

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	9th day of September	, A. D. 2024;
READ a second time this	9th day of September	, A. D. 2024;
READ a third time this	9th day of September	, A. D. 2024;
SIGNED and PASSED this	9th day of September	, A. D. 2024.

THE CITY OF EDMONTON



MAYOR



A / 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)