

Bylaw 20891

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, 20203, and 20612; 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 the map “Bylaw 20612 - Riverview Area Structure Plan” and replace with “Bylaw 20891 - Amendment to Riverview Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
  - b. delete “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20612” and replace it with “Riverview Area Structure Plan Land Use and Population Statistics - Bylaw 20891”, attached hereto as Schedule “B” and forming part of this bylaw;
  - c. 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;

- d. 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;
- e. 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;
- f. 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;
- g. 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; and
- h. delete the map “Figure 13 – Water Servicing” and replace with “Figure 13 – Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

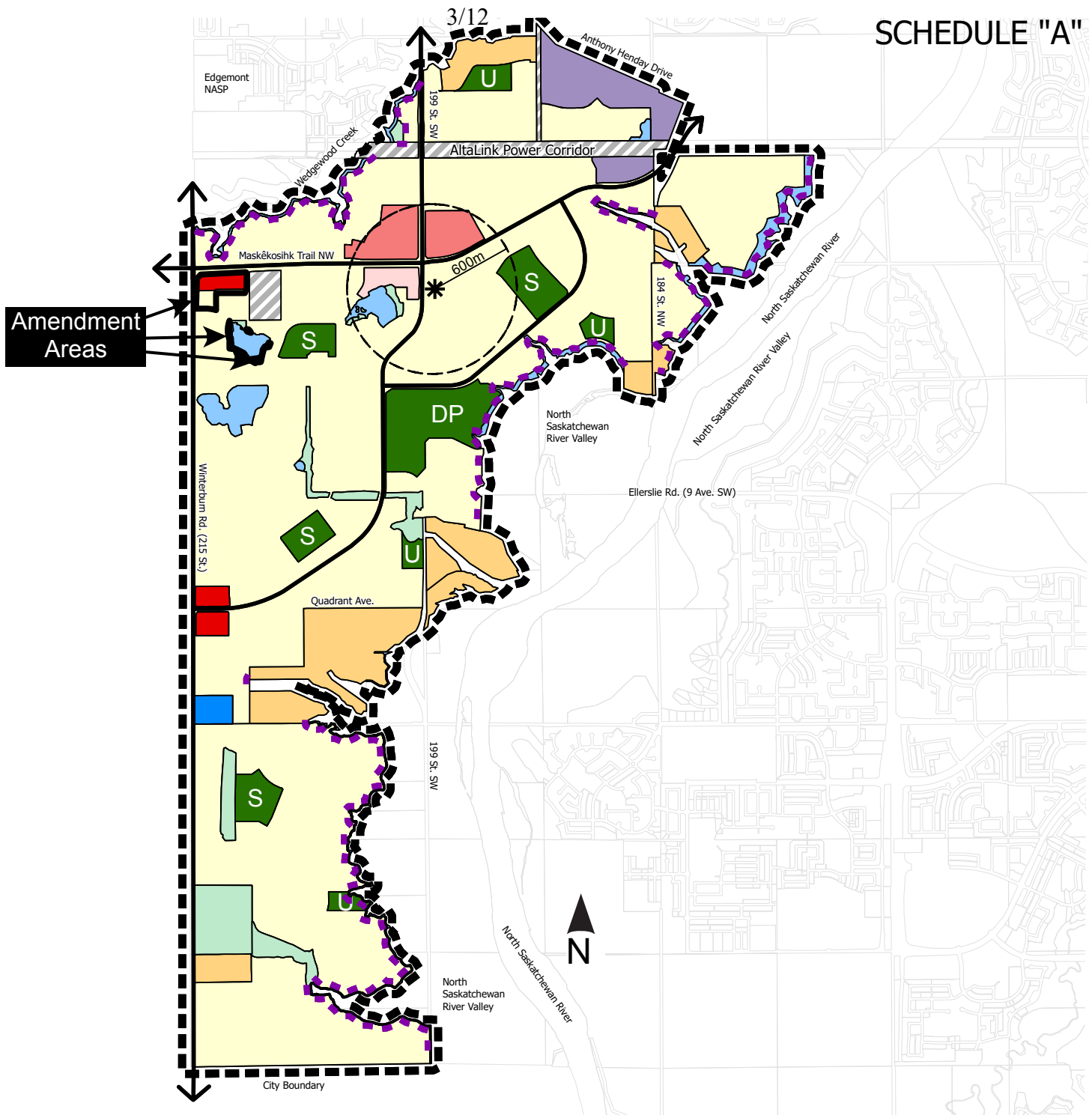
THE CITY OF EDMONTON

---



















MAYOR

---

CITY CLERK



Amendment Areas

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

**BYLAW 20891  
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 20891**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
<b>GROSS AREA</b>	1433.3	100.0%	283.9	315.7	314.9	193.3	325.6
Environmental Reserve / Natural Area (ER)*	42.8	3.0%	5.6	20.1	17.1	-	-
Public Upland	1.5	0.1%	-	-	1.5	-	-
Pipeline / Utility Right-of-Way	2.8	0.2%	-	1.6	1.2	-	-
Altalink Power Corridor	23.6	1.6%	23.6	-	-	-	-
Arterial Road Right-of-Way	57.5	4.0%	16.2	15.9	16.1	5.2	4.1
Public Utility – Communications Facility	8.1	0.6%	-	8.1	-	-	-
Existing Country Residential	114.8	8.0%	13.5	-	16.3	66.4	18.6
Existing Natural Area (NW 384)	20.4	1.4%	-	-	-	-	20.4
<b>GROSS DEVELOPABLE AREA</b>	1161.8	81.1%	225.1	270	262.5	121.7	282.5
Town Centre Commercial (with Main Street)	17.2	1.2%	10.3	6.9	-	-	-
Mixed Uses / Commercial**	0.5	0.0%	-	-	0.5	-	-
Community Commercial	12.2	0.9%	-	8.2	-	4	-
Neighbourhood Commercial	6	0.4%	-	1.1	2.9	1	1
Business Employment	36	2.5%	36	-	-	-	-
Institutional Mixed-Use	7.7	0.5%	-	2	-	5.7	-
Parkland, Recreation, School (Municipal Reserve)	113.6	7.9%	8.1	23.9	51.7	8.7	21.2
<i>District Activity Park</i>	34.1	2.4%	-	-	34.1	-	-
<i>School/Park</i>	37.2	2.6%	-	14.7	13	-	9.5
<i>Urban Village Park/Pocket Park/Greenway</i>	23.2	1.6%	7	1.6	4.6	3.9	6.1
<i>Natural Area (MR)</i>	19.2	1.3%	1.1	7.6	-	4.8	5.7
Natural Area (Protected Through Other Means)	5.3	0.4%	-	-	-	1.3	4
Resident's Association	0.8	0.1%	-	0.8	-	-	-
Transportation – Circulation	232.4	16.2%	44.9	54.2	52.5	24.3	56.5
Transit Centre	1.3	0.1%	-	-	1.3	-	-
Stormwater Management Facility	81.4	5.7%	17.9	19	13.4	8.9	22.2
Special Study Area (SWM/LDR)	2.7	0.2%	-	2.7	-	-	-
<b>Total Non-Residential Area</b>	517.1	44.5%	117.2	118.8	122.3	53.9	104.9
<b>Net Residential Area</b>	644.7	55.5%	107.9	151.2	140.2	67.8	177.6

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

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	511.1	82.2	112.4	97.1	57.8	161.6
	Units	12,778	2,055	2,810	2,428	1,445	4,040
	Population	35,777	5,754	7,868	6,797	4,046	11,312
Row Housing <i>55 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	39.8	6.1	12.8	8.9	6	6
	Units	2189	336	704	490	330	330
	Population	6,129	939	1,971	1,371	924	924
Street-Oriented Residential <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	36.8	4.4	10	22.4	0	0
	Units	1288	154	350	784	0	0
	Population	3606	431	980	2195	0	0
Low-Rise/Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	38.8	2.8	12.2	10.8	4	9
	Units	3492	252	1098	972	360	810
	Population	6286	454	1976	1750	648	1458
Mid-Rise/High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	0.5	0	0	0.5	0	0
	Units	113	0	0	113	0	0
	Population	203	0	0	203	0	0
Town Centre Mixed Uses/Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	0	0	0	0	0	0
	Units	0	0	0	0	0	0
	Population	0	0	0	0	0	0
Mixed Use Residential** <i>150 du/nrha</i> <i>1.5 p/du</i>	Area (ha)	11.3	10.3	0	0	0	1
	Units	1,695	1,545	0	0	0	150
	Population	2,543	2,318	0	0	0	225
Town Centre Mixed Uses / High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2.6	2.1	0	0.5	0	0
	Units	585	473	0	113	0	0
	Population	1053	851	0	203	0	0
High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	1.8	0	1.8	0	0	0
	Units	405	0	405	0	0	0
	Population	729	0	729	0	0	0
Institutional / Residential Mixed Use (residential portion) <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2	0	2	0	0	0
	Units	180	0	180	0	0	0
	Population	324	0	324	0	0	0
Total Residential	Area (ha)	644.7	107.9	151.2	140.2	67.8	177.6
	Units	22,612	4,814	5,547	4,898	2,135	5,330
	Population	56,447	10,746	13,849	12,517	5,618	13,919

**SUSTAINABILITY MEASURES**

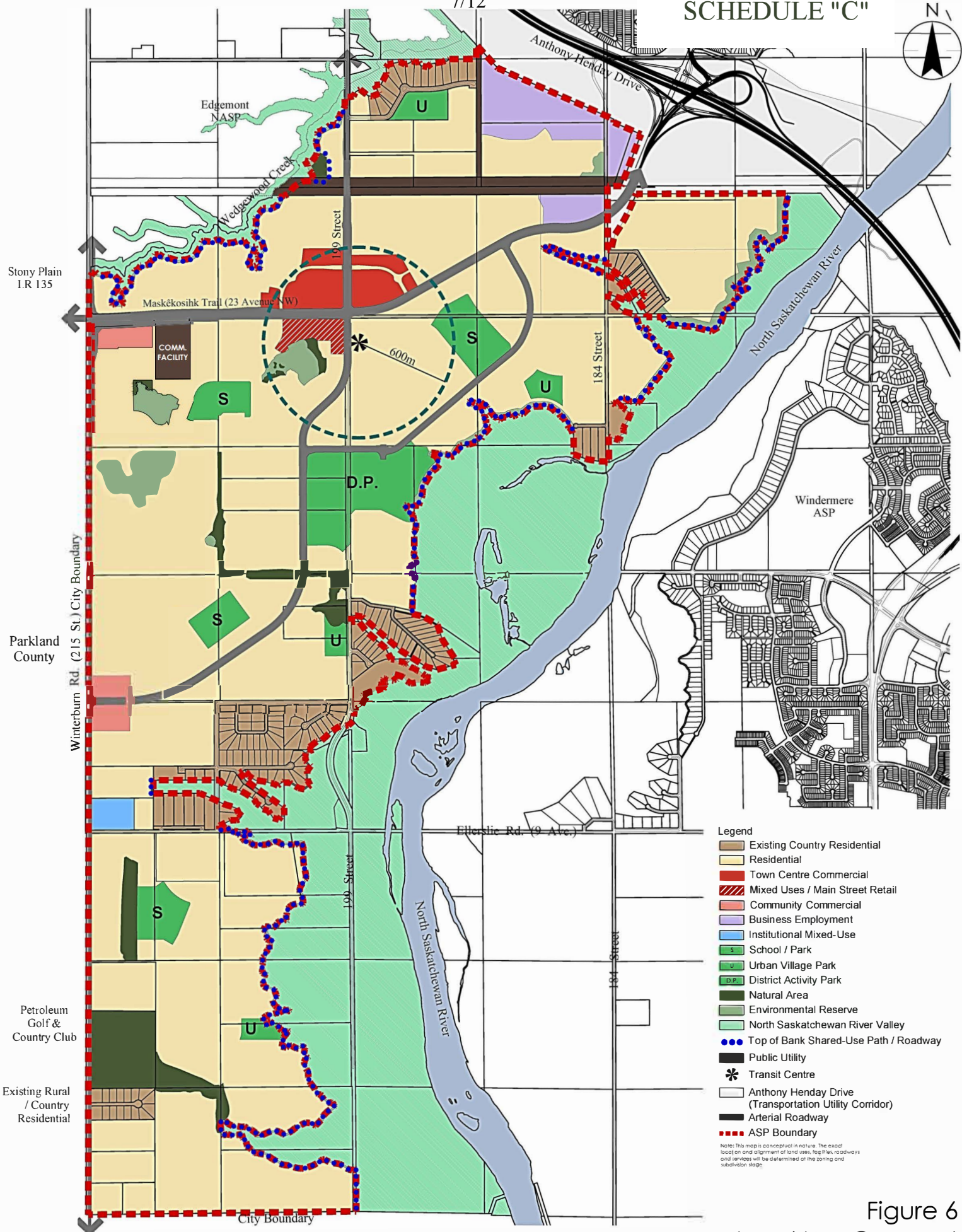
	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	88	100	92	89	83	78
Units Per Net Residential Hectare (upnrha)	34	44	36	35	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 600m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.6	5.6	16.9	17.1	-	-
Conserved as Municipal Reserve (ha)	19.2	1.1	7.6	-	4.8	5.7
Protected through other means (ha)	28.9	-	3.2	-	1.3	24.4
Lost to Development (ha)	42.8	7.8	19.6	15.4	-	-

**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>	6,955	1,349	1,614	1,573	726	1,693

\*This area includes 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 ER. The boundary of each natural area (and their buffer distance) may be adjusted through subsequent studies, bed and shore survey and subdivision.

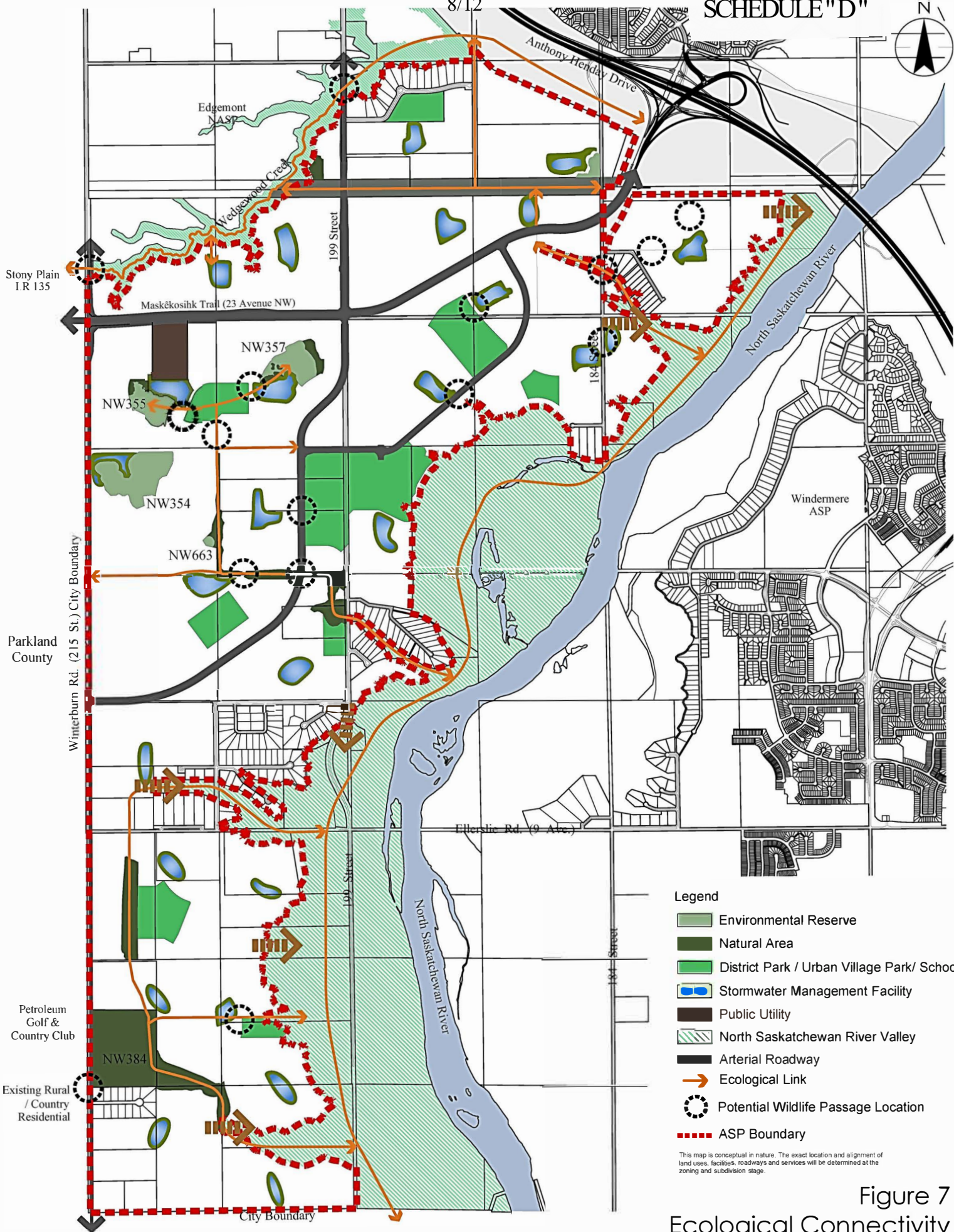
\*\*Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Use (50%) (e.g. Total area is 5.6ha; area of Residential is 2.8ha and Non-Residential is 2.8ha)













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

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 6  
Land Use Concept

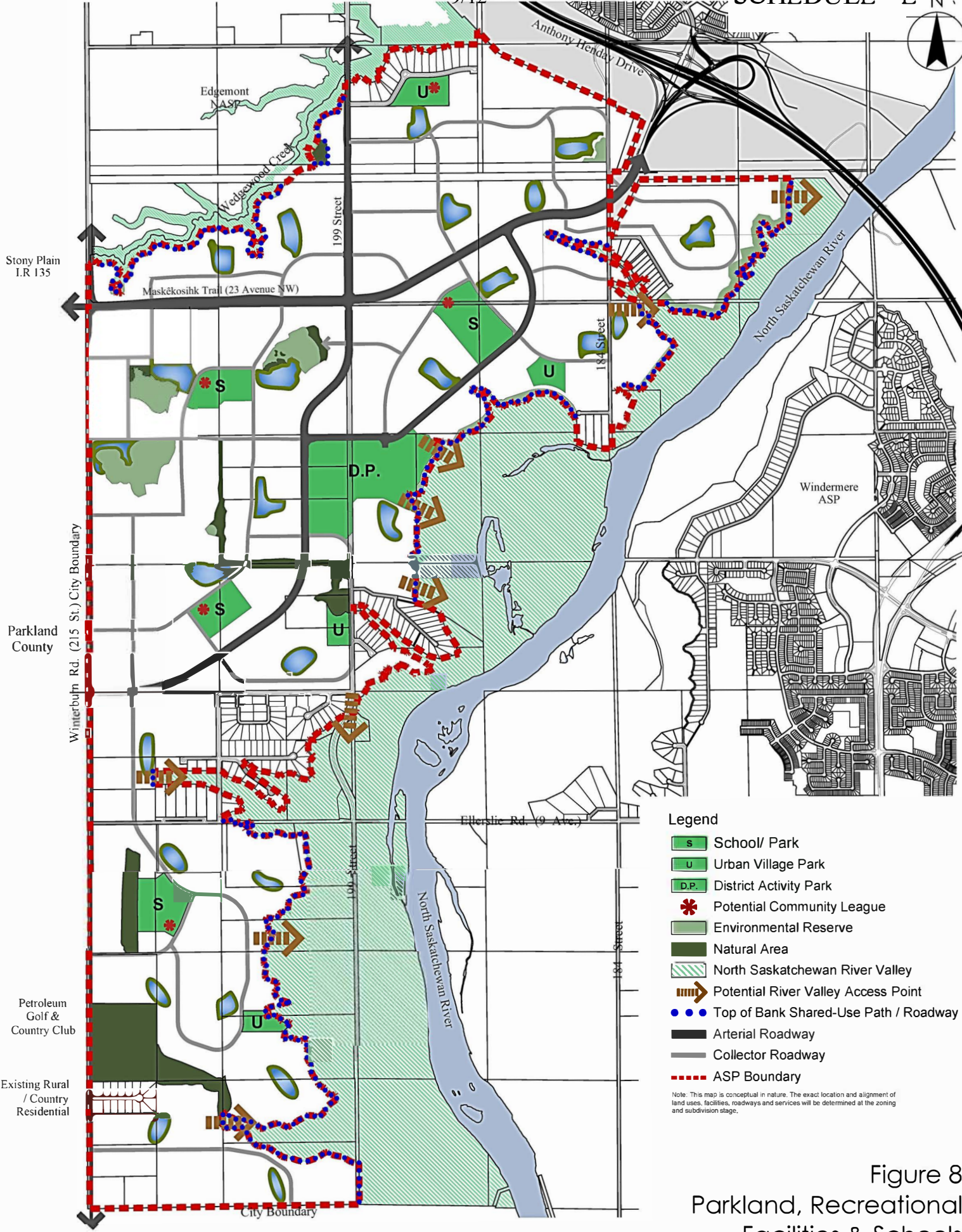


- Legend**
-  Environmental Reserve
  -  Natural Area
  -  District Park / Urban Village Park/ School
  -  Stormwater Management Facility
  -  Public Utility
  -  North Saskatchewan River Valley
  -  Arterial Roadway
  -  Ecological Link
  -  Potential Wildlife Passage Location
  -  ASP Boundary

This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

**Figure 7**  
**Ecological Connectivity**

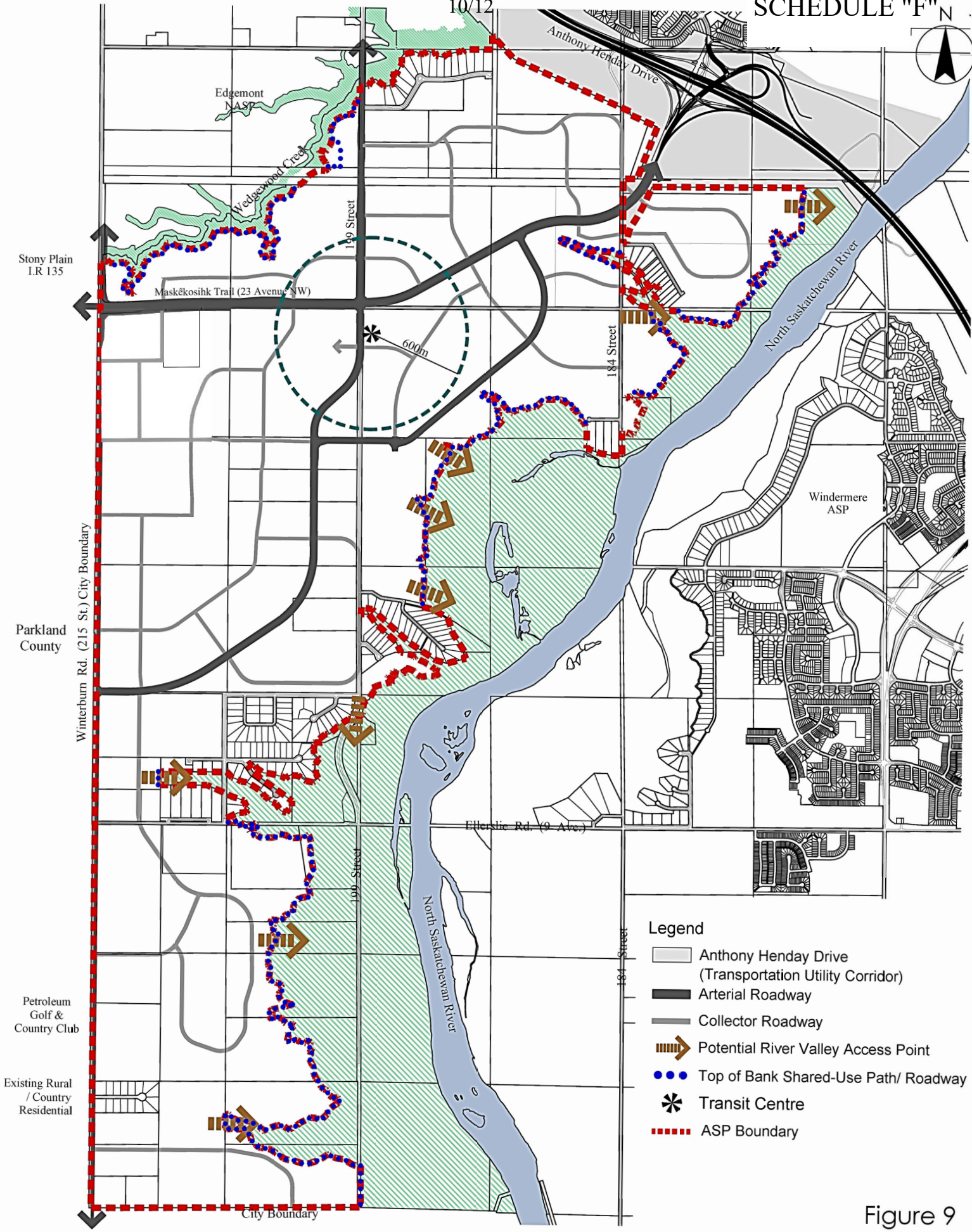




- Legend**
- S School/ Park
  - U Urban Village Park
  - D.P. District Activity Park
  - \* Potential Community League
  - Environmental Reserve
  - Natural Area
  - North Saskatchewan River Valley
  - ▶ Potential River Valley Access Point
  - Top of Bank Shared-Use Path / Roadway
  - Arterial Roadway
  - Collector Roadway
  - ASP Boundary

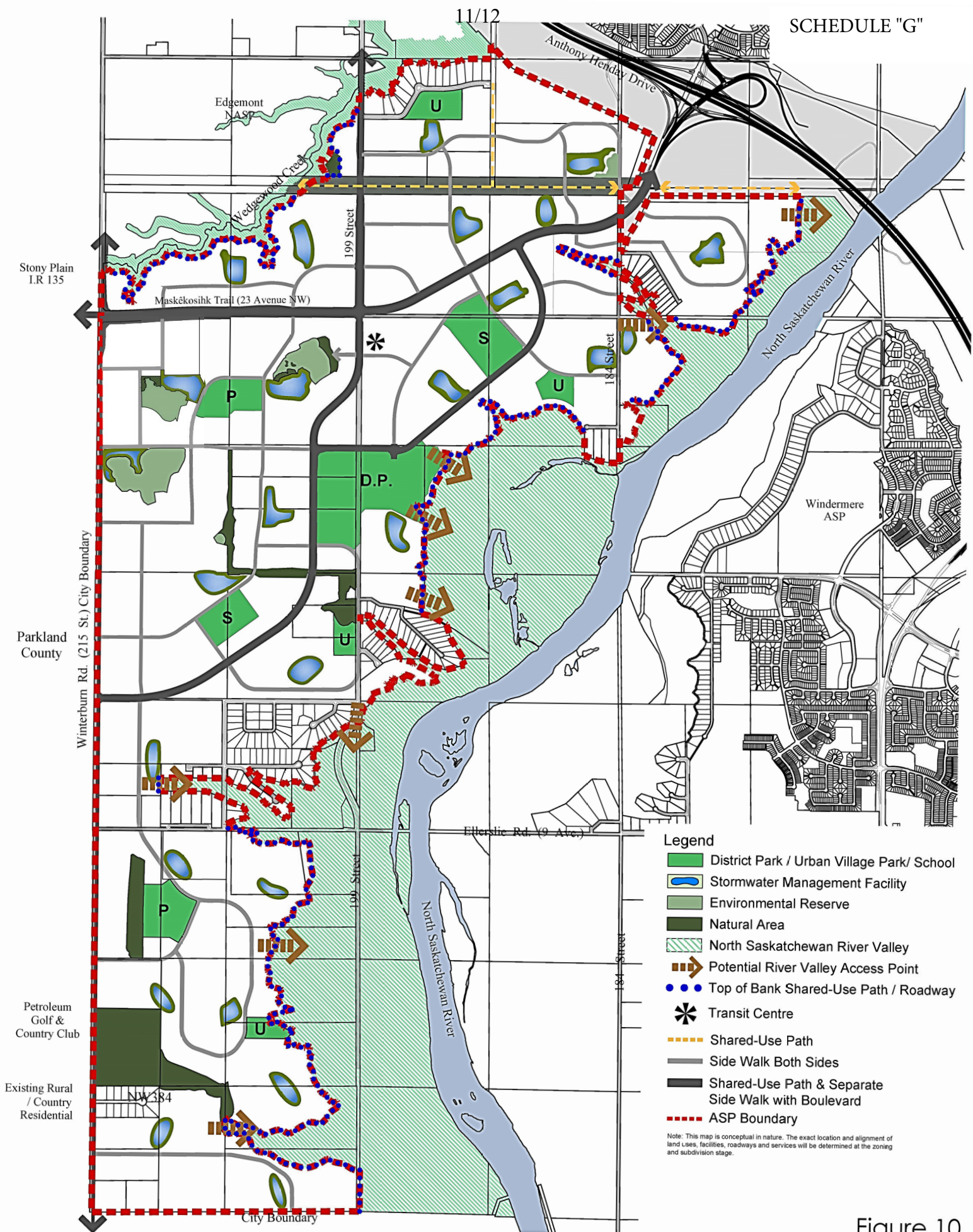
Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 8  
Parkland, Recreational  
Facilities & Schools



- Legend**
- Anthony Henday Drive (Transportation Utility Corridor)
  - Arterial Roadway
  - Collector Roadway
  - Potential River Valley Access Point
  - Top of Bank Shared-Use Path/ Roadway
  - Transit Centre
  - ASP Boundary

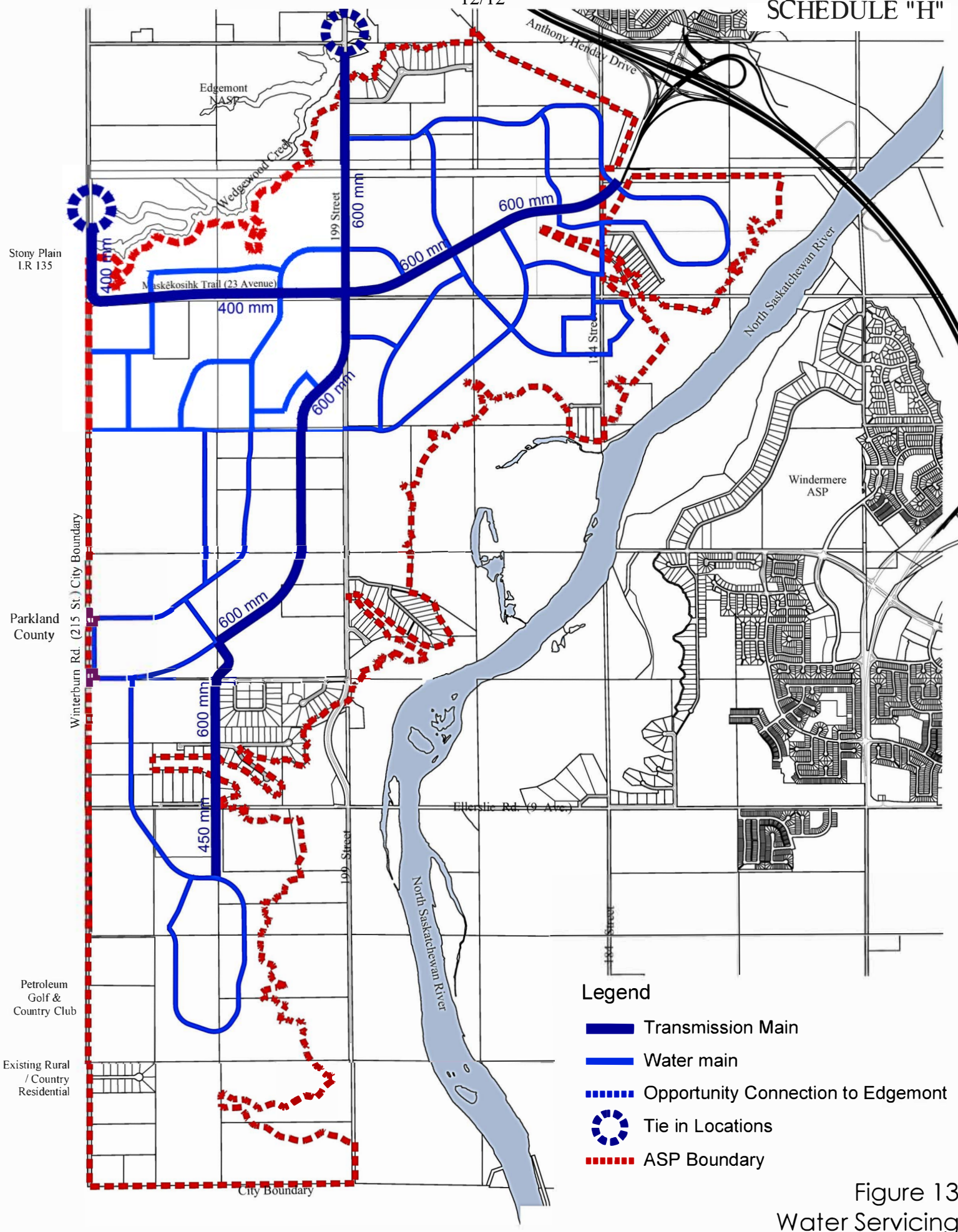
Figure 9  
Transportation Network



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

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 10  
Active Transportation Network



- Legend**
- █ Transmission Main
  - █ Water main
  - ⊙ Opportunity Connection to Edgemont
  - ⊙ Tie in Locations
  - - - ASP Boundary

Figure 13  
Water Servicing