

Bylaw 20925

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 “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 20925”, attached hereto as Schedule “A” 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

Riverview Area Structure Plan Land Use and Population Statistics - Bylaw 20925

| | 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) (MR) | 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 |
| Pocket Park (Non-Credit MR) | 0.1 | 0.0% | 0.1 | - | - | - | - |
| 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 | 517.3 | 44.5% | 117.4 | 118.8 | 122.3 | 53.9 | 104.9 |
| Net Residential Area | 644.5 | 55.5% | 107.7 | 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) | 510.7 | 81.8 | 112.4 | 97.1 | 57.8 | 161.6 |
| | Units | 12,768 | 2,045 | 2,810 | 2,428 | 1,445 | 4,040 |
| | Population | 35,750 | 5,727 | 7,868 | 6,797 | 4,046 | 11,312 |
| Row Housing <i>55 du/nrha</i> <i>2.8 p/du</i> | Area (ha) | 40.1 | 6.4 | 12.8 | 8.9 | 6 | 6 |
| | Units | 2205 | 352 | 704 | 490 | 330 | 330 |
| | Population | 6,173 | 983 | 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) | 644.5 | 107.7 | 151.2 | 140.2 | 67.8 | 177.6 |
| | Units | 22,617 | 4,819 | 5,547 | 4,898 | 2,135 | 5,330 |
| | Population | 56,460 | 10,759 | 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 | | 98% | 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)