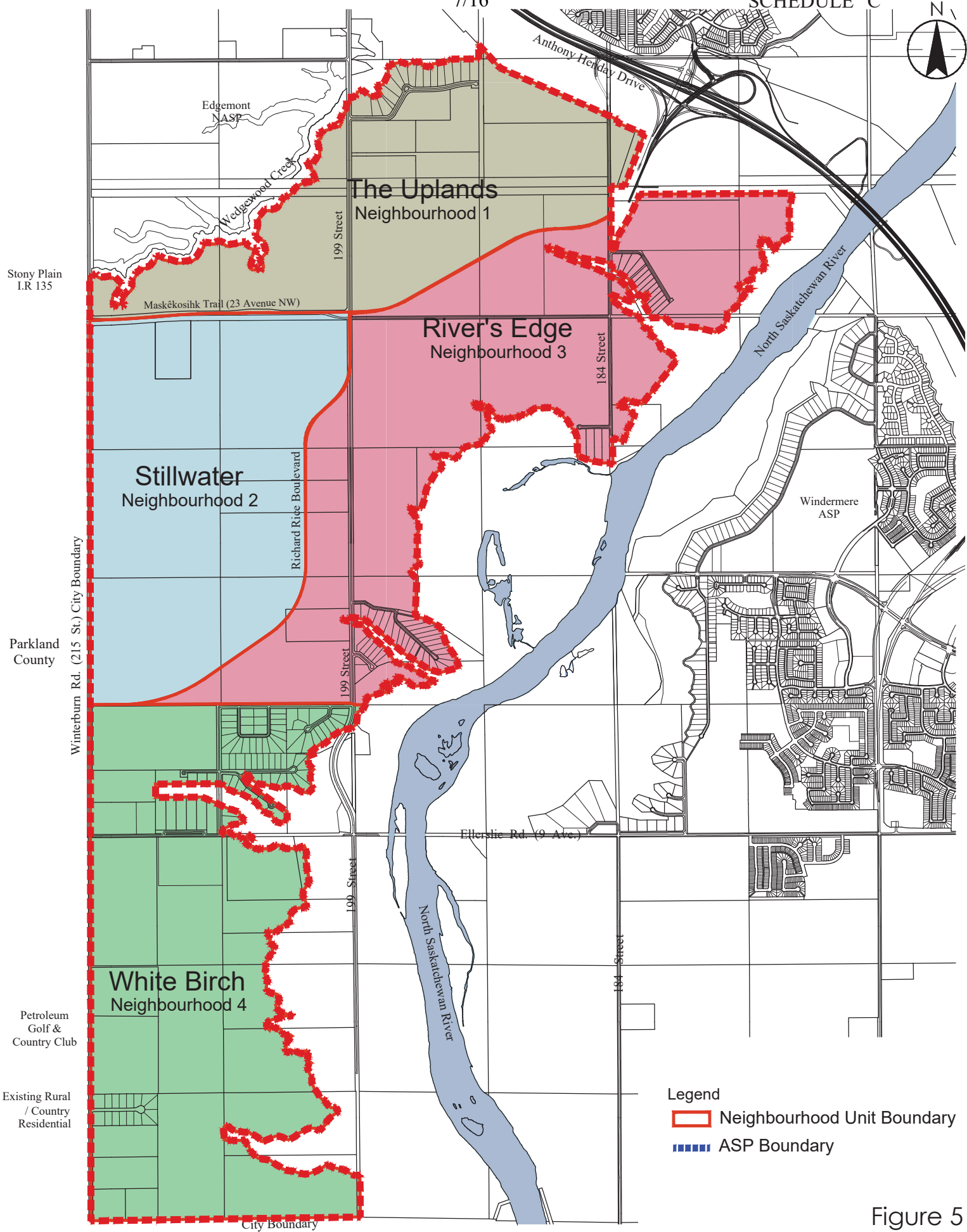
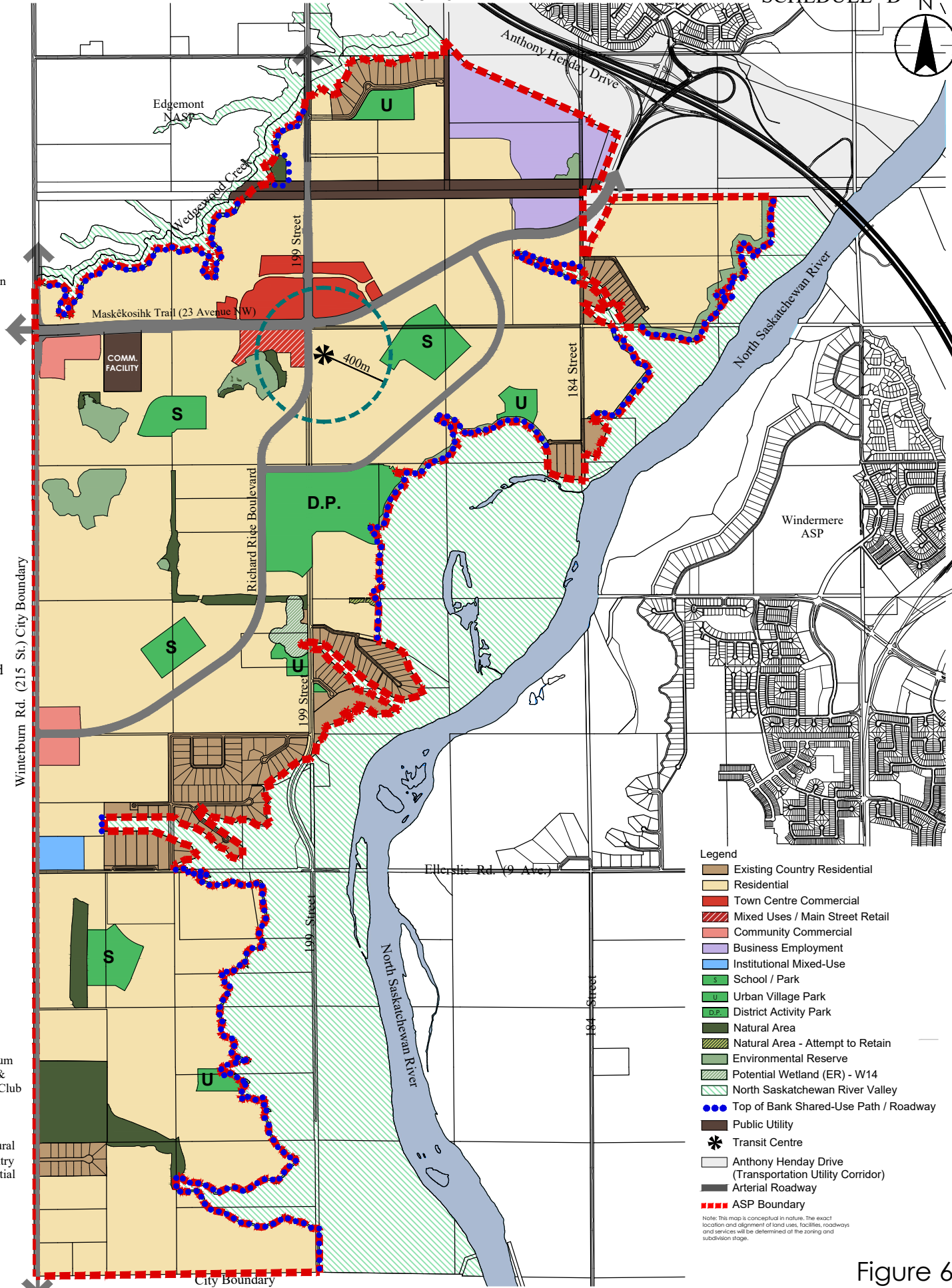


Figure 5  
 Neighbourhood Units  
 Riverview Area Structure Plan Amendment

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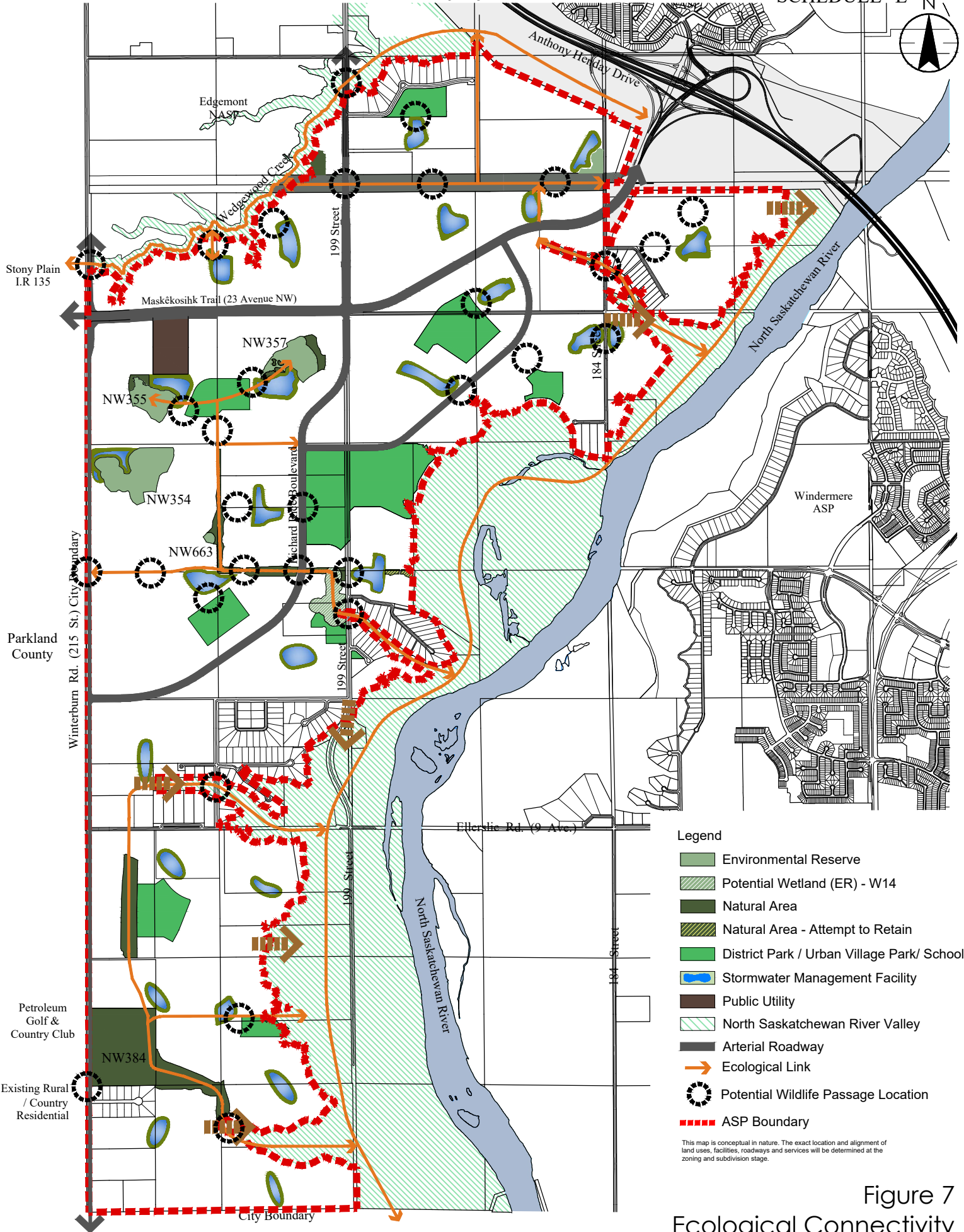
- Legend**
- Existing Country Residential
  - Residential
  - Town Centre Commercial
  - Mixed Uses / Main Street Retail
  - Community Commercial
  - Business Employment
  - Institutional Mixed-Use
  - School / Park
  - Urban Village Park
  - District Activity Park
  - Natural Area
  - Natural Area - Attempt to Retain
  - Environmental Reserve
  - Potential Wetland (ER) - W14
  - North Saskatchewan River Valley
  - Top of Bank Shared-Use Path / Roadway
  - Public Utility
  - ✱ Transit Centre
  - Anthony Henday Drive (Transportation Utility Corridor)
  - Arterial Roadway
  - ASP Boundary

Note: 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 6**  
**Land Use Concept**  
Riverview Area Structure Plan Amendment

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- Legend**
- Environmental Reserve
  - Potential Wetland (ER) - W14
  - Natural Area
  - Natural Area - Attempt to Retain
  - District Park / Urban Village Park/ School
  - Stormwater Management Facility
  - Public Utility
  - North Saskatchewan River Valley
  - Arterial Roadway
  - Ecological Link
  - Potential Wildlife Passage Location
  - ASP Boundary

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  
 December 19, 2022 - 1161 109380

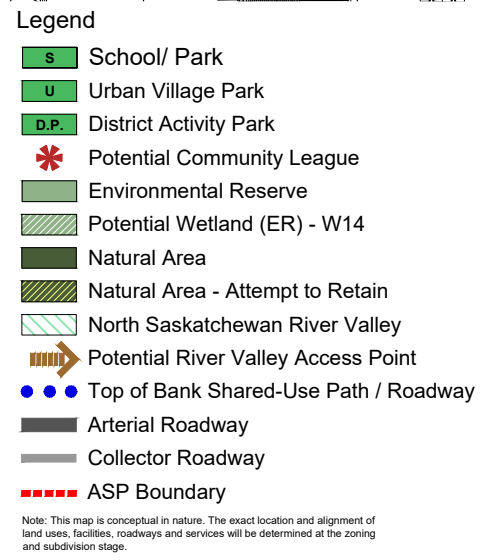
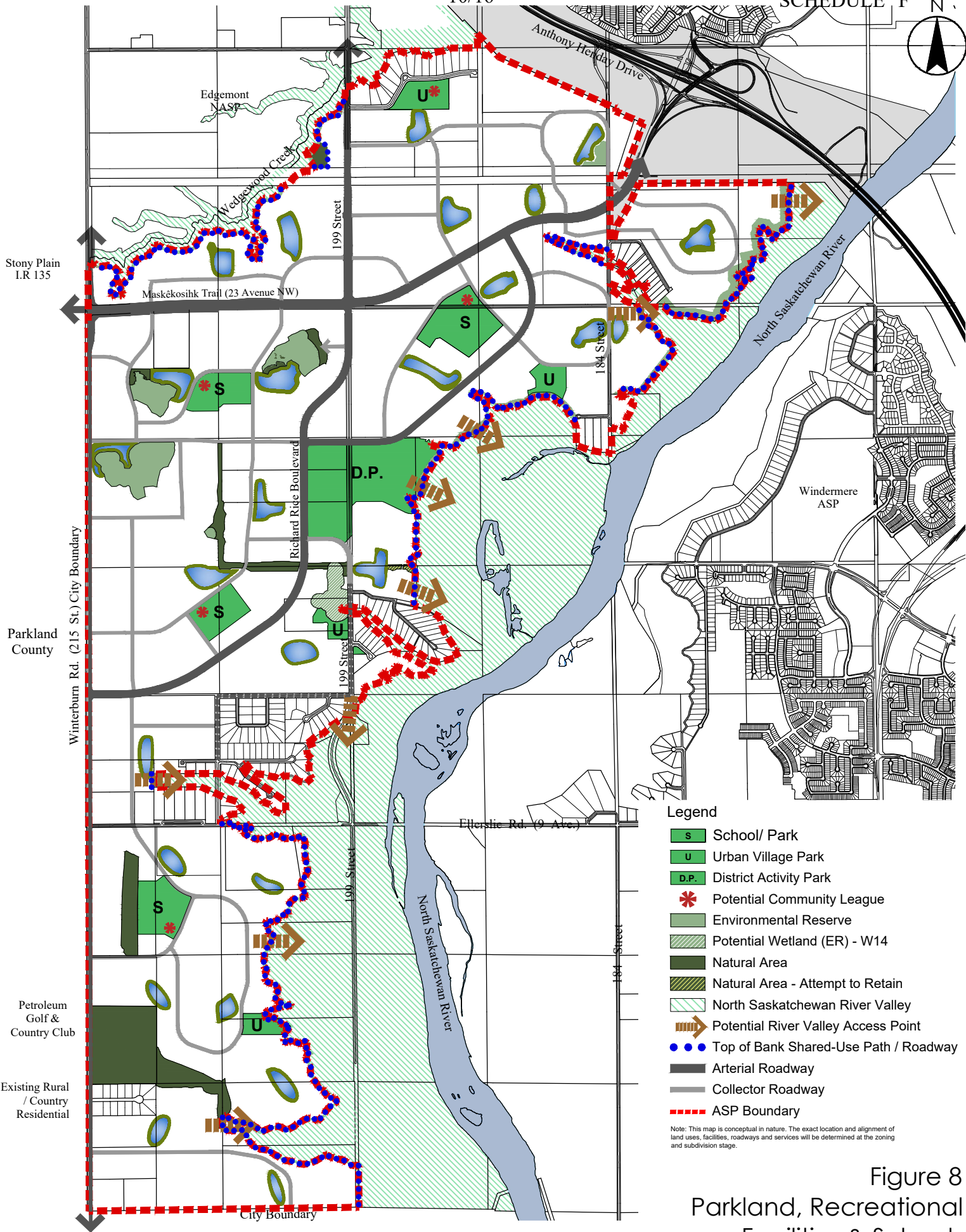


Figure 8  
Parkland, Recreational  
Facilities & Schools

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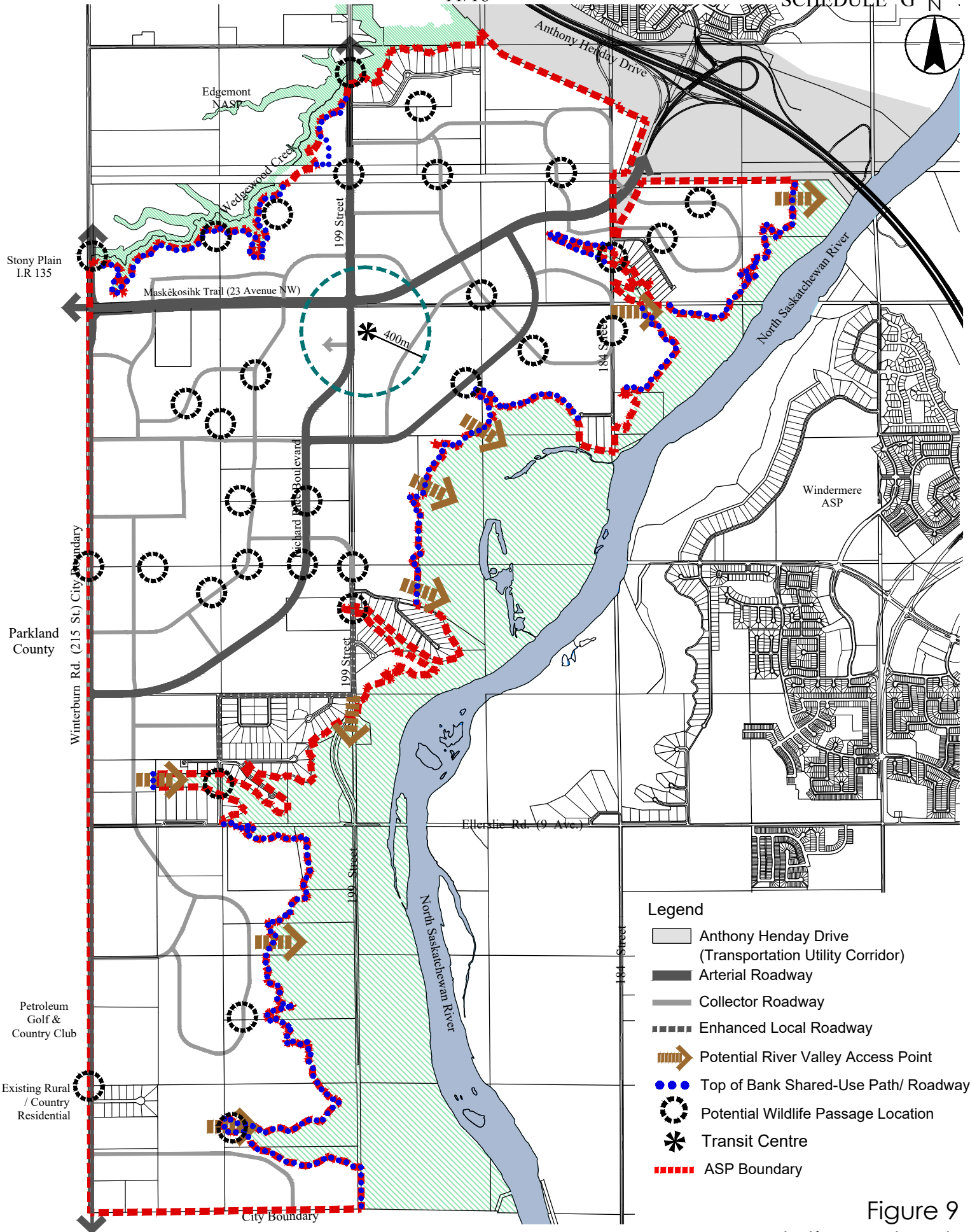
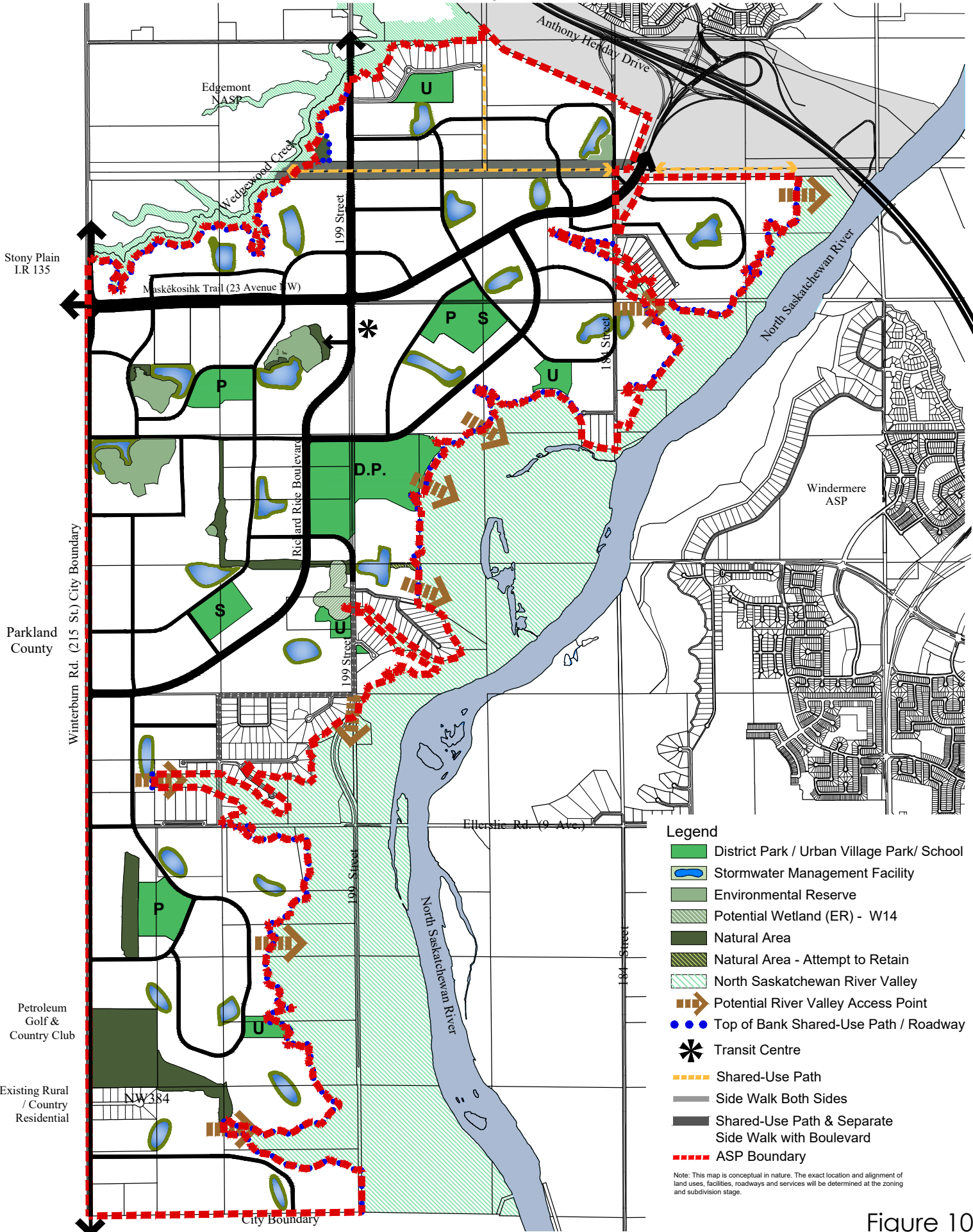


Figure 9  
 Transportation Network  
 Riverview Area Structure Plan Amendment



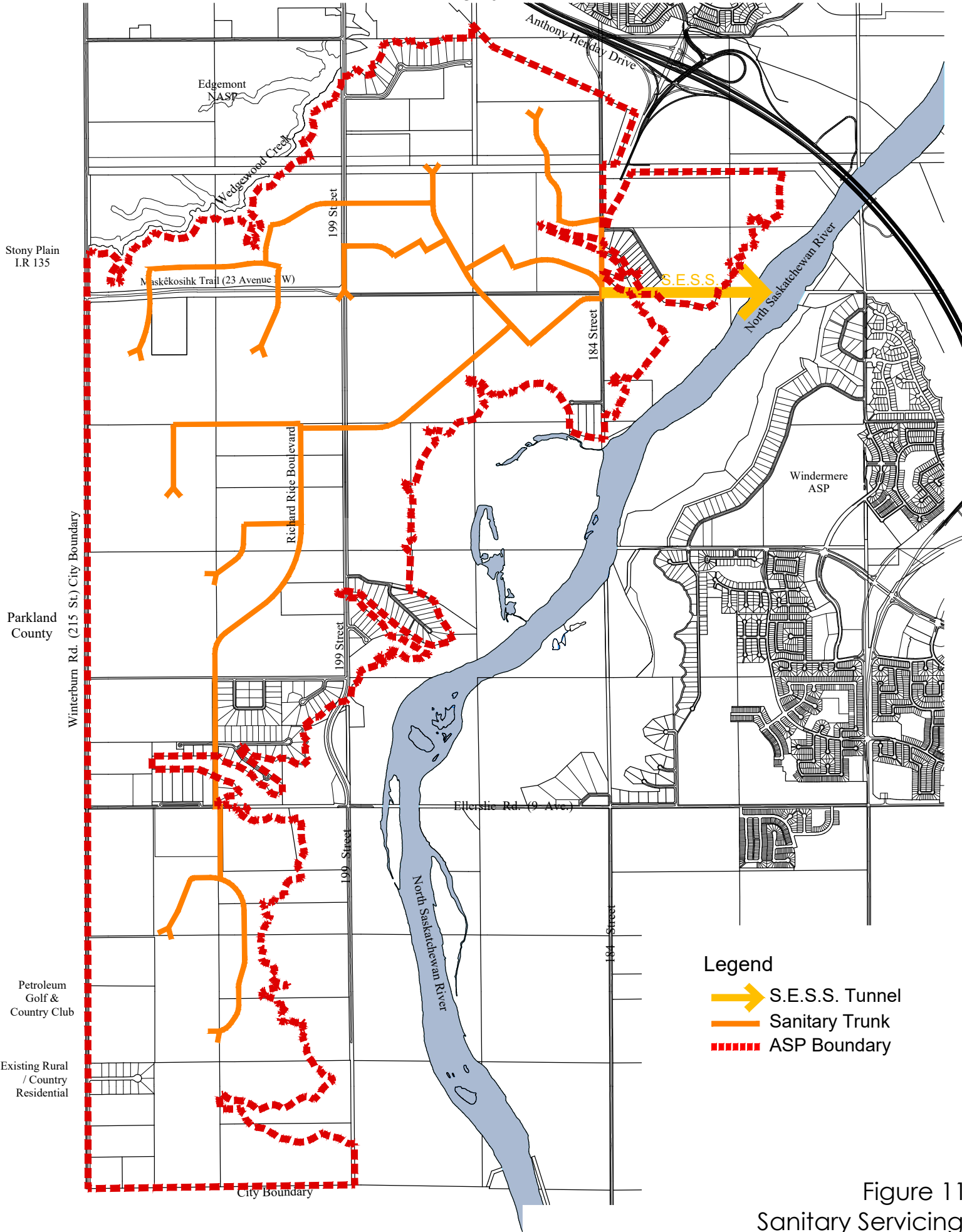
- Legend**
- District Park / Urban Village Park/ School
  - Stormwater Management Facility
  - Environmental Reserve
  - Potential Wetland (ER) - W14
  - Natural Area
  - Natural Area - Attempt to Retain
  - North Saskatchewan River Valley
  - Potential River Valley Access Point
  - Top of Bank Shared-Use Path / Roadway
  - Transit Centre
  - Shared-Use Path
  - Side Walk Both Sides
  - Shared-Use Path & Separate Side Walk with Boulevard
  - ASP Boundary




Note: 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 10  
 Active Transportation Network  
 Riverview Area Structure Plan Amendment  
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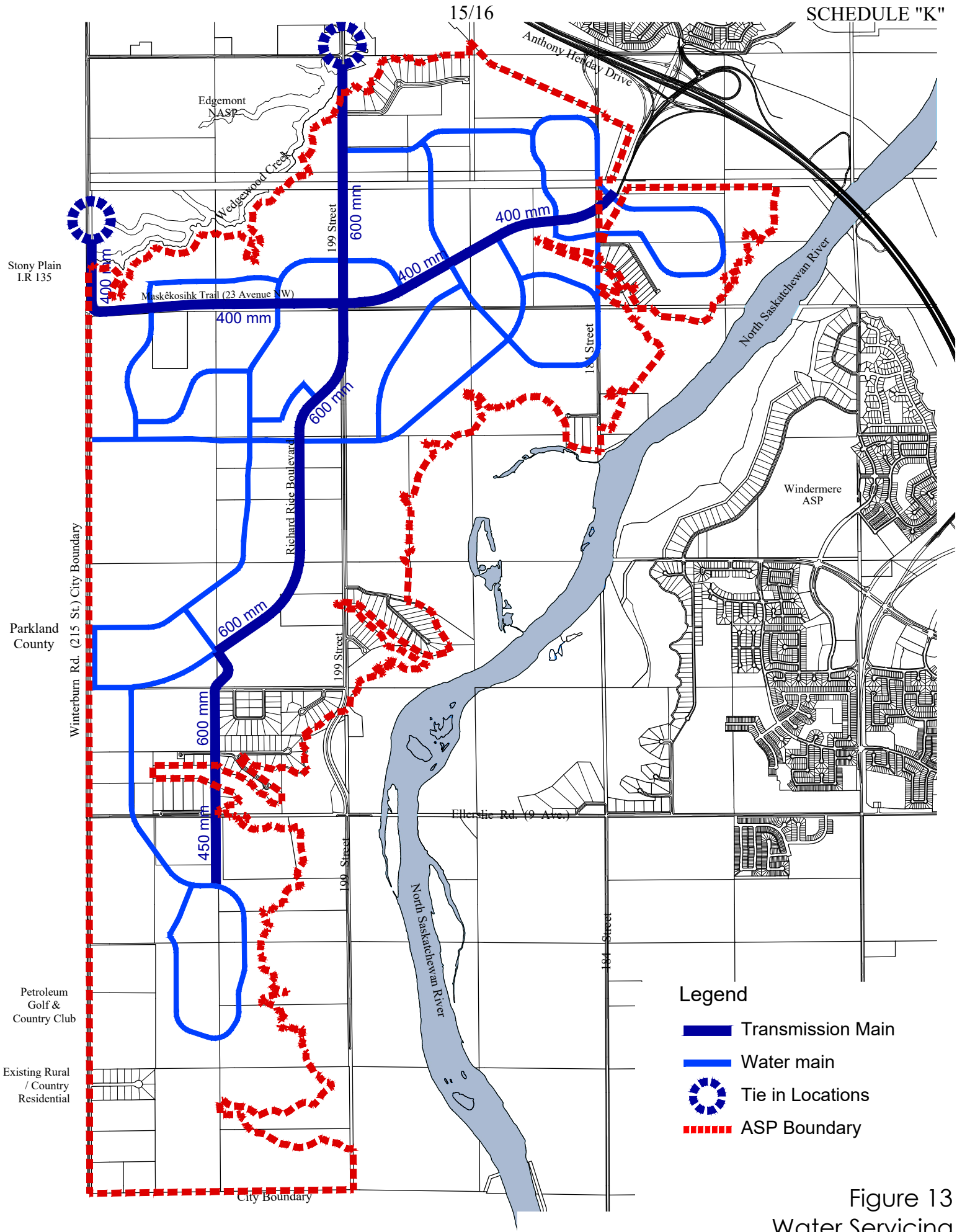


- Legend**
-  S.E.S.S. Tunnel
  -  Sanitary Trunk
  -  ASP Boundary

**Figure 11**  
**Sanitary Servicing**  
 Riverview Area Structure Plan Amendment  
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- Legend**
- Transmission Main
  - Water main
  - Tie in Locations
  - ASP Boundary

Figure 13  
 Water Servicing  
 Riverview Area Structure Plan Amendment  
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