

Planning Report

Riverview Neighbourhood #3 (River's Edge) sipiwiyniwak

Edmonton

Address/Location

Located south of Maskêkosihk Trail NW (23 Avenue), east of 199 Street NW, west of 184 Street NW and north of the North Saskatchewan River Valley & Ravine System; and 1703 and 2303 - 199 Street NW, 1704 -184 Street, and 18904 - 23 Avenue NW

Position of Administration: Support



Summary

Bylaw 20612 proposes to amend the Riverview Area Structure Plan (ASP) to align with the proposed changes to the Riverview Neighbourhood # 3 Neighbourhood Structure Plan.

Bylaw 20613 proposes to amend the Riverview Neighbourhood # 3 Neighbourhood Structure Plan and rename it to River's Edge Neighbourhood Structure Plan (NSP).

Charter Bylaw 20614 proposes a rezoning from (AG) Agricultural Zone to (US) Urban Services Zone, (RLD) Residential Low Density Zone, (RVRH) Riverview Row Housing Zone and (RA8) Medium Rise Apartment Zone to allow for low and medium residential density, school park and institutional uses.

Public engagement for this application included mailed notice and information posted on the City's webpage. One (1) person responded and wanted to learn more about the amendment regarding the potential fire hall and expressed concerns about the increase in density and traffic. Information was provided to the respondent to address the concerns, noting that the density will remain consistent per the current NSP.

Administration supports this application because it:

- Maintains the overall density.
- Diversifies housing options.
- Increases density close to a planned Transit Centre, which aligns with the City Plan big city move, *A Community of Communities*, which targets 50% of trips made by transit or active travel.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Qualico Communities Ltd.

Plan Amendment

Bylaw 20612 proposes to amend Figures 7-14, text and the land use and population statistics of the Riverview Area Structure Plan (ASP) to reflect the changes proposed in the Riverview Neighbourhood # 3 Neighbourhood Structure Plan (NSP).

Bylaw 20613 proposes to amend the Riverview Neighbourhood # 3 NSP to allow for the continued development of the neighbourhood, maintain the overall vision, objectives and policies of the NSP and better align with The City Plan.

This application proposes the following key changes:

- Reconfiguration of the School/Park site.
- Increases the size of the District Park, reshapes the Urban Village Park, and provides better connectivity to the River Valley.
- Introduces new housing types in the form of street-oriented residential and mid-rise/high density residential land uses.
- Reconfiguration of Stormwater Management Facilities (SWMFs) and adding a water booster station.
- Aligns with The City Plan's Big City Move, *A Community of Communities*, by targeting 50% of trips made by transit and active modes of transportation.
- Aligns with The City Plan's Big City Move, *Green as We Grow*, by providing opportunities for people to access, enjoy and connect to open space.
- Administrative updates to bring the plans into alignment with today's plan policies.

The proposed land use changes necessitate amendments to Figures 5 through 14, the plan text, along with the land use and population statistics in the Riverview Neighbourhood # 3 NSP.

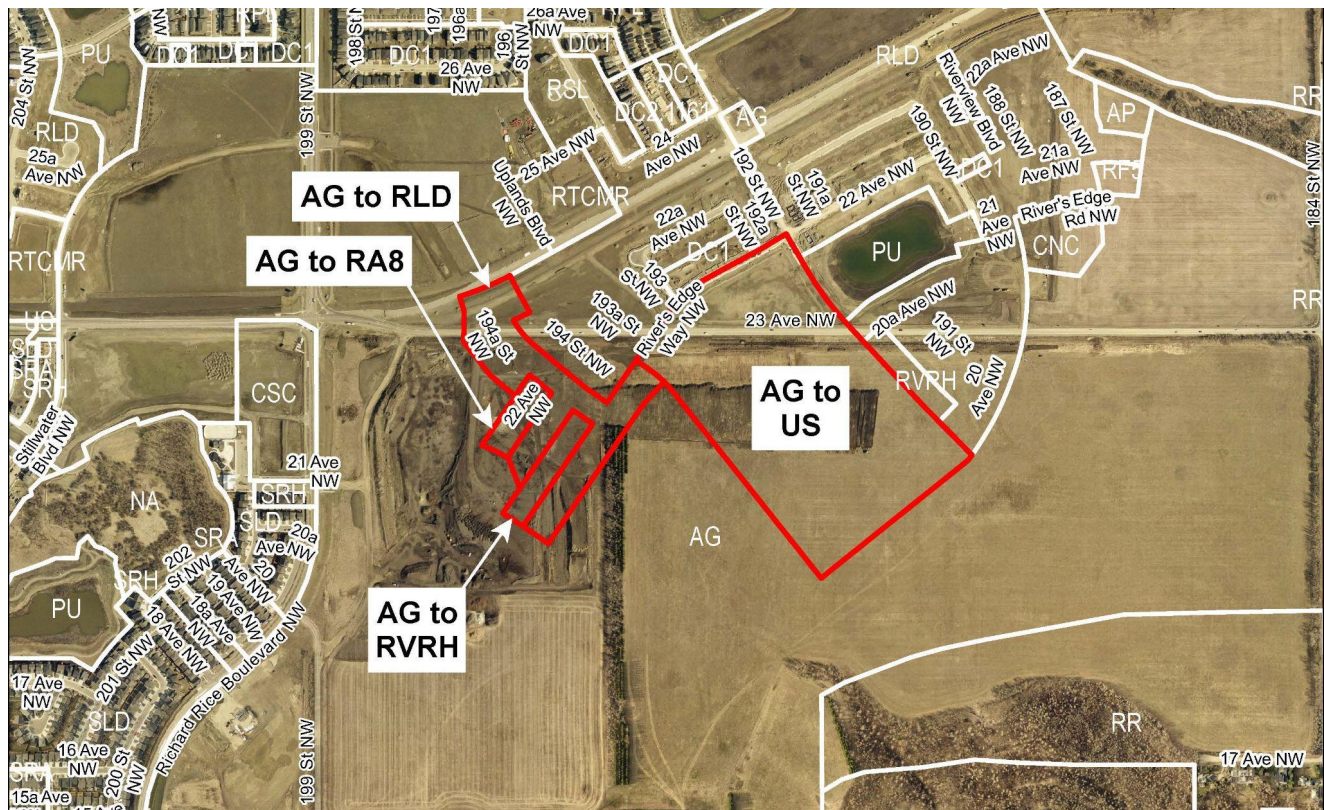
Rezoning

Charter Bylaw 20614 proposes to amend a portion of The Riverview Neighbourhood # 3 NSP from (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RVRH) Riverview Row Housing Zone, (RA8) Medium Rise Apartment Zone, and (US) Urban Services Zone which will allow development with the following key characteristics:

- RLD Zone
 - Single detached, semi-detached and duplex housing
 - Maximum height of 10.0 m (approximately 2 stories)
- RVRH Zone
 - Multi-unit housing in the form of row housing
 - Secondary Suite and supportive housing
 - Maximum height of 13.0 m (approximately 3 stories)
- RA8 Zone:
 - Medium rise multi-unit housing with limited ground floor commercial uses
 - Maximum height of 23.0 m (approximately 6 stories)
 - Minimum density of 75 dwellings/hectare
- US Zone:
 - School and parks
 - Maximum height of 10.0 m (approximately 2 stories)

Site and Surrounding Area

The proposed amendment area encompasses approximately 48 ha of land located south of Maskêkosihk Trail NW (23 Avenue), east of 199 Street NW, west of 184 Street NW and north of the North Saskatchewan River Valley and Ravine System. The neighbourhood is planned to be primarily residential, with some commercial, a school, and open space, creating a complete neighbourhood. Lands adjacent to the rezoning area to the north and east are undeveloped and zoned for residential and public utility uses. Lands to the west and south are undeveloped and zoned AG.



Aerial view of rezoning application area

	Existing Zoning	Current Development
Subject Site	(AG) Agriculture Zone	Undeveloped
North	(AG) Agriculture Zone (RLD) Residential Low Density Zone (DC1) Direct Control Provision	Undeveloped Undeveloped Undeveloped
East	(RLD) Residential Low Density Zone (PU) Public Utility Zone (RVRH) Riverview Row Housing Zone	Undeveloped Undeveloped Undeveloped
South	(AG) Agriculture Zone	Undeveloped
West	(AG) Agriculture Zone	Undeveloped

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application proposes significant amendments to the Riverview Neighbourhood # 3 neighbourhood to facilitate the anticipated development of the area. The broadened approach included:

Mailed Notice, Plan Amendments, September 13, 2022

- Notification radius: Area Structure Plan notification
- Recipients: 1294
- Responses: 4
 - In support: 1
 - In opposition: 0
 - Mixed/Questions only: 3

Mailed Notice, Rezoning, September 1, 2022 and July 19, 2023

- Notification radius: 61 metres
- Recipients: 127 & 345
- Responses: 4
 - In support: 2
 - In opposition: 0
 - Mixed/Questions only: 2

Engaged Edmonton Webpage, August 8, 2023 to August 22, 2023

- Aware: 180
- Informed: 75
- Engaged: 4
 - In support: 0
 - In opposition: 3
 - Mixed/Questions only: 1

Site Signage, September 6, 2023

- 2 rezoning information signs were placed on the property facing Fronting onto 23 Avenue and 199 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

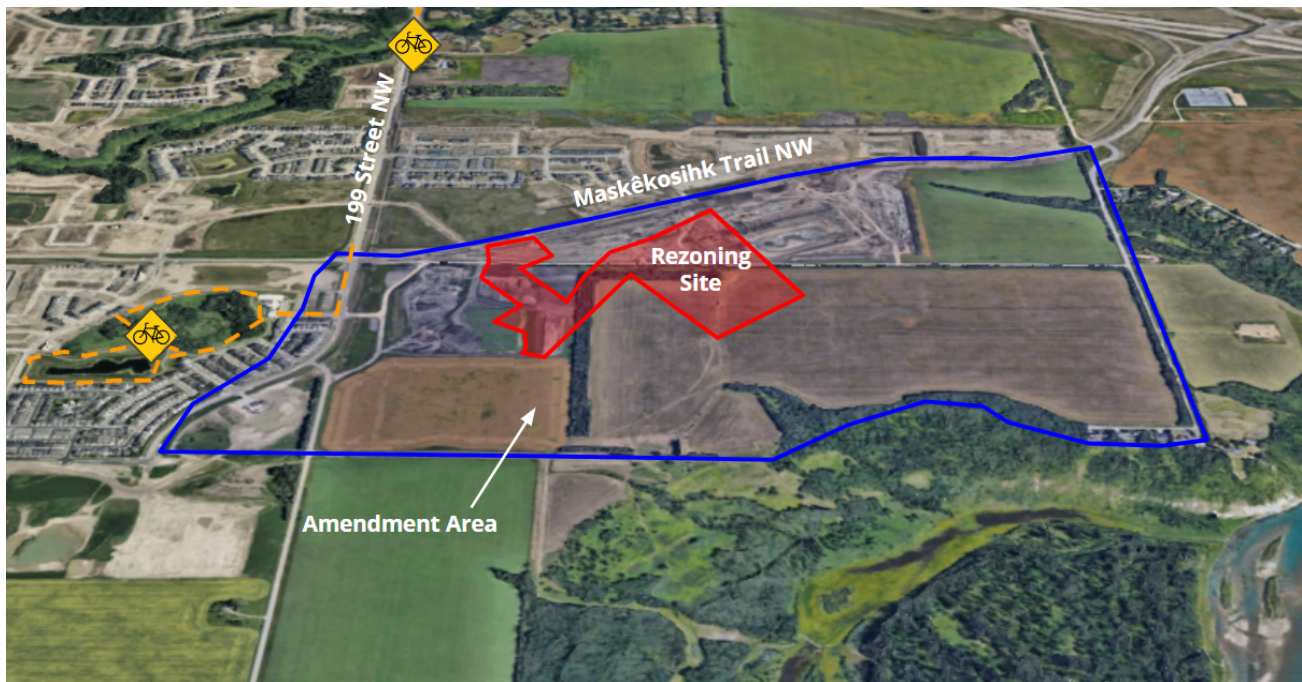
- Edgemont Community League
- Oak Hills Community League
- Ogilvie Ridge Community League
- The Ridge Community League

Common comments heard:

- Road frontage should be wide enough to accommodate two-way traffic and parking, especially during the winter, to better address snow and windrow clearing.
- Concern about pedestrian safety and suggested that curb extensions, pedestrian crossings, raised crosswalks, and zebra crossings should be considered.
- Concern about how the amendment will affect traffic volumes, particularly around the Big Island Provincial Park.
- Future amendments should consider noting the Big Island Provincial Park.
- Support for the development of the school site.

A full “What We Heard” Public Engagement Report is found in appendix 1.

Application Analysis



Site analysis context

The City Plan

The proposed amendment/rezoning is located within the West Henday District Planning Area and is supported by relevant policies in The City Plan identifying Riverview Neighbourhood # 3 as

one of Edmonton's "Anticipated Growth Areas." The proposal helps achieve the following big city moves and their targets as follows:

A Community of Communities:

- Supports the creation of 15-minute districts that allow residents to complete their daily needs efficiently.
- Supports the target of 50% of trips made by transit by locating medium and high density residential development close to Transit Centers and by providing active transportation network connections using walking, rolling or biking that allows people to access destinations, amenities, and daily needs.
- Provide transit and roadway networks integrated with pedestrian and cycling infrastructure to support mobility options.

Greener as We Grow

- Provide opportunities for people to access, enjoy and connect to open space and the North Saskatchewan River Valley and Ravine System.
- Manage stormwater runoff and improve water quality by designing and developing the built environment.
- Allocate and deliver municipal and school reserves based on collaboration with school boards.

Riverview Area Structure Plan

This application conforms to the vision of the Riverview Area Structure Plan by promoting various active modes of transportation and a complete community with a diversity of housing choices.

The most notable change in the ASP is the reconfiguration of the school/ park site and urban park site that provide open spaces for schools and civic centres (community leagues) at the heart of the community and are essential institutions for families. Further analysis can be found in the Land Use and Population Statistics and under the NSP Amendment sections.

Riverview Neighbourhood # 3 Neighbourhood Structure Plan

This application's complexity, the recency of the plan, and minimal build-out, provided an opportunity to update a number of policies in the Plan in line with current City planning documents and standards. Administration worked with the applicant team to integrate The City Plan, The Bike Plan, The Bike Plan Implementation Plan and technical documents such as the Transportation Impact Analysis. The analysis below explains how the NSP changes meet current city planning policies and guidelines as well as alternative schemes to satisfy city requirements.

Residential Land Uses

Table 1- NSP Land Use and Population Statistics*

Land Use and Population Statistics	Current	Proposed	Difference
Pipeline and Utility Right-of-Way	3.36 ha	1.16 ha	-2.2 ha
Single/Semi-Detached	111.23 ha	97.12 ha	-14.11 ha
Street-Oriented Residential	0 ha	22.39 ha	+22.39 ha
Row Housing	10.51 ha	8.89 ha	-1.62 ha
Low-rise/Medium Density Housing	15.43 ha	10.81 ha	-4.62 ha
Mid-Rise/High Density Residential	0 ha	0.46 ha	+0.46 ha
Population	11,775	12,582	+807
Density	35 du/nrha	35 du/nrha	0 du/nrha

* The ASP Land Use and Populations Statistics reflect the same changes

The proposed amendment removes portions of low and medium density land uses and replaces them with two new land use categories: street-oriented residential and mid-rise/high density residential land uses. As a result, the overall density of the plan is maintained.

Street-oriented will include row housing, stacked row housing, single detached, semi-detached and zero lot line housing types with an average density of 35 dwelling units per net residential ha (du/nrha). Front driveways and front garages are prohibited under this designation and are located along local and major roads with lane access. This will allow for more efficient land use and create an uninterrupted, pedestrian-friendly streetscape that contributes to a compact urban form.

The mid-rise/high density includes the multi-unit housing type (apartment building) at an average density of 225 dwelling units. It is located in the northwest portion of the Plan area, near the future Transit Centre and planned Neighbourhood Commercial uses. This land use accommodates increased densities to support transit ridership and further increases the neighbourhood's housing options.

The amendment proposes reducing the area designated as Row Housing; however, the minimum density for row housing has increased from 45 to 60 du/nrha, which helps to offset the loss of row housing area. This increase is possible because of the introduction of a minimum density to the Riverview Row Housing Zone (RVRH) approved by City Council in July 2023, which reflects the typical row housing product in the Riverview neighbourhood. While this area is being reduced, the introduction of a street-oriented designation will provide more housing choices.

A portion of the public utility (a former gas pipeline right-of-way) traversing the neighbourhood is removed from the plan area to reflect the physical removal of the pipeline. The removal increases the developable area by 2.2 ha, adding to the residential land uses.

Overall, the plan amendment to residential land uses conforms to the policies and objectives of the Riverview Neighbourhood # 3 NSP, the Riverview ASP and The City Plan by providing for a variety of densities and housing types, contributing to a well-balanced and complete neighbourhood.

Schools, Parks, and Open Space

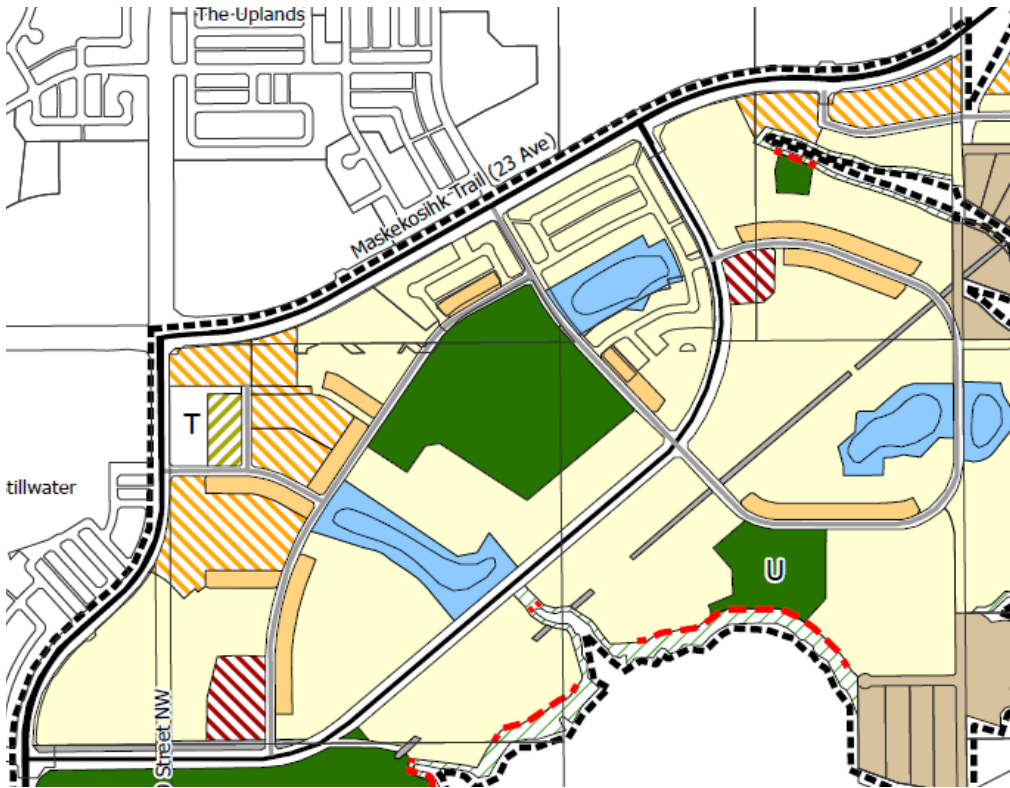
The shape of the Urban Village Park is changing to provide better access to the top-of-bank road connections to the River Valley Ravine System.

The District Park site will increase as a result of the removal of portions of the public utility (pipeline right-of-way) and allow for the park to have additional programmable space.

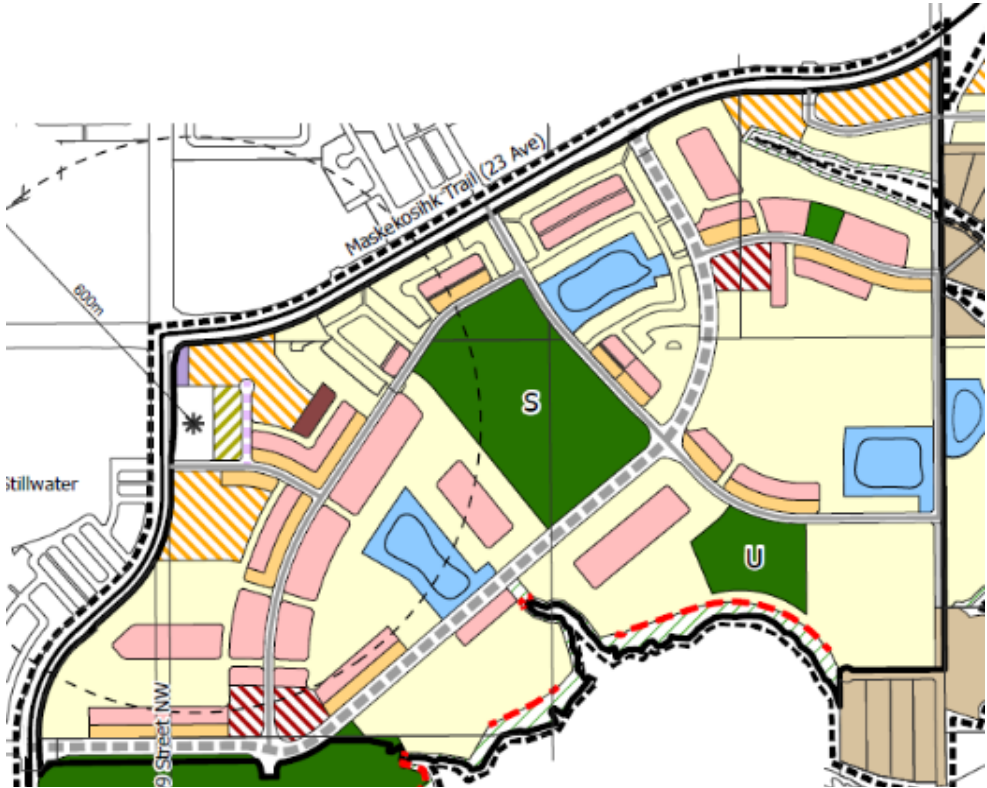
The parks and open space system, including the stormwater management facilities, will be connected through active modes, including multi-use paths and shared roadways and sidewalks along roadways.

The proposed reconfigured school park site is supported by a Fit Study completed by the applicant, the City and the School Boards in 2022. The plans for the site include two schools, sports fields, a playground and a community league building. It provides ample on-street parking and student drop-off and avoids front-access driveways across from the school sites.

Current NSP Map, Bylaw 17270



Proposed NSP Map Bylaw 20613



Land Use Concept: Images comparing the land use concepts in a portion of the Riverview Neighbourhood # 3 NSP

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

Mobility

The amendment introduces several changes to the active modes network, including in the Town Centre and the top-of-bank network. It introduces a greenway with a shared pathway, adds an important east-west cycling connection, and includes further locations for pedestrian priority measures, such as traffic calming measures and mid-block pedestrian crossings.

Town Centre

The existing NSP identifies high-level 'active modes connections' in the Town Centre, and the amendment provides further detail on how this will be implemented through the subdivision and development permit stages. A network of streets with sidewalks and additional walkway connections will provide good pedestrian access through public right-of-way or publicly accessible walkways through private sites. A combination of shared pathways and on-street riding will help promote a Town Centre attractive to cyclists of all ages and abilities. Policy has also been added to require modal priority to pedestrians, cyclists and transit within the pedestrian zone.

Greenway with Shared Use Path (184 Street)

The amendment includes the closure of the portion of 184 Street road right of way between Maskêkosihk Trail and 21 Avenue to vehicular traffic and converting it into a greenway with a shared pathway. The closure will occur in the longer term once area servicing is completed and the road is no longer required for service and access to existing infrastructure.

Top-of-Bank Pathways

One weakness of the proposed amendment is the designation of a portion of the top-of-bank active modes network in the south central area of the neighbourhood as a shared roadway (where cyclists share the roadway with vehicles). The portion being changed is not within the environmental reserve but rather adjacent to existing rural residential properties that abut the environmental reserve. Understanding that this routing is anticipated to be a long-term situation, a shared pathway would recognize this as the de facto top-of-bank for the neighbourhood and maintain a comfortable and consistent experience for cyclists (and other active modes users) as they transition from one segment to another. As proposed, the shared roadway is anticipated to be low volume and generally appropriate for shared riding, and is acceptable, if not optimal.

Bike Plan Alignment

The adoption of The Bike Plan and, subsequently, The Bike Plan Implementation Plan have been important milestones in implementing The City Plan. Throughout the application, Administration and the applicant worked together to look for ways to evolve the NSP and improve its alignment with these documents to achieve a safer, more equitable and comprehensive cycling network.

Most critically, Administration sought to include a policy that would designate all collector roadways within the NSP as part of the City's Bicycle Network. This policy would better align the cycling network with the Network Principles outlined in the Bike Plan. Administration has been successful in implementing this change as part of recent plan amendments, notably in Alces and Orchards. The applicant was not supportive of including such a policy.

The amendment does, however, include a new east-west cycling connection between Riverview Boulevard and the narrow peninsula of environmental reserve to the east. This connection improves overall neighbourhood connectivity.

Transit

The Transit Centre land use has been identified with an asterisk with the configuration, integration, and size to be determined when the City of Edmonton has completed further detailed analysis. Timing for its construction will depend on area build out and available funding.

The neighbourhood has been designed within the ETS guidelines for acceptable walking distance to bus stops, accommodating active modes of transportation. Areas outside the 600 m threshold should be designed to include walkways and shorter block lengths to minimize walking distance to the transit centre.

Land Use Compatibility

The RLD Zone facilitates a mix of ground-oriented housing types with flexible lot sizes and widths and a minimum density of 25 upnrha, allowing for a mix of housing choices and more efficient land use.

The RA8 Zone will allow for the development of multi-unit housing (apartment housing) within walking distance to the mixed-use site and the future Transit Centre and will create a more compact and walkable area with more opportunities for other modes of transportation.

The RVRH Zone allows for the development of multi-unit Housing in the form of row housing with rear attached garages.

The US Zone will provide for park uses and allow for the development of public education services and recreational uses.

All the proposed zones are compatible with the site's existing and planned area for both their development regulations and land uses and conform to the proposed ASP and NSP amendments.

Utilities

As part of the application, an amendment to the Riverview Neighbourhood Design Report (NDR) was submitted to and reviewed by Administration. The NDR amendment examined the impacts that the proposed plan amendment would have on existing and planned sewer systems in the neighbourhood. This review identified sufficient capacity to accommodate the development under the proposed plan amendment.

The Stormwater Management Facilities (SWMFs) have been reconfigured, and the appropriate engineering analysis has accompanied these changes. The SWMFs will continue to provide the necessary infrastructure to support the development of the neighbourhood in keeping with the City Plan's policies to manage stormwater runoff and improve water quality through the design and development of the built environment.

In addition, to support water infrastructure requirements imposed by EPCOR Water, a water booster station has been located in the northwest corner of the plan to maintain consistent pressure and flow.

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 20612
4. Approved NSP Land Use and Population Statistics – Bylaw 17270
5. Proposed NSP Land Use and Population Statistics – Bylaw 20613
6. Land Use Concept Map Comparison for ASP
7. Land Use Concept Map Comparison for NSP

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

What We Heard Report

River's Edge LDA22-403

Edmonton

Public Engagement Feedback Summary

Project Address:

1611 - 199 Street NW
1703 - 199 Street NW
1704 - 184 Street NW
2303 - 199 Street NW
18904 - 23 Avenue NW
2304 - 184 Street NW

Project Description:

A Land Development Application has been submitted to the City of Edmonton by Stantec Consulting Ltd. on behalf of Qualico Communities. The application proposes revisions to the River's Edge Neighbourhood Structure Plan (NSP) and the Riverview Area Structure Plan (ASP) that will support ongoing development of the neighbourhood. The overall vision, goals, objectives, and general land use locations within the Plans will be maintained.

The proposed Land Development Application has two components and an amendment to the River's Edge NSP and Riverview Area Structure Plan ASP.

River's Edge Neighbourhood Structure Plan Amendment

The first component is an amendment to the River's Edge Neighbourhood Structure Plan (NSP)([External link](#)) encompassing approximately 48 hectares of land. The proposed amendment to the River's Edge NSP will:

- Remove a portion of a non-active Gas Pipeline Right-of-Way
- Reconfigure of the School/Park site
- Make minor adjustments to the District Park, Urban Village Park, Pocket Park, Public Upland, and Top-of-Bank walkway
- Add an EPCOR Water Booster Station
- Reconfigure road rights-of-ways to accommodate complete streets and active mode connections
- Add Street Oriented Residential and Mid-Rise/High Density Residential land use designations
- Reconfigure Stormwater Management Facilities
- Increase Row Housing density from 45 dwelling units per net

- residential to 60 dwelling units per net residential; and
- Update the text, figures and Land Use and Population Statistics

The second component proposes to amend the Riverview Area Structure Plan (ASP)([External link](#)). The amendment will align with the proposed NSP and update the Land Use and Population Statistics and figures.

In addition, Administration is proposing additional policy changes in this NSP to better align with current direction from The City Plan, Safe Mobility Strategy, Complete Streets Design and Construction Standards, the Bike Plan and the Bike Plan Implementation Guide. These changes in policy will improve local and regional connectivity as well as increased safety.

The City has not yet taken a position of support or non-support on this application. The City's position will be determined by a thorough analysis of the proposal that includes technical considerations (e.g., traffic, drainage, and ecological impacts) and alignment to applicable City land use-related plans and policies (e.g., The City Plan).

Please note, there was a previous application made under LDA21-0335 currently on hold. For more information please visit: edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications.

Engagement Format:

Online Engagement Webpage - Engaged Edmonton:
<https://engaged.edmonton.ca/riversedgeamendment>

Engagement Dates:

August 8, 2023 - August 22, 2023

Number Of Visitors:

- Engaged: 4
- Informed: 75
- Aware: 180

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

About This Report

The information in this report includes summarized feedback received between August 8 to September 22, 2023 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

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.

Engagement Format

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

The comments are summarized by the main themes 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.

Feedback Summary

This section summarizes the main themes collected.

Number of Responses:

In Support: 0

In Opposition: 3

Mixed: 1

The most common **concerns** heard were:

Transit Station: There were concerns about the increased noise that buses would bring at early and late hours in the neighbourhood. Some residents felt that a transit station could introduce safety concerns and increased traffic to their neighbourhood. Two respondents preferred a transit stop rather than the currently proposed transit station.

River Valley: Concerns were raised about the negative impact the development could have on the river valley ecosystem and desire for more research into the environmental impacts this proposal could have. Existing problems were noted such as the creek running through properties on River Heights Drive.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Transit Station

- Would prefer if the proposed transit station was only a stop (2)
- Not an effective use of the space
- Safety concerns
- Increased noise from buses

River Valley

- Proposed development will negatively affect the river valley ecosystem
- The creek going through properties on River Heights Drive has been compromised
- A new environmental impact assessment should be done

Other

- Residents quality of life will be negatively affected

Suggestions For Improvement

Parking

- Ensure that ample parking for those visiting the River Valley is provided to alleviate pressure to on-street parking

River Valley

- Preservation of natural beauty

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.

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:

- 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 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.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Vivian Gamache, Principal Planner
780-944-0122
vivian.gamache@edmonton.ca

Current ASP Land Use and Population Statistics – Bylaw 20203

Riverview Area Structure Plan Land Use and Population Statistics Bylaw 20203

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	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
GROSS DEVELOPABLE AREA	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
District Activity Park	33.80	2.9%	-	-	33.80	-	-
School/Park	36.90	3.2%	-	14.52	13.00	-	9.48
Urban Village Park/Pocket Park/Greenway	23.18	2.0%	6.98	1.62	4.58	3.90	6.10
Natural Area (MR)	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	-	-	-
Total Non-Residential Area	517.92	44.7%	117.16	122.99	122.67	53.89	104.94
Net Residential Area	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	Area (ha)	530.92	80.50	119.40	111.23	57.78	161.62
25 du/nrha	Units	13,272	2,013	2,985	2,780	1,444	4,040
2.8 p/du	Population	37,160	5,635	8,358	7,784	4,043	11,312
Row Housing	Area (ha)	40.32	7.51	10.75	10.51	6.00	6.00
45 du/nrha	Units	1,814	338	486	472	270	270
2.8 p/du	Population	5,078	946	1,361	1,321	756	756
Street Oriented Residential	Area (ha)	4.39	4.39	-	-	-	-
35 du/nrha	Units	154	154	-	-	-	-
2.8 p/du	Population	430	430	-	-	-	-
Low-rise/Medium Density Housing	Area (ha)	42.70	2.97	7.9	15.43	4.00	9.00
90 du/nrha	Units	3,842	267	711	1,388	360	810
1.8 p/du	Population	6,915	481	1,261	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
90 du/nrha	Units	0	0	0	0	0	0
1.8 p/du	Population	0	0	0	0	0	0
Mixed Use Residential **	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
150 du/nrha	Units	2,482	1,546	786	0	0	150
1.5 p/du	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.60	2.11	0.00	0.49	0.00	0.00
224 du/nrha	Units	582	473	0	109	0	0
1.8 p/du	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	-	-

CITY OF CALGARY

STUDENT GENERATION COUNT						
	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
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
Separate School Board						
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
Total Student Population	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)

Proposed ASP Land Use and Population Statistics – Bylaw 20612

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	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	1.49	0.1%	-	-	1.49	-	-
Pipeline / Utility Right-of-Way	2.80	0.2%	-	1.64	1.16	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	57.73	4.0%	16.16	16.14	16.12	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-	-
Existing Country Residential	114.84	8.0%	13.52	-	16.34	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,161.80	81.1%	224.94	269.96	262.67	121.67	282.56
Town Centre Commercial (with Main Street)	17.25	1.5%	10.31	6.94	-	-	-
Mixed Uses / Commercial **	0.46	0.0%	-	-	0.46	-	-
Community Commercial	14.60	1.3%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.01	0.5%	-	1.13	2.88	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)	113.49	9.8%	8.11	23.77	51.71	8.66	21.24
District Activity Park	34.13	2.9%	-	-	34.13	-	-
School/Park	36.91	3.2%	-	14.42	13.01	-	9.48
Urban Village Park/Pocket Park/Greenway	23.17	2.0%	6.98	1.62	4.57	3.90	6.10
Natural Area (MR)	19.28	1.7%	1.13	7.73	-	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	232.24	20.0%	44.87	53.99	52.53	24.33	56.51
Transit Centre	1.32	0.1%	-	-	1.32	-	-
Bosster Station	0.25	0.0%	-	-	0.25	-	-
Stormwater Management Facility	81.81	7.0%	17.88	19.43	13.38	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	-
Total Non-Residential Area	517.89	44.6%	117.16	119.36	122.53	53.89	104.94
Net Residential Area	643.91	55.4%	107.78	150.60	140.14	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	Area (ha)	518.54	82.22	119.80	97.12	57.78	161.62
25 du/nrha	Units	12,963	2,056	2,995	2,428	1,444	4,040
2.8 p/du	Population	36,294	5,755	8,386	6,798	4,043	11,312
Row Housing	Area (ha)	37.30	6.11	10.30	8.89	6.00	6.00
45 du/nrha (50 du/nrha - The Uplands - 60 du/nrha River's Edge)	Units	1,812	275	464	533	270	270
2.8 p/du	Population	5,073	770	1,299	1,492	756	756
Street Oriented Residential	Area (ha)	26.78	4.39	-	22.39	-	-
35 du/nrha	Units	938	154	-	784	-	-
2.8 p/du	Population	2,625	430	-	2,195	-	-
Low-rise/Medium Density Housing	Area (ha)	37.92	2.81	11.30	10.81	4.00	9.00
90 du/nrha	Units	3,413	253	1,017	973	360	810
1.8 p/du	Population	6,142	455	1,830	1,751	648	1,458
Mid-rise/High Density Residential	Area (ha)	0.46	-	-	0.46	-	-
225 du/nrha	Units	105	-	-	105	-	-
1.8 p/du	Population	189	-	-	189	-	-
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.00	0.00	0.00	0.00	0.00
90 du/nrha	Units	0.00	0	0	0	0	0
1.8 p/du	Population	0.00	0	0	0	0	0
Mixed Use Residential **	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
150 du/nrha	Units	2,482	1,546	786	0	0	150
1.5 p/du	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.57	2.11	0.00	0.46	0.00	0.00
224 du/nrha	Units	577	473	0	104	0	0
1.8 p/du	Population	1,007	851	0	156	0	0
Total Residential	Area (ha)	639.95	107.78	146.64	140.14	67.78	177.62
	Units	22,288	4,755	5,262	4,927	2,074	5,270
	Population	55,053	10,580	12,694	12,581	5,447	13,751

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	86	98	86	90	80	77
Units Per Net Residential Hectare (upnrha)	34	44	35	35	30	29
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	39.48	5.60	16.66	17.22	-	-
Conserved as Municipal Reserve (ha)	19.28	1.13	7.73	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.17	1.18	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
Public School Board						
Elementary School	2,322	450	539	525	243	565
Junior High	1,159	225	269	262	121	282
Senior High	1,159	225	269	262	121	282
Separate School Board						
Elementary School	1,159	225	269	262	121	282
Junior High	578	112	134	131	60	141
Senior High	578	112	134	131	60	141
Total Student Population	6,955	1,349	1,614	1,573	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)

Current NSP Land Use and Population Statistics – Bylaw 17270

	Area (ha)	% of GA	% of GDA
Gross Area	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%	
Gross Developable Area	260.32		100%
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%
Total Non-Residential Area	122.67		47.1%
Net Residential Area (NRA)	137.65		52.9%

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
Total	137.65		4,752	100%		11,775

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%
Presence/Loss of Natural Areas						
	Land	Water				
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
Total	1,041	521

*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)

Proposed NSP Land Use and Population Statistics – Bylaw 20613

	Area (ha)	% of GA	% of GDA
Gross Area	314.85	100%	
Environmental Reserve			
Public Upland Setback (ER)	17.06	5.4%	
Pipeline & Utility Right-of-Way	1.16	0.4%	
Arterial Road Right-of-Way	16.12	5.1%	
Existing Country Residential	16.34	5.2%	
Top of Bank Non-credit Municipal Reserve	1.49	0.5%	
Gross Developable Area	262.67		100%
Commercial			
Neighbourhood Commercial	2.88		1.1%
Mixed Use	0.46		0.2%
Parkland, Recreation, School (Municipal Reserve)			
District Park	34.13		13.0%
School / Park	13.01		5.0%
Urban Village Park	3.54		1.3%
Pocket Park	1.03		0.4%
Transportation			
Circulation	52.53		20.0%
Tranit Centre	1.32		0.5%
Infrastructure & Servicing			
Booster Station	0.25		0.1%
Stormwater Management	13.38		5.1%
Total Non-Residential Area	122.53		46.6%
Net Residential Area (NRA)	140.14		53.4%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Single/Semi-Detached	97.12	25	2,428	69.3%	2.80	6,798
Street Oriented	22.39	35	784	16.0%	2.80	2,195
Row Housing	8.89	60	533	6.3%	2.80	1,492
Low-rise/Medium Density Housing	10.81	90	973	7.7%	1.80	1,751
Mid-Rise/High Density Residential	0.46	225	105	0.3%	1.80	189
Town Centre Mixed Use / Residential	0.46	225	104	0.3%	1.50	156
Total	140.14		4,927	100%		12,582

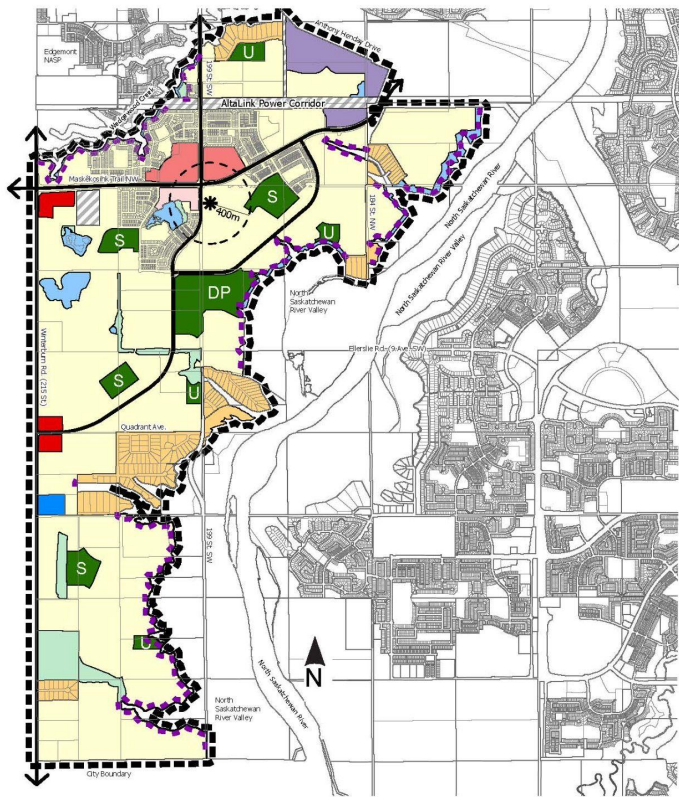
SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)			89.8
Dwelling Units Per Net Residential Hectare (du/nrha)			35
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio			49.3% / 50.7%
Population (%) within 500m of Parkland			93%
Population (%) within 600m of Transit Service			100%
Population (%) within 600m of Commercial Service			43%
Presence/Loss of Natural Areas	Land	Water	
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	525	263
Junior High School	263	131
Senior High School	263	131
Total	1,051	525

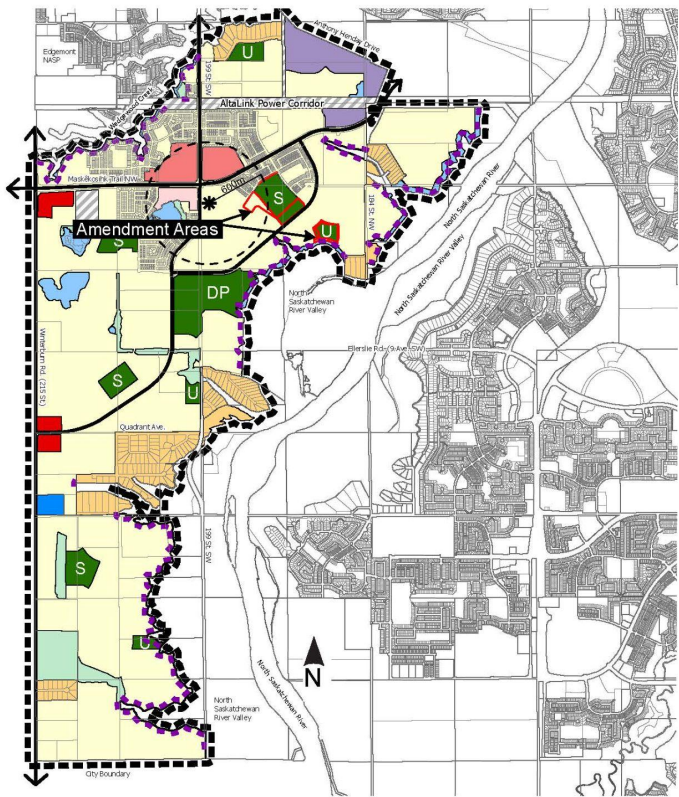
*Town Centre Mixed Use area is divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (i.e. if Total area is 0.92 ha; area to residential is 0.46 ha and non-residential is 0.46 ha)

Plan Land Use Concept Map Comparison



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

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



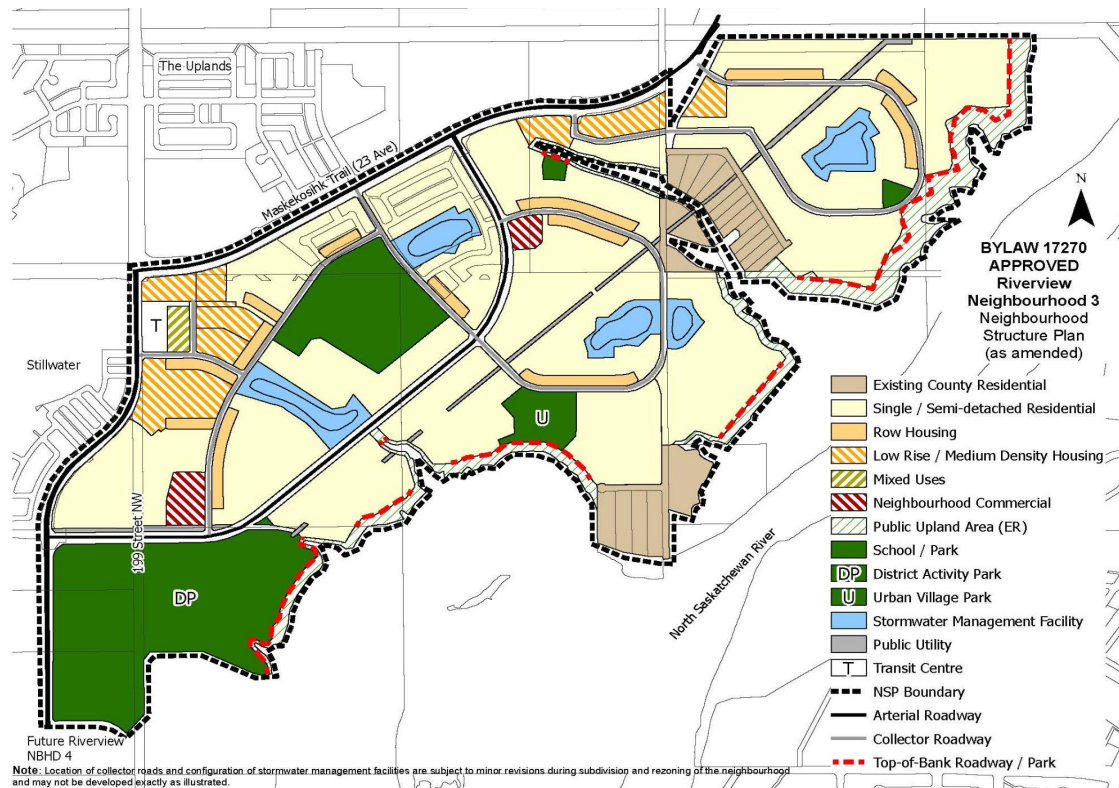
- Existing Country Residential
- Residential
- Town Centre Commercial
- Mixed Use / Main Street Retail
- Business Employment
- Community Commercial
- Institutional Mixed-Use
- School/Park
- Urban Village Park
- District Activity Park
- Natural Area
- Environmental Reserve
- Public Utility Lot
- Transit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

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

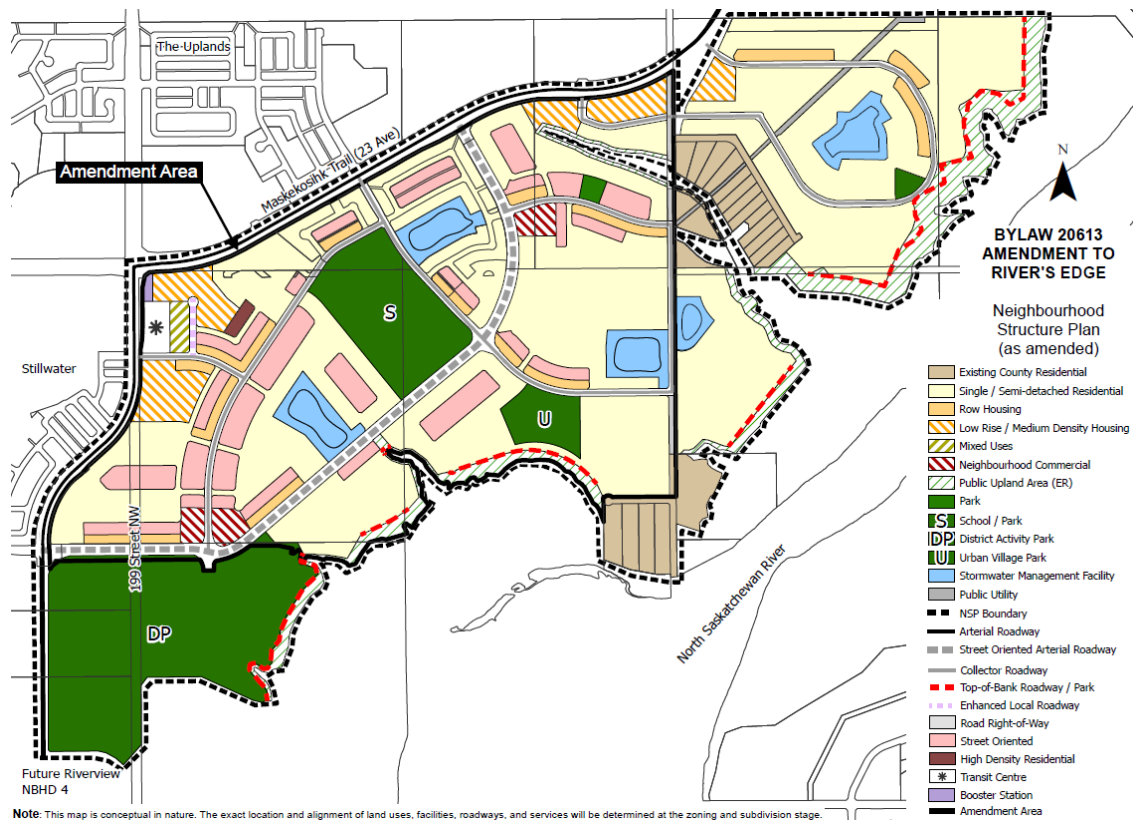
Current Riverview Area Structure Plan Land Use Concept Map

Proposed Riverview Area Structure Plan Land Use Concept Map

Plan Land Use Concept Map Comparison



Current Riverview Neighbourhood 3 (River's Edge) Neighbourhood Structure Plan Land Use Concept Map



Proposed River's Edge Neighbourhood Structure Plan Land Use Concept Map