

Bylaw 21078

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, 20612, 20891, and 20925; 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. deleting “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 20925” and replacing it with “Riverview ASP Land Use and Population Statistics - Bylaw 21078”, attached hereto as Schedule “A” and forming part of this bylaw;
 - b. deleting “Figure 7 Ecological Connectivity” and replacing it with “Figure 7 Ecological Connectivity” attached hereto as Schedule “B” and forming part of this bylaw;
 - c. deleting “Figure 8 Parkland, Recreational Facilities & Schools” and replacing it with “Figure 8 Parkland, Recreational Facilities & Schools” attached hereto as Schedule “C” and forming part of this bylaw;
 - d. deleting “Figure 10 Active Transportation Network” and replacing it with “Figure 10 Active Transportation Network” attached hereto as Schedule “D” and forming part of this bylaw; and

- e. deleting “Figure 12 Stormwater Servicing” and replacing it with “Figure 12 Stormwater Servicing” attached hereto as Schedule “E” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Riverview ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Uplands	Stillwa ter	River's Edge	Grand isle	Whit e Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.8	193.3	325.5 7
Environmental Reserve / Natural Area (ER) *	42.49	3.0%	5.60	16.9	17.1	-	-
Public Upland	1.49	0.1%	-	-	1.5	-	-
Pipeline / Utility Right-of-Way	2.80	0.2%	-	1.6	1.2	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	57.73	4.0%	16.16	15.9	16.1	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.1	-	-	-
Existing Country Residential	114.84	8.0%	13.52	-	16.3	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	270.0	262.5	121.6	282.5 6
Town Centre Commercial (with Main Street)	17.25	1.5%	10.31	6.9	-	-	-
Mixed Uses / Commercial **	0.46	0.0%	-	-	0.5	-	-
Community Commercial	15.93	1.4%	-	8.2	-	4.03	-
Neighbourhood Commercial	6.01	0.5%	-	1.1	2.9	1.00	1.00
Business Employment	35.99	3.1%	35.99	-	-	-	-
Institutional Mixed-use Parkland, Recreation, School (Municipal Reserve)	5.65	0.5%	-	-	-	5.65	-
<i>District Activity Park</i>	113.61	9.8%	8.11	23.9	51.7	8.66	21.24
<i>School/Park</i>	34.13	2.9%	-	-	34.1	-	-
<i>Urban Village</i>	37.28	3.2%	-	14.7	13	-	9.48
<i>Park/Pocket</i>							
<i>Park/Greenway</i>	23.05	2.0%	6.98	1.6	4.6	3.90	6.10
<i>Natural Area (MR)</i>	19.15	1.6%	1.13	7.6	-	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%	-	0.8	-	-	-
Transportation - Circulation	232.24	20.0%	44.87	54.2	52.5	24.33	56.51
Transit Centre	1.32	0.1%	-	-	1.3	-	-
Stormwater Management Facility	80.71	6.9%	17.88	18.3	13.38	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.7	-	-	-

Total Non-Residential Area	518.24	44.6%	117.16	119.7	122.5	53.89	104.9
Net Residential Area	643.56	55.4%	107.78	150.3	140.1	67.78	177.6
							2

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grand Isle	White Birch
Single/Semi-detached <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	510.69	82.22	112.0	97.1	57.78	161.6
	Units Population	12,762	2,056	2,800	2,428	1,444	4,040
		35,730	5,755	7,840	6,797	4,043	11,312
Row Housing <i>45 du/nrha (50 du/nrha - The Uplands - 60 du/nrha River's Edge)</i> <i>2.8 p/du</i>	Area (ha)	41.69	6.11	14.7	8.9	6.00	6.00
	Units Population	2,156	275	808	490	270	270
		6,036	770	2,262	1,371	756	756
Street Oriented Residential <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	36.78	4.39	10.00	22.4	-	-
	Units Population	1,288	154	350	784	-	-
		3,605	430	980	2,195	-	-
Low-rise/Medium Density Housing <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	34.95	2.81	8.33	10.8	4.00	9.00
	Units Population	3,479	253	750	972	360	810
		6,260	455	1,350	1,750	648	1,458
Mid-rise/High Density Residential <i>225 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	2.26	-	1.80	0.5	-	-
	Units Population	510	-	405	113	-	-
		797	-	608	203	-	-
Town Centre Mixed Uses / Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	3.70	0.00	3.70	0.00	0.00	0.00
	Units Population	333.00	0	333	0	0	0
		599.00	0	599	0	0	0

Mixed Use Residential **	Area (ha)	11.31	10.31		0.00	0.00	1.00
150 du/nrha	Units	1,696	1,546		0	0	150
1.5 p/du	Population	2,544	2,319		0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	2.57	2.11	0.00	0.5	0.00	0.00
224 du/nrha	Units	577	473	0	113	0	0
1.8 p/du	Population	1,007	851	0	203	0	0
Total Residential	Area (ha)	643.78	107.78	150.3	140.2	67.78	177.6
	Units	22,465	4,755	5,444	4,898	2,074	2
	Population	55,979	10,580	13,635	12,581	5,447	13,751

SUSTAINABILITY MEASURES

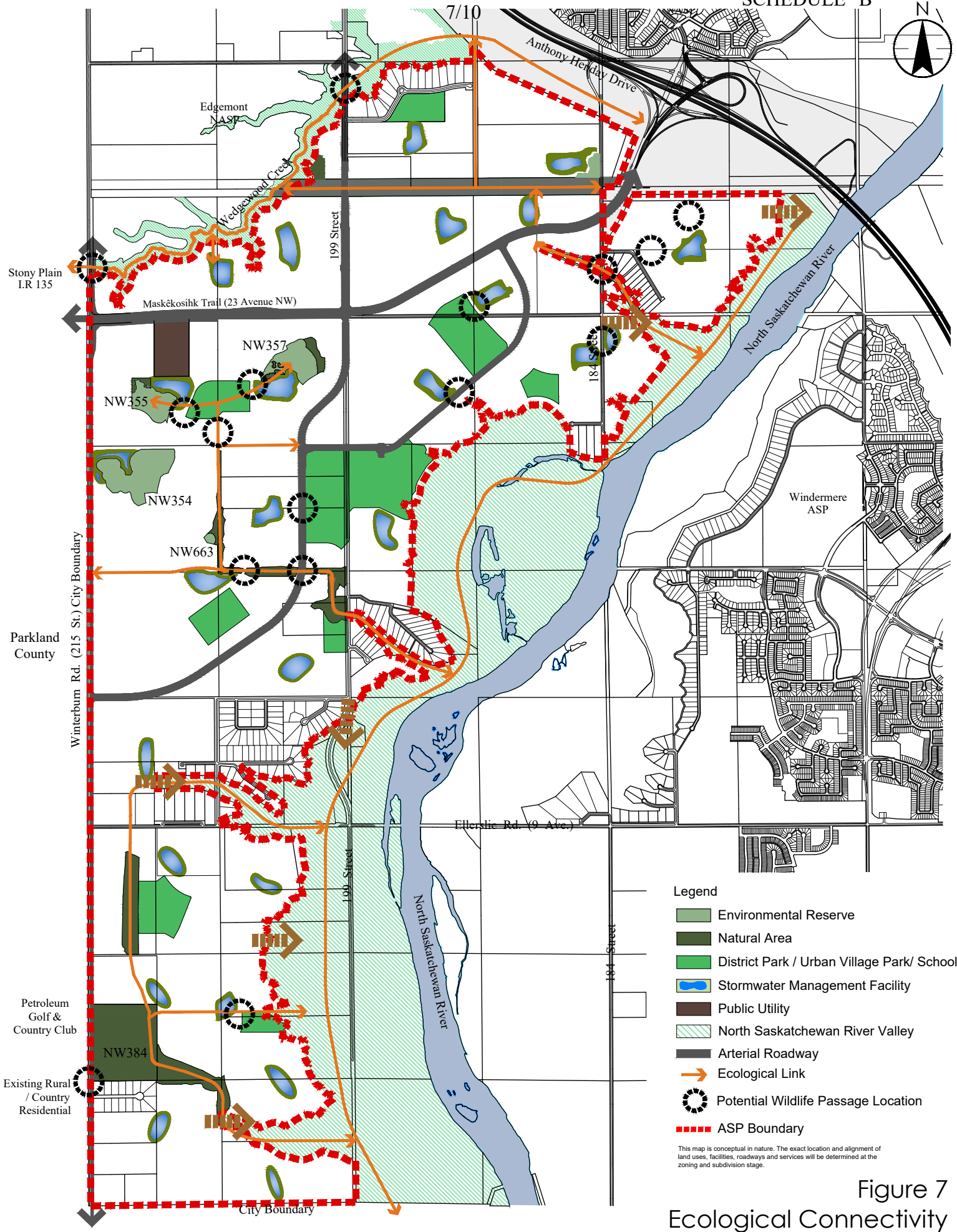
	ASP	The Uplands	Stillwater	River's Edge	Grand isle	White Birch
Population Per Net Hectare (ppnha)	86	98	91	89	80	77
Units Per Net Residential Hectare (upnrha)	34	44	36	35	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 600m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas Protected as Environmental Reserve	39.56	5.60	16.90	17.1	-	-
Conserved as Municipal Reserve (ha)	19.16	1.13	7.61	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.20	1.18	1.29	24.36
Lost to Development (ha)	9.56	7.80	19.40	15.4	-	-

STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grand isle	White Birch
Public School Board						
Elementary School	2,322	450	583	525	243	565
Junior High	1,159	225	225	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)

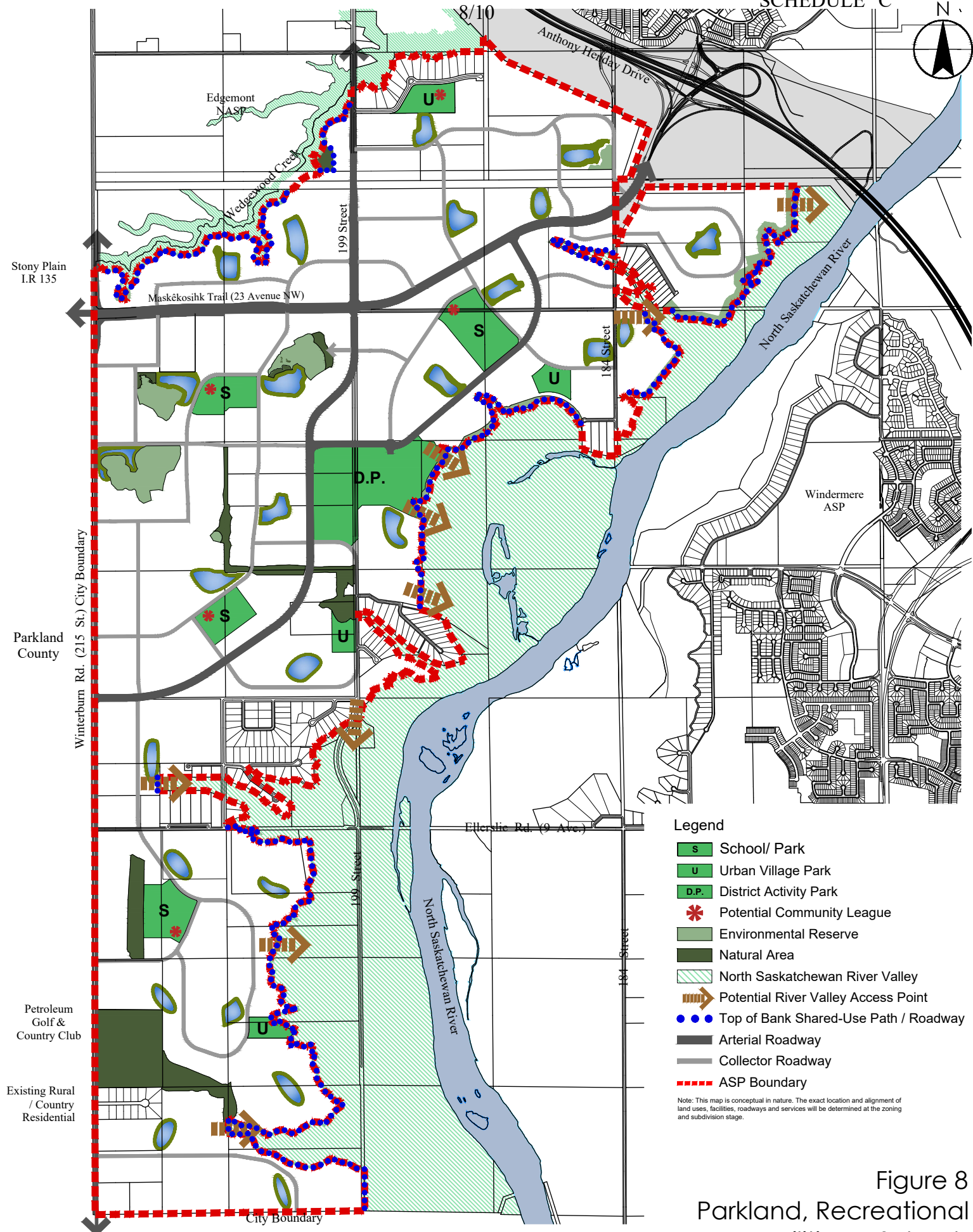


- Legend**
- Environmental Reserve
 - Natural Area
 - District Park / Urban Village Park/ School
 - Stormwater Management Facility
 - Public Utility
 - North Saskatchewan River Valley
 - Arterial Roadway
 - Ecological Link
 - Potential Wildlife Passage Location
 - ASP Boundary

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
 Riverview Area Structure Plan Amendment
 November 8, 2024 - 1161 109495

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- Legend**
- School/ Park
 - Urban Village Park
 - 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
Riverview Area Structure Plan Amendment

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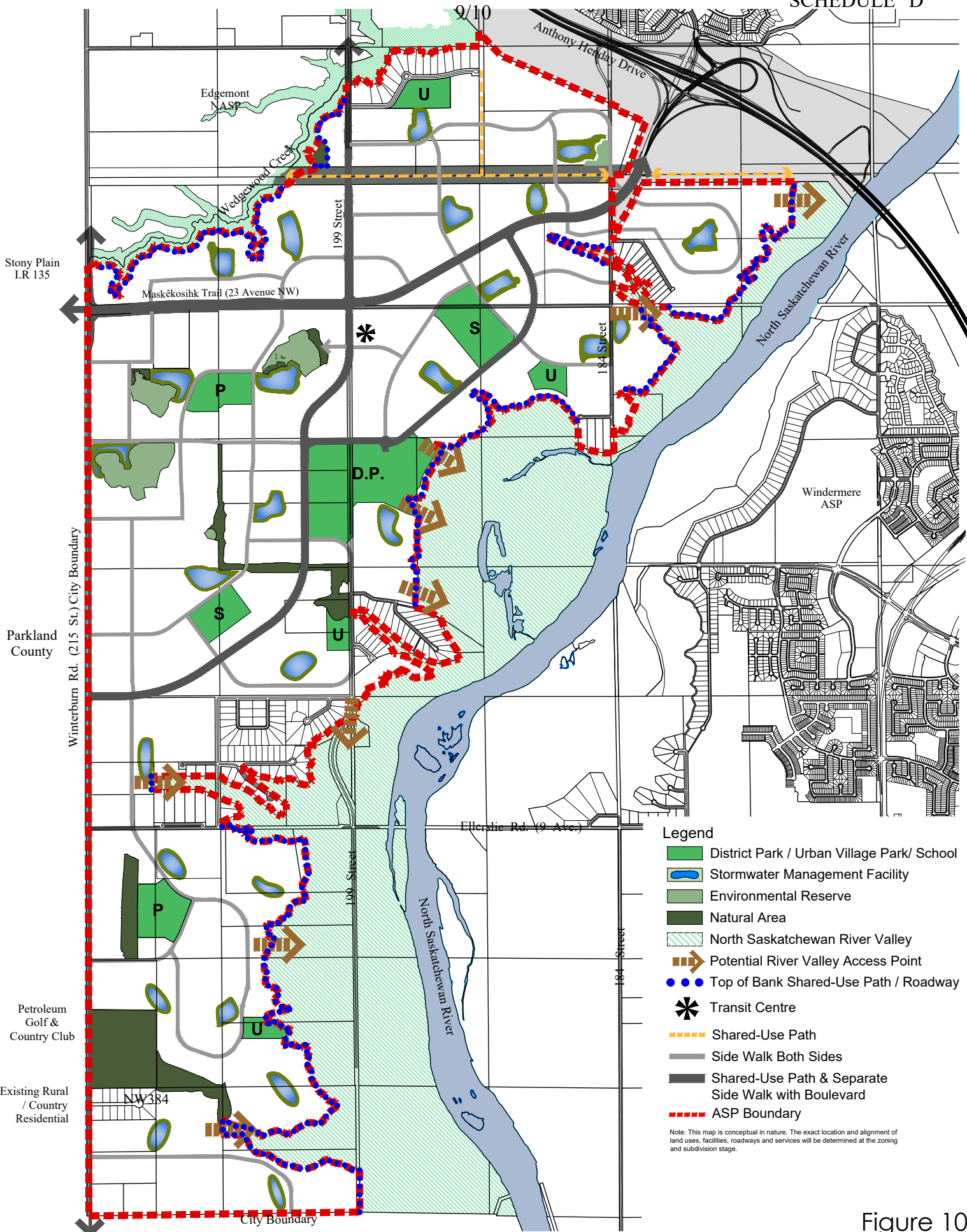
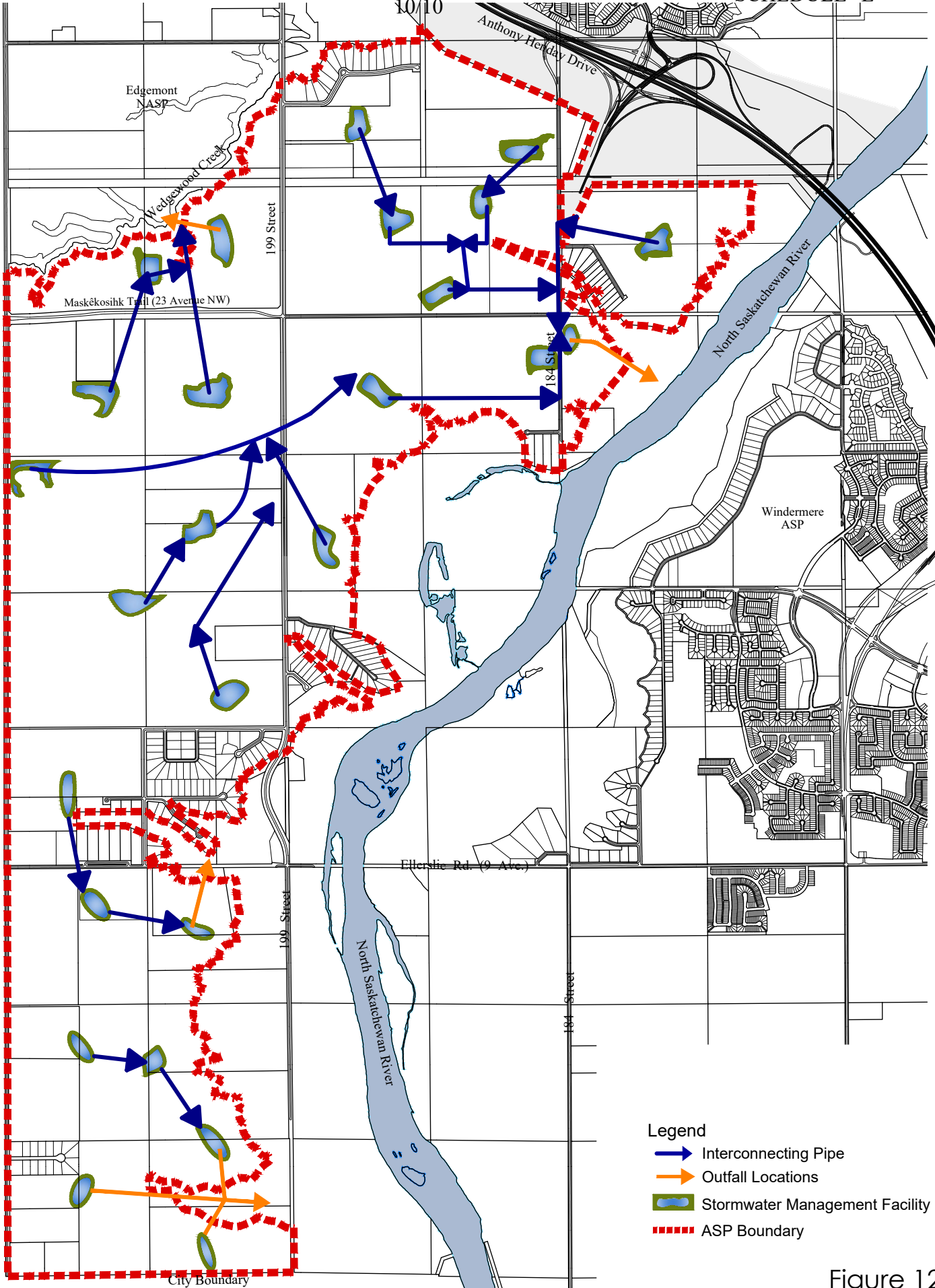


Figure 10
 Active Transportation Network
 Riverview Area Structure Plan Amendment
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- Legend**
-  Interconnecting Pipe
 -  Outfall Locations
 -  Stormwater Management Facility
 -  ASP Boundary

Figure 12
 Stormwater Servicing
 Riverview Area Structure Plan Amendment
 November 8, 2024 - 1161 109495

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