

 **PLAN ADOPTION AND PLAN AMENDMENT APPLICATION**  
**STILLWATER NEIGHBOURHOOD STRUCTURE PLAN**  
**RIVERVIEW AREA STRUCTURE PLAN**

This application proposes to adopt the Stillwater Neighbourhood Structure Plan (NSP) and to amend the Riverview Area Structure Plan (ASP) to align with the land uses and infrastructure servicing proposed in the Stillwater NSP.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- The proposed residential densities meet the targets established for new neighbourhoods established in the Capital Region Growth Plan;
- The proposed land use concept provides an appropriate mix of residential densities, commercial use areas and public uses (schools and park sites); and
- The application provides protection for significant wetland sites, upland tree stands, and wildlife connectivity.

## THE APPLICATION

1. BYLAW 17735 to amend the Riverview Area Structure Plan (ASP) to align with the land uses and infrastructure servicing proposed in the Stillwater Neighbourhood Structure Plan (NSP); and
2. BYLAW 17736 to adopt the Stillwater Neighbourhood Structure Plan (NSP) to establish land use patterns, generally align arterial and collector roadways, establish residential densities, and establish a pattern for servicing and development phasing.

### 1. Amendment of the Riverview Area Structure Plan (ASP)

Bylaw 17735 proposes to amend the Riverview ASP, originally approved in July 2013 and amended in September 2015 to facilitate the adoption of The Uplands NSP and the River's Edge NSP.

The amendment revises the land use concept, reflecting a more detailed study of the area within the future Stillwater neighbourhood and current economic analysis for residential and commercial uses. All supporting figures have been revised accordingly, aligning the ecological connectivity, transportation networks and servicing schemes to reflect the revised land use concept.

As a result of this detailed planning, the residential area for the ASP increases by 12.65 ha overall. The proposed housing mix for the neighbourhood decreases Single and Semi-detached Housing and increases Row Housing, Low-rise and Medium to High Rise Housing. The overall residential density remains unchanged at 32 dwelling units/net residential hectare (du/nrha).

**ASP Residential Density Changes**

Land Use		Proposed	Approved	Net Difference	
Single/Semi-detached	Area (ha)	544.15	539.52	4.63	
	<i>25 du/nrha</i>	Units	13,601	13,488	113
	<i>2.8 people/dwelling unit(p/du)</i>	Population	38,081	37,767	314
Row Housing	Area (ha)	37.60	35.44	2.16	
	<i>45 du/nrha</i>	Units	1,690	1,595	95
	<i>2.8 p/du</i>	Population	4,730	4,465	265
Low-rise/Medium Density Housing	Area (ha)	43.39	42.58	0.81	
	<i>90 du/nrha</i>	Units	3,903	3,832	71
	<i>1.8 p/du</i>	Population	7,024	6,898	126
Town Centre Mixed Uses / MDR	Area (ha)	2.8	2.80	0	
	<i>90 du/nrha</i>	Units	252	252	0
	<i>1.8 p/du</i>	Population	453	453	0
Mixed Use Residential **	Area (ha)	6.24	2.00	4.24	
	<i>150 du/nrha</i>	Units	936	450	486
	<i>1.5 p/du</i>	Population	1,404	675	729
Town Centre Mixed Uses / HDR	Area (ha)	0.49	0.49	0	
	<i>225 du/nrha</i>	Units	109	109	0
	<i>1.5 p/du</i>	Population	163	163	0
Total Residential	Area (ha)	634.67	622.83	11.84	
	Units	20,491	19,726	765	
	Population	51,855	50,422	1,433	

A commercial area, southwest of Maskêkosihk Trail NW and 199 Street NW, is revised, replacing the Town Centre Commercial designation with a smaller and realigned Mixed Uses/Main Street Retail area. A Community Commercial area in the southwest corner of the Stillwater neighbourhood has been revised, decreasing its area by 0.59 ha.

<b>Land Use</b>	<b>Proposed</b>	<b>Approved</b>	<b>Net Difference</b>
Town Centre Commercial (with Main Street)	21.95	21.30	0.65
Mixed Uses / Commercial	3.29	6.12	(-2.84)
Community Commercial	14.60	14.55	(-0.05)
Neighbourhood Commercial	6.12	4.99	1.13

Four wetland features located within the future Stillwater neighbourhood are to be preserved. The proposed ASP amendment also revises the areas designated as Environmental Reserve to incorporate the wetlands based on the hydrology and ecological assessment of the features. Additional areas have been designated as Natural Area in order to preserve important tree stand features and to act as wildlife corridors.

School/Park areas have been slightly revised as a result of the realignment of collector and arterial roads within the Stillwater neighbourhood.

The ASP amendment revises the land use and population statistics, conforming to the 2010 Terms of Reference for the Preparation and Amendment of Residential Area Structure Plans. This ensures consistency between all neighbourhood plan statistical calculation methods.

## 2. Adoption of the Stillwater Neighbourhood Structure Plan (NSP)

Bylaw 17736 proposes the adoption of a new Neighbourhood Structure Plan (NSP) for the Stillwater neighbourhood. The proposed NSP, encompassing 315.71 ha, establishes a land use and servicing framework to support residential, commercial, school and park uses, while protecting significant environmental features and wildlife corridors. The proposed NSP has been prepared in accordance with the 2014 Terms of Reference for the Preparation and Amendment of Neighbourhood Structure Plans. The proposed NSP establishes a future neighbourhood population of 12,555 residents at full build-out.

The Stillwater NSP proposes to establish:

- The location of various land uses;
- The density of residential development;
- Connectivity to passive and active recreation uses;
- The required road and utility infrastructure to support development;
- Opportunities for low impact development; and
- The development phasing within the neighbourhood.

A total of four distinct commercial hubs are planned. Two Community Commercial areas are located in the southwest and northwest corners of the plan area, totalling 10.57 ha. A 6.94 ha Town Centre Commercial with Main Street area is planned for the northeast corner, and a 1.13 ha Neighbourhood Commercial area is located in the approximate centre of the neighbourhood.

The predominant land use within the Stillwater neighbourhood is residential, comprising 149.42 ha or 55.4 % of the gross developable area. A range of densities are proposed, including Single and Semi-detached housing, Row housing, Low Rise/Medium Density Housing and Residential/Mixed use. A residential density of 34.1 du/nrha is achieved in the proposed NSP.

Three large wetland features and a fourth smaller wetland are preserved through dedication of environmental reserves. Additionally, tree stands and other environmental features adjacent to the wetlands are preserved as Natural Areas.

Two large school and park areas, totalling 14.74 ha, are established within the NSP, located in the northern and southern portions of the plan area. Four additional pocket parks, totalling 2.00 ha, provide additional open spaces for residential areas located further from the large park/school sites. In total, 24.56 ha are provided for open space, recreation and school uses, amounting to 9.1% of the gross developable area within the neighbourhood.

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas and a Phase II Ecological Network Report (ENR) identify four natural areas to be retained within the Stillwater neighbourhood. These include three wetland complexes and a linear tree stand. The proposed NSP largely retains these sites through dedication as environmental reserve or as Natural Area.

Five stormwater management facilities (SWMF) are proposed to serve the neighbourhood. Three SWMF areas are located adjacent to the large wetland features. The NSP proposes to integrate these SWMF with the wetland features to provide an ecological network that increases stormwater capacity while improving the water which is ultimately discharged into Wedgewood Creek and the North Saskatchewan River. The SWMFs will be naturalized to mimic natural attributes of prairie wetlands, providing passive green space, wildlife habitat, and educational opportunities, while effectively managing stormwater flows.

Two areas are designated as Special Study Areas, recognizing that additional detailed study is required to ensure future development is compatible with wetland features and park needs. One Special Study Area, adjacent to the northern school site, is identified as a swing site for the potential expansion of the school and community park site. Should additional land be required to accommodate the school and park facilities, this land could be dedicated as municipal reserve. Otherwise, this area will be developed as Low Density Residential uses.

An additional Special Study Area is located adjacent to a wetland complex on the west-central portion of the plan area. This area may be required for stormwater management, dependent upon greater study of the wetland feature and development requirements. If the area is determined to not be necessary to service the wetland complex, it will revert to Low Density Residential.

The transportation network proposed in the Stillwater NSP serves the needs of internal and external traffic, in accordance with City guidelines and standards. Arterial, collector and local roadways facilitate the efficient movement of vehicular traffic. The proposed NSP provides policies to support transit and active modes of transportation.

Servicing for sanitary and stormwater management is planned to accommodate the proposed development, in accordance with City servicing standards. The planned staging of development proposed in the NSP ensures contiguous development.

## SITE AND SURROUNDING AREA

The subject site, located south of Maskêosiik Trail NW and those lands lying between 215 Street NW and the future realignment of 199 Street NW, contains undeveloped agricultural land and wetland sites. A communications tower and accessory facilities are located in the north-west portion of the subject site.

Land immediately adjacent to the subject area is largely undeveloped and are currently operating as agricultural use. Large lot, country residential uses are located nearby, to the south and east.

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Agricultural use, public utility
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Agricultural use
East	(AG) Agricultural Zone	Agricultural use
South	(AG) Agricultural Zone	Agricultural use
West	(CR) Country Residential District (Parkland County)	Agricultural use



APPROXIMATE BOUNDARY OF PROPOSED STILLWATER NSP



## PLANNING ANALYSIS

The proposal to adopt the Stillwater NSP and related Riverview ASP amendment is supported by policies contained in Edmonton's Municipal Development Plan, The Way We Grow. The Plan designates the NSP as "Developing and Planned and Future Neighbourhoods" and it is deemed suitable for urban development. The proposed neighbourhood plans conform to several policy objectives contained in The Way We Grow, in particular those detailed in sections:

3.6.1.6: Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion;

4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods;

7.4.1.1: Link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network, where feasible; and

7.1.1: Protect, preserve and enhance a system of conserved natural areas within a functioning and interconnected ecological network.

## REGIONAL CONSIDERATIONS

The application has been circulated to Parkland County and Enoch Cree Nation for comment. No concerns were expressed regarding the application.

The proposed Riverview ASP amendment and the Stillwater NSP conform to the policies of the Capital Region Plan. The proposed residential density of 34.1 du/nrha is within the density targets for Priority Growth Areas. The main purpose of the Capital Region Land Use Plan is to manage sustainable growth in order to protect the region's environment and resources, minimize the regional development footprint, strengthen communities within the region, increase choice of transportation and encourage economic growth. The proposed NSP will achieve these objectives by coordinating planning and development decisions in the region and identifying a regional development pattern to complement existing infrastructure, services and land uses. The Stillwater NSP is located in Priority Growth Area Cw, which has a minimum density target of 30 units per net residential hectare (upnrh).

## INTEGRATED INFRASTRUCTURE MANAGEMENT PLANNING (IIMP) STRATEGY

Integrated Infrastructure Management Planning (IIMP) for the Stillwater NSP is a high-level analysis that provides Council with information about the infrastructure required for development of the neighbourhood. The broad-based analysis performed at this stage of the area development provides a general indication of future cost implications and revenue potential, which can help inform high-level decision making.

The IIMP review was completed for a neighbourhood development build-out of 21 years, starting in 2017. Based on the information available at this time, the review generally shows that Stillwater will require a developer infrastructure investment of over \$176 million as well as a capital investment by the City of approximately \$103 million. Capital and operating

expenditures may be required as early as 2017 to support the anticipated development of the neighbourhood.

## **DESIGNING NEW NEIGHBOURHOODS, GUIDELINES FOR EDMONTON'S FUTURE RESIDENTIAL COMMUNITIES**

The Designing New Neighbourhood Guidelines were approved in May 2013 with the intent of establishing a common vision in the preparation of new NSPs. The vision is comprised of 12 desired outcomes, each of which is accompanied by a set of principles that recognize the context and uniqueness of the neighbourhood.

### Outcome 1: Neighbourhoods are connected

The Stillwater NSP will create a well-connected neighbourhood by providing linkages through a network of streets, paths, ecological connections and park systems. Further to this, the proposed NSP contains implementation policies ensuring appropriate design elements realized upon development.

### Outcome 2: Neighbourhoods are unique and inviting

The proposed NSP is distinct as it provides protection for significant wetland sites, upland tree stands, and wildlife connectivity.

### Outcome 3: Neighbourhoods are inclusive

The NSP is predominantly designated for residential development and proposes a variety of housing types including opportunities for affordable housing. The design of neighbourhood infrastructure and parks is intended to accommodate people of all ages and abilities. Multi-modal streets, pedestrian connections and a designated pedestrian zone are a prime consideration of the transportation network, allowing residents to have access to neighbourhood destinations, amenities and services.

### Outcome 4: Neighbourhoods provide residents with convenient access to full range of transportation options

The transportation network has been designed to efficiently move internal and external traffic flows throughout Stillwater and surrounding neighbourhoods. The Stillwater NSP proposes to accommodate multiple modes of travel including vehicles, buses, pedestrians and bicycles.

### Outcome 5: Neighbourhoods support viable uses, services and facilities

The Stillwater NSP plans for a Town Centre Commercial with Main Street in the north east corner of the neighbourhood. This is adjacent to a private resident's association site which could accommodate a community building and either indoor or outdoor recreational facilities. The northwest corner is designated for Community Commercial Uses which would provide opportunities for smaller scale retailers to service the community.

#### Outcome 6: Neighbourhoods are cost effective

The NSP proposes the logical extension of infrastructure and services from existing neighbourhoods. The development staging and extension of service will be contiguous, efficient, and economical which will meet municipal standards.

#### Outcome 7: Neighbourhoods conserve and enhance ecosystems and biodiversity

Three SWMFs are located adjacent to the large wetland features. The NSP will integrate these facilities and wetland features to provide a unique ecological area. The SWMFs will be naturalized to mimic natural attributes of prairie wetlands, providing passive green space, wildlife habitat, educational opportunities, while effectively managing stormwater flows.

#### Outcome 8: Neighbourhoods amenities and facilities support the social and recreational needs of residents

The proposed NSP provides a variety of park sites and open spaces in accordance with Edmonton's Urban Parks Management Plan. The diversity in open space ensures convenience and availability for all user groups, residents and visitors. The proposed NSP allows opportunities for edible landscaping elements through landscape design of parks and open spaces, implemented through NSP policy as guided by Fresh: Edmonton's Food and Urban Agricultural Strategy.

#### Outcome 9: Neighbourhoods embrace all seasons

The NSP proposes to consider all weather conditions when designing streetscapes, parks, open spaces and boulevards in order for residences to enjoy the outdoor environment year-round. The Winter City Strategy will be implemented to ensure proper design elements for all-season enjoyment.

#### Outcome 10: Neighbourhoods are safe and secure

The Stillwater NSP proposes a well-designed streetscape in accordance with City Design and Construction Standards and Complete Streets Guidelines. The design ensures emergency response vehicles can access the neighbourhood quickly and circulate efficiently in a safe manner. Furthermore, the NSP proposes to develop parks in accordance with the Urban Parks Management Plan and Crime Prevention Through Environmental Design (CPTED) principles to ensure safety, security and to mitigate risk.

#### Outcome 11: Neighbourhoods are flexible and adaptable

The proposed NSP provides opportunity to respond to changes in demographics and market conditions with the intention that the development can grow and intensify over the long term as the economy evolves and the neighbourhood matures.



## Outcome 12: Resources are used efficiently and responsibly in neighbourhoods

The Stillwater NSP contains policies that encourage new sustainable community design practices and infrastructure design which will reduce resources, water and waste consumption. It also contains policies to minimize energy use and energy requirements in buildings and infrastructure by means of efficient site planning, green building design, and the use of LEED standards, when possible.

## **TECHNICAL REVIEW**

All comments from affected City Departments and utility agencies have been addressed.

Drainage Planning has indicated support of the proposed NSP.

Transportation and Planning Engineering reviewed the application and indicated that a Transportation Impact Assessment (TIA) was completed in support of the first three neighbourhoods of the Riverview ASP, The Uplands, River's Edge and Stillwater. The TIA indicates that full build-out of the neighbourhoods can generally be accommodated on the planned roadway network within the City's Level of Service Guidelines.

Given the constraints of the Riverview area, it is anticipated that significant amount of traffic will access these neighbourhoods via the Cameron Heights/Anthony Henday Drive interchange and Maskêkosihk Trail NW. Even with six traffic lanes, it is anticipated that Maskêkosihk Trail NW between Riverview Way and Anthony Henday Drive will operate at capacity during peak hours. It is anticipated that residents will find alternate modes of travel to single user vehicles (transit, carpooling, cycling, etc.) or will adjust their travel times to spread the peak hour in response to the congestion.

Based on the TIA analysis, it is estimated that approximately two thirds of land within The Uplands, River's Edge and Stillwater can be developed before the existing Cameron Heights/Anthony Henday Drive interchange reaches capacity. As the Riverview ASP area develops, the operations of the existing interchange will be monitored to determine when the planning and construction of upgrades, such as additional lanes along the Anthony Henday Drive on and off ramps, will be required.

Roadways within the Stillwater NSP will be designed using the principles outlined in the Complete Streets Guidelines. The neighbourhood will accommodate multiple modes of transportation, including active transportation, public transit and vehicular travel. The neighbourhood will include an extensive network of sidewalks, walkways, shared-use paths and greenways to accommodate active modes. The network will provide residents with convenient access to neighbourhood destinations and transit service throughout the plan area.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 07, 2014	<ul style="list-style-type: none"><li>• As a result of the notification, four (4) individuals requested more information, which Sustainable Development provided. No additional requests were received.</li></ul>
<b>PUBLIC MEETING</b> June 25, 2015	<ul style="list-style-type: none"><li>• 37 attendees</li><li>• Proposal was well received</li><li>• Questions were raised by the owners of the existing country residential development with regard to city water and sewer connections</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## ATTACHMENTS

- 2a Approved Land Use and Population Statistics Riverview Area Structure Plan - Bylaw 17267
- 2b Proposed Land Use and Population Statistics Riverview Area Structure Plan Bylaw 17735
- 2c Proposed Land Use and Population Statistics Stillwater Neighbourhood Structure Plan– Bylaw 17736
- 2d Approved Riverview Area Structure Plan – Bylaw 17267
- 2e Proposed Riverview Area Structure Plan – Bylaw 17735
- 2f Proposed Stillwater Neighbourhood Structure Plan – Bylaw 17736
- 2g Integrated Infrastructure Management Plan Stillwater Neighbourhood
- 2h Application Summary

**RIVERVIEW AREA STRUCTURE PLAN  
APPROVED LAND USE AND POPULATION STATISTICS  
BYLAW 17267**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	1,435.39	100.0	283.85	317.81	314.85	187.66	331.22
Environmental Reserve / Natural Area (ER) *	52.82	3.7	5.60	30.16	17.06	-	-
Public Upland	1.18	0.1	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.06	0.4	-	1.70	3.36	-	-
Altalink Power Corridor	23.63	1.6	23.63	-	-	-	-
Arterial Road Right-of-Way	63.56	4.4	16.59	21.64	16.02	5.24	4.07
Existing Country Residential	115.41	8.0	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4	-	-	-	-	20.36
<b>GROSS DEVELOPABLE AREA</b>	1,147.08	80.4	224.51	264.31	260.33	116.01	281.92
Town Centre Commercial	21.30	1.86	15.01	6.29	-	-	-
Mixed Uses / (Main Street) Commercial **	6.12	0.53	2.80	2.83	0.49	-	-
Community Commercial	14.55	1.27	-	10.52	-	4.03	-
Neighbourhood Commercial	4.99	0.44	-	-	2.99	1.00	1.00
Business Employment	39.57	3.45	39.57	-	-	-	-
Parkland, Recreation, School (Municipal Reserve)	114.59	9.99	7.83	25.48	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.95	-	-	33.80	-	-
<i>School/Park</i>	38.96	3.40	-	16.48	13.00	-	9.48
<i>Urban Village Park/Pocket     Park/Greenway</i>	23.10	2.01	6.79	1.73	4.58	3.90	6.10
<i>Natural Area (MR)</i>	18.73	1.63	1.04	7.27	-	4.76	5.66
Transportation - circulation	229.06	19.97	44.90	51.26	52.06	23.20	57.64
Transit Centre	1.45	0.13	-	-	1.45	-	-
Stormwater Management Facility	82.99	7.2	17.84	19.73	14.30	8.93	22.19
Public Utility - Communications Facility	8.02	0.70	-	8.02	-	-	-
Natural Area Protection (Through Other Means)	6.29	0.55	-	1.00	-	1.29	4.00
<b>Total Non-Residential Area</b>	522.64	45.56	127.95	124.13	122.67	45.82	102.07
<b>Net Residential Area</b>	624.44	54.44	96.56	140.18	137.66	70.19	179.85

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

Land Use	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached	Area (ha)	539.52	81.68	122.58	111.23	60.20
<i>25 du/nrha</i>	Units	13,488	2,042	3,064	2,781	1,505
<i>2.8 p/du</i>	Population	37,767	5,717	8,580	7,786	4,214
Row Housing	Area (ha)	35.44	4.93	8.00	10.51	6.00
<i>45 du/nrha</i>	Units	1,595	222	360	473	270
<i>2.8 p/du</i>	Population	4,465	621	1,008	1,324	756
Low-rise/Medium Density Housing	Area (ha)	42.58	7.15	7.00	15.43	4.00
<i>90 du/nrha</i>	Units	3,832	644	630	1,389	360
<i>1.8 p/du</i>	Population	6,898	1,158	1,134	2,500	648

Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
<i>90 du/nrha</i>	Units	252	252	0	0	0	0
<i>1.8 p/du</i>	Population	454	454	0	0	0	0
Medium to High Density Housing	Area (ha)	2.00	0.00	1.00	0.00	0.00	1.00
<i>225 du/nrha</i>	Units	450	0	225	0	0	225
<i>1.5 p/du</i>	Population	675	0	338	0	0	338
Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
<i>225 du/nrha</i>	Units	109	0	0	109	0	0
<i>1.5 p/du</i>	Population	164	0	0	164	0	0
Total Residential	Area (ha)	622.83	96.56	138.58	137.65	70.20	179.85
	Units	19,726	3,159	4,279	4,751	2,135	5,401
	Population	50,422	7,951	11,060	11,773	5,618	14,021

### SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	80.96	82.34	79.81	85.53	80.03	77.96
Dwelling Units Per Net Residential Hectare (upnrha)	31.7	32.7	30.9	34.5	30.4	30.0
Population (%) within 500m of Parkland		94%		93%		
Population (%) within 400m of Transit Service		100%		100%		
Population (%) within 600m of Commercial Service		66%		43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	52.8	5.60	30.16	17.06	-	-
Conserved as Municipal Reserve (ha)	25.0	1.04	7.27	-	4.76	11.95
Protected through other means (ha)	20.4	-	-	-	-	20.36
Lost to Development (ha)	9.6	7.80	-	15.40	-	-

### STUDENT GENERATION COUNT

#### Public School Board

Elementary School	2,307	449.0	528.6	520.6	232.0	576.4
Junior High	1,153	224.5	264.3	260.3	116.0	288.2
Senior High	1,153	224.5	264.3	260.3	116.0	288.2
<b>Separate School Board</b>						
Elementary School	1,153	224.5	264.3	260.3	116.0	288.2
Junior High	577	112.3	132.2	130.2	58.0	144.1
Senior High	577	112.3	132.2	130.2	58.0	144.1
<b>Total Student Population</b>	6,920	1,347.1	1,585.9	1,561.9	696.1	1,729.3

\* This area includes NW 354 and NW355 (with a setback buffer around them) that may be claimed by the Crown. The boundary of each natural area will 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)

**RIVERVIEW AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 17735**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	1,433.29	100.0	283.85	315.71	314.85	187.66	331.22
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	-	2.13	3.36	-	-
Altalink Power Corridor	23.63	1.6	23.63	-	-	-	-
Arterial Road Right-of-Way	58.06	4.1	16.59	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
<b>GROSS DEVELOPABLE AREA</b>	1,158.53	80.8	224.51	269.47	260.32	116.02	288.21
Town Centre Commercial (with Main Street)	21.95	1.9	15.01	6.94	-	-	-
Mixed Uses / Commercial **	3.29	0.3	2.80	-	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	39.57	3.4	39.57	-	-	-	-
Parkland, Recreation, School (Municipal Reserve)	113.67	9.8	7.83	24.56	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.9	-	-	33.80	-	-
<i>School/Park</i>	37.22	3.2	-	14.74	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.49	2.0	6.79	2.12	4.58	3.90	6.10
<i>Natural Area (MR)</i>	19.16	1.7	1.04	7.70	-	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	231.71	20.0	44.90	53.89	52.06	23.20	57.64
Transit Centre	1.45	0.1	-	-	1.45	-	-
Stormwater Management Facility	82.69	7.1	17.84	19.43	14.30	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2	-	2.73	-	-	-
<b>Total Non-Residential Area</b>	523.86	45.2	127.95	120.05	122.67	47.11	106.07
<b>Net Residential Area</b>	634.67	54.8	96.56	149.42	137.65	68.91	182.14

**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)	544.15	81.68	126.21	111.23	58.91	166.14
<i>25 du/nrha</i>	Units	13,601	2,041	3,155	2,780	1,472	4,153
<i>2.8 p/du</i>	Population	38,081	5,714	8,834	7,784	4,121	11,628
Row Housing	Area (ha)	37.60	4.93	10.16	10.51	6.00	6.00
<i>45 du/nrha</i>	Units	1,690	221	457	472	270	270
<i>2.8 p/du</i>	Population	4,730	618	1,279	1,321	756	756
Low-rise/Medium Density Housing	Area (ha)	43.39	7.15	7.81	15.43	4.00	9.00
<i>90 du/nrha</i>	Units	3,903	643	702	1,388	360	810
<i>1.8 p/du</i>	Population	7,024	1,157	1,263	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
<i>90 du/nrha</i>	Units	252	252	0	0	0	0
<i>1.8 p/du</i>	Population	453	453	0	0	0	0
Mixed Use Residential **	Area (ha)	6.24	0.00	5.24	0.00	0.00	1.00
<i>150 du/nrha</i>	Units	936	0	786	0	0	150
<i>1.5 p/du</i>	Population	1,404	0	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
<i>225 du/nrha</i>	Units	109	0	0	109	0	0
<i>1.5 p/du</i>	Population	163	0	0	163	0	0
Total Residential	Area (ha)	634.67	96.56	149.42	137.65	68.91	182.14
	Units	20,491	3,157	5,100	4,749	2,102	5,383
	Population	51,855	7,942	12,555	11,766	5,525	14,067

**SUSTAINABILITY MEASURES**

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	81	82	84	85	80	77
Units Per Net Residential Hectare (upnrha)	32	32	34	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)	19.16	1.04	7.70	-	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	-	-



**STUDENT GENERATION COUNT**

	<b>ASP</b>	<b>The Uplands</b>	<b>Stillwater</b>	<b>River's Edge</b>	<b>Grandisle</b>	<b>White Birch</b>
<b>Public School Board</b>						
Elementary School	2,315	449	538	520	232	576
Junior High	1,157	224	269	260	116	288
Senior High	1,157	224	269	260	116	288
<b>Separate School Board</b>						
Elementary School	1,157	224	269	260	116	288
Junior High	578	112	134	130	58	144
Senior High	578	112	134	130	58	144
<b>Total Student Population</b>	<b>6,942</b>	<b>1,345</b>	<b>1,613</b>	<b>1,560</b>	<b>696</b>	<b>1,728</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)

**STILLWATER NEIGHBOURHOOD STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 17736**

	Area (ha)	% of GA	% of GDA	
<b>GROSS AREA</b>	<b>315.71</b>	<b>100</b>		
Alternative Jurisdiction (Crown Claimed Wetland)	3.17	1.0		
Environmental Reserve (Natural Area) <sup>1</sup>	16.66	5.3		
Pipeline & Utility Right-of-Way	2.13	0.7		
Communication Facility (Existing)	8.14			
Arterial Road Right-of-Way	16.14	5.1		
<b>GROSS DEVELOPABLE AREA</b>	<b>269.47</b>		<b>100</b>	
<b>Commercial</b>				-
Town Centre Commercial	6.94		2.6	-
Community Commercial	10.57		3.9	-
Neighbourhood Commercial	1.13		0.4	-
<b>Parkland, Recreation, School (Municipal Reserve)<sup>1</sup></b>				
School/ Park Site	14.74	} 24.56	5.5	} 9.1 %
Pocket Park	2.00		0.7	
Greenway	0.12		0.0	
Natural Area	7.70		2.9	
<b>Transportation</b>				
Circulation	53.89		20.0	
<b>Residents Association</b>	0.80		0.3	
<b>Infrastructure &amp; Servicing</b>				
Stormwater Management Facilities (SWMF)	19.43		7.2	
Special Study Area (SWMF/LDR)	2.73		1.0	
<b>Total Non-Residential Area</b>	<b>120.05</b>		<b>44.6</b>	
<b>Net Residential Area (NRA)</b>	<b>149.42</b>		<b>55.4</b>	

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached <sup>2</sup>	126.21	25	3,155	2.8	8,834	84%
Rowhousing	10.16	45	457	2.8	1,279	7%
Low Rise/Medium Density	7.81	90	702	1.8	1,263	5%
Mixed Use / Residential	5.24	150	786	1.5	1,179	4%
<b>Total</b>	<b>149.42</b>		<b>5,100</b>		<b>12,555</b>	<b>100%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (p/nha)	84.0
Dwelling Units Per Net Residential Hectare (du/nrha)	34.1
[Low Density Residential] / [Medium and High Density Residential] Unit Ratio	62% / 38%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	98%

Presence/Loss of Natural Areas	Land	Water
Protected as Environmental Reserve	-	16.66
Conserved as Naturalized Municipal Reserve (ha)	7.70	-
Protected through other means (ha)	-	3.17
Lost to Development (ha)	19.47	-

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>	1,077
Elementary / Junior High (K-9)	808
Senior High (10-12)	269
<b>Separate School Board</b>	538
Elementary / Junior High (K-9)	404
Senior High (10-12)	134
<b>Total Student Population</b>	<b>1,615</b>

<sup>1</sup> Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

<sup>2</sup> The area (0.82 ha) designated as Special Study Area (Park/LDR) will be developed as Single/Semi-detached Housing, unless additional Municipal Reserve is deemed necessary prior to subdivision.

**Note:** Location and configuration of collector roads and land uses (e.g. stormwater management facilities, parkland and natural areas) are subject to minor revisions during rezoning and subdivision of the neighbourhood and may not be developed exactly as illustrated in this Plan.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Area Structure Plan Amendment; Neighbourhood Structure Plan Adoption
Bylaw(s):	17735, 17736
Location:	South of Maskêkosihk Trail NW, east of Winterburn Road (215 Street) NW and west of 199 Street NW
Address(es):	20703 and 20911 – 23 Avenue NW; 2110, 1504, 1304, 1150, 812, and 104 – 199 Street NW; 603 and 903 Winterburn Road NW
Legal Description(s):	Lot 1, Block 1, Plan 152 1916; Lot A, Plan 2500MC; SW 31-52-25-W4M; and Portions of NE 31-51-25-W4M; Lot 1, Plan 152 1916; Lot 2, Plan 972 0280; SE 31-51-25-W4M; NE 30-51-25-W4M; Lot A Plan 2344TR; and NW 30-51-25-W4M
Site Area:	315.71 ha
Neighbourhood:	Stillwater
Ward - Councillor:	5 – Michael Oshry
Notified Community Organization(s):	Cameron Heights Community League Greater Windermere Community League Wedgewood Ravine Community League West Edmonton Communities Council Area Council
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(AG) Agricultural Zone
Plan(s) in Effect:	Riverview Area Structure Plan
Historic Status:	None

Written By:	James Haney/Holly Mikkelsen
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination