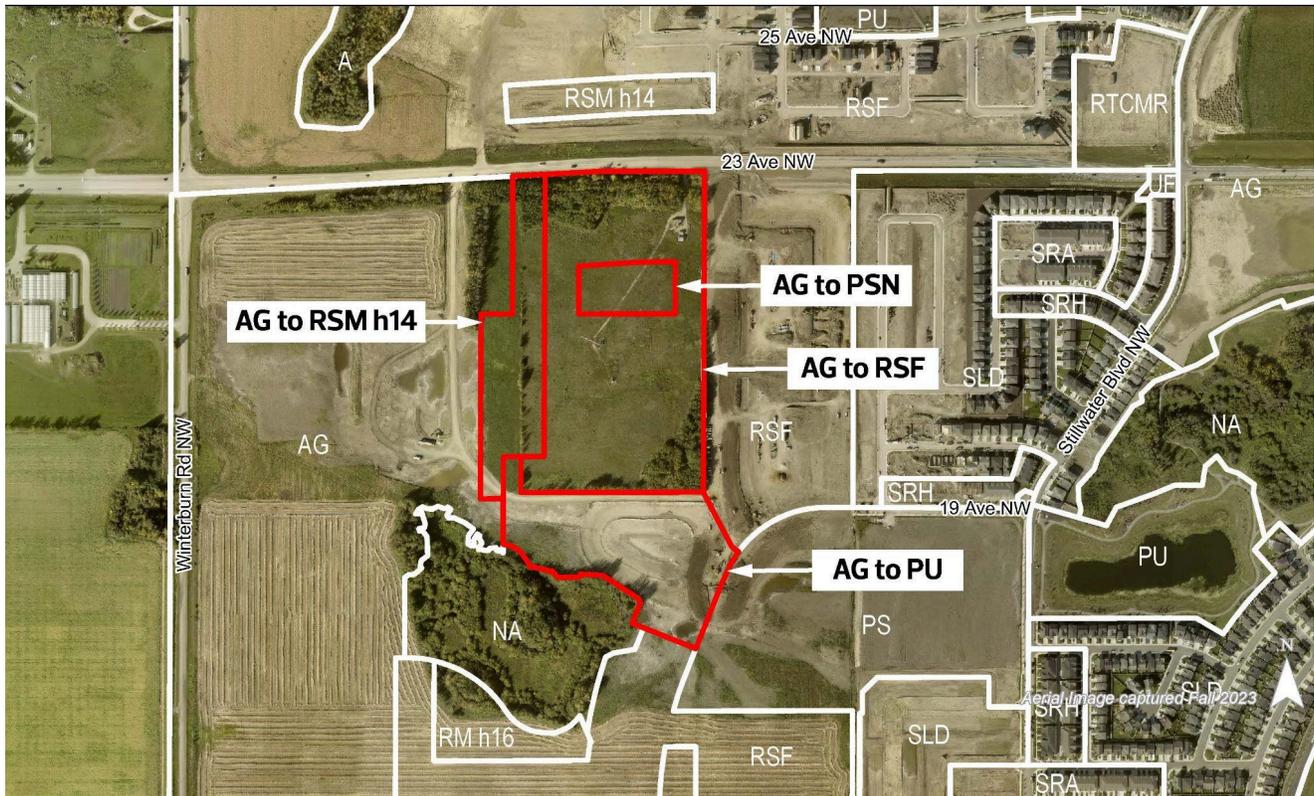


1525 - Winterburn Road NW and 21015 - Maskêkosihk Trail NW

Position of Administration: Support



Summary

Bylaw 21154 proposes a rezoning from the Agriculture Zone (AG) to the Neighbourhood Parks and Services (PSN), Public Utility (PU), Small Scale Flex Residential (RSF), Small-Medium Scale Transition and Residential (RSM h14) Zones to allow for a range of small to medium scale housing and smaller scale parks and amenities.

Charter Bylaw 21151 proposes an amendment to the West Henday District Plan to facilitate the proposed plan amendments and rezoning.

Bylaw 21152 proposes an amendment to the Riverview Area Structure Plan to facilitate the proposed plan amendments and rezoning.

Bylaw 21153 proposes an amendment to the Stillwater Neighbourhood Structure Plan by removing the Public Utility (Communication Facility) land use designation and replacing it with Row

Housing, Single/Semi-detached Residential, Pocket Park/Greenway, and Street Oriented Residential land uses to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration has not received comments as of the writing of this report.

Administration supports this application because it:

- Allows for the continued and orderly development of the Stillwater neighbourhood
- Provides opportunities for residential uses close to businesses and services that meet residents' daily needs
- Provides an appropriate transition and is compatible with the planned land uses

Application Details

This application was submitted by Davis Consulting Group on behalf of Qualico Communities.

Site History

This site was previously designated for a telecommunications facility that was deemed surplus by the telecommunications company operating on the site. This application seeks to redevelop it for residential and park uses.

Rezoning

The proposed Neighbourhood Parks and Services (PSN), Public Utility (PU), Small Scale Flex Residential (RSF), and Small-Medium Scale Transition Residential (RSM h14) zones would allow development with the following key characteristics:

Neighbourhood Parks and Services (PSN) Zone allows for:

- Parkland development intended to service neighbourhood needs, such as pocket parks and greenways.
- A maximum height of 14.0 metres (approximately 3 to 4 storeys).

Public Utility (PU) Zone allows for:

- The development and protection of infrastructure, systems and facilities.
- A maximum height of 18 metres (approximately 5 storeys).

Small Scale Flex Residential (RSF) Zone allows for:

- Small scale residential development, including detached, attached and multi-unit housing.
- A maximum height of 12.0 m (3 storeys).
- A maximum site coverage of 55%.

Small-Medium Scale Transition Residential (RSM h14) allows for:

- A range of small to medium scale row housing and multi-unit housing
- A maximum height of 14.0 metres (approximately 3 to 4 storeys).

- A maximum site coverage of 60% and minimum site density of 45 dwelling units per net residential hectare (upnr/ha)

West Henday District Plan Amendment

Charter Bylaw 21151 proposes to amend the West Henday District Plan and proposes to:

- Redesignate land uses from Urban Service to Urban Mix (Map 4: Land Use Concept to 1.25 Million)

Riverview Area Structure Plan Amendment

Bylaw 21152 proposes to amend the Riverview Area Structure Plan and proposes to:

- Redesignate land uses from Public Utility Lot to Residential (Figure 6 Development Concept)
- Remove the Public Utility land use (Figure 7 Ecological Connectivity)
- Amend the associated land use and population statistics in alignment with the proposal

Stillwater Neighbourhood Structure Plan Amendment

Bylaw 21153 proposes to amend the Stillwater Neighbourhood Structure Plan and proposes to:

- Redesignate land uses from Public Utility (Communication Facility) to Row Housing, Single/Semi-detached Residential, Pocket Park/Greenway and Street Oriented Residential (Figure 5 Development Concept)
- Align land use configurations with the proposal (Figure 6 -14)
- Amend the associated land use and population statistics in alignment with the proposal

Site and Surrounding Area

The site is undeveloped and located in the northwest portion of the Stillwater neighbourhood. The neighbourhood is in the early stages of development, with development occurring in the northeast portion of the Plan. The site is bounded by Maskêkosihk Trail NW to the north, and across this road, there is undeveloped land zoned for small-scale residential uses. To the east of the site is land being developed for single-detached residential homes. To the south is a natural area, and to the west of the site is an undeveloped site with plans for future commercial and medium - high density residential uses.

	Existing Zoning	Current Development
Subject Site	Agriculture (AG)	Undeveloped
North	Small Scale Flex Residential (RSF)	Undeveloped
East	Small Scale Flex Residential (RSF)	Single-Detached Housing
South	Natural Area (NA)	Natural Area

West	Small Scale Flex Residential (RSF)	Undeveloped
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View of Site from Maskêkosihk Trail looking south.

Community Insights

This application was brought forward to the public using a basic. This approach was selected because the application received no response to advance notifications. The basic approach included:

Mailed Notice, December 18, 2024

- Notification radius: 61 metres
- Recipients: 146
- Responses: 0

Site Signage, December 4, 2024

- One rezoning information sign was placed on the property so as to be visible from Maskêkosihk Trail and Winterburn Road.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Stillwater Home Owners Association

Comments

- No comments were received at the time of writing this report.

Application Analysis



Site analysis context

The City Plan

The site is located in a developing area, as identified in The City Plan and within the Residential land use. The proposed rezoning aligns with The City Plan's Big City Moves, "A Community of Communities" by:

- Supporting the creation of 15-minute districts that enable residents to complete their daily needs.
- Providing commercial and residential opportunities that provide a range of services and amenities to the surrounding residential areas.
- Accommodating growth through the compact development of approved neighbourhoods and allows opportunities for Edmontonians to live locally.

District Policy / West Henday District Plan

The West Henday District Plan designates the site as Urban Service. The proposed amendment will redesignate the site from Urban Service to Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed

use development. The proposal aligns with District Policy as the site is located outside of a Node or Corridor, and the proposed Urban Mix designation supports small scale housing in areas outside of Nodes or Corridors. The proposed amendment will allow for residential and small park uses. Therefore, the proposed rezoning aligns with the District Plan and Policy.

Riverview Area Structure Plan (ASP)

The Riverview ASP designates the site as a Public Utility Lot land use. The proposed amendment will redesignate the site from Public Utility - Communications Facility to Residential land use in alignment with the proposed Stillwater Neighbourhood Structure Plan and allow for the development of residential and pocket park land uses. The Land Use and Population Statistics table and figures will be revised to align with the proposed Stillwater NSP amendment.

Stillwater Neighbourhood Structure Plan (NSP)

The Stillwater NSP designates the site for the Public Utility (Communication Facility) existing land use. The proposed amendment will redesignate the site from Public Utility (Communication Facility) to Single/Semi-detached, Row Housing, Street Oriented Residential and Pocket Park land uses.

The application would see the entire Bell Communication's 8.1ha site redesignated from the Public Utility (Communication Facility) designation to a mixture of residential and park land uses.

The proposed residential land uses will allow for a mix of housing types, aligning with Stillwater's NSP policies. This will provide housing options that contribute to a sustainable urban form and are situated where residents can access local amenities, including commercial and employment areas, and parks and open spaces.

The pocket park land use is located within the site area, which provides convenient access to serve the residents' recreation needs.

The proposed amendment will increase the roadways (circulation) to provide for the necessary infrastructure to support the development of the site.

The proposed removal of the Public Utility (Communication Facility) land use is in alignment with the objective of the NSP as per Section 7.4 - Public Utility - Communications Facility by accommodating redevelopment of the site given appropriate provisions for access and servicing to the site. As a result, the proposed amendment will also remove Section 7.4 within the NSP, in its entirety, given that it would no longer be necessary if the site is redeveloped.

The proposed amendment will increase units from 5,444 to 5,617, maintaining the same density of 36 upnrha and will increase the population of the NSP area.

The text, Land Use and Population Statistics and figures will be updated to align with the proposed amendment.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Public Utility (Communication Facility) (Existing)	8.1	0	-8.1
Circulation	54	55.6	+1.6
Pocket Park	1.5	2.0	+0.5
Natural Area	7.6	7.9	+0.3
Single/Semi-detached	112.0	115.2	+3.2
Rowhousing	14.7	15.6	+0.9
Street-Oriented Residential	10.0	11.5	+1.5

In summary, the proposed amendments will allow for the development of residential and park land uses and will be compatible with existing and surrounding areas in conformance with the Stillwater NSP.

Land Use Compatibility

The proposed residential zones are in alignment with the proposed amendments. The height, density, setbacks and site coverage of the proposed zones are compatible with both the existing and proposed surrounding land uses.

Typical uses of the proposed RSF zone include single/semi-detached housing with the potential for multi-unit housing. The RSM h14 zone is generally associated with row housing and multi-unit housing and is well situated as it is located along a planned collector roadway and near planned community commercial uses. The location of the RSM h14 aligns with the proposed plan amendments.

The PSN zones align with the locations of a proposed pocket park that would provide residents access to open space. The PU zone aligns with a planned stormwater management facility that provides the necessary infrastructure for the neighbourhood.

The proposed rezoning aligns with the proposed statutory plan amendments and current statutory planning in the neighbourhood.

Proposed Residential Zones	RSF Proposed	RSM h14 Proposed
Typical Uses	Single/Semi Detached, Multi-Unit Housing	Row Housing, Multi-Unit Housing
Maximum Height	12.0 m	14.0 m
Minimum Density	N/A	45 units/ha
Minimum Front Setback	3.0 - 4.5 m	3.0 m
Minimum Interior Side Setback	1.2 - 1.5 m	1.2 - 1.5 m
Minimum Flanking Side Setback	2.0 m	2.0 m
Minimum Rear Setback	1.2 - 6.0 m	5.5 m
Maximum Site Coverage	55%	60%

Mobility

The transportation network continues to be built out as the neighbourhood develops. Upon development of the rezoning area and in conjunction with the recent adjacent subdivisions, the owner will be required to construct the Maskekosiik Trail (23 Avenue NW) arterial road from Stillwater Boulevard NW to Winterburn Road NW, 212 Street NW collector road, traffic calming, and shared pathway connections.

ETS operates bus service in the northeast portions of Stillwater. This local bus route connects residents to Lewis Farms Transit Centre. ETS intends to expand bus operations further into Stillwater in the future, but this will depend on demand, neighbourhood build-out and available funding for transit.

Open Space

A Parkland Impact Assessment update was prepared as part of this application to support the addition of a new 0.5 ha pocket park. The PIA update demonstrated that all residents remain within walking distance of parkspace, while the park configuration provides for appropriate access, visibility, and programming opportunities.

Utilities

As part of the application, an amendment to the Riverview Neighbourhood 1, 2, and 3 Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Environment

A Phase I and Phase II Environmental Site Assessment were completed for the site and concluded that there is no basis to suspect site contamination from previous uses on the site.

Appendices

1. West Henday Land Use Concept Map Comparison
2. Riverview ASP Land Use Concept Map Comparison
3. Stillwater NSP Land Use Concept Map Comparison
4. Current Riverview ASP Land Use and Population Statistics
5. Proposed Riverview ASP Land Use and Population Statistics
6. Current Stillwater NSP Land Use and Population Statistics
7. Proposed Stillwater NSP Land Use and Population Statistics

Written By: Evan Wong

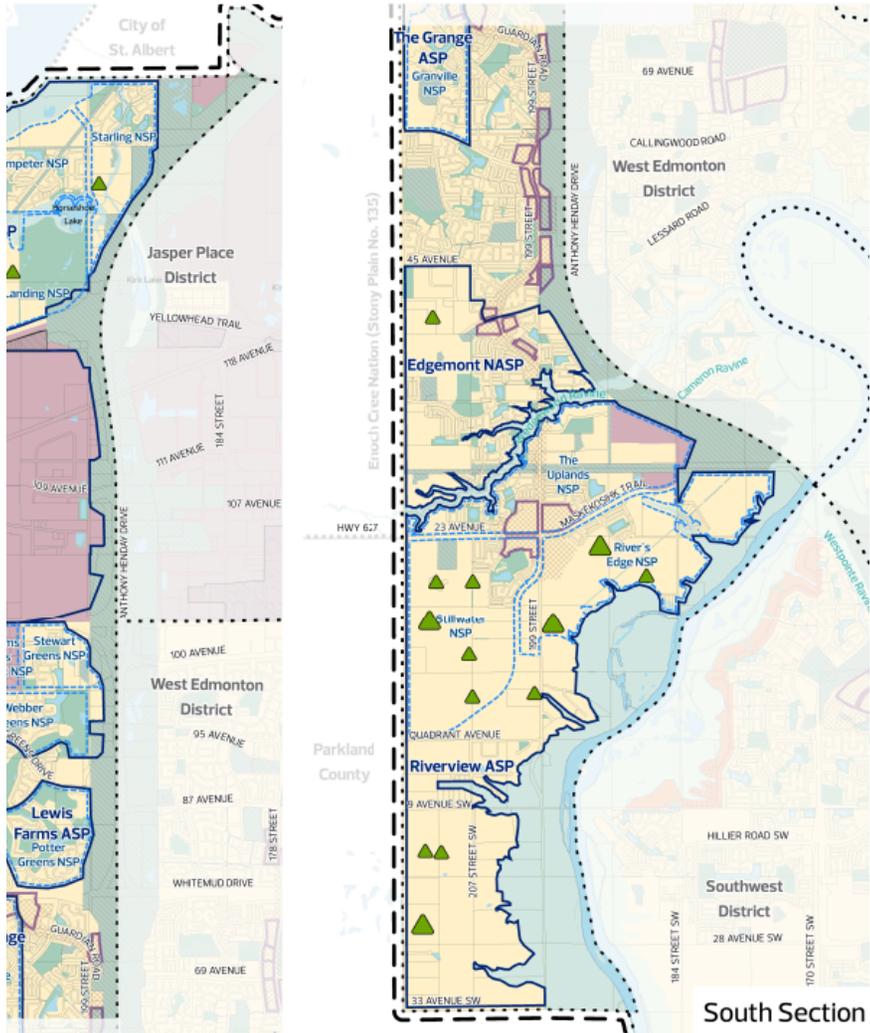
Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

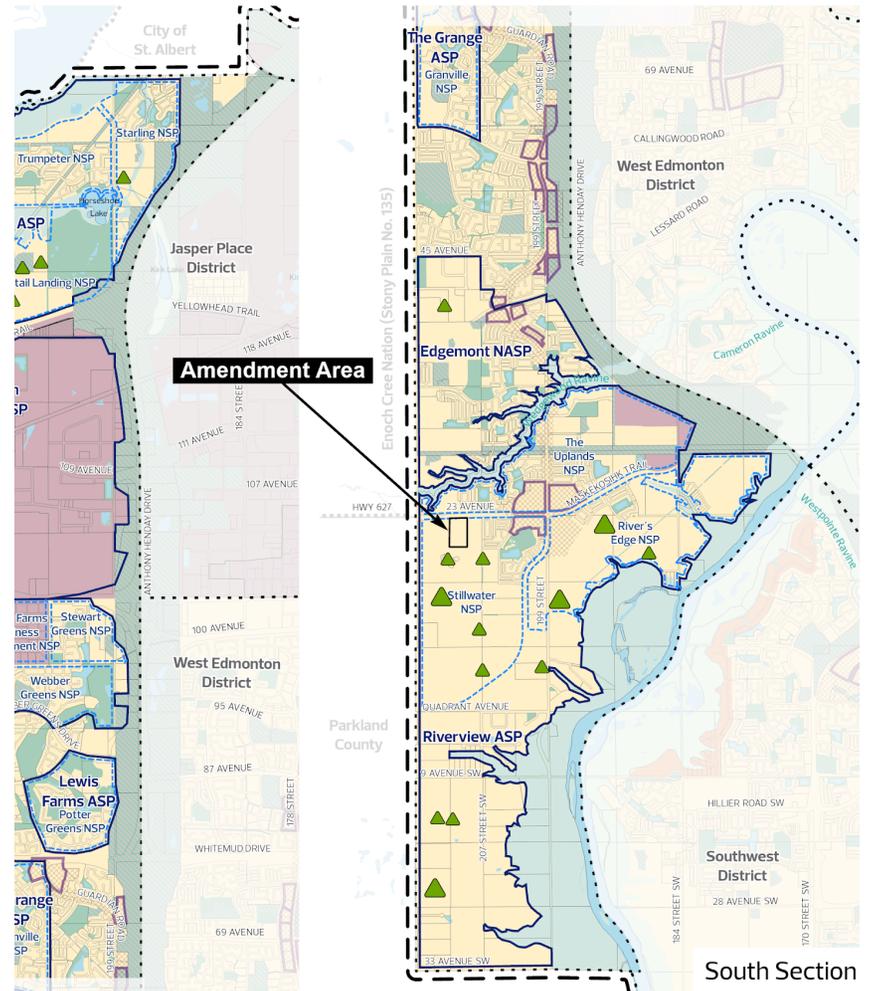
West Henday District Plan Land Use Concept Map Comparison

Map 4: Land Us



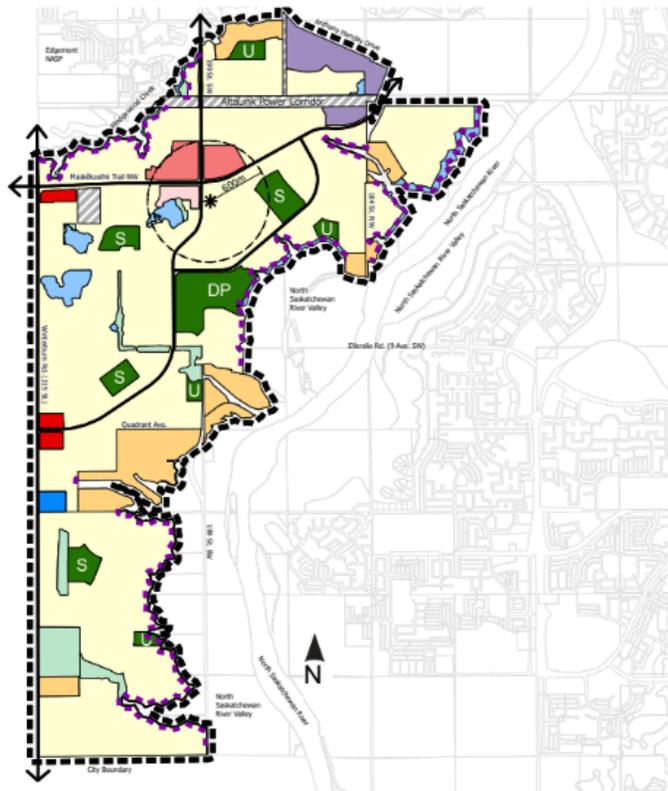
Current Land Use Concept Map

Map 4: Land Us



Proposed Land Use Concept Map

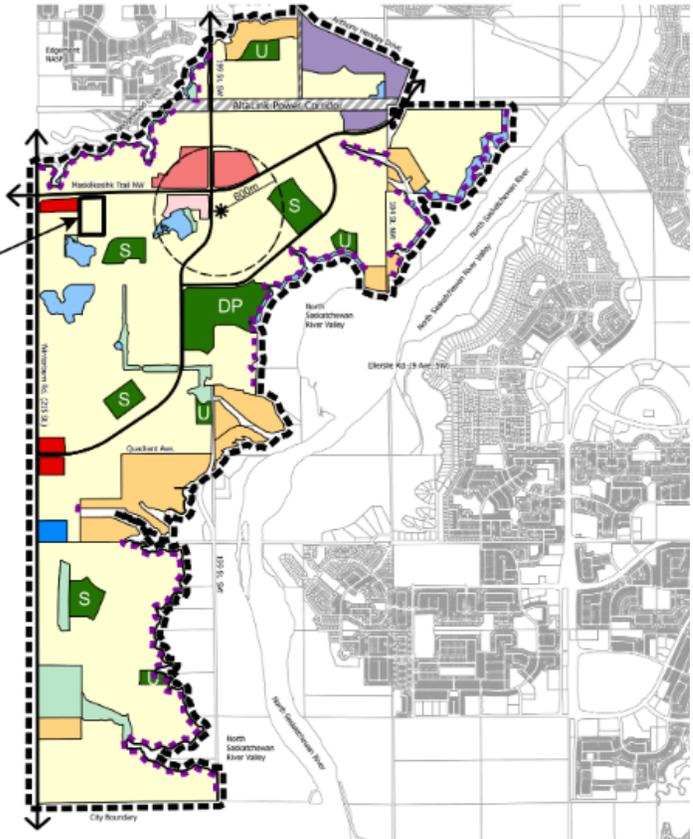
Riverview Area Structure Plan Land Use Concept Map Comparison



- | | |
|--------------------------------|---------------------------------------|
| Existing Country Residential | District Activity Park |
| Residential | Natural Area |
| Town Centre Commercial | Environmental Reserve |
| Mixed Use / Main Street Retail | Public Utility Lot |
| Business Employment | Transit Centre |
| Community Commercial | Top of Bank Shared-Use Path / Roadway |
| Institutional Mixed-Use | Road |
| School/Park | ASP Boundary |
| Urban Village Park | |

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**BYLAW 20891
RIVERVIEW
Area Structure Plan
(as amended)**



- | | |
|--------------------------------|---------------------------------------|
| Existing Country Residential | District Activity Park |
| Residential | Natural Area |
| Town Centre Commercial | Environmental Reserve |
| Mixed Use / Main Street Retail | Public Utility |
| Business Employment | Transit Centre |
| Community Commercial | Top of Bank Shared-Use Path / Roadway |
| Institutional Mixed-Use | Road |
| School/Park | ASP Boundary |
| Urban Village Park | Amendment Area |

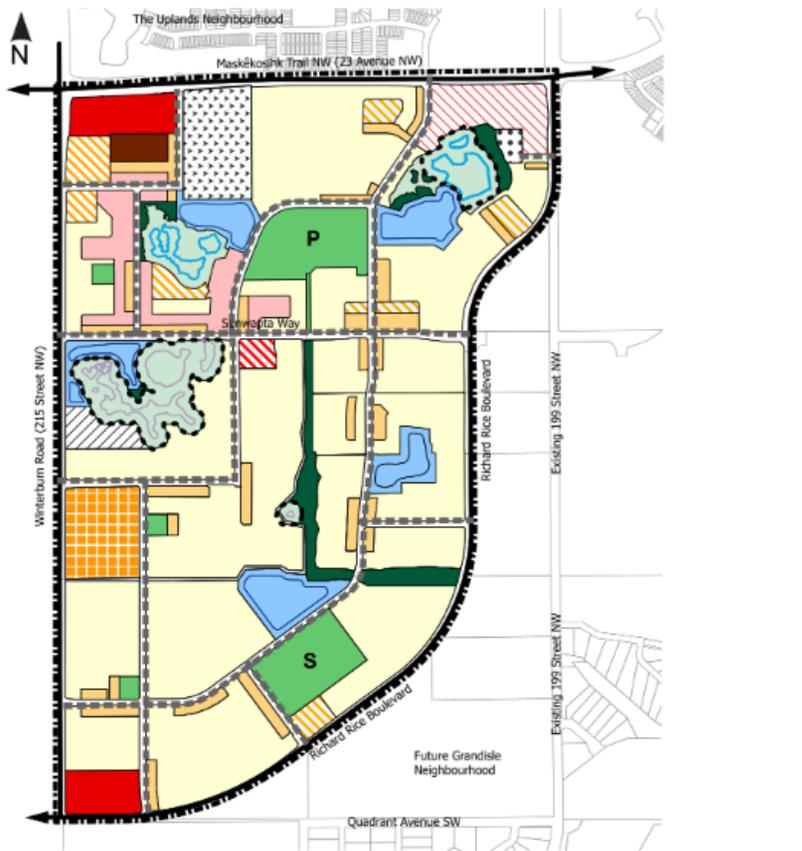
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

**BYLAW 21152
AMENDMENT TO
RIVERVIEW
Area Structure Plan
(as amended)**

Current Land Use Concept Map

Proposed Land Use Concept Map

Stillwater Neighbourhood Structure Plan Land Use Concept Map Comparison

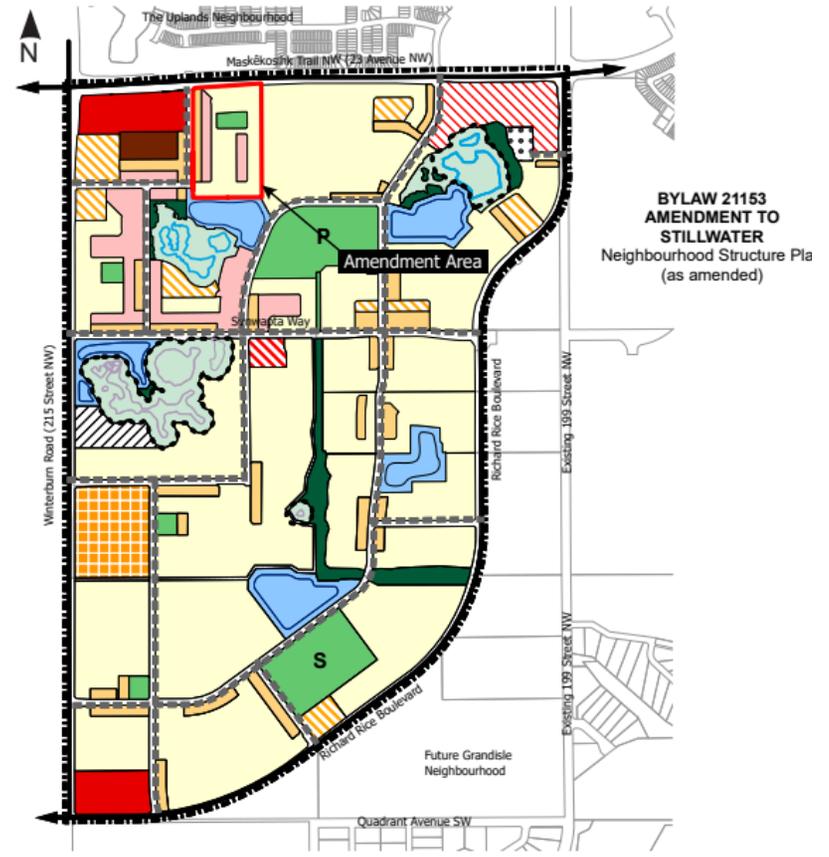


- | | | |
|---|----------------------------------|---|
| Low Rise / Medium Density Housing | High Density Housing | Public Utility (Communication Facility) |
| Row Housing | Public or Separate School / Park | Street Oriented Residential |
| Single / Semi-detached Residential | Pocket Park / Greenway | 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 | |

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.

Current Land Use Concept Map



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

Proposed Land Use Concept Map

Current 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

Current ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Gran disle	White Birch
RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT							
Land Use		ASP	The Uplands	Stillwater	River's Edge	Gran disle	White Birch
Single/Semi-detached	Area (ha)	510.69	82.22	112.0	97.1	57.78	161.62
	<i>25 du/nrha</i>	12,762	2,056	2,800	2,428	1,444	4,040
	<i>2.8 p/du</i>	35,730	5,755	7,840	6,797	4,043	11,312
Row Housing	Area (ha)	41.69	6.11	14.7	8.9	6.00	6.00
	<i>45 du/nrha (50 du/nrha - The Uplands - 60 du/nrha River's Edge)</i>	2,156	275	808	490	270	270
	<i>2.8 p/du</i>	6,036	770	2,262	1,371	756	756
Street Oriented Residential	Area (ha)	36.78	4.39	10.00	22.4	-	-
	<i>35 du/nrha</i>	1,288	154	350	784	-	-
	<i>2.8 p/du</i>	3,605	430	980	2,195	-	-
Low-rise/Medium Density Housing	Area (ha)	34.95	2.81	8.33	10.8	4.00	9.00
	<i>90 du/nrha</i>	3,479	253	750	972	360	810
	<i>1.8 p/du</i>	6,260	455	1,350	1,750	648	1,458
Mid-rise/High Density Residential	Area (ha)	2.26	-	1.80	0.5	-	-
	<i>225 du/nrha</i>	510	-	405	113	-	-
	<i>1.8 p/du</i>	797	-	608	203	-	-

Current ASP Land Use and Population Statistics – Bylaw 21078

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Gran disle	White Birch
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	3.70	0.00	3.70	0.00	0.00	0.00
<i>90 du/nrha</i>	Units	333.00	0	333	0	0	0
<i>1.8 p/du</i>	Population	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	1,696	1,546		0	0	150
<i>1.5 p/du</i>	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
<i>224 du/nrha</i>	Units	577	473	0	113	0	0
<i>1.8 p/du</i>	Population	1,007	851	0	203	0	0
Total Residential	Area (ha)	643.78	107.78	150.3	140.2	67.78	177.62
	Units	22,465	4,755	5,444	4,898	2,074	5,270
	Population	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						

Current ASP Land Use and Population Statistics – Bylaw 21078

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

Current ASP Land Use and Population Statistics – Bylaw 21078

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

Proposed ASP Land Use and Population Statistics – Bylaw 21152

	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
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	1169.9	81.1%	225.1	278.1	262.5	121.7	282.5
	Area (ha)	% GDA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS DEVELOPABLE AREA	1169.9	100.0%	225.1	278.1	262.5	121.7	282.5
Town Centre Commercial (with Main Street)	17.2	1.5%	10.3	6.9	-	-	-
Mixed Uses / Commercial**	0.5	0.0%	-	-	0.5	-	-
Community Commercial	12.2	1.0%	-	8.2	-	4	-
Neighbourhood Commercial	6	0.5%	-	1.1	2.9	1	1
Business Employment	36	3.1%	36	-	-	-	-
Institutional Mixed-Use	9.4	0.8%	-	3.6	-	5.7	-
Parkland, Recreation, School (Municipal Reserve) (MR)	114.6	9.8%	8.1	24.9	51.7	8.7	21.2
<i>District Activity Park</i>	34.1	2.9%	-	-	34.1	-	-
<i>School/Park</i>	37.4	3.2%	-	14.9	13	-	9.5
<i>Urban Village Park/Pocket Park/Greenway</i>	23.7	2.0%	7	2.1	4.6	3.9	6.1
<i>Natural Area (MR)</i>	19.5	1.7%	1.1	7.9	-	4.8	5.7
Pocket Park (Non-Credit MR)	0.1	0.0%	0.1	-	-	-	-
Natural Area (Protected Through Other Means)	5.3	0.5%	-	-	-	1.3	4
Resident's Association	0.8	0.0%	-	0.8	-	-	-
Transportation – Circulation	233.8	20.0%	44.9	55.6	52.5	24.3	56.5
Transit Centre	1.3	0.1%	-	-	1.3	-	-
Stormwater Management Facility	80.7	6.9%	17.9	18.3	13.4	8.9	22.2
Special Study Area (SWM/LDR)	2.7	0.2%	-	2.7	-	-	-
Total Non-Residential Area	520.6	43.9%	117.4	122.1	122.3	53.9	104.9
Net Residential Area	649.3	56.1%	107.7	156.0	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)	513.3	81.8	115.2	97.1	57.8	161.6
	Units	12,833	2,045	2,880	2,428	1,445	4,040
	Population	35,931	5,726	8,064	6,797	4,046	11,312
Row Housing <i>55 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	42.9	6.4	15.6	8.9	6	6
	Units	2,360	352	858	490	330	330
	Population	6,607	986	2,402	1,371	924	924
Street-Oriented Residential <i>35 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	38.3	4.4	11.5	22.4	0	0
	Units	1,341	154	403	784	0	0
	Population	3,754	431	1,128	2195	0	0
Low-Rise/Medium Density Residential <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	34.9	2.8	8.3	10.8	4	9
	Units	3,141	252	747	972	360	810
	Population	5,655	454	1,345	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	586	473	0	113	0	0
	Population	1,054	851	0	203	0	0
High Density Residential <i>225 du/nrha</i> <i>1.5 p/du</i>	Area (ha)	1.8	0	1.8	0	0	0
	Units	405	0	405	0	0	0
	Population	607	0	607	0	0	0
Institutional / Residential Mixed Use (residential portion) <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	356	0	3.6	0	0	0
	Units	315	0	324	0	0	0
	Population	567	0	583	0	0	0
Total Residential	Area (ha)	649.3	107.7	156.0	140.2	67.8	177.6
	Units	22,803	4,821	5,617	4,900	2,135	5,330
	Population	56,951	10,766	14,129	12,519	5,618	13,919

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	88	100	91	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%	99%	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)	42.6	7.8	19.4	15.4	-	-

STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
Elementary School	2,407	450	624	525	243	565
Junior High	1,202	225	312	262	121	282
Senior High	1,202	225	312	262	121	282
Separate School Board						
Elementary School	1,202	225	312	262	121	282
Junior High	600	112	156	131	60	141
Senior High	600	112	156	131	60	141
Total Student Population	7,213	1,349	1,872	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)

Current 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.

Proposed NSP Land Use and Population Statistics – Bylaw 21153

	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%				
Arterial Road Right-of-Way	15.9	5.0%				
Gross Developable Area	278.1		100%			
Commercial						
Town Centre Commercial	6.9		2.5%			
Community Commercial	8.2		2.9%			
Neighbourhood Commercial	1.1		0.4%			
Institutional/Residential Mixed Use (non-residential portion)	3.6		1.3%			
Parkland, Recreational, School (Municipal Reserve)¹						
School / Park Site	14.9	} 24.9	5.4%			
Pocket Park	2.0		0.7%			
Greenway	0.1		0.0%			
Natural Area	7.9		2.8%			
			} 9.0%			
Transportation						
Circulation	55.6		20.0%			
Residents Association	0.8		0.3%			
Infrastructure & Servicing						
Stormwater Management Facilities (SMWF)	18.3		6.6%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
Total Non-Residential Area	122.1		44%			
Net Residential Area (NRA)	156.0		56%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	Ppl/Unit	Population	% of NRA
Single / Semi-detached	115.2	25	2,880	2.8	8,064	74%
Rowhousing	15.6	55	858	2.8	2,402	10%
Street Oriented Residential	11.5	35	403	2.8	1,128	7%
Low Rise/Medium Density	8.3	90	747	1.8	1,345	6%
Institutional/Residential Mixed Use (residential portion)	3.6	90	324	1.8	583	2%
High Density Residential	1.8	225	405	1.5	607	1%
Total	156.0		5,617		14,129	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						99%
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			1,248			
Elementary / Junior High (K-9)	936					
Senior High (10-12)	312					
Separate School Board			624			
Elementary / Junior High (K-9)	468					
Senior High (10-12)	156					
Total Student Population			1,872			

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.