

Bylaw 20892

A Bylaw to amend Bylaw 16407, as amended,
being the Riverview Area Structure Plan through an amendment to Bylaw 17736,
being the Stillwater Neighbourhood 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 the Riverview Area Structure Plan; and

WHEREAS City Council found it desirable from time to time to amend Bylaw 16407, as amended, being Riverview Area Structure Plan by adding new neighbourhoods; and

WHEREAS on November 29, 2016, Council adopted, as Appendix "C" to Bylaw 16407, as amended, the Stillwater Neighbourhood Structure Plan by the passage of Bylaw 17736, 18498, 18925, 19357, and 20204; and

WHEREAS an application was received by Administration to amend the Stillwater Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Bylaw 16407, as amended, the Riverview Area Structure Plan through an amendment to the Stillwater Neighbourhood Structure Plan;

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. The Stillwater Neighbourhood Structure Plan, being Appendix "C" to Bylaw 16407, as amended, being the Riverview Area Structure Plan, is amended as follows:
 - a. delete the second sentence in the first paragraph in Section 3.1 ‘Development Concept’ and replace it with the following:

“The neighbourhood is predominantly residential in character, providing a mix of low and medium and limited high density residential opportunities amidst unique ecological features.”
 - b. delete the first sentence in the first paragraph in Section 5.1 “Residential Overview

and Rationale” and replace it with the following:

“Residential uses in Stillwater are comprised of Single/Semi-detached Housing, (Stacked) Row Housing, Street-Oriented Housing and Low-rise/Medium and High Density Housing.”

- c. delete the first sentence in the third paragraph in Section 5.1 “Residential Overview and Rationale” and replace it with the following:

“The Row Housing and Low-rise/Medium/High Density Housing designations allow for higher density residential uses such as row housing, stacked row housing and apartment housing.”

- d. delete Section 5.2 “Residential / Mixed Use” in its entirety and renumber the remaining Sections accordingly.

- e. delete the last sentence in the second paragraph in the newly renumbered Section 5.3 “Commercial” and replace it with the following:

“ Please refer to Section 5.4 Town Centre Commercial with Main Street for objectives and policies pertaining to this land use.”

- f. delete add the last sentence in the last paragraph in Section 8.2 “Transit and Land use integration, Objective 38, Implementation” and replace it with the following:

“Vehicular parking will generally be provided onsite in conjunction with Commercial and Medium/High Density residential development applications.”

- g. delete the map “Bylaw 20204 - Stillwater Neighbourhood Structure Plan” and replace with “Bylaw 20892 - Amendment to Stillwater Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

- h. delete “Appendix 1 Stillwater Neighbourhood Structure Plan Land and Population Statistics, Bylaw 20204” and replace with “Appendix 1 Stillwater Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20892”, attached hereto as Schedule “B” and forming part of this bylaw;

- i. delete the map “Figure 5.0 - Development Concept” and replace with “Figure 5.0 - Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;

- j. delete the map “Figure 6.0 - Ecological Networks & Parks” and replace with “Figure 6.0 - Ecological Networks & Parks” attached hereto as Schedule “D” and forming part of this bylaw;

- k. delete the map “Figure 7.0 - Urban Agriculture & Food” and replace with “Figure

7.0 - Urban Agriculture & Food” attached hereto as Schedule “E” and forming part of this bylaw;

- l. delete the map “Figure 8.0 - Sanitary Servicing” and replace with “Figure 8.0 - Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- m. delete the map “Figure 9.0 - Stormwater Servicing” and replace with “Figure 9.0 - Stormwater Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- n. delete the map “Figure 10.0 - Water Servicing” and replace with “Figure 10.0 - Water Servicing” attached hereto as Schedule “H” and forming part of this bylaw;
- o. delete the map “Figure 11.0 - Staging Plan” and replace with “Figure 11.0 - Staging Plan” attached hereto as Schedule “I” and forming part of this bylaw;
- p. delete the map “Figure 12.0 - Transportation Network” and replace with “Figure 12.0 - Transportation Network” attached hereto as Schedule “J” and forming part of this bylaw;
- q. delete the map “Figure 13.0 - Active Modes Network” and replace with “Figure 13.0 - Active Modes Network” attached hereto as Schedule “K” and forming part of this bylaw; and
- r. delete the map “Figure 14.0 - Low Impact Development Opportunities” and replace with “Figure 14.0 - Low Impact Development Opportunities” attached hereto as Schedule “L” 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

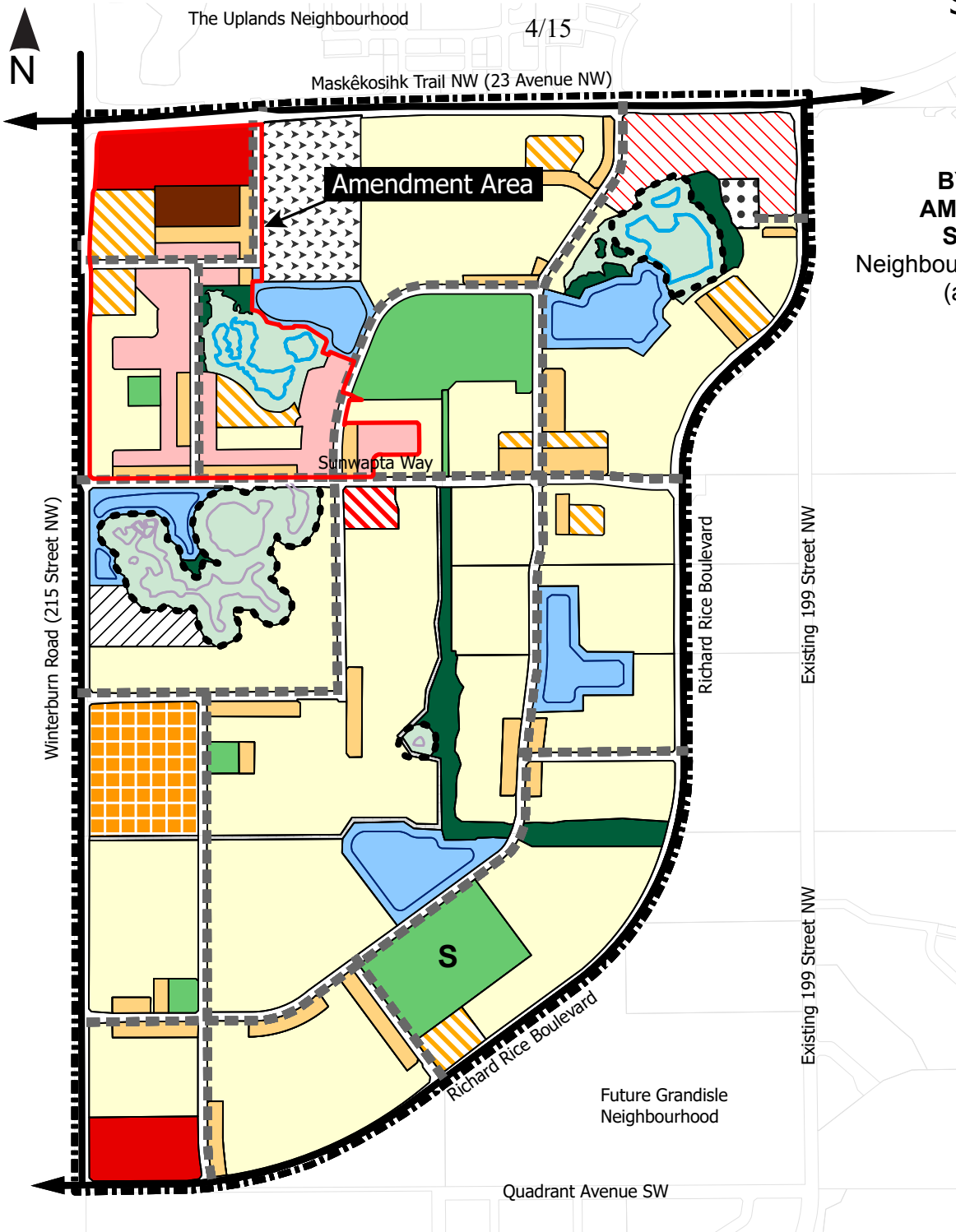
CITY CLERK

The Uplands Neighbourhood

4/15

Maskêkosihk Trail NW (23 Avenue NW)

**BYLAW 20892
AMENDMENT TO
STILLWATER**
Neighbourhood Structure Plan
(as amended)



- | | | |
|---|---|-----------------------------|
| Low Rise / Medium Density Housing | Public or Separate School / Park | Crown Claimed Bed and Shore |
| Row Housing | Pocket Park / Greenway | 30m Wetland Boundary |
| Single / Semi-detached Residential | Resident's Association | Arterial Roadway |
| Residential / Mixed Use | Stormwater Management Facility | Collector Roadway |
| Neighbourhood Commercial | Public Utility (Pipeline ROW) | NSP Boundary |
| Town Centre Commercial with Main Street | Special Study Area "Park/LDR" | Amendment Area |
| Community Commercial | Special Study Area "SWMF/LDR" | |
| Natural Area (ER) | Institutional / Mixed Use | |
| Natural Area (MR) | Public Utility (Communication Facility) | |
| High Density Housing | Street Oriented Residential | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

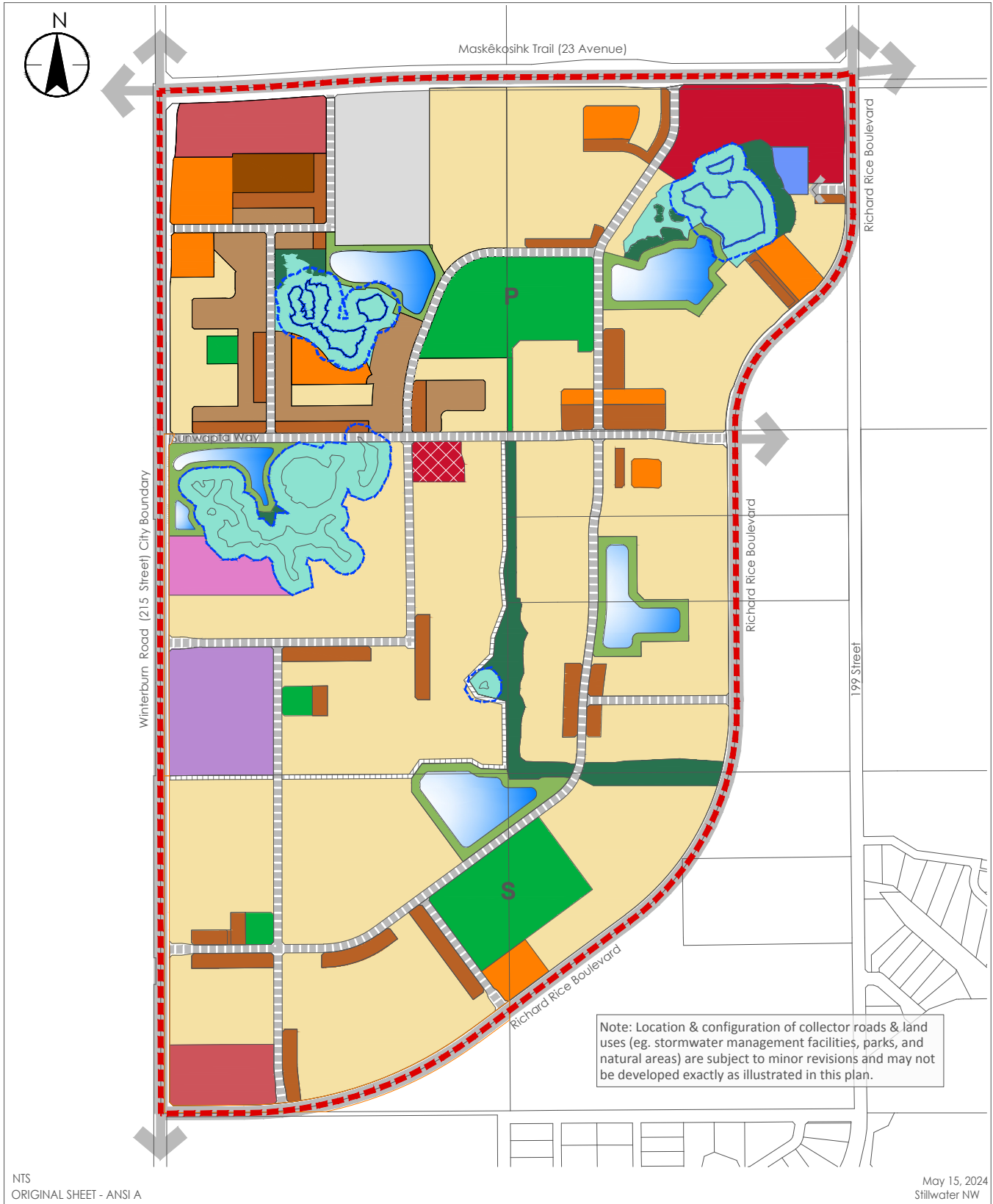
Appendix 1 - STILLWATER NEIGHBOURHOOD STRUCTURE PLAN

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.



Note: Location & configuration of collector roads & land uses (eg. stormwater management facilities, parks, and natural areas) are subject to minor revisions and may not be developed exactly as illustrated in this plan.

NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

- | | |
|---|--|
| <ul style="list-style-type: none"> Single/ Semi-Detached Residential Street Oriented Residential Row Housing Low Rise / Medium Density Housing High Density Housing Neighbourhood Commercial Institutional / Residential Mixed Use Town Centre Commercial with Main Street Community Commercial Resident's Association Public Utility (Communication Facility) Public Utility (Pipeline ROW) | <ul style="list-style-type: none"> Natural Area (ER) Natural Area (MR) Public or Separate School / Park Pocket Park / Greenway Stormwater Management Facility Special Study Area "SWMF/LDR" Collector Roadway Arterial Roadway Crown Claimed Bed & Shore 30 Metre Wetland Buffer NSP Boundary |
|---|--|

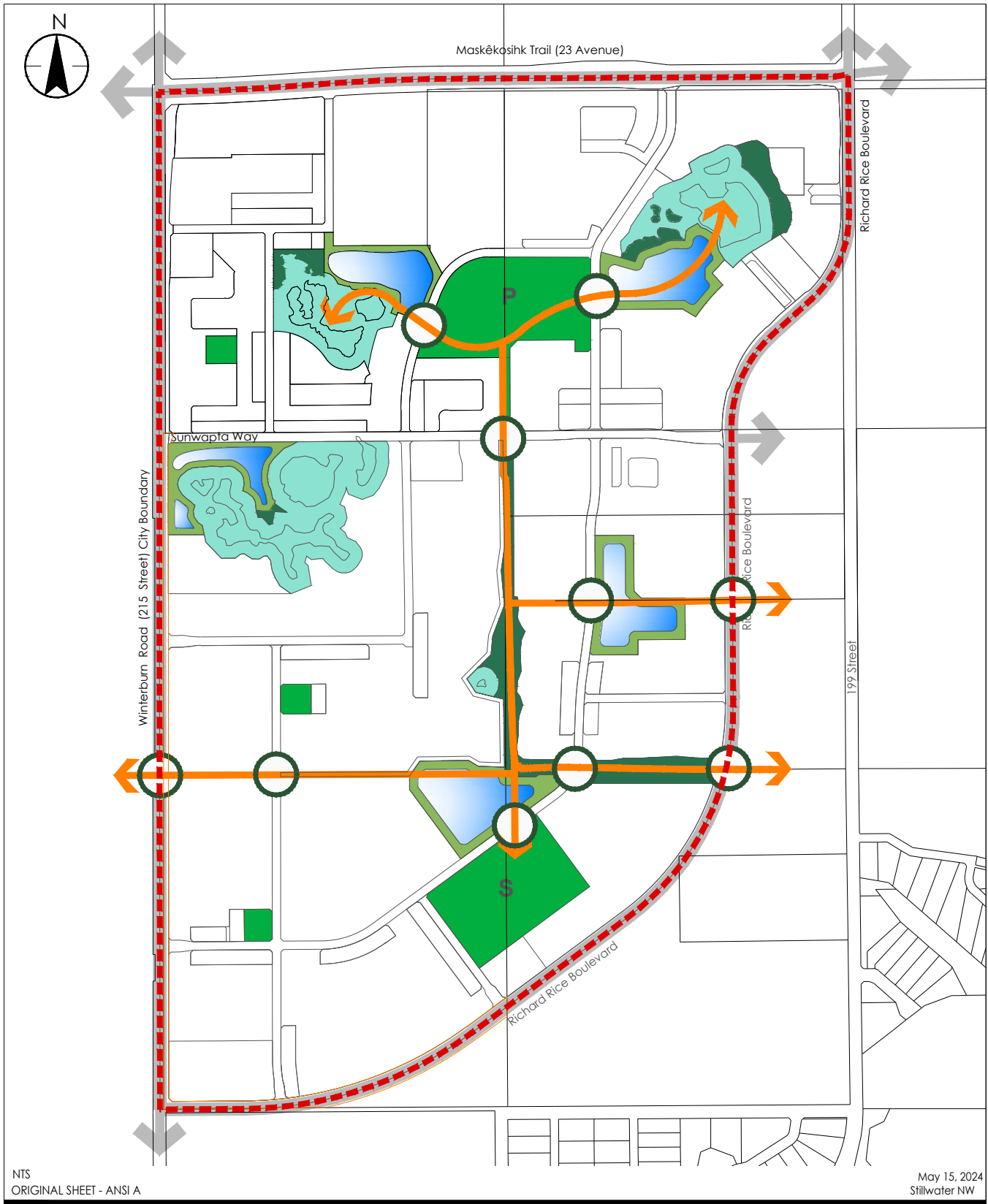
Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
5.0

Title

Development Concept



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

- Legend**
- Public Utility (Pipeline ROW)
 - Public or Separate School / Park
 - Pocket Park / Greenway
 - Natural Area (ER)
 - Natural Area (MR)
 - Stormwater Management Facility

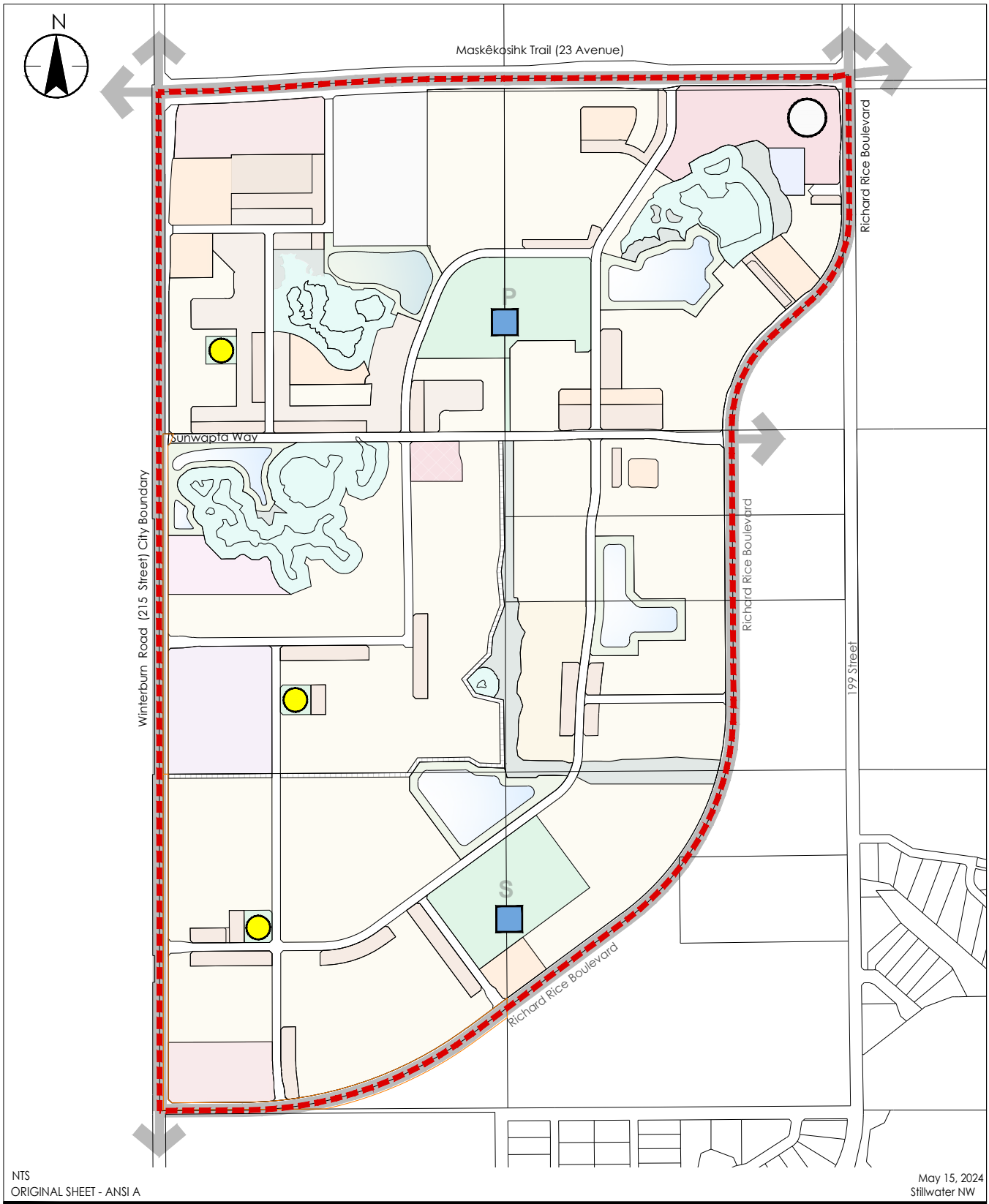
- Potential Wildlife Passage
- Ecological Link
- Arterial Roadway
- NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
6.0

Title
Ecological Network & Parks



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

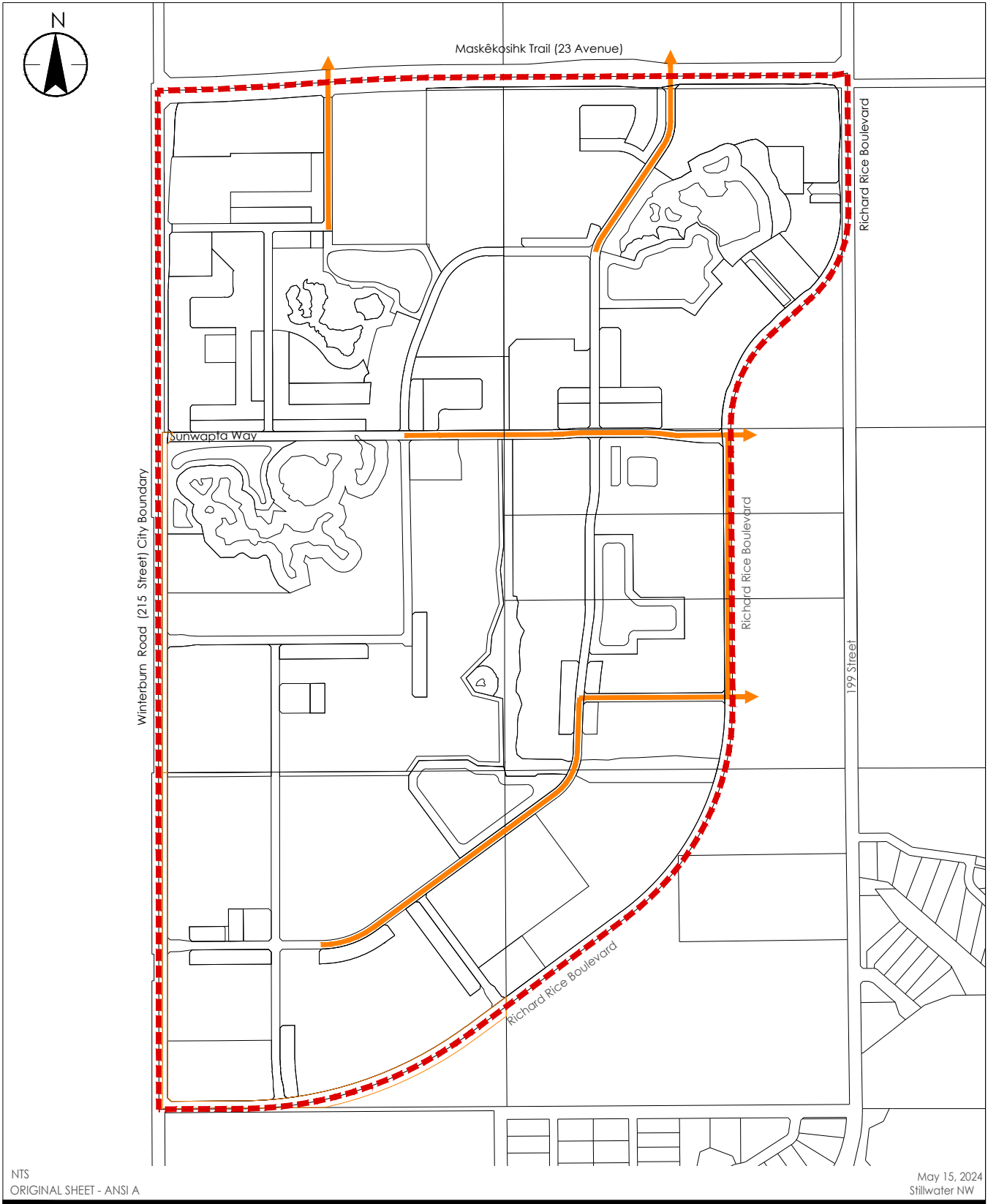
- Legend**
- Potential Community Garden
 - Potential Farmers Market
 - Potential Edible Landscaping
 - NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
7.0

Title
Urban Agriculture & Food



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

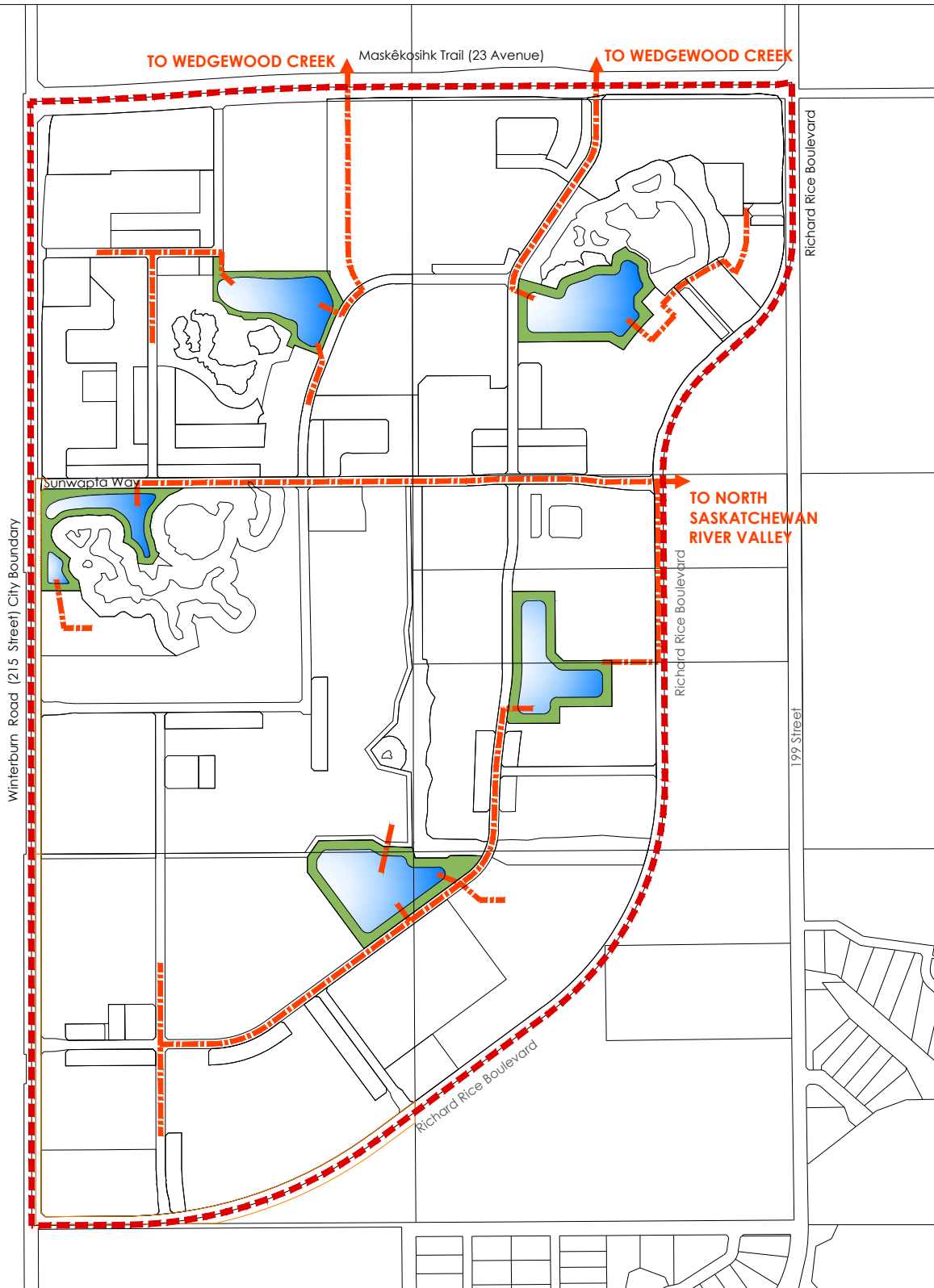
- Legend**
- Sanitary Trunk
 - NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB




Figure No.
8.0

Title
Sanitary Servicing



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

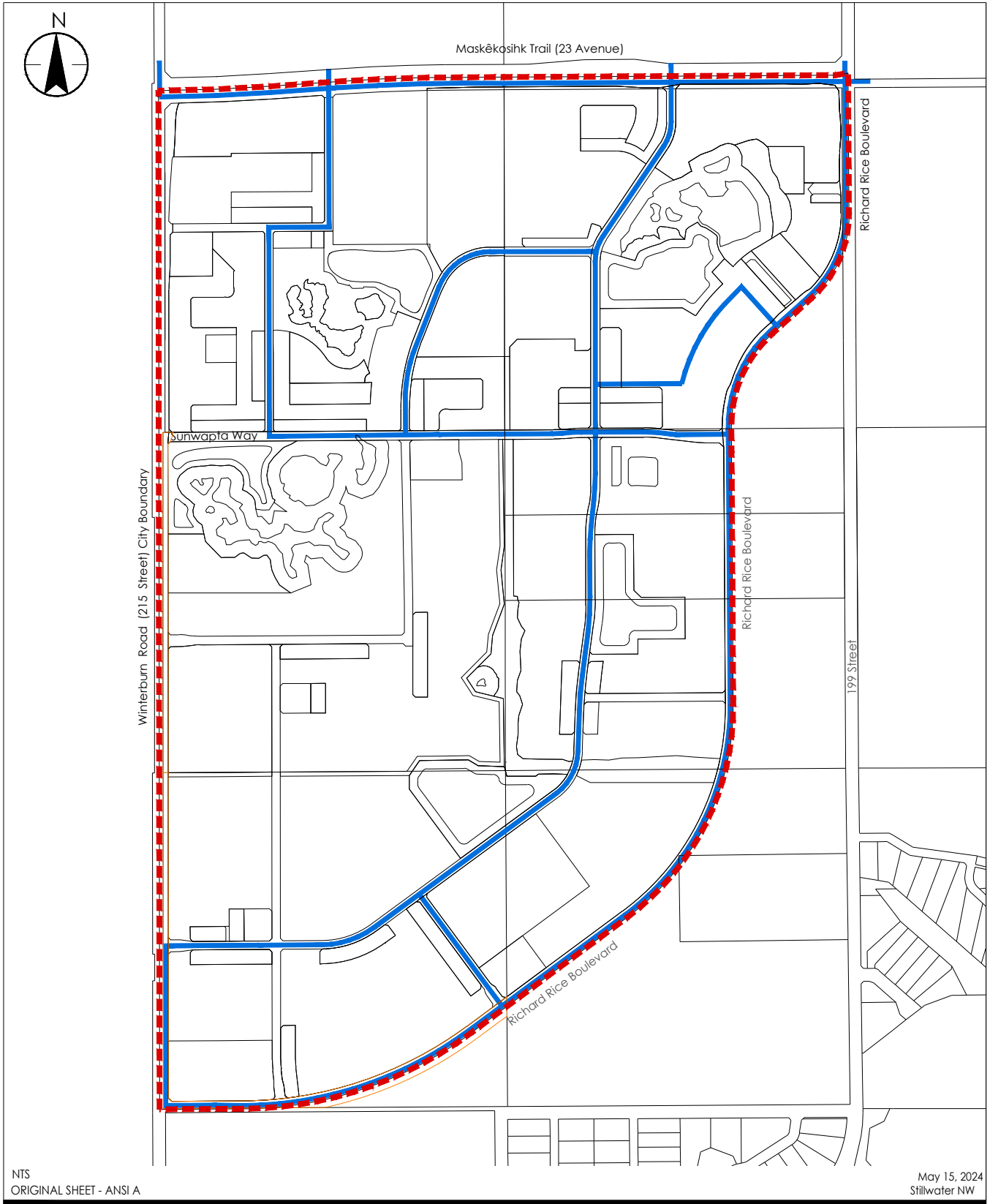
- Legend
-  Stormwater Management Facility
 -  Storm Trunk & Interconnecting Pipe
 -  NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
9.0

Title
Stormwater Servicing



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

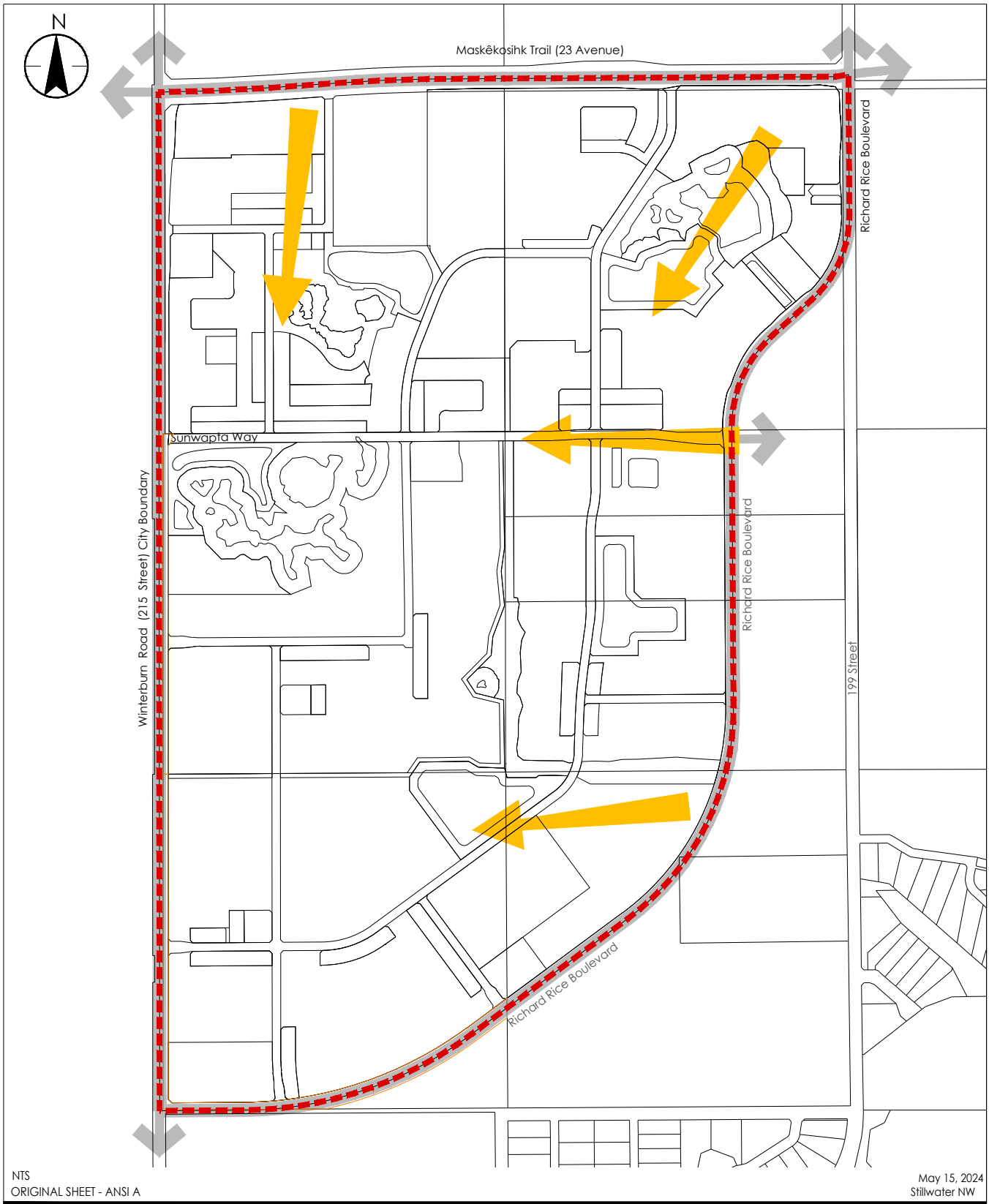
Legend
 — Water Main
 - - - NSP Boundary

Client/Project
 QUALICO COMMUNITIES
 STILLWATER NSP

EDMONTON, AB



Figure No.
 10.0

Title
 Water Servicing



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

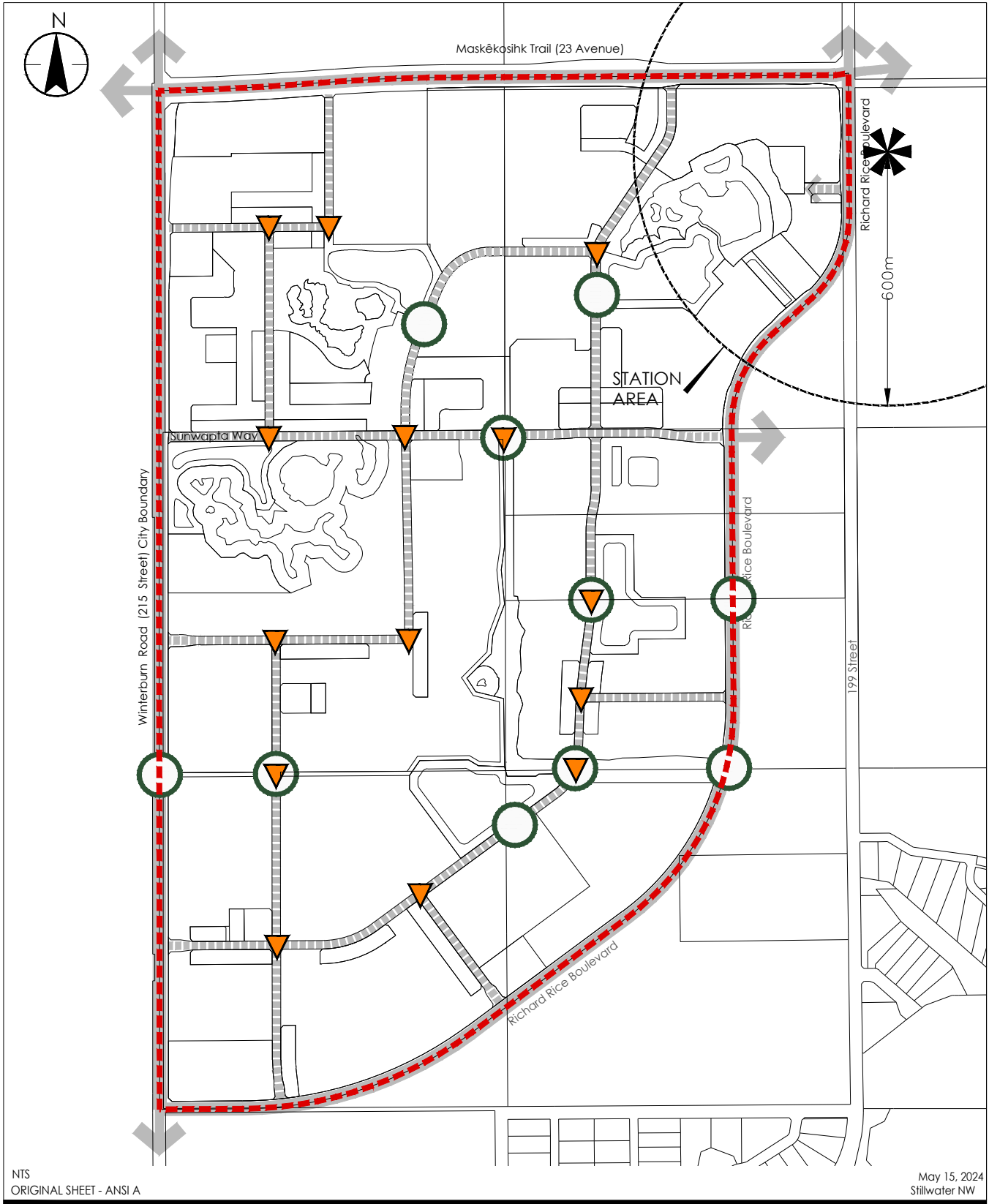
- Legend**
-  General Direction of Development
 -  NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
11.0

Title
Staging Plan



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

- Legend**
- Collector Roadway
 - Arterial Roadway
 - Transit Centre
 - Potential Wildlife Passage
 - Potential Traffic Calming
 - NSP Boundary

*See ENR11 for Wildlife Passage details.

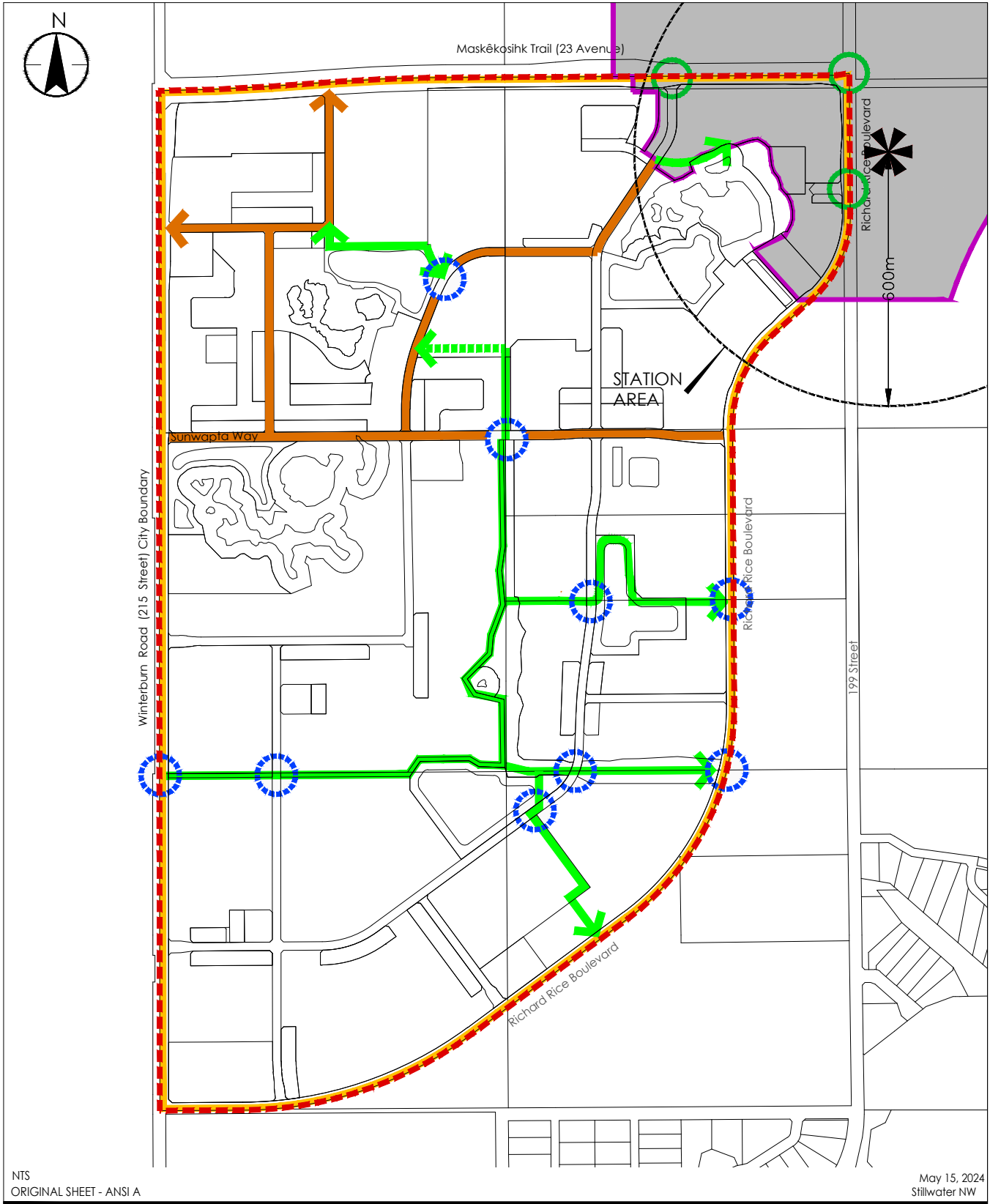
Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
12.0

Title

Transportation Network



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

- Legend**
- Tier 1 - Shared Use Path on Both Sides
 - Tier 2 - Shared Use Path on One Side
 - Shared Use Path in Park/Open Space
 - - - Active Mode Connection to Consider On-Site Design
 - Transit Centre
 - Pedestrian Zone
 - Priority Pedestrian Crossing
 - Pedestrian Mid-Block Crossing
 - NSP Boundary

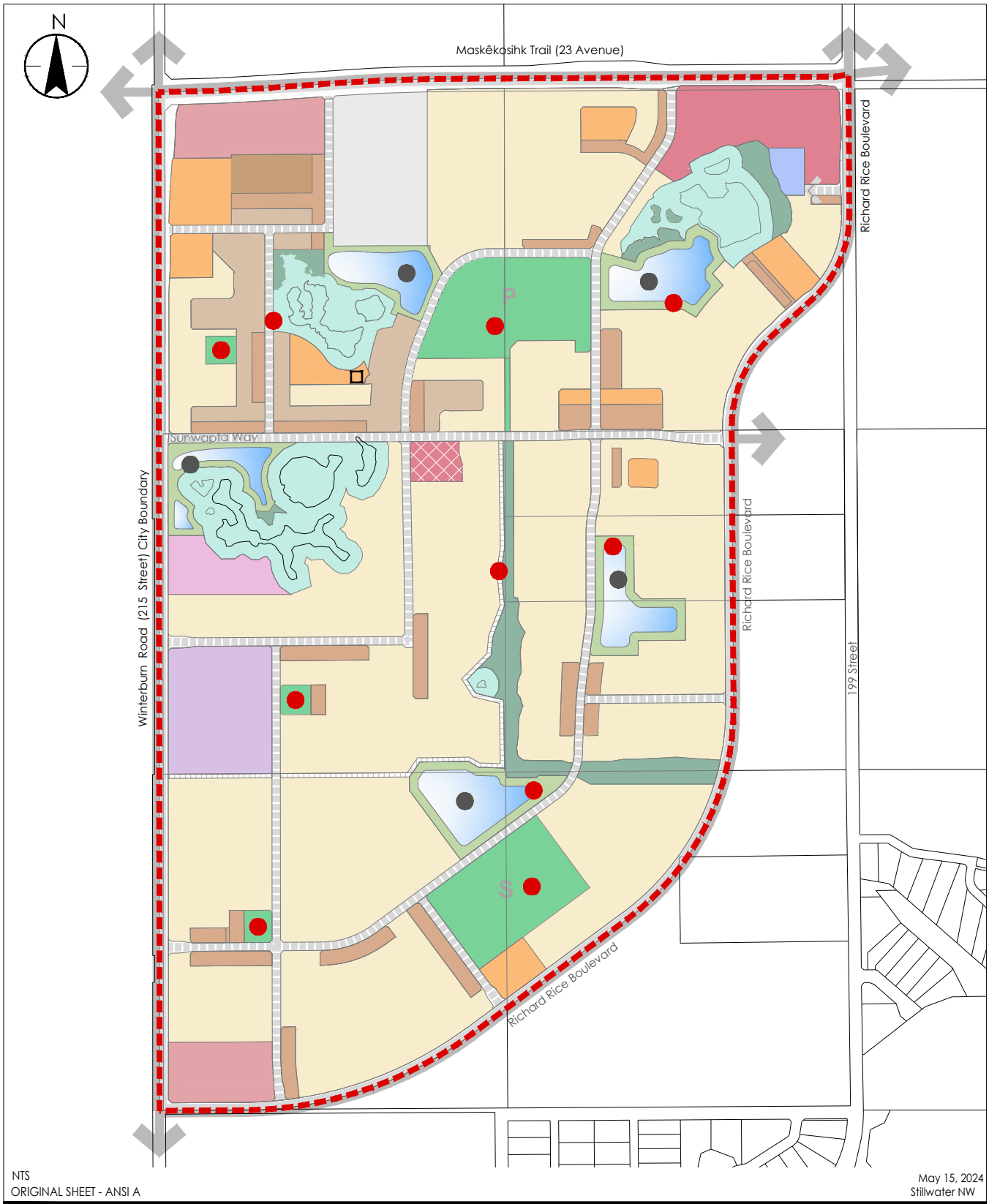
Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
13.0

Title

Active Modes Network



NTS
ORIGINAL SHEET - ANSI A

May 15, 2024
Stillwater NW

- Legend**
- Bioswale
 - Absorbent Landscaping
 - Bioretention Area
 - Naturalized Stormwater Management Facility
 - NSP Boundary

Client/Project
QUALICO COMMUNITIES
STILLWATER NSP

EDMONTON, AB

Figure No.
14.0

Title
Low Impact
Development Opportunities