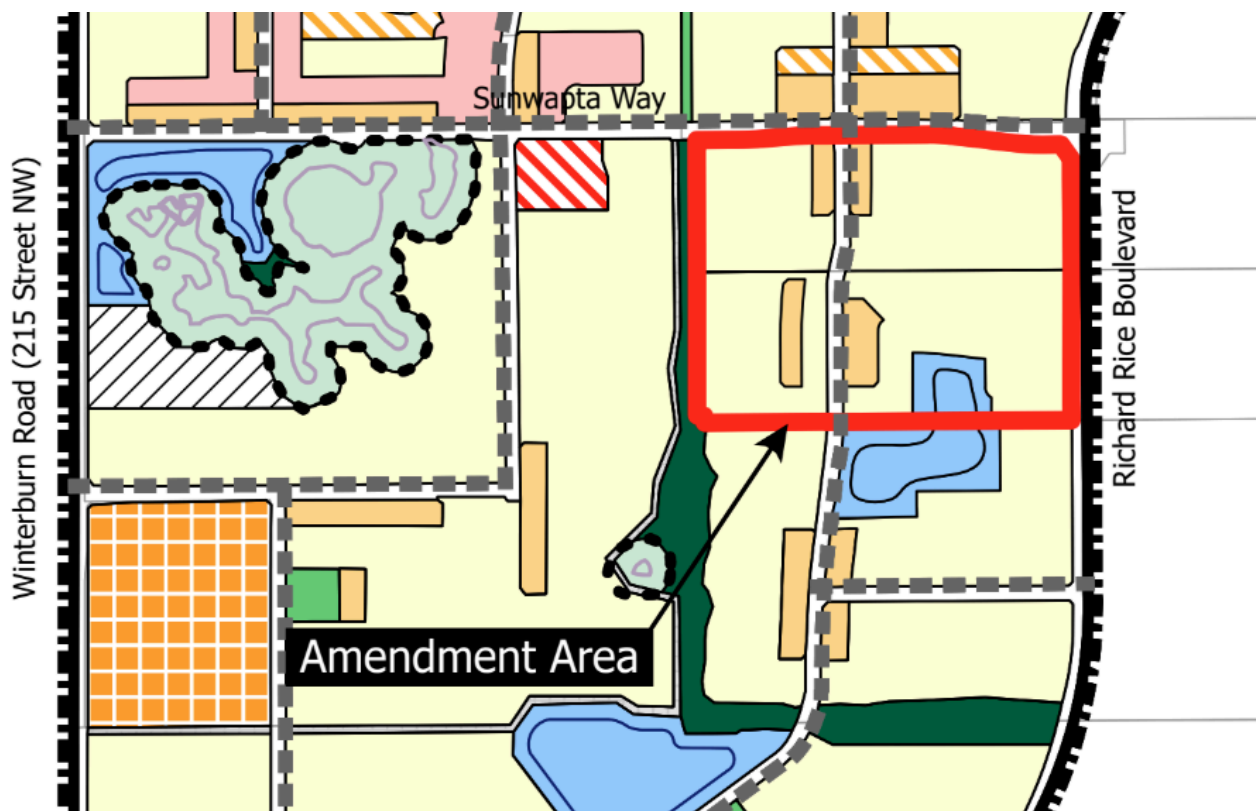


Located south of Sunwapta Way NW and west of Richard Rice Boulevard NW

Position of Administration: Support



Summary

Bylaw 21078 proposes to amend the Riverview Area Structure Plan (ASP) figures and the Land Use and Population Statistics to align with the proposed Stillwater Neighbourhood Structure Plan (NSP).

Bylaw 21079 proposes to amend the Stillwater Neighbourhood Structure Plan (NSP), to relocate and reconfigure residential and stormwater management facility land uses to allow for continued neighbourhood development.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration heard from 2 people asking for more clarification regarding the size of the stormwater facility and the type of development.

Administration supports this application because it:

- Continues the sequential development of the neighbourhood.
- Is compatible with the planned land uses.
- Aligns with The City Plan by accommodating growth through the compact development of approved neighbourhoods and allows opportunities for Edmontonians to live locally.

Application Details

This application was submitted by Stantec Consulting Ltd on behalf of Mattamy (Stillwater) Limited.

Plan Amendment ASP

The proposed amendment to the Riverview Area Structure Plan (ASP) will revise figures and the land use and population statistics to align with the proposed Stillwater Neighbourhood Structure Plan (NSP).

Plan Amendment NSP

The proposed amendment will revise portions of the Stillwater NSP to allow for residential development and reduce the size of a stormwater management facility.

The proposed amendment will result in the following:

- Decrease in Single/Semi-Detached Residential area (-0.35 hectares);
- Increase in Rowhousing area (+1.39 hectares);
- Decrease in Low Rise/Medium Density Housing area (-0.47 hectares); and
- Decrease in a Stormwater Management Facility (-0.57 hectares).
- Additional text reflecting the City's contemporary standards, policies, and guidelines relating to transportation and transit.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilities anticipated development for the area in conformance with the policies and objectives of the Stillwater NSP. The basic approach included:

Mailed Notice, November 24, 2022 & May 30, 2024

- Notification radius: 120 metres
- Recipients: 136
- Responses: 2
 - Questions: 2

Webpage

- edmonton.ca/rezoningapplications

Site and Surrounding Area

The site is undeveloped and located in the east-central portion of the Stillwater neighbourhood. The Stillwater neighbourhood is in the early stages of development, with most of the development existing north of the site with access to transit and bike paths north of the site.



Site analysis context

Application Analysis

The City Plan

The subject site is in a developing area, as identified in The City Plan. The proposed amendments are supported by policies in The City Plan, which provide opportunities for Edmontonians to live locally and support growth within approved neighbourhoods.

District Plans

The proposed site is within the developing area in the West Heanday District Plan (DP) and is designated as urban mixed land use. Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed use development. This application also supports District General Policy 2.5 - Land Use by creating more housing opportunities. The proposed amendments align with the West Heanday DP and District Policy by continuing to allow for residential development.

Area Structure Plan

The site is within the Riverview Area Structure Plan and is designated as residential land uses; as such, the proposed amendment will continue to allow for residential housing development and the necessary infrastructure to support the growth and development of the approved neighbourhood.

Neighbourhood Structure Plan

The Stillwater Neighbourhood Structure Plan (NSP) guides the development of the neighbourhood. It designates the site as a single/semi-detached residential, low rise / medium density, row housing and stormwater management facility.

The proposed amendments will amend a portion of the plans residential and stormwater management facilities' land uses and will continue to provide housing and the necessary infrastructure to support the continued development of the neighbourhood.

The residential development will allow for low and medium densities, including single, semi-detached and row housing and maintains the plan's density of 36 units per net residential hectare.

The SWMF will provide an appropriate drainage catchment area and create a neighbourhood destination, including a walkway for passive recreational opportunities that will contribute to a walkable neighbourhood.

The proposed amendment also includes text amendments to reflect the City's contemporary standards, policies, and guidelines relating to transportation and transit, ensuring that modal priority was updated, that language around pedestrian facilities along roadways aligns with current City standards, and that walk distances to transit reflect current standards.

Overall, the proposed amendment conforms with the objectives and policies of the NSP by providing appropriate uses that will contribute to a complete neighbourhood.

The most significant changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Single/ Semi-Detached Residential	112.3 ha	112.0 ha	-0.3 ha
Rowhousing	13.3 ha	14.7 ha	+1.39 ha
Low Rise / Medium Density Housing	8.8 ha	8.33 ha	-0.47 ha
Stormwater Management Facility	18.9 ha	18.3	-0.57 ha
Net Unit Density	36	36	No change

Utilities

The proposed rezoning area conforms to the Riverview Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via stormwater management facility and extension of mains, connecting to the existing system located within Sunwapta Way NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

Appendices

1. Current ASP Land Use and Population Statistics - 20925
2. Proposed ASP Land Use and Population Statistics - 21078
3. Current NSP Land Use and Population Statistics - 20892
4. Proposed NSP Land Use and Population Statistics - 21079
5. NSP Land Use Concept Map Comparison
6. Text Amendment Table

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP 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)	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 25 du/nrha 2.8 p/du	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 55 du/nrha 2.8 p/du	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 35 du/nrha 2.8 p/du	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 90 du/nrha 1.8 p/du	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 225 du/nrha 1.8 p/du	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 90 du/nrha 1.8 p/du	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** 150 du/nrha 1.5 p/du	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 225 du/nrha 1.8 p/du	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 225 du/nrha 1.8 p/du	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) 90 du/nrha 1.8 p/du	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)

Proposed ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Upland s	Stillwa ter	River's Edge	Gran disle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.8	193.3	325.57
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	282.56
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	5.65	0.5%	-	-	-	5.65	-
Parkland, Recreation, School (Municipal Reserve)	113.61	9.8%	8.11	23.9	51.7	8.66	21.24
<i>District Activity Park</i>	34.13	2.9%	-	-	34.1	-	-
<i>School/Park</i>	37.28	3.2%	-	14.7	13	-	9.48
<i>Urban Village</i>							
<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	104.94
Net Residential Area	643.56	55.4%	107.78	150.3	140.1	67.78	177.62

Proposed ASP Land Use and Population Statistics – Bylaw 21078

		Area (ha)	% GA	The Upland s	Stillwa ter	River's Edge	Gran disle	White Birch
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT								
Land Use		ASP	The Upland s	Stillwa ter	River's Edge	Gran disle	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	161.62	
	Units	12,762	2,056	2,800	2,428	1,444	4,040	
	Populati on	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	2,156	275	808	490	270	270	
	Populati on	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	1,288	154	350	784	-	-	
	Populati on	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	3,479	253	750	972	360	810	
	Populati on	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	510	-	405	113	-	-	
	Populati on	797	-	608	203	-	-	
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	3.70	0.00	3.70	0.00	0.00	0.00	

Proposed ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Gran disle	White Birch
<i>90 du/nrha</i>	Units Population	333.00	0	333	0	0	0
<i>1.8 p/du</i>		599.00	0	599	0	0	0
Mixed Use Residential **	Area (ha)	11.31	10.31		0.00	0.00	1.00
<i>150 du/nrha</i>	Units Population	1,696	1,546		0	0	150
<i>1.5 p/du</i>		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
<i>224 du/nrha</i>	Units Population	577	473	0	113	0	0
<i>1.8 p/du</i>		1,007	851	0	203	0	0
Total Residential	Area (ha)	643.78	107.78	150.3	140.2	67.78	177.62
	Units Population	22,465	4,755	5,444	4,898	2,074	5,270
		55,979	10,580	13,635	12,581	5,447	13,751

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Gran disle	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	-	-

Proposed ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Gran disle	White Birch
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	Gran disle	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)

Current NSP 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%			
			} 8.8%			
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	2,808	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.

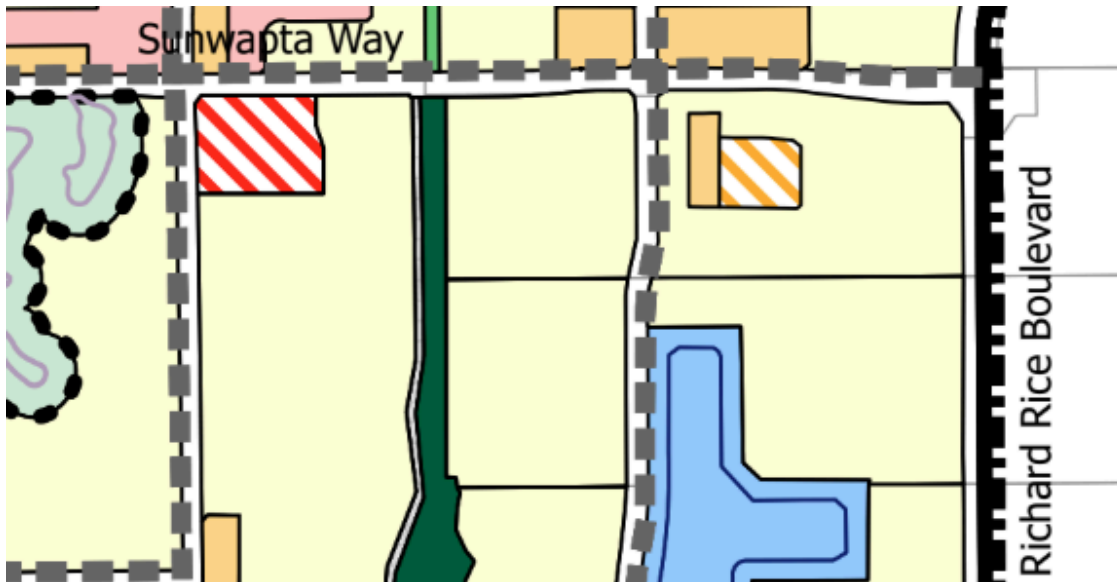
Proposed NSP Land Use and Population Statistics – Bylaw 21079

	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	} 23.9	5.5%			
Pocket Park	1.5		0.6%			
Greenway	0.1		0.0%			
Natural Area	7.6		2.8%			
			} 8.8%			
Transportation						
Circulation	54.0		20.0%			
Residents Association	0.8		0.3%			
Infrastructure & Servicing						
Stormwater Management Facilities (SMWF)	18.3		7.0%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
Total Non-Residential Area	119.7		44%			
Net Residential Area (NRA)	150.3		56%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached	112.0	25	2,800	2.8	7,840	74%
Rowhousing	14.7	55	808	2.8	2,262	10%
Street Oriented Residential	10.0	35	350	2.8	980	7%
Low Rise/Medium Density	8.33	90	750	1.8	1,350	6%
Institutional/Residential Mixed Use (residential portion)	3.70	90	333	1.8	599	2%
High Density Residential	1.8	225	405	1.5	608	1%
Total	150.3		5,446		13,639	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					51%:49%	
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			1,077			
Elementary / Junior High (K-9)	808					
Senior High (10-12)	269					
Separate School Board			537			
Elementary / Junior High (K-9)	403					
Senior High (10-12)	134					
Total Student Population			1,614			

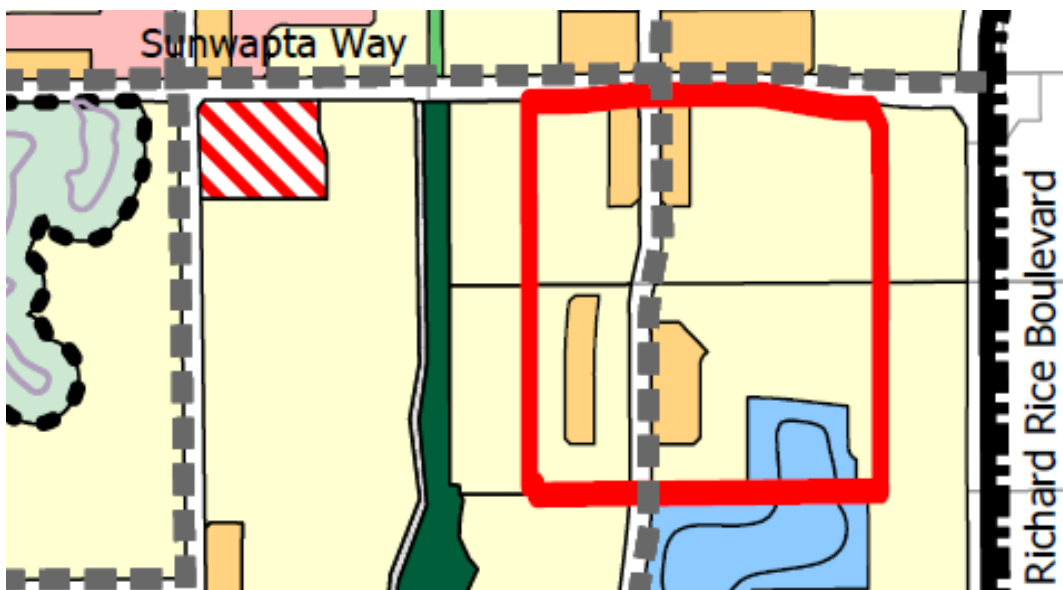
¹Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

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 Land Use Concept Map- Stillwater NSP



Proposed Land Use Concept Map - Stillwater NSP

-  Low Rise / Medium Density Housing
-  Row Housing
-  Single / Semi-detached Residential
-  Stormwater Management Facility

Proposed Text Amendment to the Stillwater NSP – Bylaw 21079

Blue Text represents Text proposed to be removed.

Red text represents Text proposed to be added.

Current	Proposed
N/A	Delete all references to “Edmonton Transit System” and replacing it with “Edmonton Transit Service.”
<p>Section 4 Public Realm, Objective 1, Implementation: delete the last sentence and replace.</p> <p>The design of public realm shall be reviewed and developed in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using City of Edmonton’s Transit Oriented Design Guidelines, Complete Streets Guidelines and the Winter Design Guidelines.</p>	<p>“The design of the public realm shall be reviewed and developed in conjunction with the responsible civic departments to ensure the incorporation of appropriate design elements using the City of Edmonton’s Transit Oriented Design Guidelines, Complete Streets Guidelines, Safe Mobility Strategy, and Winter City Strategy.”</p>
<p>Section 4 Public Realm Objective 2; delete the second policy under Objective 2 and replace.</p> <p>2. Streets within the Pedestrian Zone should provide a greater mix of roadway cross-sections that accommodate all modes of transport on public streets, providing access to transit facilities.</p>	<p>“2. Streets within the Pedestrian Zone should provide a greater mix of roadway cross-sections that accommodate all modes of transport on city streets , with modal priority given to pedestrians, bicyclists and transit, where appropriate.”</p>
<p>Section 8 – Transportation: delete the 6th paragraph and replace.</p> <p>An active modes network is illustrated in Figure 13: Active Modes Network, which will utilize the roadway network and will be integrated with shared-use paths and</p>	<p>“The active modes network illustrated in Figure 13: Active Mode Transportation, identifies a connected network that will utilize options such as shared use paths, shared roadways, road rights-of-way, parks and open spaces, walkways, and access</p>

<p>walkways connecting key destinations and adjacent residential areas. Pedestrian crossings will be clearly marked using appropriate signage and markings in order to minimize potential conflicts between vehicles, cyclists, and pedestrians in the neighbourhood.</p>	<p>easements, where identified and contextually appropriate, to connect residents with key destinations within Stillwater and surrounding neighbourhoods. Pedestrian permeability through the pedestrian zone, generally as identified in Figure 13, will be provided on road right of way or via walkways per the Complete Streets Design and Construction Standards to include a walkway and other aspects such as lighting, intermittent access points, and other details to promote a safe and inviting space.”</p>
<p>Section 8.2 – Transit and Land Use Integration, Objective 37, second sentence in the first paragraph and replace.</p> <p>The neighbourhood has been designed to maximize the number of residents within 400 metres walking distance (approximately a 5 minute walk) of transit service.</p>	<p>“The neighbourhood has been designed to optimize access to transit, with most residents within ETS guidelines for acceptable walking distance to bus stops.”</p>
<p>Section 8.2 – Transit and Land Use Integration, Objective 37 delete the first policy and replace.</p> <p>1. All residential land uses shall be located within 400 metre walking distance of a transit route.</p>	<p>“1. The neighbourhood should be designed so as to optimize access to transit, with most residents within ETS guidelines for acceptable walking distance to bus stops.”</p>
<p>Section 8.2 – Transit and Land Use Integration, Objective 37 after the third policy add.</p>	<p>“Neighbourhood design for areas outside of a 600 m walking distance to transit should be designed to minimize walking distance to transit through the use of walkways and shorter block lengths.”</p>
<p>Section 8.2 “Transit and Land Use Integration Objective 37 Implementation” delete the second and third sentences in the first paragraph and replace.</p> <p>In an effort to provide transit services earlier in the development of the neighbourhood, participating landowners may cooperatively fund transit for the first two years of service.</p>	<p>“Participating landowners and Edmonton Transit Service may explore innovative approaches to funding and operating transit service as the neighbourhood develops.”</p>

<p>Following this two year period, Edmonton Transit shall consider providing transit service, subject to City Council budget approvals and other factors, including sufficient ridership levels.</p>	
<p>Section 8.2 "Transit and Land Use Integration Objective 38 delete the first paragraph and policy numbers 1 to 3 and replace.</p> <p>Commercial and higher density residential uses are to be located along the periphery of the neighbourhood and along arterial and collector roadways to reduce the impact of traffic on local roadways. To aid in reducing the total number of vehicles used within the community, reductions for private off-street parking may be reviewed in conjunction with development applications for residential and commercial areas of the Town Centre with Main Street and Mixed Use areas. Where it can be demonstrated that commercial or higher density residential development encourages transit use or where there are overlapping requirements, such as mixed use development, parking may be reduced as per approval by Transportation Services. Reducing the amount of area of land required for parking is not only cost-efficient and more aesthetically appealing, but also passively encourages the use of public transit where it is feasible to do so.</p> <ol style="list-style-type: none"> 1. Commercial and higher density residential sites shall be located adjacent to arterial or collector roadways. 2. Uses within the Town Centre with Main Street are encouraged to reduce off-street parking, where practical. 3. Where opportunities exist, shared parking facilities will be used to reduce the area required for parking. 	<p>"Commercial and higher density residential uses are generally located along the periphery of the neighbourhood and along arterial and collector roadways, to reduce the impact of traffic on local roadways. Reducing the amount of area of land required for parking is not only cost efficient and more aesthetically appealing, but also passively encourages the use of public transit where it is feasible to do so.</p> <ol style="list-style-type: none"> 1. Commercial, Low-rise/Medium Density Residential, Mixed-Use developments, and High Density Residential shall be located adjacent to arterial or collector roadways, or within 600m of a transit centre. 2. Uses within 400m of the transit centre area should be encouraged to explore the reduction of onsite parking, where practical to do so. 3. Where opportunities exist, shared parking facilities will be used to reduce the area required for parking."
<p>Section 8.3 Active Modes Network delete the second sentence in the second paragraph and replace.</p>	<p>"All surrounding development and internal street oriented arterial roadways will be developed to provide a continuous and direct active mode connection between</p>

<p>The surrounding arterial roadways will be developed with a shared use path on at least one side, providing a continuous and direct active mode connection between neighbourhoods. In addition, all local and collector roadways will be developed with sidewalks on at least one side of the road and/or shared-use paths providing a sufficient level of active modes access within the neighbourhood.</p>	<p>neighbourhoods in the Riverview ASP. In addition, all roadways will be developed with sidewalks on both sides of the road and collector roadways shall be developed with sidewalks on both sides of the street or a sidewalk on one side and shared pathway on the other. Bikeway facilities are also required along collector roadways where illustrated on Figure 13: Active Mode Transportation Network, and shall be incorporated with the City bike network, following current city guidelines."</p>
<p>Section 8.3 Active Modes Network delete the fifth paragraph in its entirety. Where multiple facilities can be provided within parallel rights-of-way or corridors only one facility is required to be constructed. The type of facility selected along the segment should provide a logical, consistent extension of the overall active modes network. Wherever possible, the SUPs should be extended to adjacent intersections to facilitate pedestrian crossing.</p>	<p>"Where multiple facilities can be provided within parallel rights-of-way or corridors only one facility is required to be constructed. The type of facility selected along the segment should provide a logical, consistent extension of the overall active modes network. Wherever possible, the SUPs should be extended to adjacent intersections to facilitate pedestrian crossing."</p>
<p>Section 8.3 Active Modes Network Objective 40 delete policy number 5 and replace. 5. Mid-block crossings shall be designed to facilitate pedestrian movements across collector or arterial roadways where safe pedestrian linkages are required.</p>	<p>"5. Mid-block crossings shall be designed to facilitate safe pedestrian movements across collector or arterial roadways, including appropriate crossing controls as required."</p>
<p>Section 8.3 Active Modes Network objective 40 delete policy number 7 and replace. 7. All collector roadways shall be developed with sidewalks on both sides of the street, providing a sufficient level of pedestrian access.</p>	<p>"7. All collector roadways shall be developed with sidewalks on both sides of the street or a sidewalk on one side and shared pathway on the other. Bikeway facilities are also required along collector roadways where illustrated on Figure 13: Active Mode Transportation Network and shall be incorporated with the City bike network, following current city guidelines."</p>