

Bylaw 21079

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, 20204, and 20892; 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 all references to "Edmonton Transit System" and replacing it with "Edmonton Transit Service."
  - b. delete the last sentence of Section 4 Public Realm, "Objective 1 Implementation," and replace with the following:

"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 Complete Streets Guidelines, Safe Mobility Strategy, and Winter City Strategy.”

- c. delete the second policy in Section 4 “Public Realm Objective 2” and replace with the following;

“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.”

- d. delete the sixth paragraph in Section 8 “Transportation” in its entirety and replace with the following paragraphs;

“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 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.”

- e. delete the second sentence in the first paragraph in Section 8.2 “Transit and Land Use Integration Objective 37” and replace with the following;

“The neighbourhood has been designed to optimize access to transit, with most residents within ETS guidelines for acceptable walking distance to bus stops.”

- f. delete the first policy in Section 8.2 “Transit and Land Use Integration Objective 37” and replace with the following;

“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.”

- g. add a policy number and policy after the third policy in Section 8.2 “Transit and Land Use Integration Objective 37” as follows;

“4. 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.”

- h. delete the second and third sentences in the first paragraph in Section 8.2 “Transit and Land Use Integration Objective 37 Implementation” and replace with the following;

“Participating landowners and Edmonton Transit Service may explore innovative approaches to funding and operating transit service as the neighbourhood develops.”

- i. delete the first paragraph and policies 1, 2, and 3 in Section 8.2 “Transit and Land Use Integration Objective 38” and replace with the following;

“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.

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.”

- j. delete the second sentence in the second paragraph in Section 8.3 “Active Modes Network” and replace with the following;

“All surrounding development and internal street oriented arterial roadways will be developed to provide a continuous and direct active mode connection between 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.”

- k. delete the fifth paragraph in Section 8.3 “Active Modes Network” in its entirety;
- l. delete policy number 5 in section Section 8.3 “Active Modes Network Objective 40” and replace with the following;
  - “Mid-block crossings shall be designed to facilitate safe pedestrian movements across collector or arterial roadways, including appropriate crossing controls as required.”
- m. delete policy number 7 in section Section 8.3 “Active Modes Network Objective 40” and replace with the following;
  - “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.”
- n. delete the map “Bylaw 20892 - Stillwater Neighbourhood Structure Plan” and replace with “Bylaw 21079 - Amendment to Stillwater Neighbourhood Structure Plan” attached hereto as Schedule “A” and deleting the amendment area indicator, and forming part of this bylaw;
- o. delete “Appendix 1 Stillwater Neighbourhood Structure Plan Land and Population Statistics, Bylaw 20892” and replace with “Appendix - 1 Stillwater NSP Land Use and Population Statistics - Bylaw 21079”, attached hereto as Schedule “B” and forming part of this bylaw;
- p. 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;
- q. delete the map “Figure 6.0 - Ecological Network & Parks” and replace with “Figure 6.0 - Ecological Network & Parks” attached hereto as Schedule “D” and forming part of this bylaw;
- r. 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;
- s. 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;
- t. 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;

- u. 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;
- v. 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;
- w. 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;
- x. 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
- y. 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. 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.

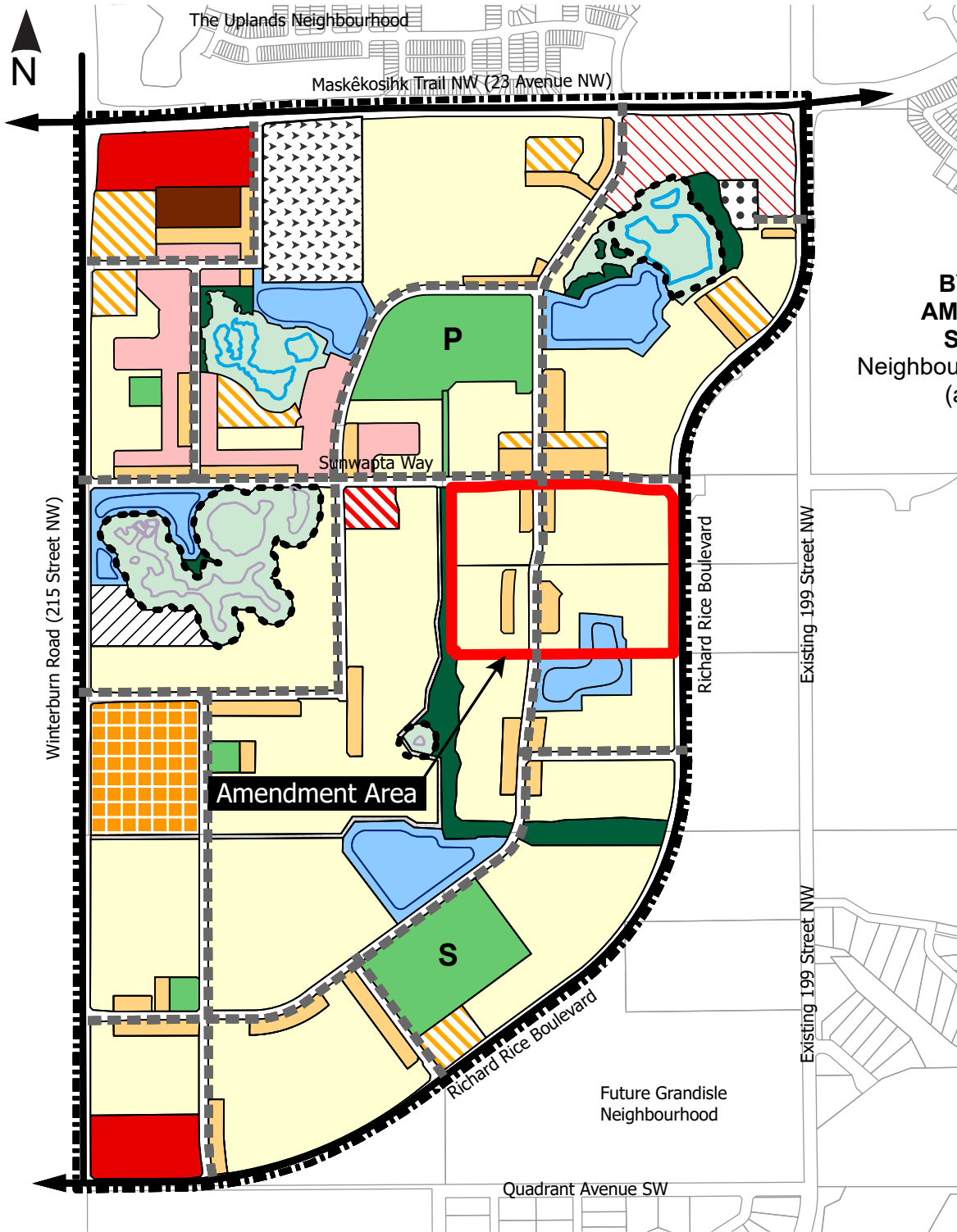
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 21079  
AMENDMENT TO  
STILLWATER  
Neighbourhood Structure Plan  
(as amended)**

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

**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.

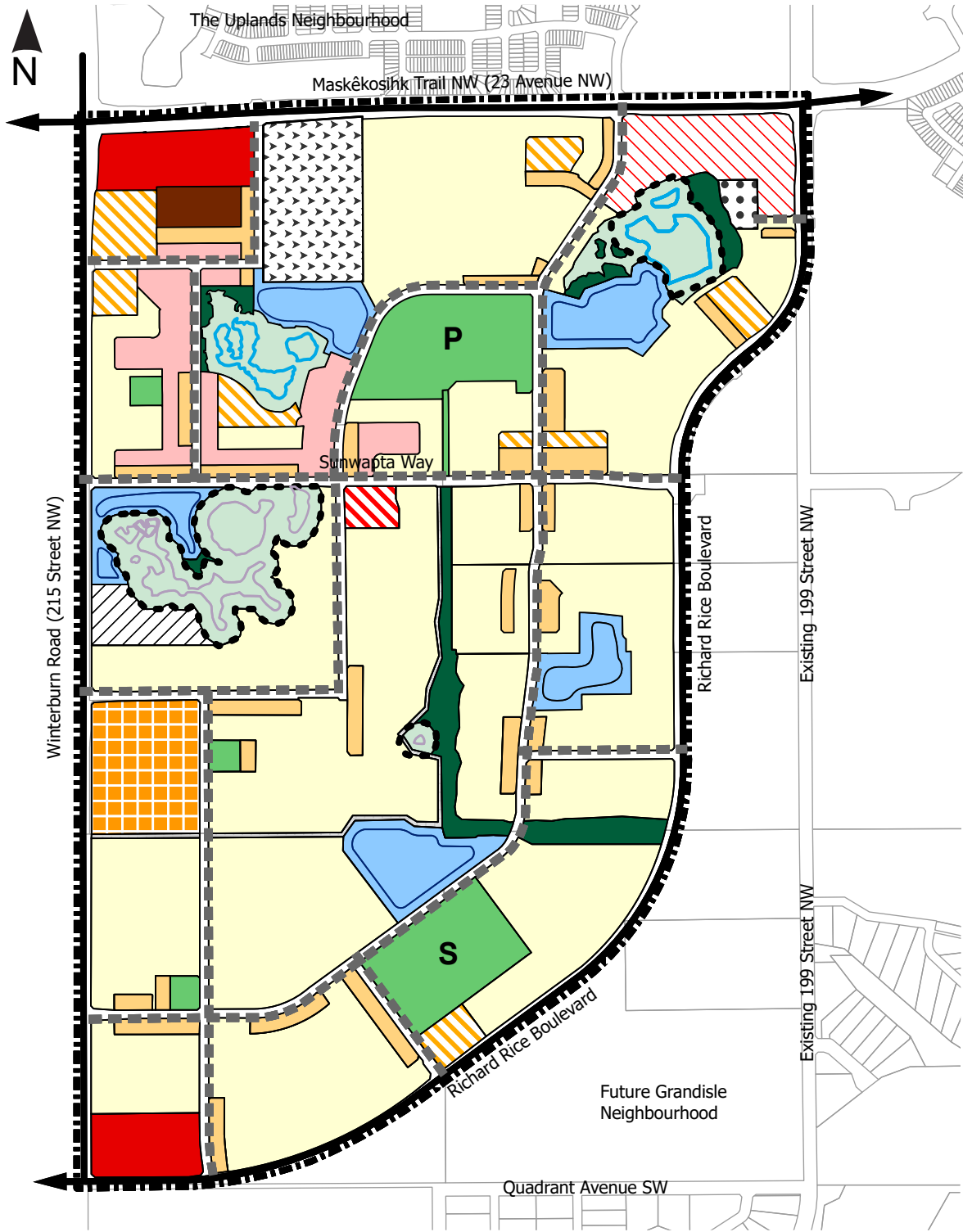
## Appendix 1 - Stillwater NSP Land Use and Population Statistics – Bylaw 21079

	Area(ha)	% of GA	% of GDA			
Gross Area	315.7	100%				
Alternative Jurisdiction (Crown Claimed Wetland)	3.2	1.0%				
Environmental Reserve (Natural Area) <sup>1</sup>	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%				
<b>Gross Developable Area</b>	<b>270.0</b>		<b>100%</b>			
<b>Commercial</b>						
Town Centre Commercial	6.9		2.6%			
Community Commercial	8.2		3.0%			
Neighbourhood Commercial	1.1		0.4%			
<b>Institutional/Residential Mixed Use (non-residential portion)</b>	3.7		1.4%			
<b>Parkland, Recreational, School (Municipal Reserve)<sup>1</sup></b>						
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%						
<b>Transportation</b>						
Circulation	54.0		20.0%			
<b>Residents Association</b>	0.8		0.3%			
<b>Infrastructure &amp; Servicing</b>						
Stormwater Management Facilities (SMWF)	18.3		7.0%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
<b>Total Non-Residential Area</b>	<b>119.7</b>		<b>44%</b>			
<b>Net Residential Area (NRA)</b>	<b>150.3</b>		<b>56%</b>			
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Ppl/Unit</b>	<b>Population</b>	<b>% of NRA</b>
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%
<b>Total</b>	<b>150.3</b>		<b>5,446</b>		<b>13,639</b>	<b>100%</b>
<b>Sustainability Measures</b>						
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%
<b>Presence/Loss of Natural Areas</b>			<b>Land</b>	<b>Water</b>		
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			
<b>STUDENT GENERATION STATISTICS</b>						
<b>Public School Board</b>						1,077
Elementary / Junior High (K-9)	808					
Senior High (10-12)	269					
<b>Separate School Board</b>						537
Elementary / Junior High (K-9)	403					
Senior High (10-12)	134					
<b>Total Student Population</b>						<b>1,614</b>

<sup>1</sup>Areas 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.

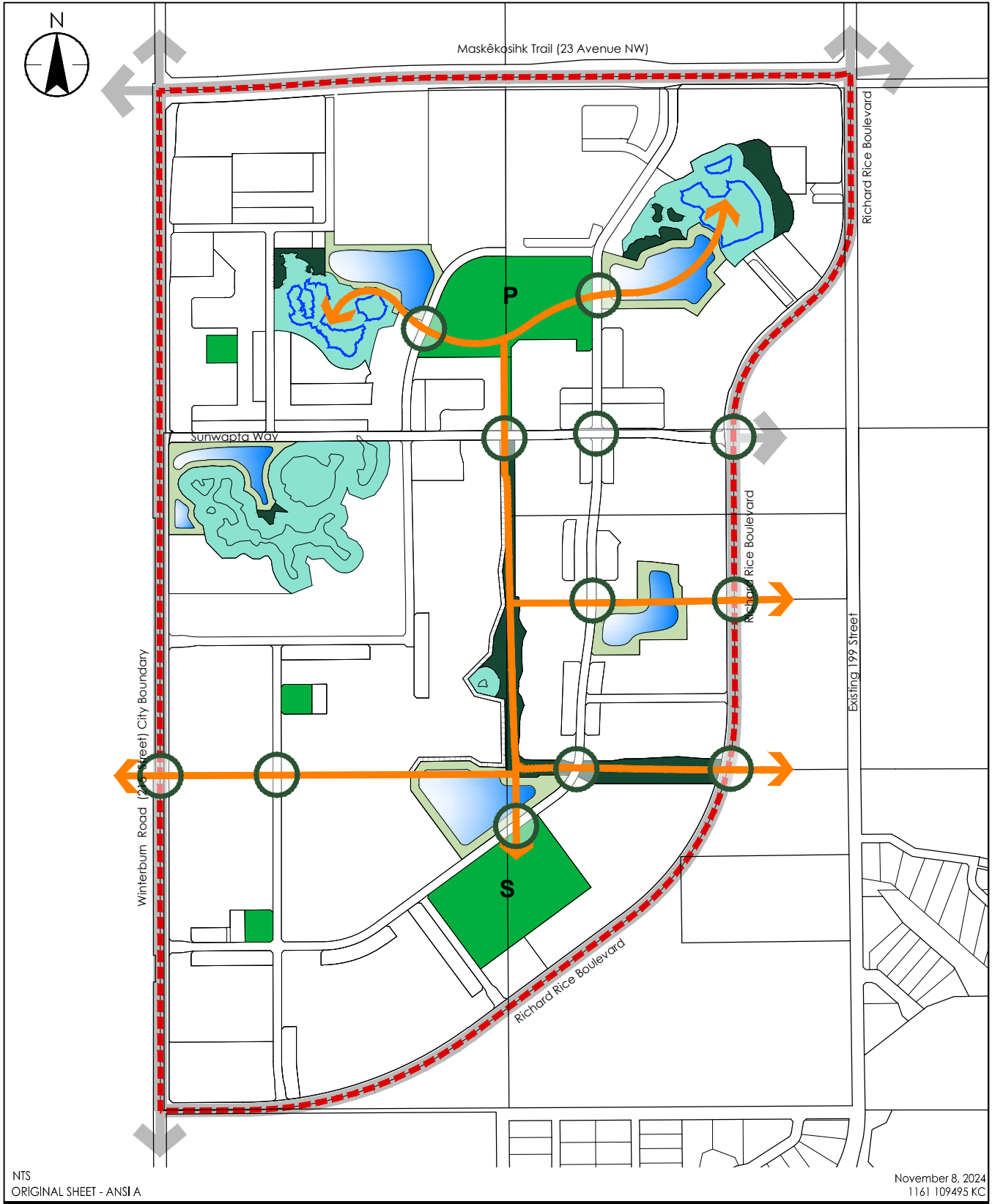




- |   |                                  |   |
|---|----------------------------------|---|
| Low Rise / Medium Density Housing       | High Density Housing             | Public Utility (Communication Facility) |
| Row Housing                             | Public or Separate School / Park | Street Oriented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

Figure 5 Development Concept

**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.



NTS  
ORIGINAL SHEET - ANSI A

November 8, 2024  
1161 109495 KC

- Legend**
- Public Utility (Pipeline ROW)
  - P/S 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  
MATTAMY HOMES  
STILLWATER NSP

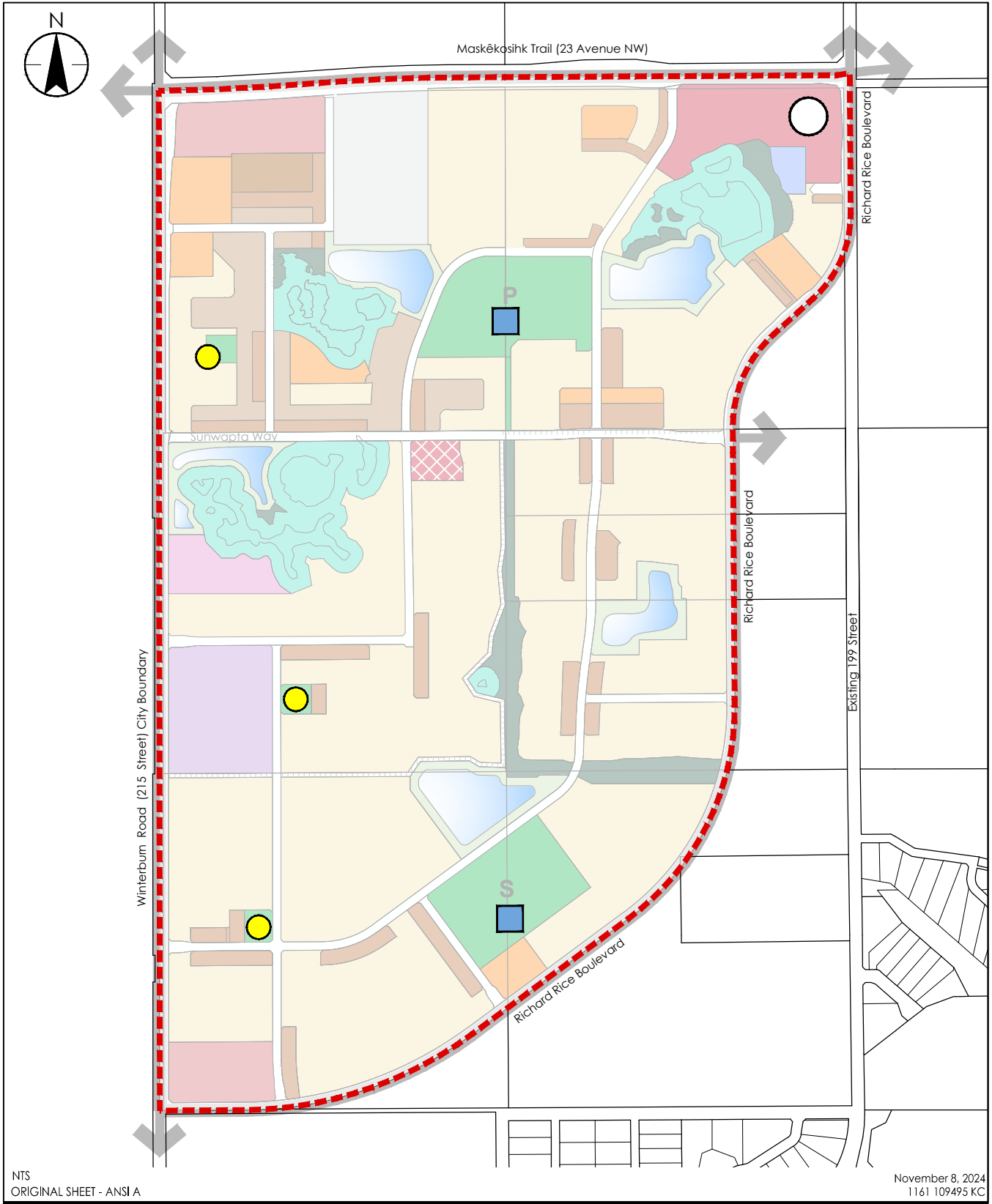
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Figure No.

6.0

Title

Ecological Network & Parks



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ORIGINAL SHEET - ANSI A

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1161 109495 KC

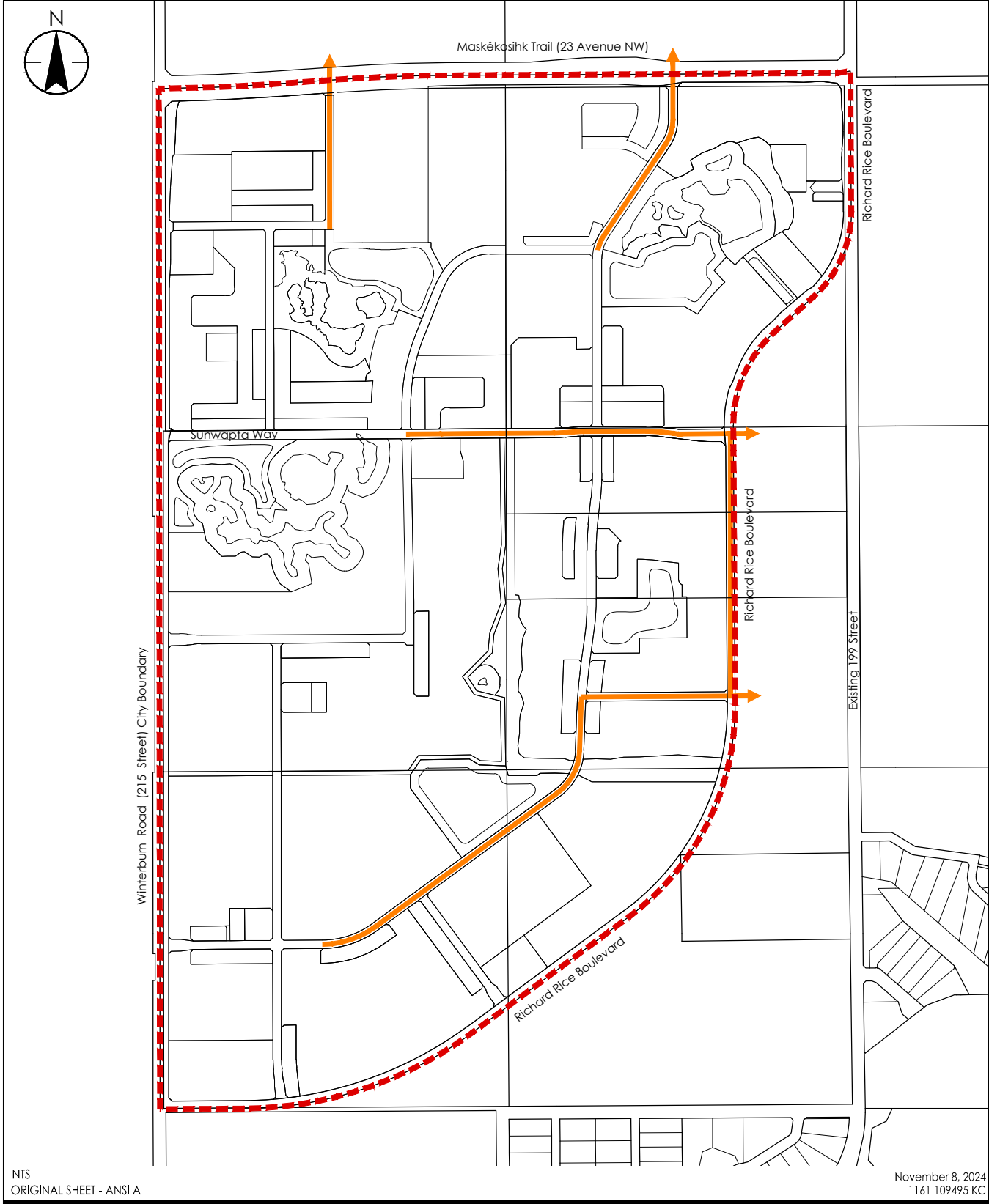
- Legend
- Potential Community Garden
  - Potential Farmers Market
  - Potential Edible Landscaping
  - NSP Boundary

Client/Project  
MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
7.0

Title  
Urban Agriculture & Food



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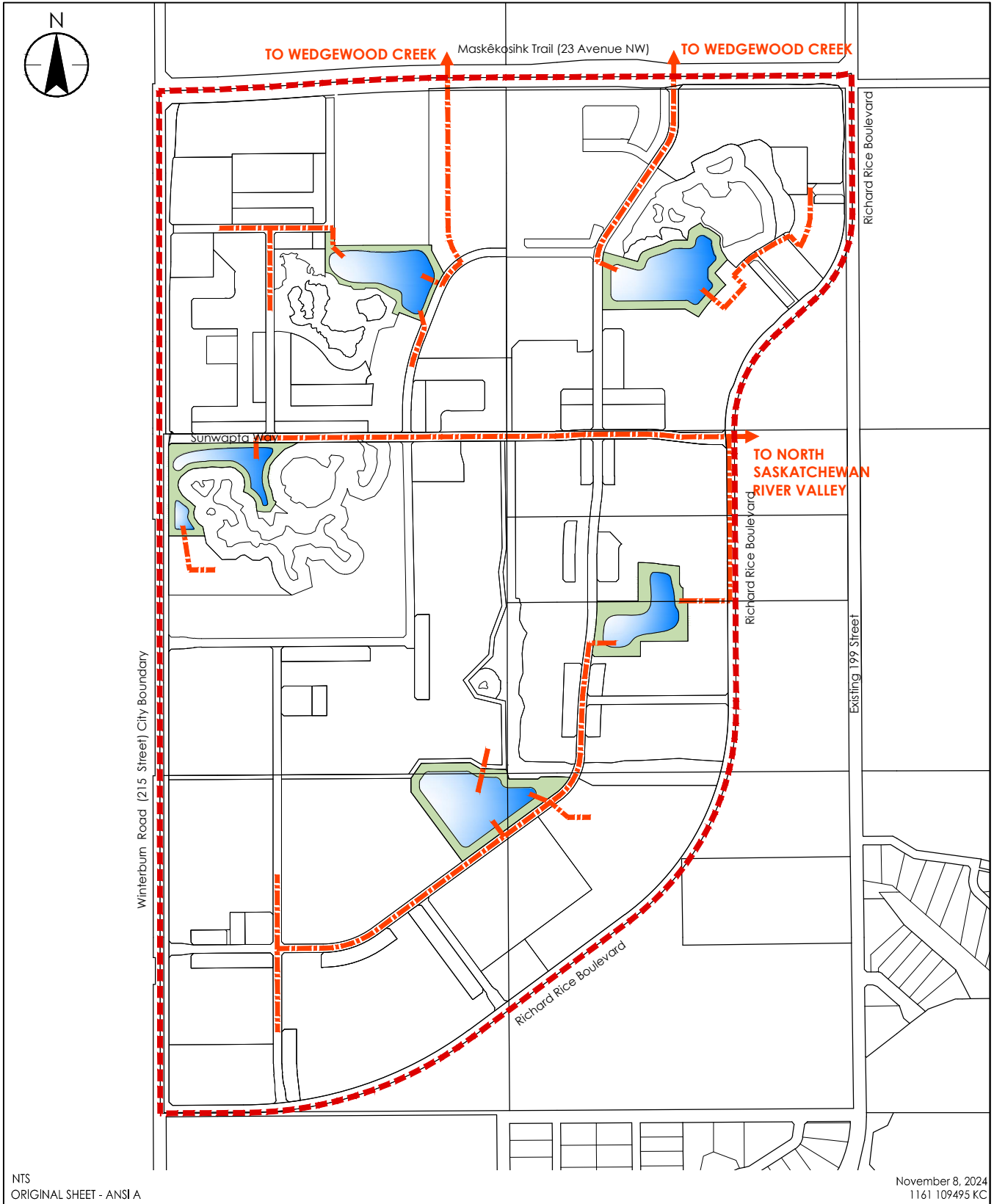
- Legend
- Sanitary Trunk
  - - - NSP Boundary

Client/Project  
MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
**8.0**

Title  
**Sanitary Servicing**



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

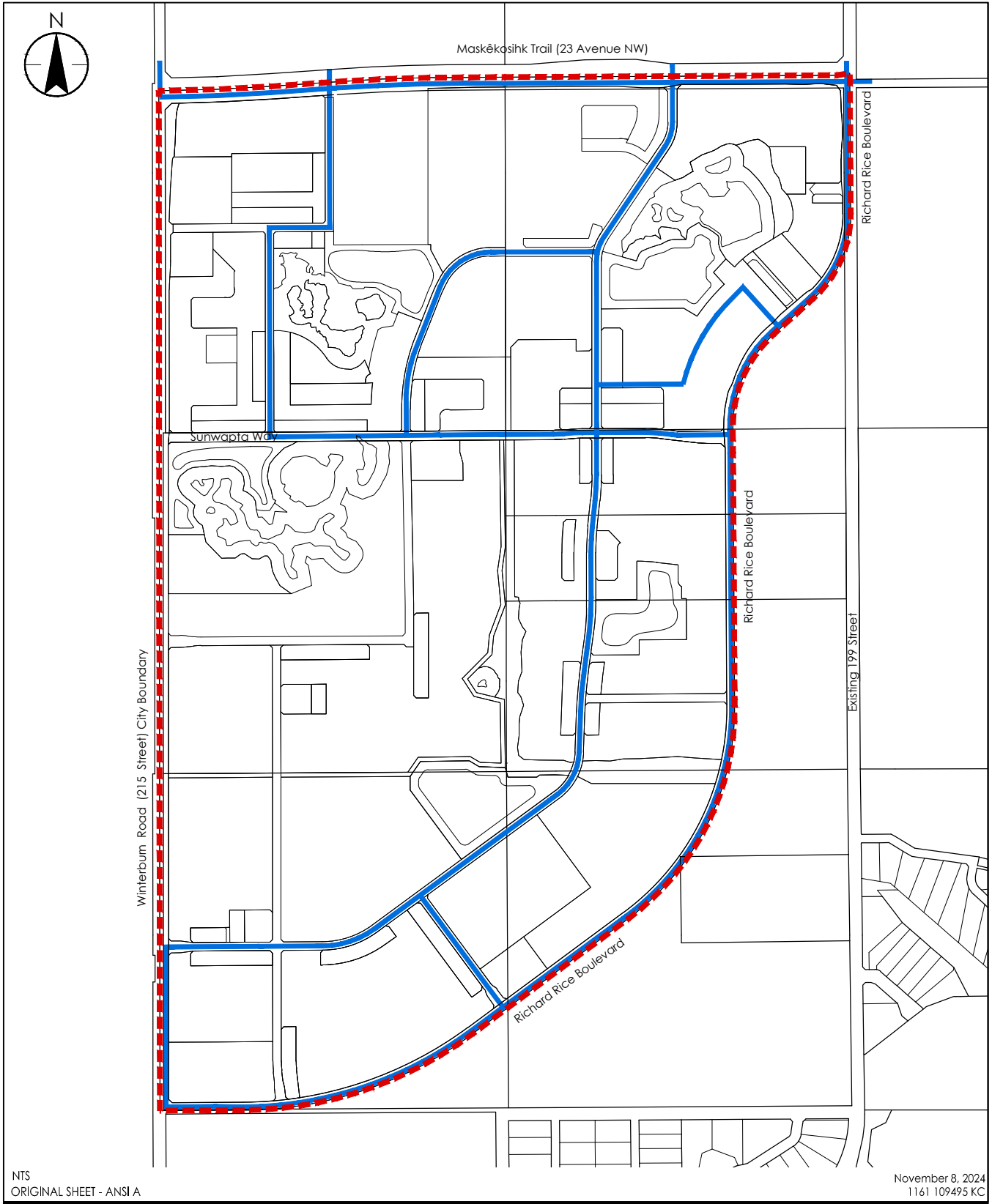
Client/Project  
MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
9.0



Title

Stormwater Servicing



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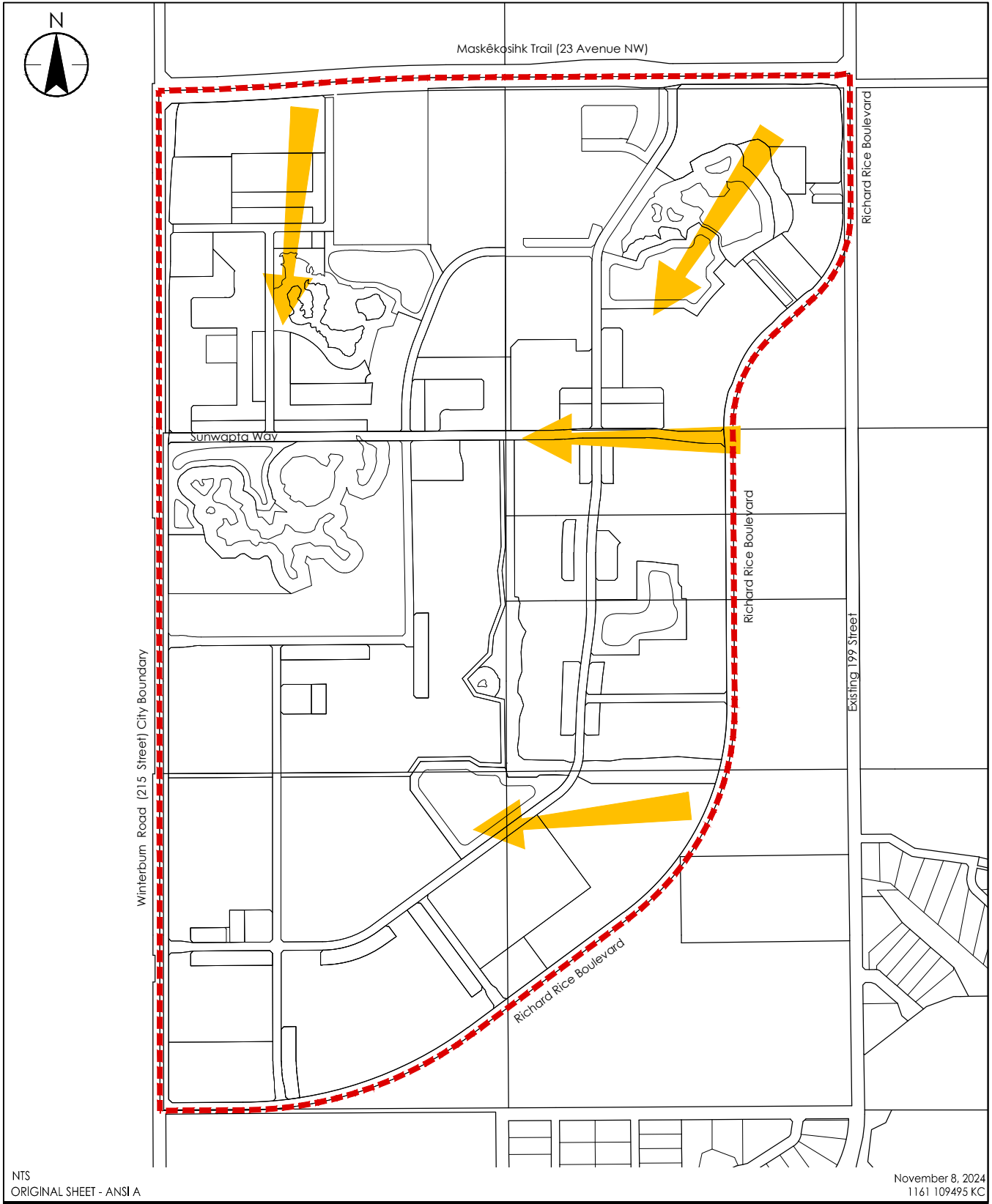
Legend  
 Water Main  
 NSP Boundary

Client/Project  
 MATTAMY HOMES  
 STILLWATER NSP

EDMONTON, AB

Figure No.  
 10.0



Title  
 Water Servicing



NTS  
ORIGINAL SHEET - ANSI A

November 8, 2024  
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Legend

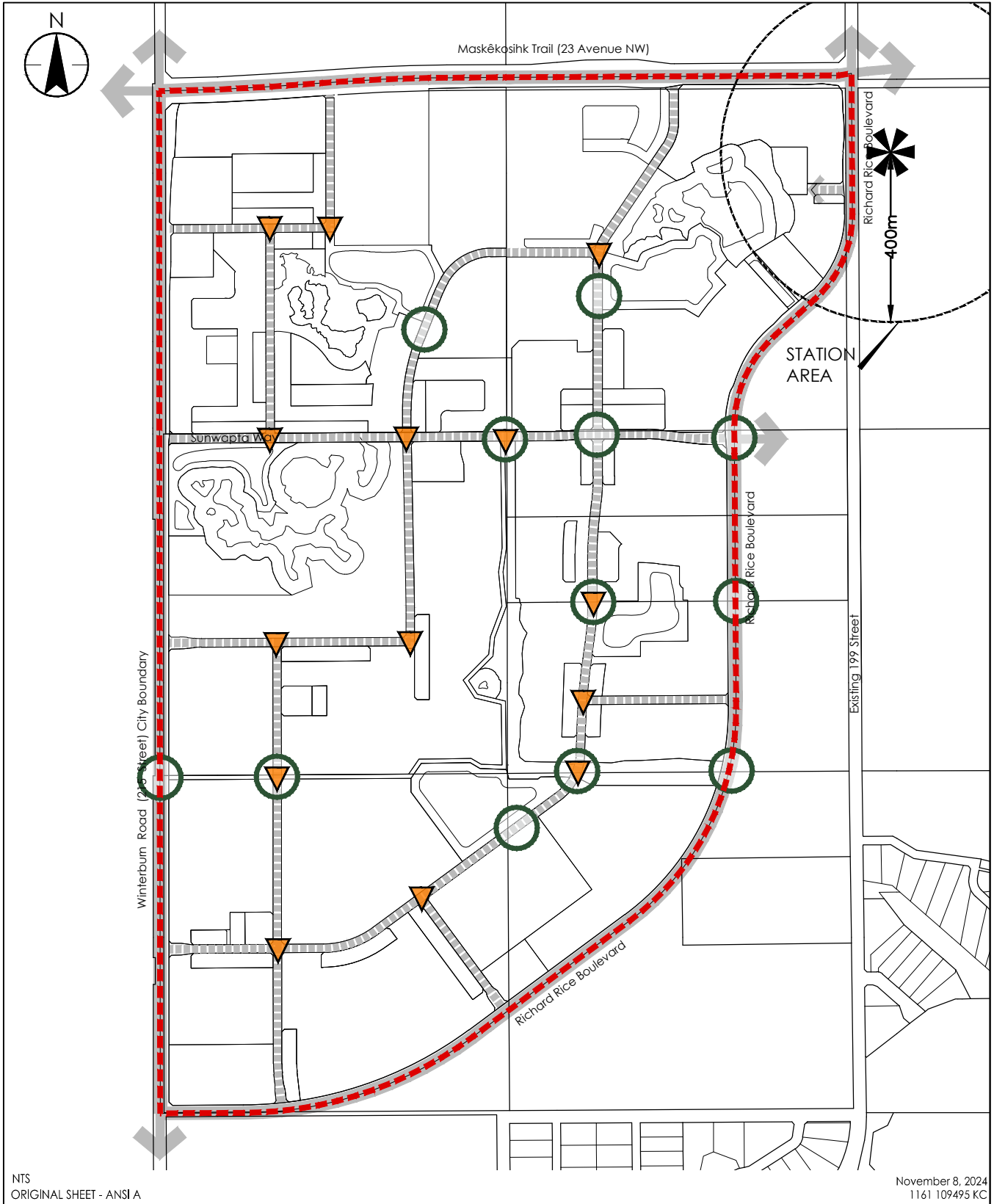
-  General Direction of Development
-  NSP Boundary

Client/Project  
MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
11.0

Title  
Staging Plan



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

\*See ENR11 for Wildlife Passage details.

Client/Project  
MATTAMY HOMES  
STILLWATER NSP

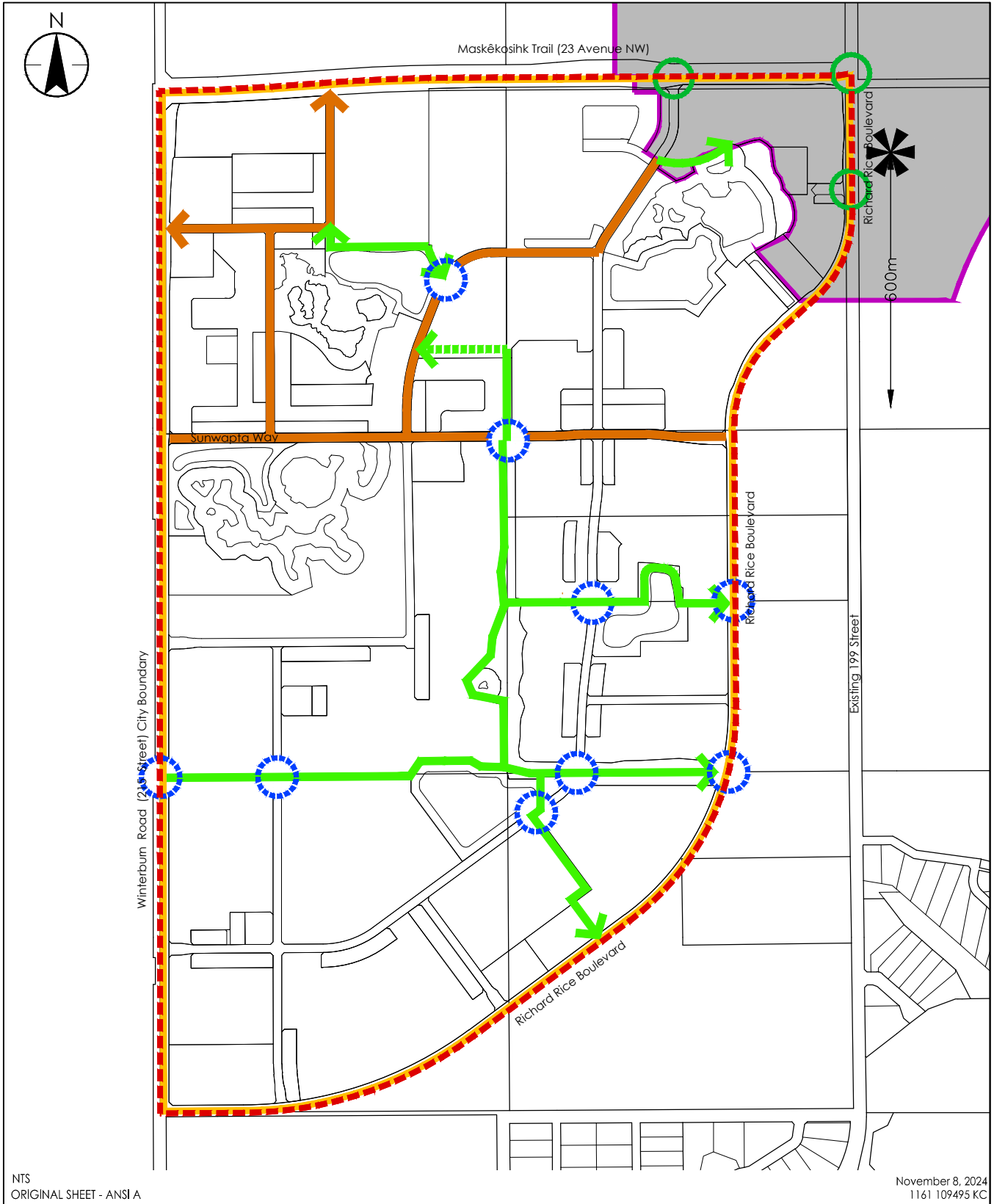
EDMONTON, AB

Figure No.  
12.0

Title

Transportation Network





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ORIGINAL SHEET - ANSI A

November 8, 2024  
1161 109495 KC

- 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

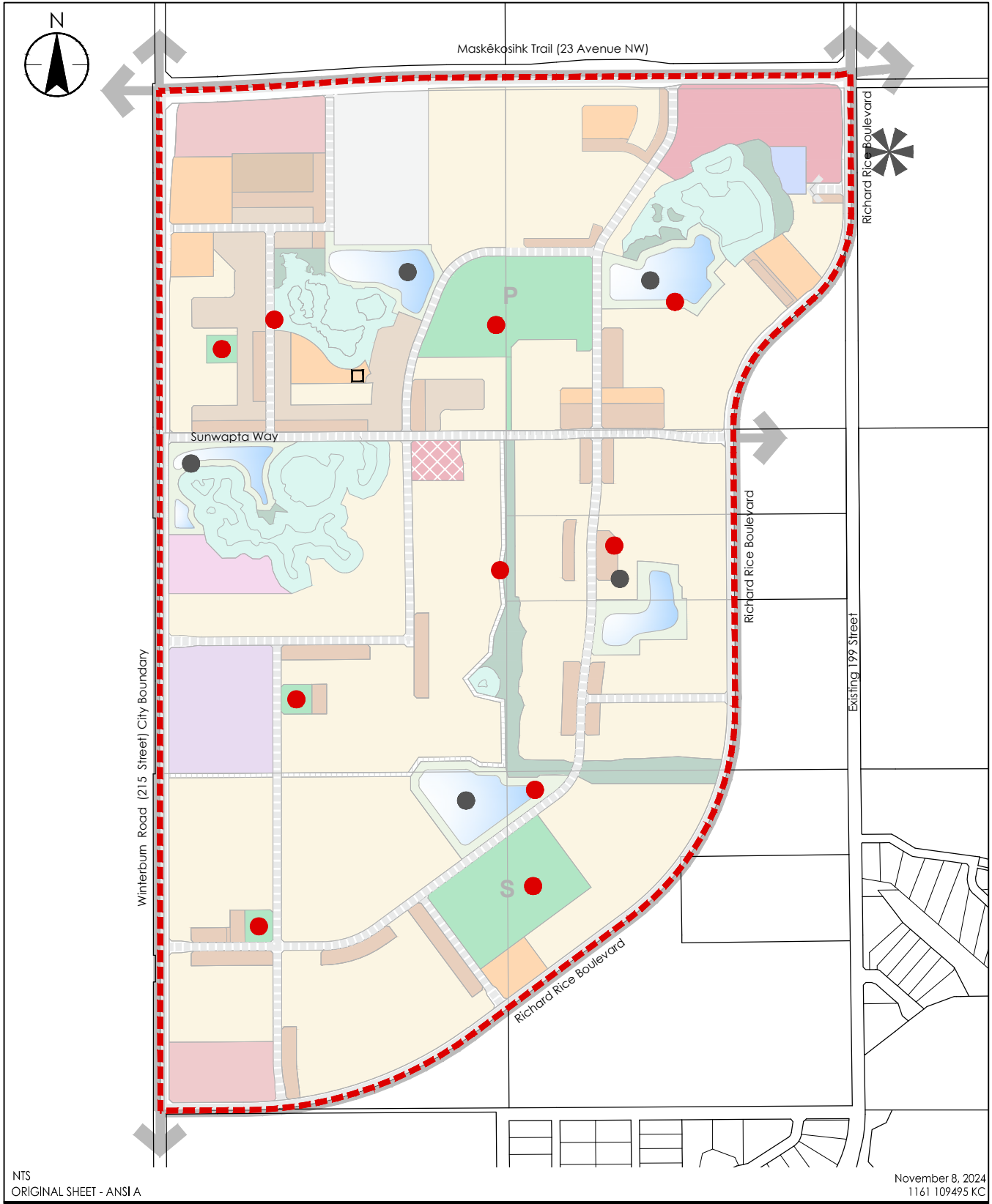
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MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
13.0

Title

Active Modes Network



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1161 109495 KC

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

Client/Project  
MATTAMY HOMES  
STILLWATER NSP

EDMONTON, AB

Figure No.  
14.0

Title

Low Impact  
Development Opportunities