

Bylaw 20612

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 2, 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 amended as follows:
  - a. delete text referencing “Edmonton Transit System” and replace with “Edmonton Transit Services”;
  - b. delete the last sentence in the first paragraph in Section 2.4.12 Transportation, Public transit and replace with the following:


”The neighbourhood has been designed such that a majority of the residential areas will be within 600 m walking distance from a transit route. Walkways will be added in the plan area in an effort to reduce walking distances to transit”
  - c. delete the map “Bylaw 20203 - Riverview Area Structure Plan” and replace with “Bylaw 20612 - Amendment to Riverview Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

- d. delete "Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20203" and replace it with "Riverview Area Structure Plan Land Use and Population Statistics - Bylaw 20612", attached hereto as Schedule "B" and forming part of this bylaw;
- e. delete the map "Figure 6 - Land Use Concept" and replace with "Figure 6 - Land Use Concept" attached hereto as Schedule "C" and forming part of this bylaw;
- f. delete the map "Figure 7 - Ecological Connectivity" and replace with "Figure 7 - Ecological Connectivity" attached hereto as Schedule "D" and forming part of this bylaw;
- g. delete the map "Figure 8 - Parkland, Recreational Facilities & Schools" and replace with "Figure 8 - Parkland, Recreational Facilities & Schools" attached hereto as Schedule "E" and forming part of this bylaw;
- h. delete the map "Figure 9 - Transportation Network" and replace with "Figure 9 - Transportation Network" attached hereto as Schedule "F" and forming part of this bylaw;
- i. delete the map "Figure 10 - Active Transportation Network" and replace with "Figure 10 - Active Transportation Network" attached hereto as Schedule "G" and forming part of this bylaw;
- j. delete the map "Figure 11 – Sanitary Servicing" and replace with "Figure 11 – Sanitary Servicing" attached hereto as Schedule "H" and forming part of this bylaw;
- k. delete the map "Figure 12 – Stormwater Servicing" and replace with "Figure 12 – Stormwater Servicing" attached hereto as Schedule "I" and forming part of this bylaw;
- l. delete the map "Figure 13 – Water Servicing" and replace with "Figure 13 – Water Servicing" attached hereto as Schedule "J" and forming part of this bylaw; and

- m. delete the map "Figure 14 – Staging" and replace with "Figure 14 – Staging" attached hereto as Schedule "K" and forming part of this bylaw.

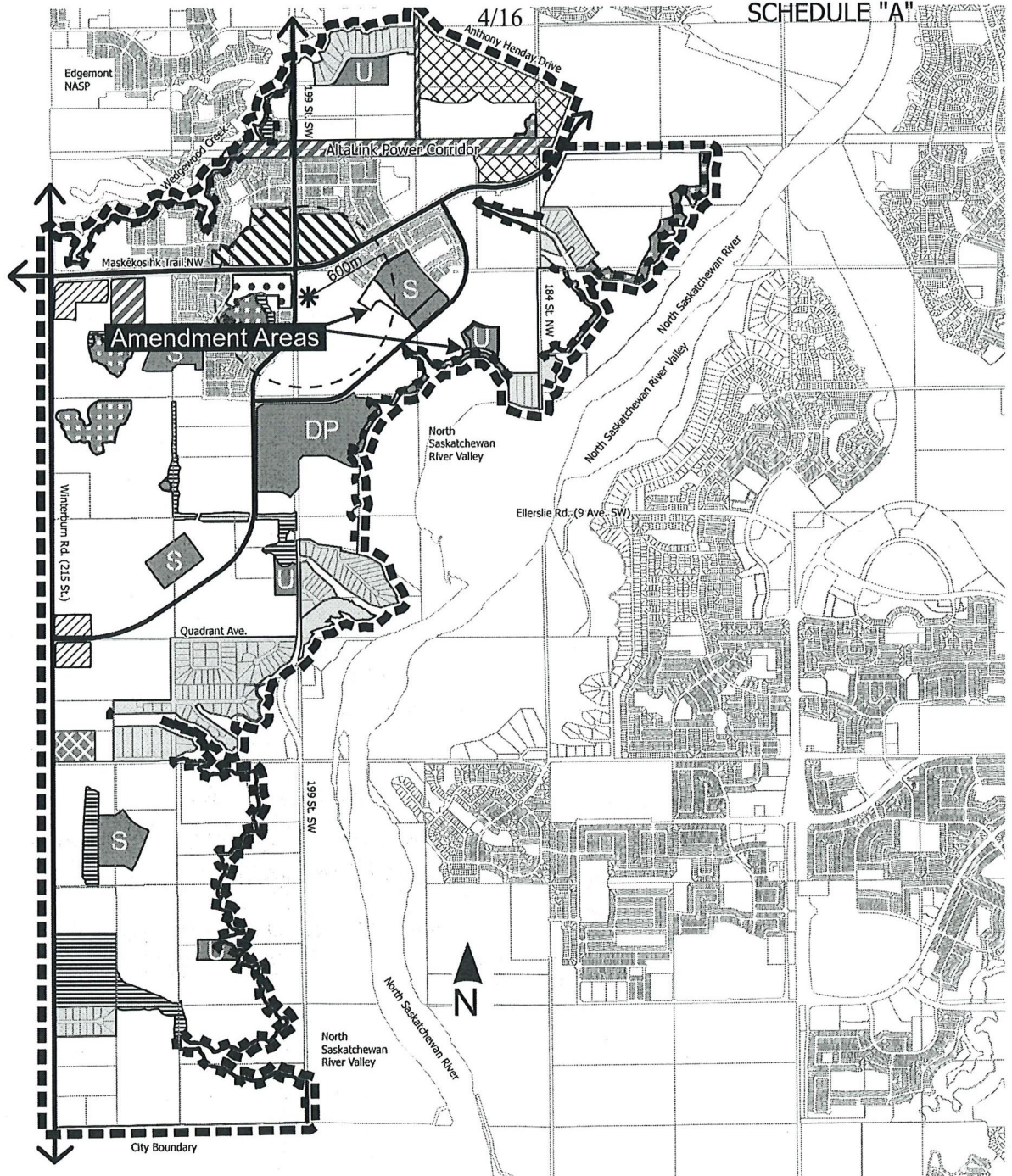
READ a first time this	3rd day of October	, A. D. 2023;
READ a second time this	3rd day of October	, A. D. 2023;
READ a third time this	3rd day of October	, A. D. 2023;
SIGNED and PASSED this	3rd day of October	, A. D. 2023.

THE CITY OF EDMONTON

  
D/ MAYOR

  
A/ CITY CLERK





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

**BYLAW 20612  
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 Area Structure Plan Land Use and Population Statistics Bylaw 20612

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	<b>1,433.29</b>	<b>100.0%</b>	<b>283.85</b>	<b>315.71</b>	<b>314.85</b>	<b>193.31</b>	<b>325.57</b>
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
<b>GROSS DEVELOPABLE AREA</b>	<b>1,161.80</b>	<b>81.1%</b>	<b>224.94</b>	<b>269.96</b>	<b>262.67</b>	<b>121.67</b>	<b>282.56</b>
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	-	-	-
<b>Total Non-Residential Area</b>	<b>517.89</b>	<b>44.6%</b>	<b>117.16</b>	<b>119.36</b>	<b>122.53</b>	<b>53.89</b>	<b>104.94</b>
<b>Net Residential Area</b>	<b>643.91</b>	<b>55.4%</b>	<b>107.78</b>	<b>150.60</b>	<b>140.14</b>	<b>67.78</b>	<b>177.62</b>

## RESIDENTIAL LAND USE AREA, DWELLING UNIT &amp; 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
<b>Public School Board</b>						
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
<b>Separate School Board</b>						
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
<b>Total Student Population</b>	<b>6,955</b>	<b>1,349</b>	<b>1,614</b>	<b>1,573</b>	<b>726</b>	<b>1,693</b>

\* 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)



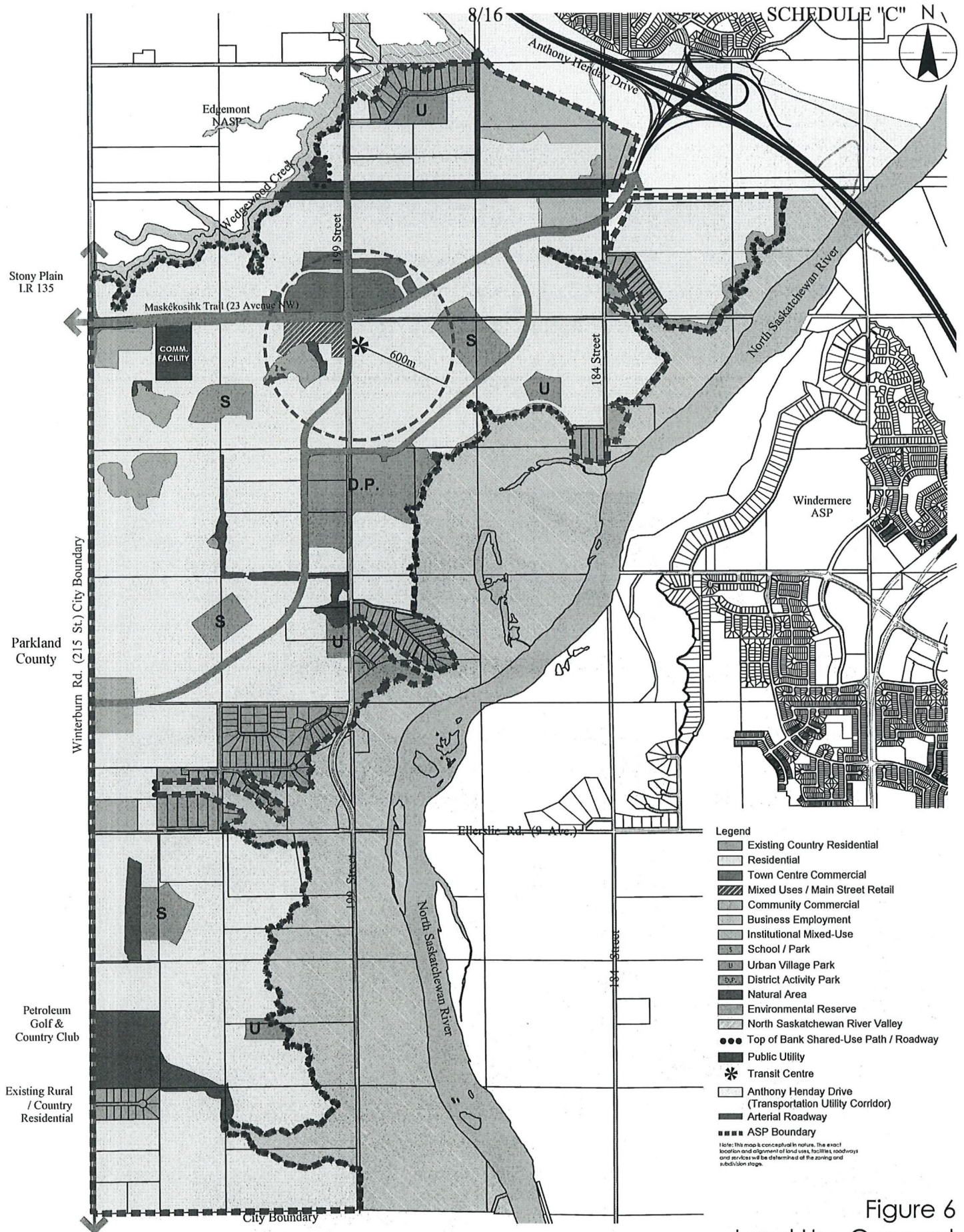
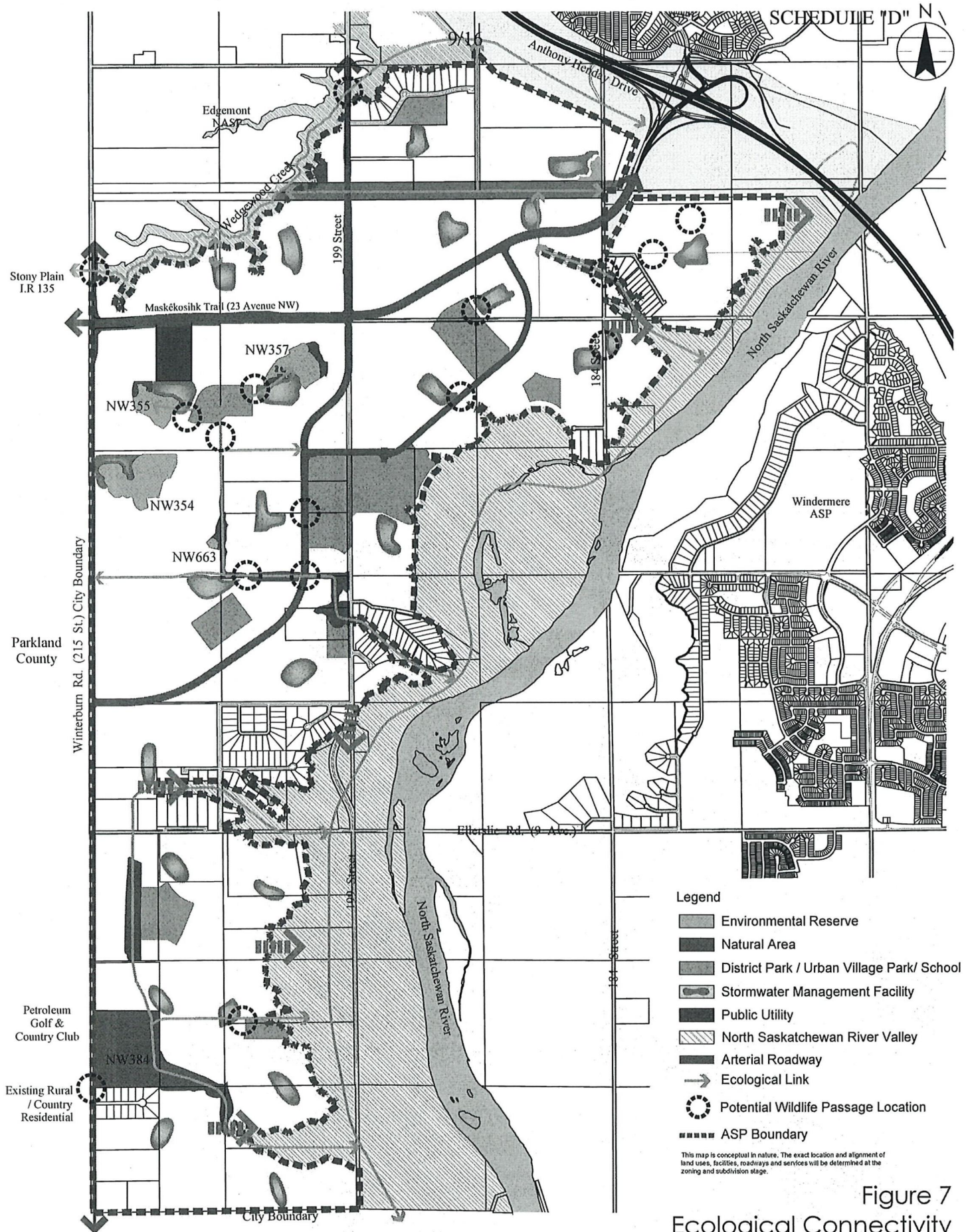


Figure 6  
Land Use Concept  
Riverview Area Structure Plan Amendment

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**Figure 7**  
**Ecological Connectivity**  
**Riverview Area Structure Plan Amendment**

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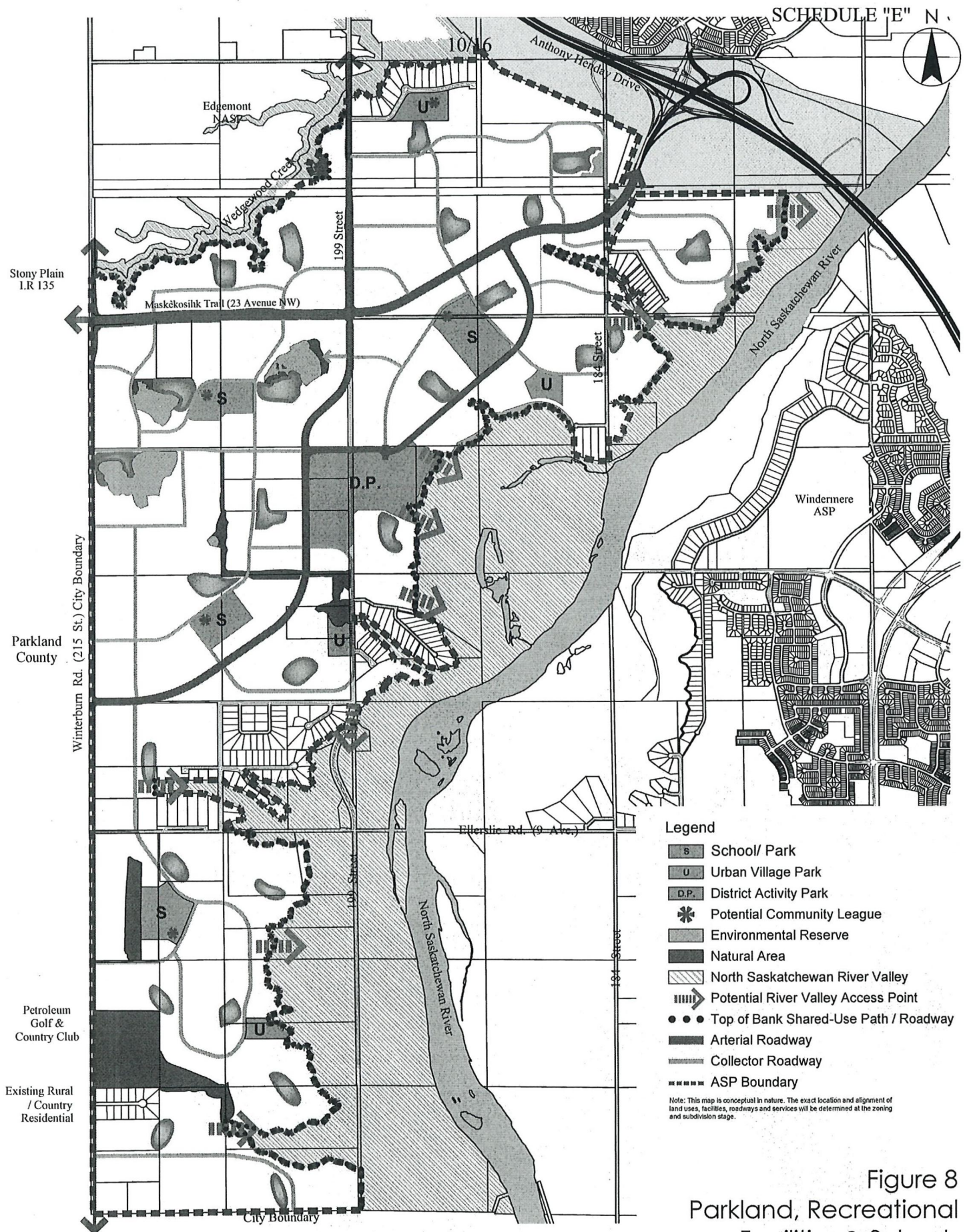


Figure 8  
Parkland, Recreational  
Facilities & Schools

Riverview Area Structure Plan Amendment

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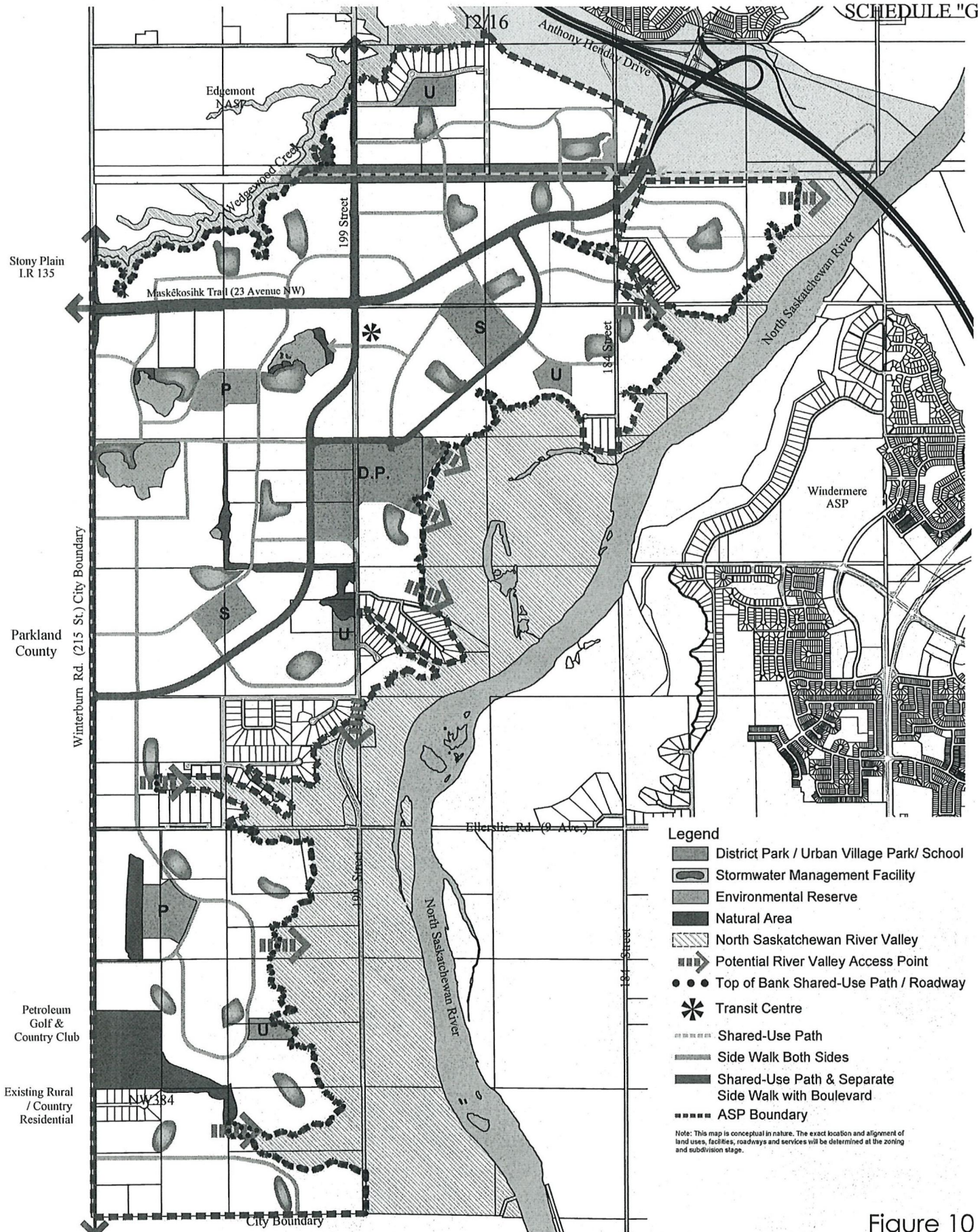
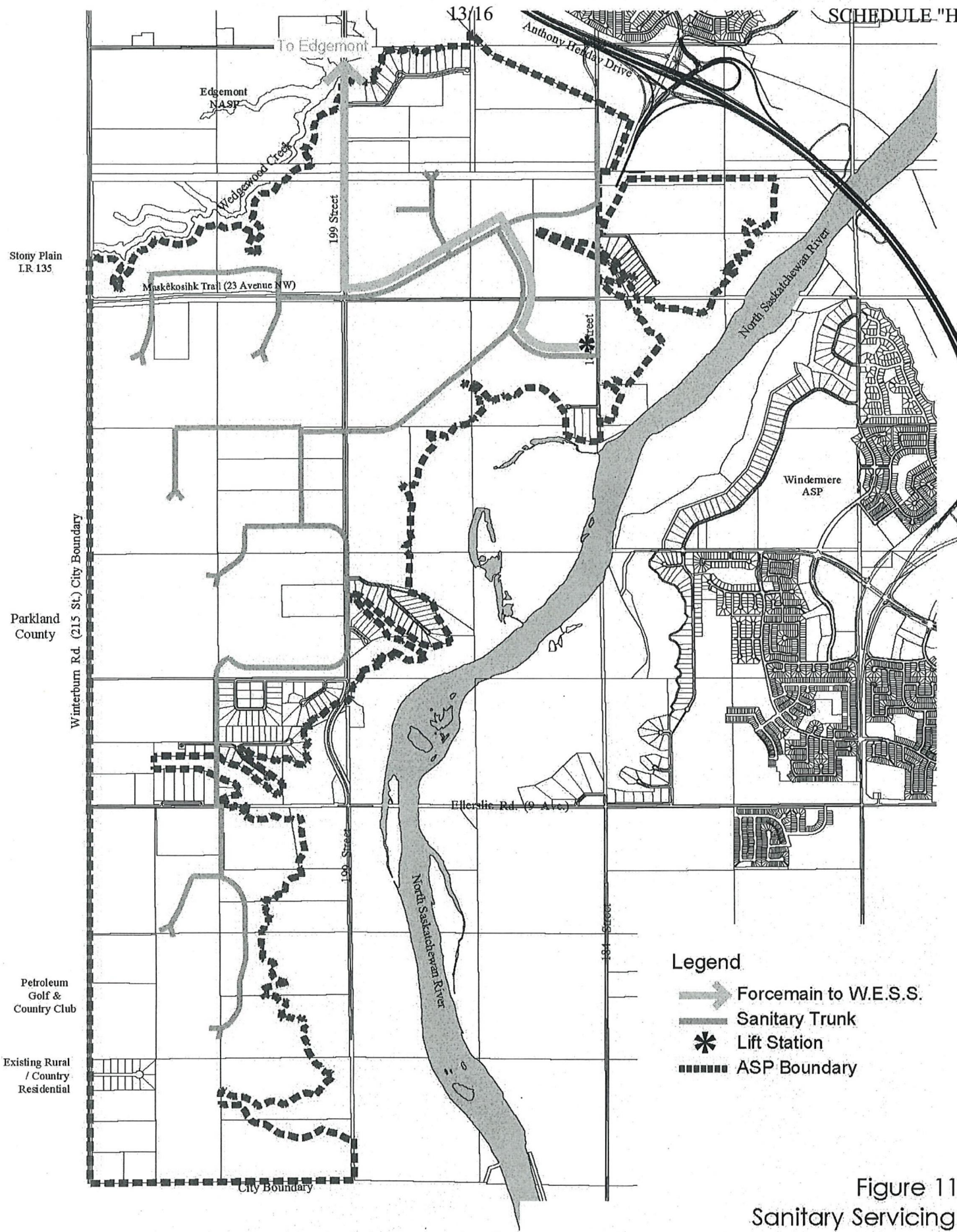


Figure 10  
Active Transportation Network  
Riverview Area Structure Plan Amendment

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- Legend**
- Force main to W.E.S.S.
  - Sanitary Trunk
  - Lift Station
  - ASP Boundary

**Figure 11**  
**Sanitary Servicing**  
 Riverview Area Structure Plan Amendment  
 August 15, 2023 - 1161 109295

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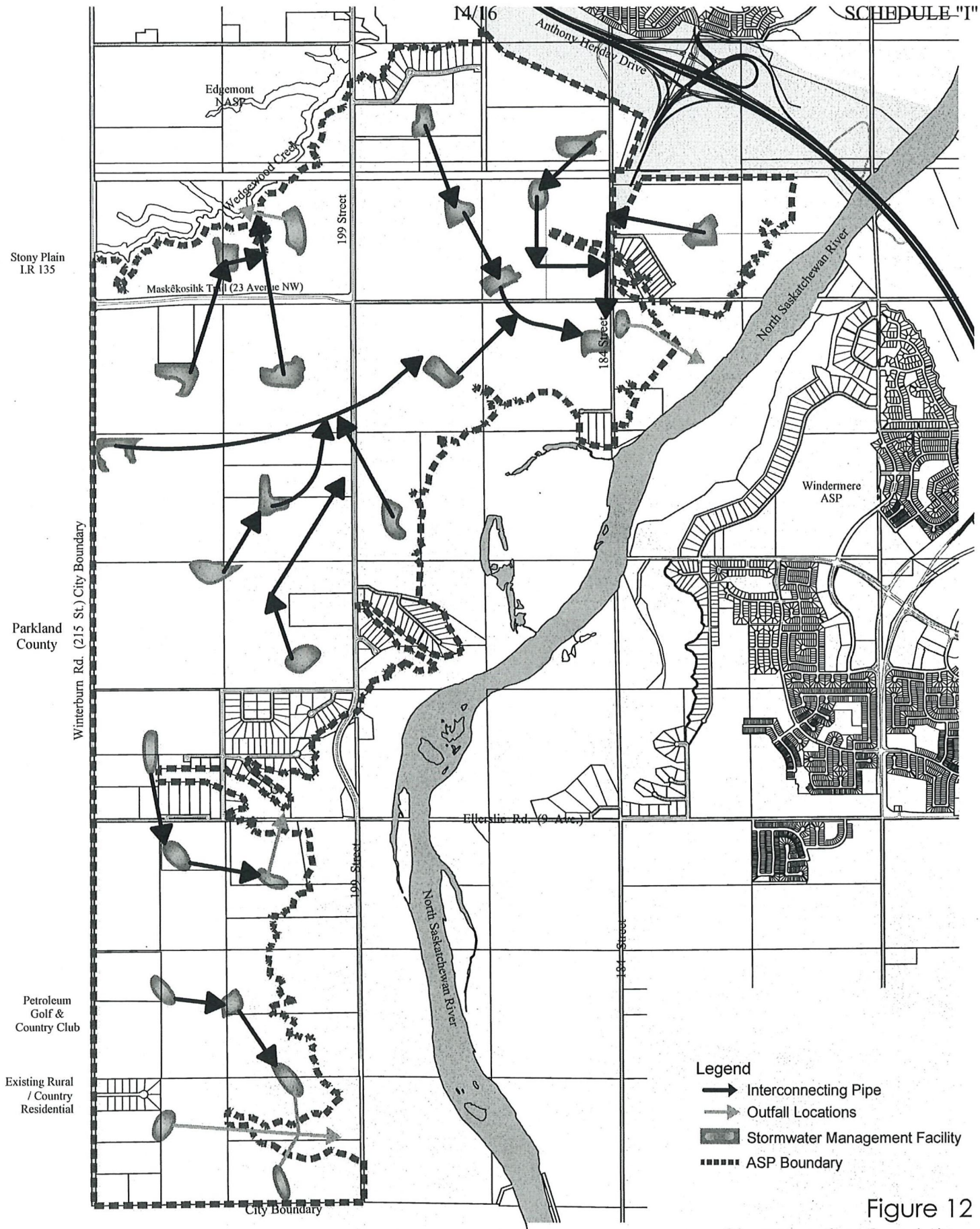


Figure 12  
Stormwater Servicing  
Riverview Area Structure Plan Amendment  
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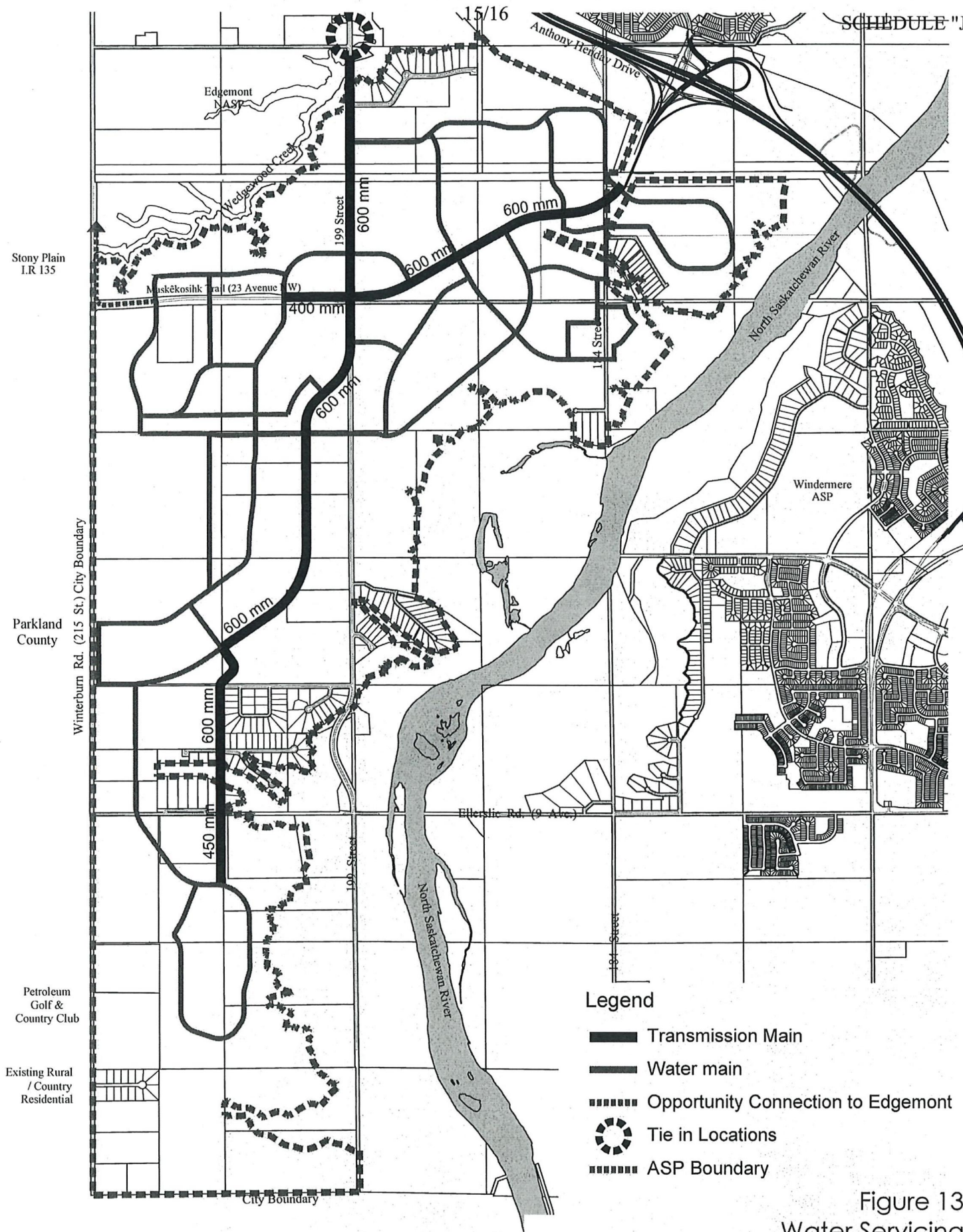
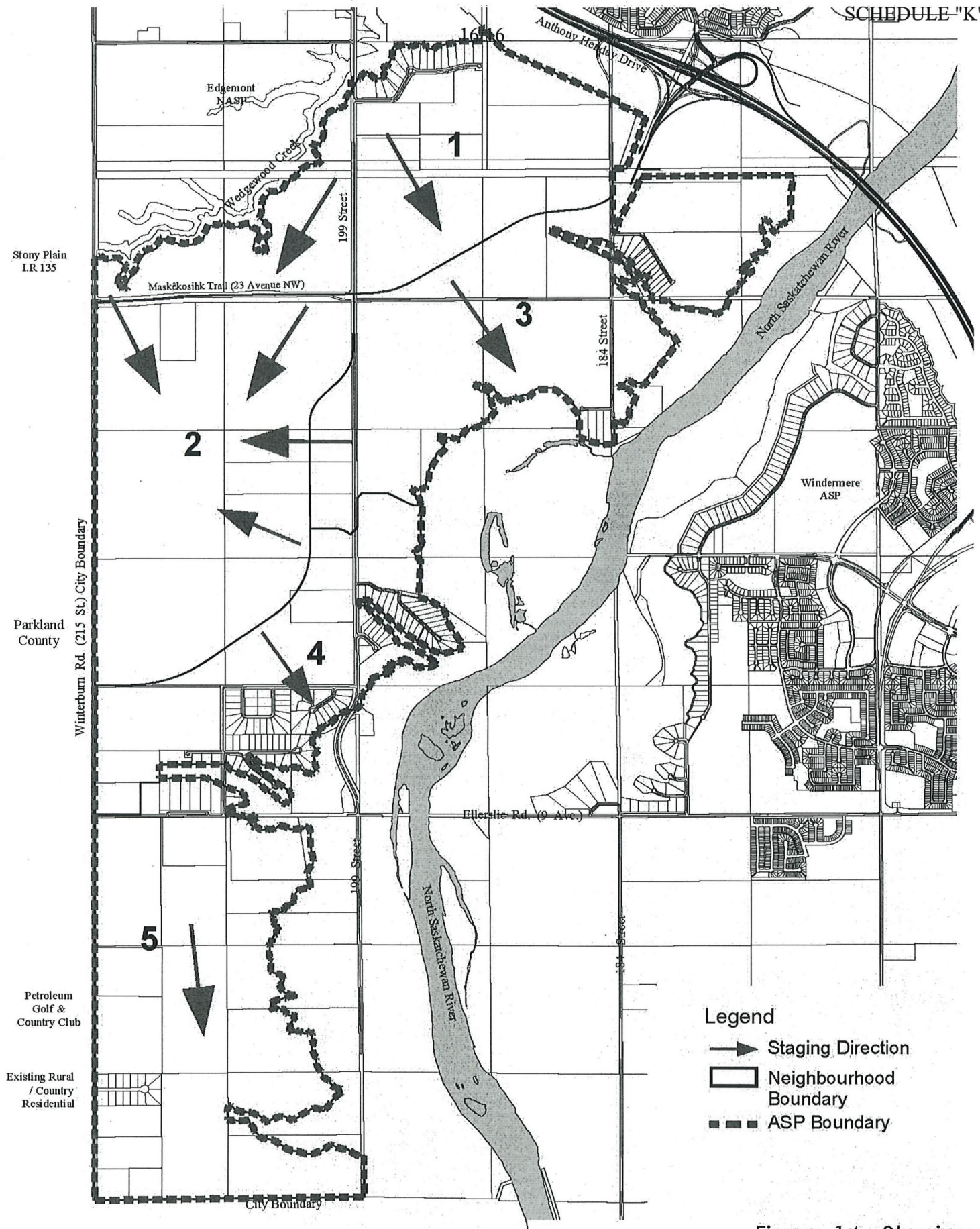


Figure 13  
Water Servicing  
Riverview Area Structure Plan Amendment

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Legend

- ➔ Staging Direction
- ▭ Neighbourhood Boundary
- ASP Boundary

Figure 14 - Staging  
Riverview Area Structure Plan Amendment

January 27, 2023 - 1161 109295