

South of Maskêkosihk Trail NW and east of Winterburn Road NW Position of Administration: Support



Summary

Bylaw 20891 proposes amending the Riverview Area Structure Plan (ASP) figures and the land use and population statistics to align with the proposed changes to the Stillwater Neighbourhood Structure Plan (NSP).

Bylaw 20892 proposes an amendment to the Stillwater NSP to reconfigure land uses, add land uses, and realign a collector roadway to allow for the neighbourhood's continued development while maintaining the plan's overall vision, objectives, and policies. The figures, text, and land use and population statistics will be amended to align with the proposed changes.

Bylaw 20893 proposes a rezoning from the Agriculture Zone (AG) to the Natural Areas Zone (NA), Small Scale Flex Residential Zone (RSF) and Riverview Row Housing Zone (RVRH) to preserve natural areas and provide a range of housing choices.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No concerns were reported.

Administration supports this application because it:

- Allows for the continued development of the neighbourhood.
- Is compatible with planned land uses.
- Diversifies housing options.

Application Details

This application was submitted by Davis Consulting Group on behalf of Qualico Stillwater Land Co. Ltd.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF), Riverview Row Housing Zone (RVRH) and the Natural Areas Zone (NA) would allow development with the following key characteristics:

Small Scale Flex Residential Zone (RSF)

- Small scale residential development, including detached, attached, and multi-unit residential housing.
- Maximum height of 12.0 metres (approximately 3 storeys).

Riverview Row Housing Zone (RVRH)

- Row housing on individual shallow lots with access to an alley.
- Minimum density 65 dwellings/ha.
- Maximum height of 13.0 metres (approximately 3 - 4 storeys).

Natural Areas Zone (NA) .

- Preservation of natural areas and parkland along rivers and creeks while allowing park uses.

Riverview ASP Amendment

Bylaw 20891 proposes to amend the Riverview ASP by updating the figures and the land use and population statistics to align with the proposed changes to the Stillwater NSP.

Stillwater NSP Amendment

Bylaw 20892 proposes to reconfigure land uses, add land uses, and realign a collector roadway to allow for the neighbourhood's continued development while maintaining the plan's overall vision, objectives, and policies. The proposed amendment will result in:

- the realignment of collector roads and updates to active modes network
- minor adjustments to the natural area
- relocating of a pocket park
- a decrease in the size of the community commercial land use
- a decrease in Single family/Semi detached Residential land use
- the removal of the Residential / Mixed Use land use
- reconfiguring land uses
- adding Street-oriented and High-density land uses
- a decrease in the size of the stormwater management facility

Rezoning

Bylaw 20893 proposes to amend a portion of the Stillwater Neighbourhood from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF), Riverview Row Housing Zone (RVRH) and Natural Areas Zone (NA) to allow for conservation, preservation and restoration of natural areas, row housing and a range of small scale and medium density housing.

Surrounding Area

The site is undeveloped and located in the northwest portion of the Stillwater neighbourhood. The neighbourhood is in the early stages of development, with development occurring in the northeastern portion. Lands to the east of the site contain shared-use paths around the park and the stormwater management facility, enabling good active mode connectivity and increasing the quality of the neighbourhood. Transit services are available on Stillwater Blvd NW, Richard Rice Blvd NW, and 199 Street NW.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Agriculture Zone (AG)	Undeveloped
East	Small Scale Flex Residential Zone (RSF) Parks and Services Zone(PS)	Undeveloped Undeveloped
South	Agriculture Zone (AG)	Undeveloped
West	Agriculture Zone (AG)	Undeveloped



Site Context Map

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice received no response from the public. The basic approach included:

Mailed Notice, January 8, 2024 and May 28, 2024

- Notification radius: 120 metres
- Recipients: 52
- Responses: 0

Site Signage, June 11, 2024

- 2 signs rezoning information signs were placed on the property facing Winterburn Road NW and 23 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Edgemont Community League
- West Edmonton Communities Council Area Council

Application Analysis

The City Plan

The proposal is located within the West Henday District Planning Area and is supported by relevant policies in The City Plan, which identifies Stillwater as one of Edmonton's "Anticipated Growth Areas." It supports the creation of 15-minute districts that allow residents to complete their daily needs efficiently.

The proposed amendments/rezoning also align with the City Plan's Big City Move, Greener As We Grow, by strengthening and improving access to our natural systems. It will protect a healthy and sustainable urban forest and open spaces, supporting biodiversity while connecting communities to nature and natural areas. The proposed amendments/rezoning application aligns with other objectives and policies of The City Plan, including to:

- Protect, restore, and maintain a system of conserved natural areas within a functioning and interconnected ecological network.
- Expand and enhance a healthy and sustainable urban forest.
- Conserve, restore and reconnect natural areas and ecological networks within the built environment for human and ecosystem health and deliver municipal and school reserves based on collaboration with school boards.
- Ensure active transportation networks serve a variety of purposes including recreation, commuting, commerce and fun.

District Plans

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the draft West Henday District Plan, which identifies it as an urban mix land use. The proposed rezoning conforms to the Urban Mix by providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs, as well as providing access to natural areas.

Area Structure Plan

This application conforms to the vision of the Riverview Area Structure Plan by providing diverse housing choices and protecting a natural area.

Neighbourhood Structure Plan

As mentioned, the proposed amendment to the Stillwater Neighbourhood Structure Plan will reconfigure land uses, add land uses, and realign a collector roadway to allow for the neighbourhood's continued development while maintaining the plan's overall vision, objectives, and policies.

The table outlines the most significant changes to the Stillwater land use and population statistics.

Table 1 - NSP Land Use and Population Statistics *

Land Use and Population Statistics	Current ha	Proposed ha	Difference ha
Environmental Reserve (Natural Area)	16.7	16.9	+0.2
Community Commercial	10.6	8.2	-2.4
School/Park Site	14.5	14.8	+0.3
Natural Area	7.7	7.6	-0.1
Stormwater Management Facility (SMWF)	19.4	18.9	-0.5
Net Residential Area	147.0	149.7	+2.7
Single / Semi-detached	119.4	112.3	-7.1
Row Housing	10.8	13.3	+2.5
Street Oriented Residential	0	10.0	+10.0
Low Rise/Medium Density	7.9	8.8	+0.9
Residential / Mixed Use	5.2	0	-5.2
High Density	0	1.8	+1.8
Population	12,777	13,524	+747

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

The proposed amendment has adjusted and realigned a portion of the plans' land uses and road networks, including the low density, low rise/medium density, community commercial, residential/mixed-use, stormwater management facility, and collector roadways. The reduction of the stormwater management facility directly resulted from a more refined basin calculation.

Due to the amendments, the residential land use has increased to approximately 2.7 hectares. In addition, the proposed amendment has added two new residential land use categories: street-oriented and high density.

The residential/mixed use has been removed from the plan and replaced with low-rise/medium-density, street-oriented, row housing and high-density land uses. These land uses adjacent to the community's commercial land use will maintain the plan's objectives by allowing for a variety of housing choices, providing opportunities for commercial uses, and creating a local node at the intersection of Maskekoshk Trail NW and 199 Street NW.

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

A proposed high-density development has replaced a portion of the residential/mixed-use land uses, which offered 150 du/nrha. High density will include multi-unit housing types with a density of 225 du/nrha, and adding high density at this location it will ensure development occurs at a greater density at this location.

The row housing densities have increased from 45 to 55 du/nrha, which is supported by a previous change to the Riverview Row Housing Zone (RVRH) increasing its minimum density to 65 du/nrha in 2023, providing more diversity in housing choices within the neighbourhood.

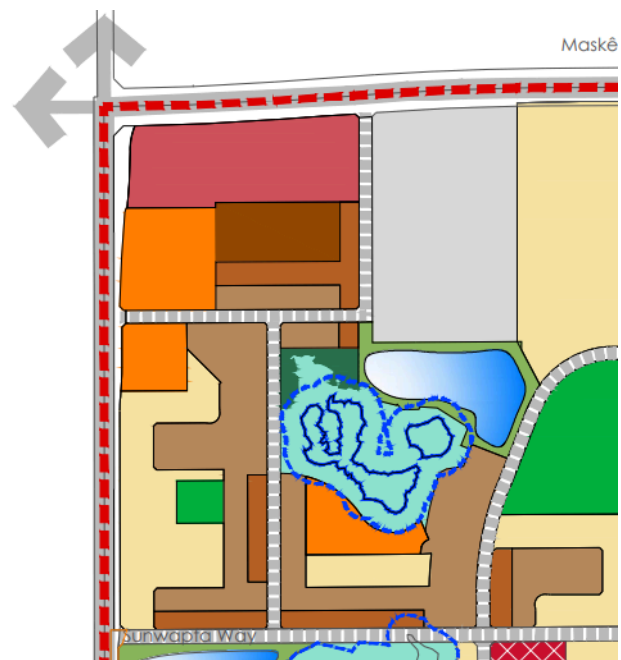
The collector roads have been realigned and straightened to a modified grid road network, providing a more efficient, logical road and safer network for pedestrians, transit, and active modes of transportation. As a result, minor increases in the size of environmental reserves and school/park sites have occurred.

The reconfiguration of land uses within the plan area will maintain the overall density of 36 du/nrha. Overall, the plan amendment to residential land uses conforms to the policies and objectives of the Stillwater Neighbourhood Structure Plan and The City Plan by providing for a variety of densities and housing types, contributing to a well-balanced and complete neighbourhood.

Current NSP Map, Bylaw 20204



Proposed NSP Map Bylaw 20892



Land Use Compatibility

The zones proposed align with the proposed changes to the NSP and are compatible with both existing and proposed surrounding land uses. The RSF Zone will allow small scale residential development, including single detached and semi-detached housing, while the RVRH Zone will allow row housing on individual shallow lots with access to an alley. The NA Zone will allow for the protection of the natural areas.

	RSF Zone Proposed	RVRH Zone Proposed
Typical Uses	Residential	Residential
Maximum Height	12.0 m	13.0
Minimum Density	n/a	65%
Maximum Site Coverage/FAR	55%	40% - 57%
Minimum Front Setback	3.0 - 4.5 m	4.5 m
Minimum Interior Side Setback	0.0 - 1.2 m	1.2 m
Minimum Flanking Side Setback	2.0 m	2.4 m
Minimum Rear Setback	6.0 m	5.5 m

Overall, the proposed zoning changes align with the overall land use concept of the Riverview ASP and Stillwater NSP and will support the development of a diversity of housing types in different forms and the protection of natural areas.

Mobility

Edmonton Transit Service (ETS) recently began operation of local bus service (route 926) to built-out portions of Stillwater. This route connects the neighbourhood to the Lewis Farms Transit Centre. ETS intends to expand bus operations within the amendment area in the future, but this will depend on demand, neighbourhood build-out and available funding for transit.

Through this application administration undertook a comprehensive review of the Stillwater NSP active modes network using the Network Principles outlined in the Bike Plan. Gaps in the entire plan area were identified, however only updates to the amendment area (northwest corner) of the Stillwater NSP were included in this amendment. With this amendment, the owner will be

required to construct a shared pathway and a wider monowalk along the collector roadway adjacent to the school site at time of subdivision. The wider monowalk is intended to enhance pedestrian safety and support the school site during drop off and pick up peak hours.

Future amendments to the Stillwater NSP will be used to reconcile the remaining gaps within the active modes network and align the NSP with current policies to have active transportation for all ages and abilities.

Open Space

Minor statistical adjustments were made to the natural area around the wetland, the school and park site in the central north, and the pocket park on the west side of the neighbourhood.

A Parkland Impact Assessment was prepared as part of this application to support the proposed changes. The PIA demonstrates that all residents remain within walking distance of parkspace, while the park configuration provides for appropriate access, visibility, and programming opportunities.

A Site Specific Natural Area Management Plan update was also prepared to capture the minor natural area boundary changes. The Management Plan will provide future guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural area.

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood 1, 2, and 3 Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by extension of mains, connecting to the existing system located within 19 Avenue NW and 210 Street NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current ASP Land Use and Population Statistics
2. Proposed ASP Land Use and Population Statistics
3. Current NSP Land Use and Population Statistics
4. Proposed NSP Land Use and Population Statistics
5. ASP Land Use Concept Map Comparison
6. NSP Land Use Concept Map Comparison

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Riverview Area Structure Plan 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
<i>District Activity Park</i>	34.13	2.9%	-	-	34.13	-	-
<i>School/Park</i>	36.91	3.2%	-	14.42	13.01	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.17	2.0%	6.98	1.62	4.57	3.90	6.10
<i>Natural Area (MR)</i>	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)

**Proposed Riverview Area Structure Plan
Land Use and Population Statistics
Bylaw 20891**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	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
GROSS DEVELOPABLE AREA	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	-	-	-
Total Non-Residential Area	517.1	44.5%	117.2	118.8	122.3	53.9	104.9
Net Residential Area	644.7	55.5%	107.9	151.2	140.2	67.8	177.6

RESIDENTIAL LAND USE AREA, DWELLING UNIT & 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
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 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)

Appendix 1 STILLWATER NEIGHBOURHOOD STRUCTURE PLAN

LAND AND POPULATION STATISTICS, BYLAW 20204

	Area (ha)	% of GA	% of GDA	
Gross Area	315.7	100%		
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%		
Environmental Reserve (Natural Area) ¹	16.7	5.3%		
Pipeline & Utility Right-of-Way	1.6	0.5%		
Communication Facility (Existing)	8.1			
Arterial Road Right-of-Way	16.1	5.1%		
Gross Developable Area	270.0		100%	
Commercial				
Town Centre Commercial	6.9		2.6%	
Community Commercial	10.6		3.9%	
Neighbourhood Commercial	1.1		0.4%	
Institutional/Residential Mixed Use (non-residential portion)	3.7		1.4%	
Parkland, Recreation, School (Municipal Reserve)¹				
School / Park Site	14.5	23.9	5.4%	8.8%
Pocket Park	1.5		0.6%	
Greenway	0.1		0.0%	
Natural Area	7.7		2.9%	
Transportation				
Circulation	53.8		19.9%	
Residents Association	0.8		0.3%	
Infrastructure & Servicing				
Stormwater Management Facilities (SWMF)	19.4		7.2%	
Special Study Area (SWMF/LDR)	2.7		1.0%	
Total Non-Residential Area	123.0		46%	
Net Residential Area (NRA)	147.0		54%	
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION				
Land Use	Area (ha)	Units/ha	Units Ppl/Unit	Population % of NRA
Single / Semi-detached	119.4	25	2,985	2.8
Rowhousing	10.8	45	486	2.8
Low Rise/Medium Density	7.9	90	711	1.8
Institutional/Residential Mixed Use (residential portion)	3.7	90	333	1.8
Mixed Use / Residential	5.2	150	786	1.5
Total	147.0		5,301	12,777
Sustainability Measures				
Population Per Net Residential Hectare (p/nha)				87
Dwelling Units Per Net Residential Hectare (du/nrha)				36
[Low Density Residential] / [Medium and High Density Residential] Unit Ratio				55% / 45%
Population (%) within 500 m of Parkland				100%
Population (%) within 400 m of Transit Service				100%
Population (%) within 600 m of Commercial Service				98%
Presence/Loss of Natural Areas			Land	Water
Protected as Environmental Reserve				16.7
Conserved as Naturalized Municipal Reserve (ha)			7.73	
Protected through other means (ha)				3.2
Lost to Development (ha)			19.5	
STUDENT GENERATION STATISTICS				
Public School Board				1,077
Elementary / Junior High (K-9)	808			
Senior High (10-12)	269			
Separate School Board				538
Elementary / Junior High (K-9)	404			
Senior High (10-12)	134			
Total Student Population				1,615

¹Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

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.

**Appendix 1 - STILLWATER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS - Bylaw 20892**

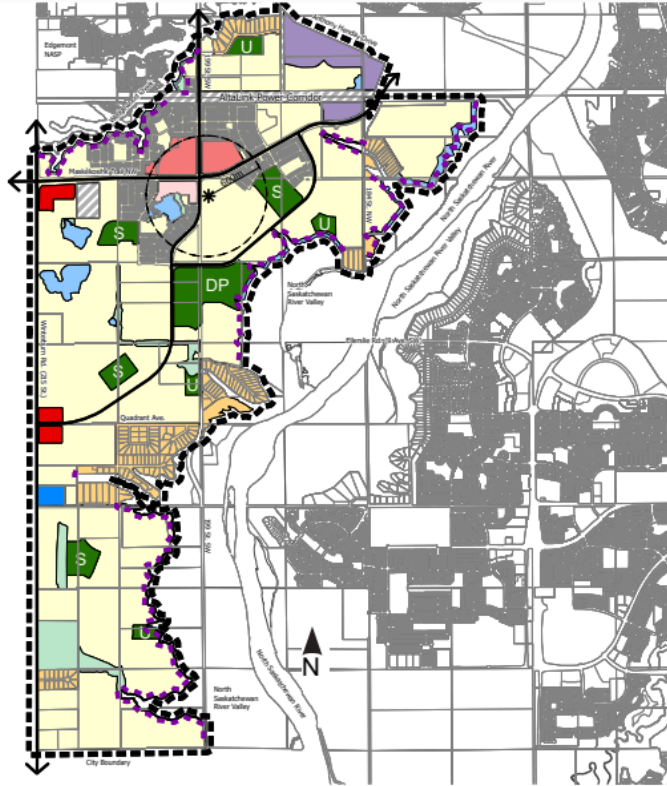
	Area(ha)	% of GA	%of GDA			
Gross Area	315.7	100%				
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%				
Environmental Reserve (Natural Area) ¹	16.9	5.3%				
Pipeline & Utility Right-of-Way	1.6	0.5%				
Communication Facility (Existing)	8.1	2.6%				
Arterial Road Right-of-Way	15.9	5.0%				
Gross Developable Area	270.0		100%			
Commercial						
Town Centre Commercial	6.9		2.6%			
Community Commercial	8.2		3.0%			
Neighbourhood Commercial	1.1		0.4%			
Institutional/Residential Mixed Use (non-residential portion)	3.7		1.4%			
Parkland, Recreational, School (Municipal Reserve)¹						
School / Park Site	14.8	} 24.0	5.5%			
Pocket Park	1.5		0.6%			
Greenway	0.1		0.0%			
Natural Area	7.6		2.8%			
			} 8.9%			
Transportation						
Circulation	54.0		20.0%			
Residents Association	0.8		0.3%			
Infrastructure & Servicing						
Stormwater Management Facilities (SMWF)	18.9		7.0%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
Total Non-Residential Area	120.3		45%			
Net Residential Area (NRA)	149.7		55%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached	112.3	25	2808	2.8	7,862	75%
Rowhousing	13.3	55	732	2.8	2,050	9%
Street Oriented Residential	10.0	35	350	2.8	980	7%
Low Rise/Medium Density	8.8	90	792	1.8	1,426	6%
Institutional/Residential Mixed Use (residential portion)	3.7	90	333	1.8	599	2%
High Density Residential	1.8	225	405	1.5	607	1%
Total	149.7		5,420		13,524	100%
Sustainability Measures						
Population Per Net Residential Hectare (p/nha)						90
Dwelling Units Per Net Residential Hectare (du/nrha)						36
[Single/Semi-Detached] / [Row Housing, Street Oriented Residential, Low Rise/Medium/High Density] Unit Ratio					52:48	
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 (ha)				16.9		
Conserved as Naturalized Municipal Reserve (ha)			7.61			
Protected through other means (ha)				3.2		
Loss to Development (ha)			19.4			
STUDENT GENERATION STATISTICS						
Public School Board			1,197			
Elementary / Junior High (K-9)	898					
Senior High (10-12)	299					
Separate School Board			599			
Elementary / Junior High (K-9)	449					
Senior High (10-12)	150					
Total Student Population			1,796			

¹Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

Note: Location and configuration of collector roads and land use (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.

Plan Land Use Concept Map Comparison

Current Riverview Area Structure Plan Land Use Concept Map

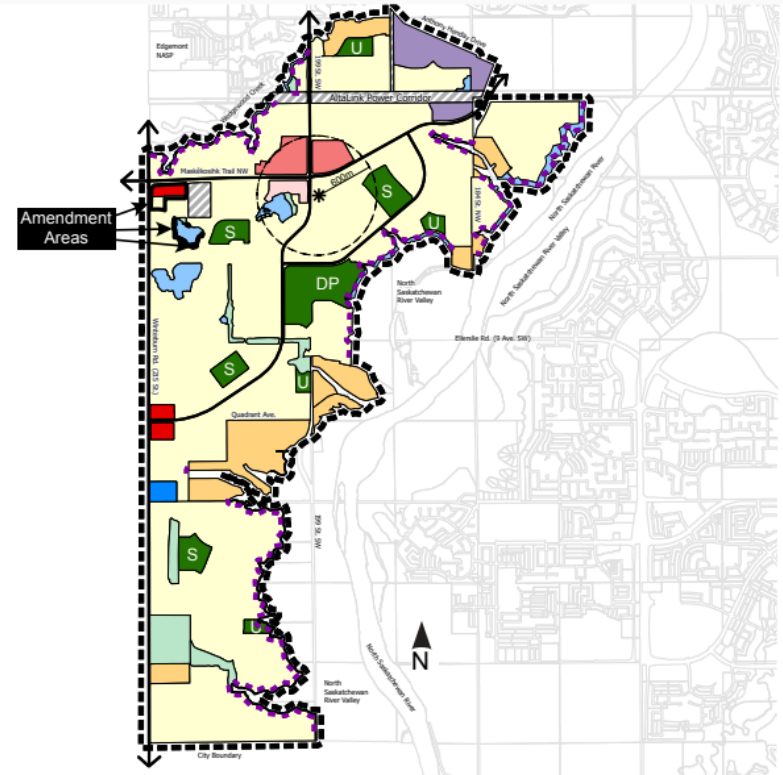


- | | |
|--------------------------------|---------------------------------------|
| Existing Country Residential | District Activity Park |
| Residential | Natural Area |
| Town Centre Commercial | Environmental Reserve |
| Mixed Use / Main Street Retail | Public Utility Lot |
| Business Employment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

**BYLAW 20612
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.

Proposed Riverview Area Structure Plan Land Use Concept Map



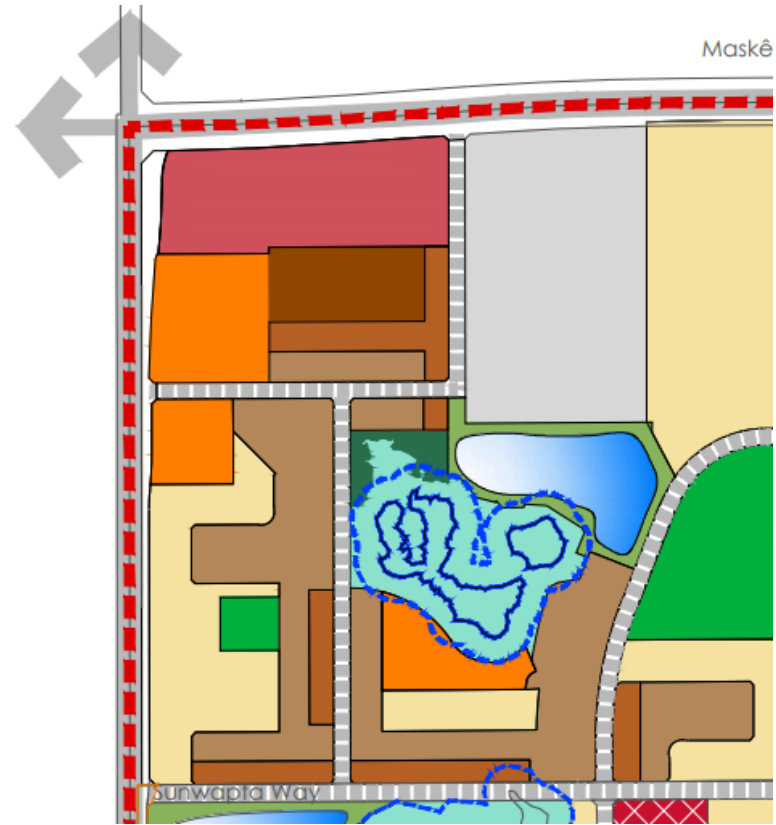
- | | |
|--------------------------------|---------------------------------------|
| Existing Country Residential | District Activity Park |
| Residential | Natural Area |
| Town Centre Commercial | Environmental Reserve |
| Mixed Use / Main Street Retail | Public Utility Lot |
| Business Employment | 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.



Current Stillwater NSP Bylaw 20204



Proposed Stillwater NSP Bylaw 20892