

Bylaw 21153

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, 20892, and 21079; 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 "7.4 Public Utility - Communications Facility" in the Table of Contents in its entirety and renumber the remaining Table accordingly.
 - b. delete Section "7.4 Public Utility - Communications Facility" in its entirety and renumber the Sections accordingly
 - c. delete the map "Bylaw 21079 - Stillwater Neighbourhood Structure Plan" and

- replace with “Bylaw 21153 - Amendment to Stillwater Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
- d. delete “Appendix 1 Stillwater Neighbourhood Structure Plan Land and Population Statistics, Bylaw 21079” and replace with “Appendix 1 Stillwater Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 21153”, attached hereto as Schedule “B” and forming part of this bylaw;
 - e. 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;
 - f. delete the map “Figure 6.0 - Ecological Networks & Parks” and replace with “Figure 6.0 - Ecological Networks & Parks” attached hereto as Schedule “D” and forming part of this bylaw;
 - g. 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;
 - h. 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;
 - i. 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;
 - j. 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;
 - k. 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;
 - l. 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;
 - m. 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

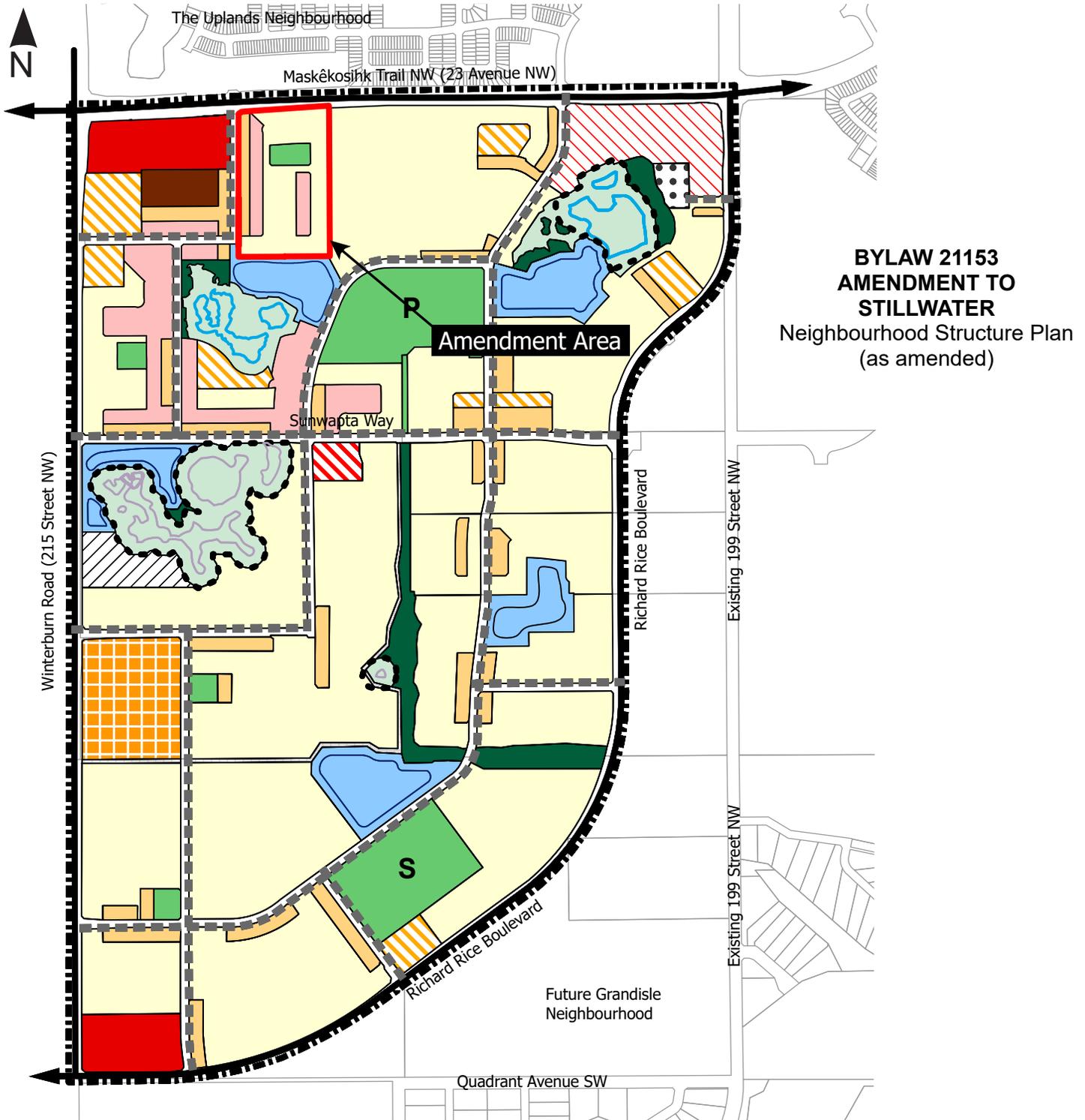
- n. delete the map “Figure 14.0 - Low Impact Development Opportunities” and replace with “Figure 14.0 - Low Impact Development Opportunities” attached hereto as Schedule “L” and forming part of this bylaw.

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

MAYOR

CITY CLERK



**BYLAW 21153
AMENDMENT TO
STILLWATER
Neighbourhood Structure Plan
(as amended)**

- | | | |
|---|----------------------------------|-----------------------------|
| 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 | |

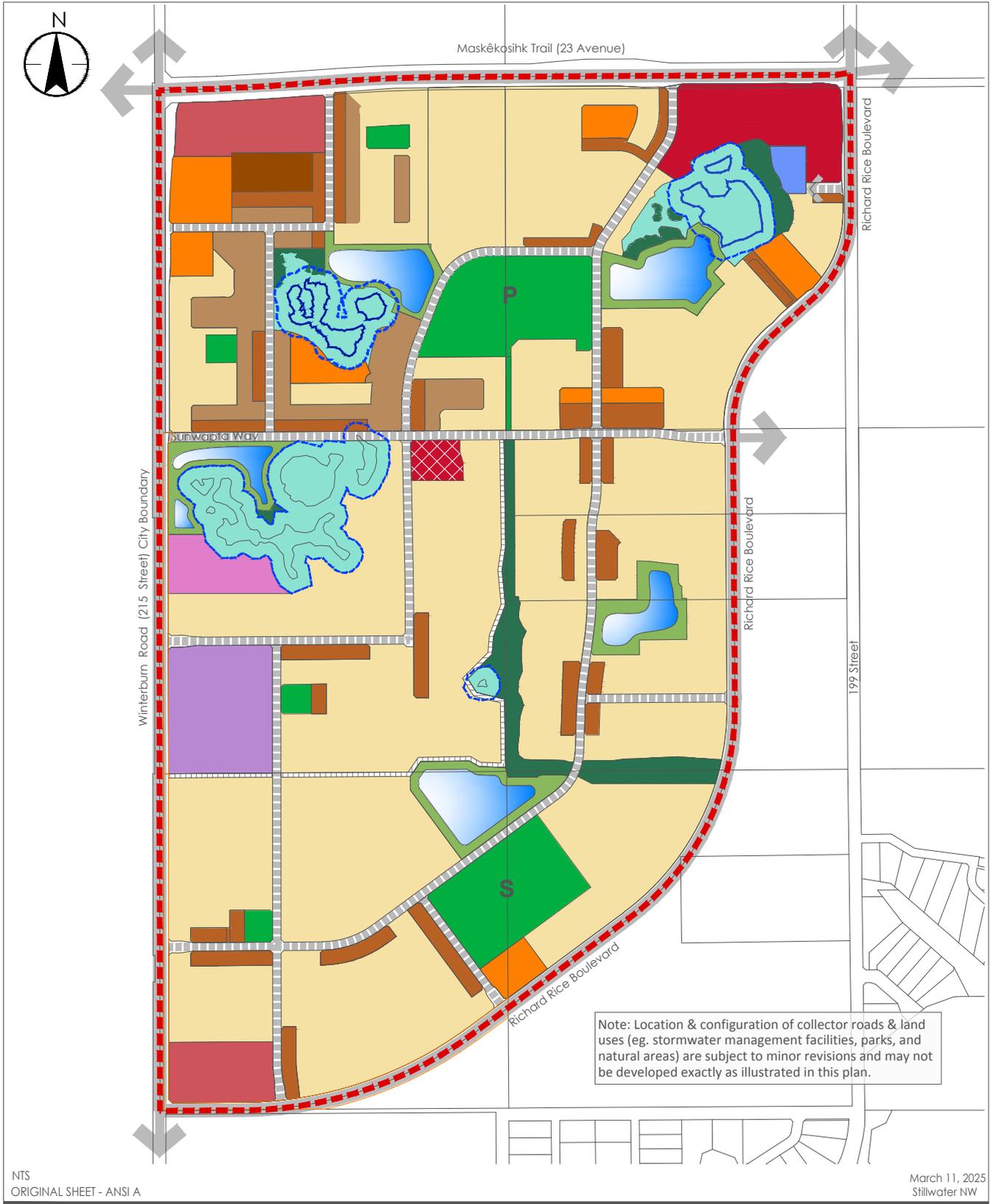
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**STILLWATER NEIGHBOURHOOD STRUCTURE PLAN
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.



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

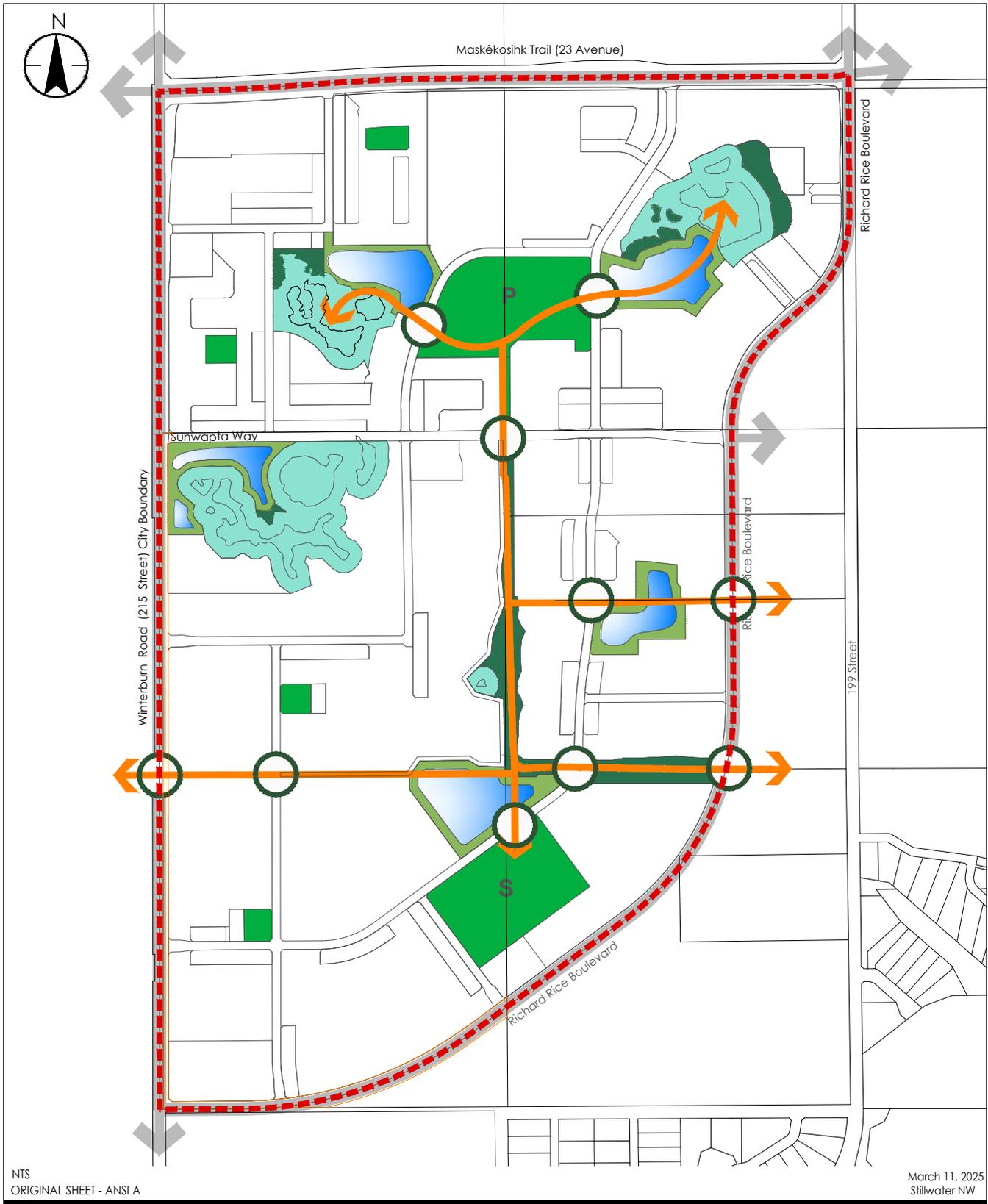
- Legend**
- Single/ Semi-Detached Residential
 - Street Oriented Residential
 - Row Housing
 - Low Rise / Medium Density Housing
 - High Density Housing
 - Neighbourhood Commercial
 - Institutional / Residential Mixed Use
 - Town Centre Commercial with Main Street
 - Community Commercial
 - Resident's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

Figure No.

5.0

Title

Development Concept



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

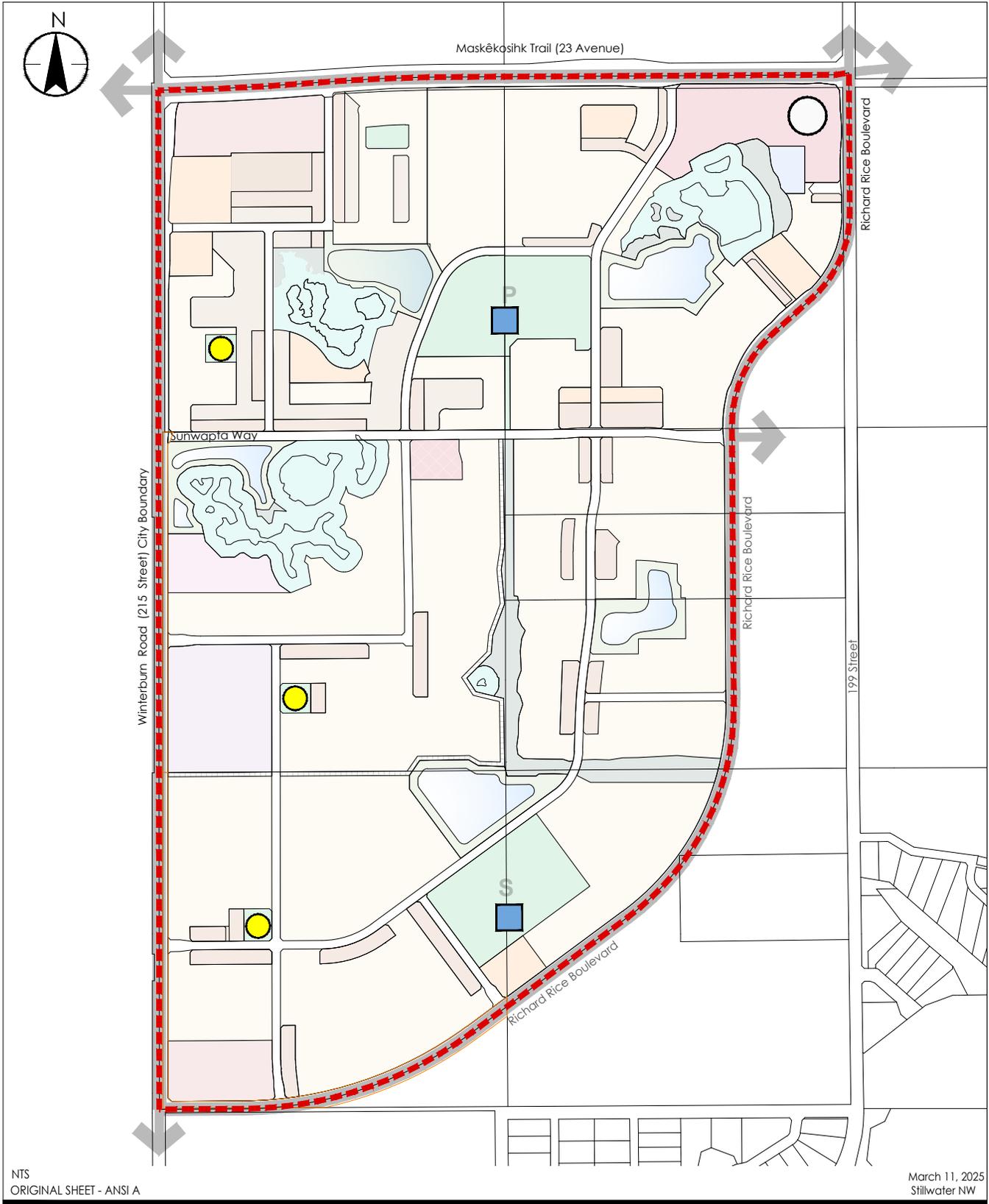
- Legend**
- Public Utility (Pipeline ROW)
 - Public or Separate School / Park
 - Pocket Park / Greenway
 - Natural Area (ER)
 - Natural Area (MR)
 - Stormwater Management Facility
 - Potential Wildlife Passage
 - Ecological Link
 - Arterial Roadway
 - NSP Boundary

Figure No.

6.0

Title

Ecological Network & Parks



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

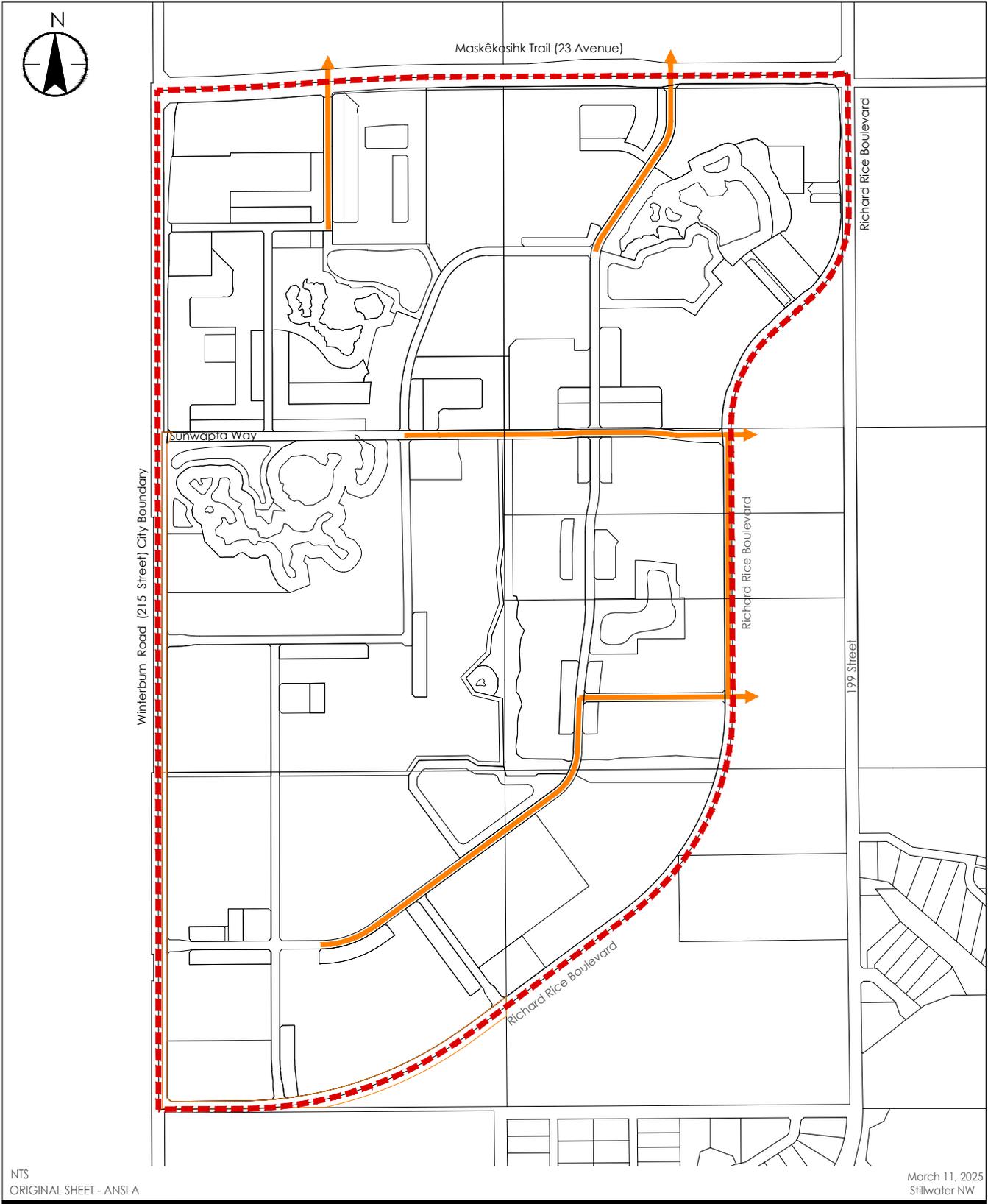
- Legend
- Potential Community Garden
 - Potential Farmers Market
 - Potential Edible Landscaping
 - NSP Boundary

Figure No.

7.0

Title

Urban Agriculture & Food



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

- Legend**
- Sanitary Trunk
 - - - NSP Boundary

Figure No.

8.0

Title

Sanitary Servicing



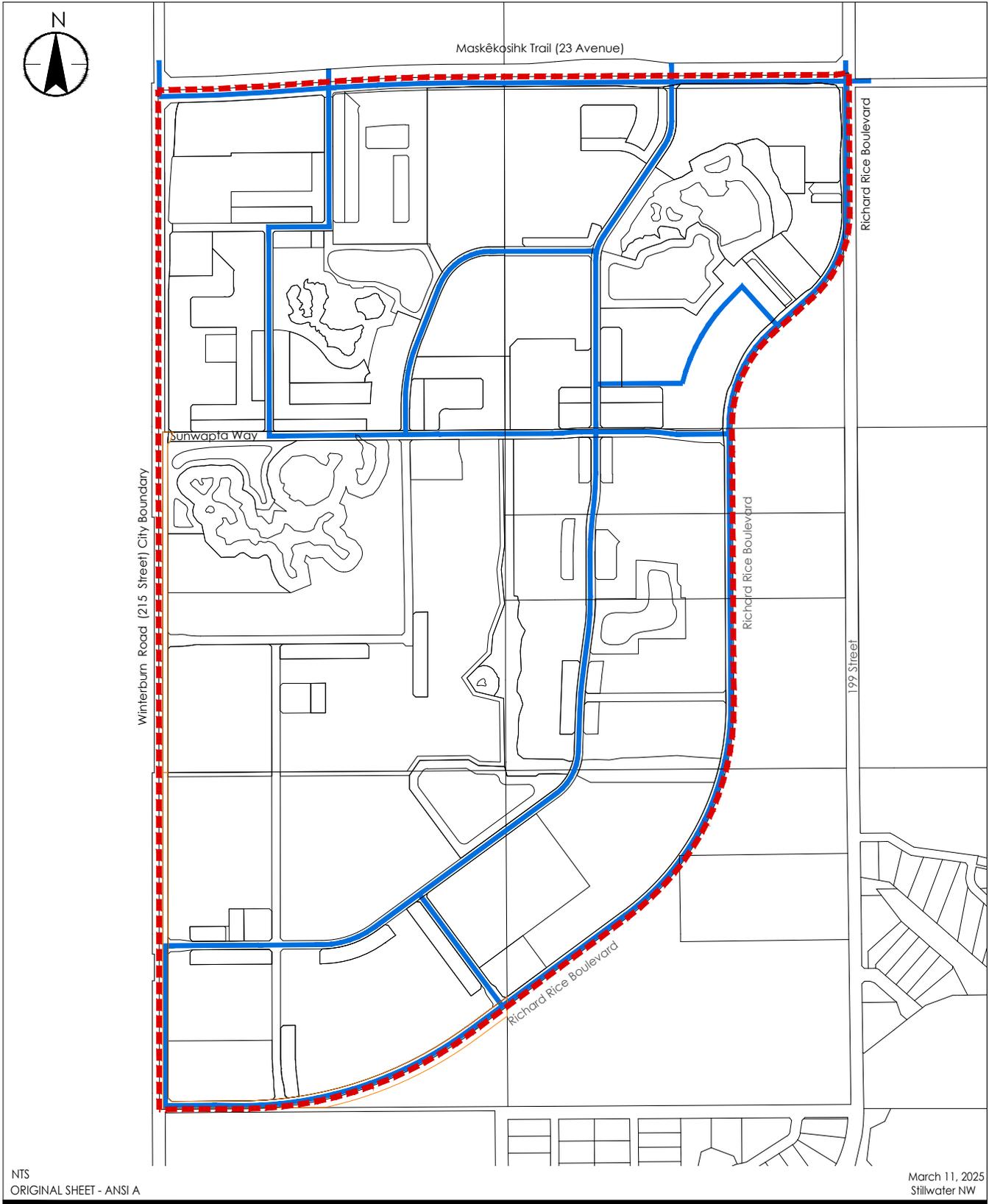
NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

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

Figure No.
9.0

Title
Stormwater Servicing



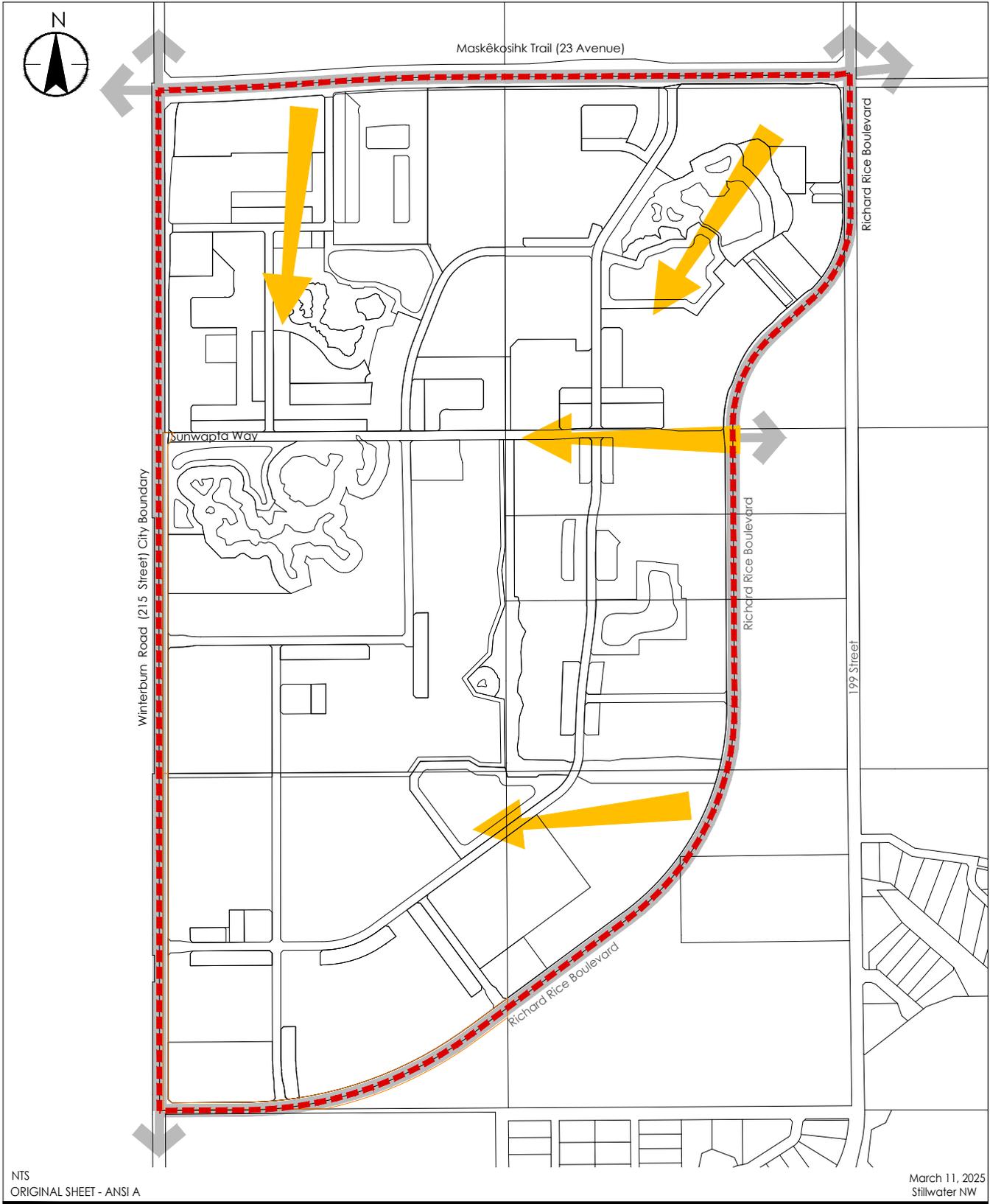
NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

- Legend
- Water Main
 - - - NSP Boundary

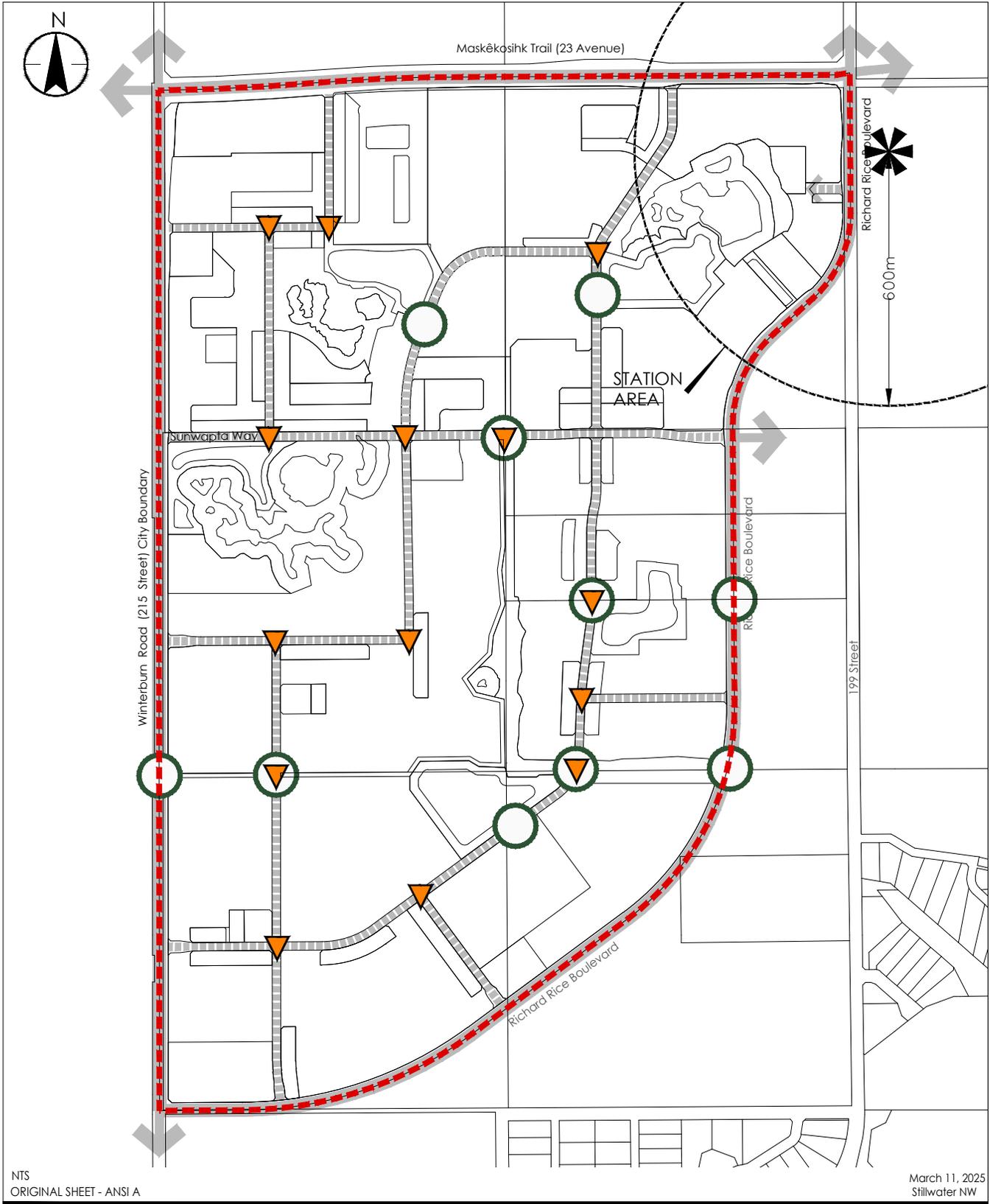
Figure No.
10.0

Title
Water Servicing



- Legend
-  General Direction of Development
 -  NSP Boundary

Figure No.
 11.0
 Title
 Staging Plan



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

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

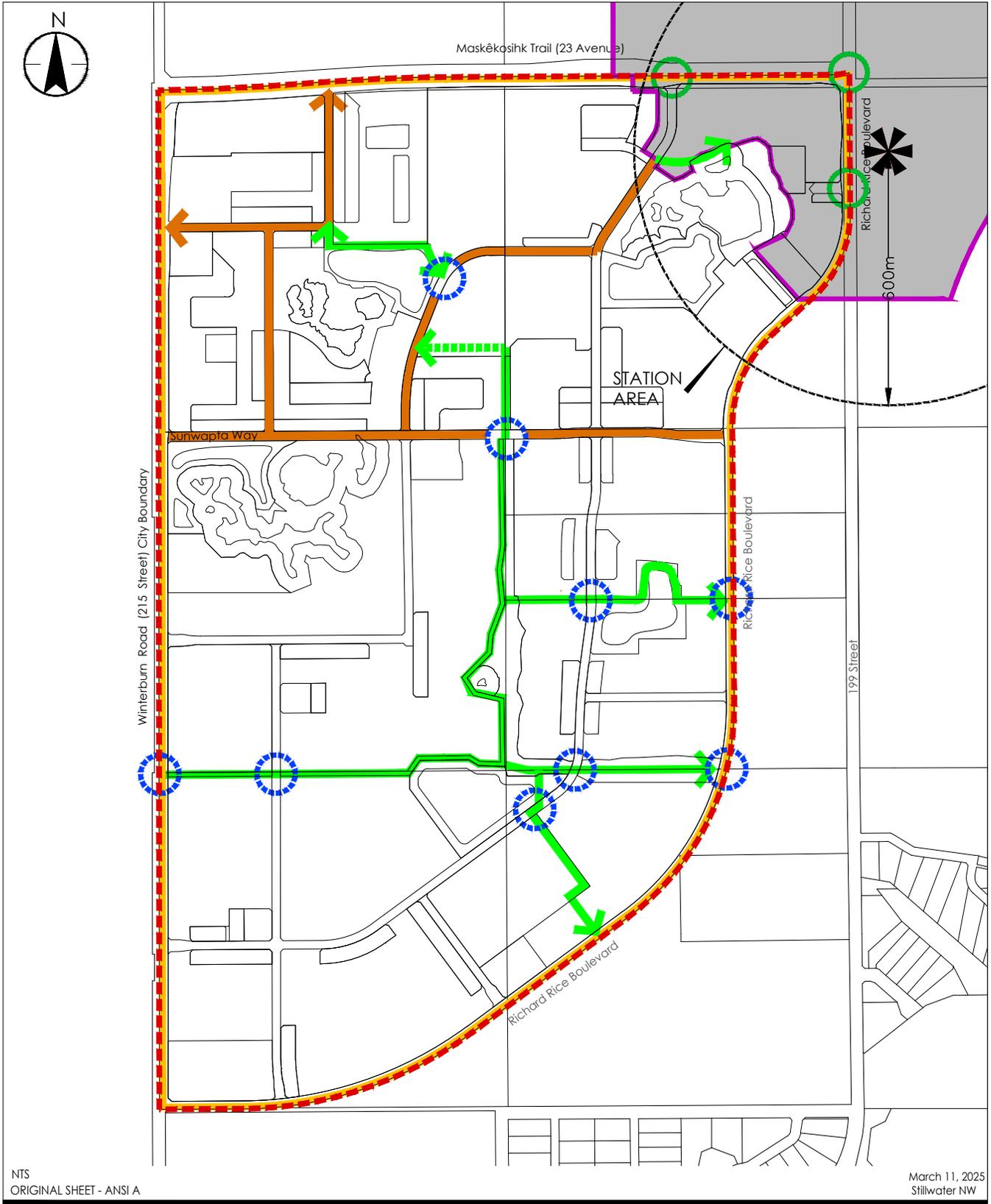
*See ENR11 for Wildlife Passage details.

Figure No.

12.0

Title

Transportation Network



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ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

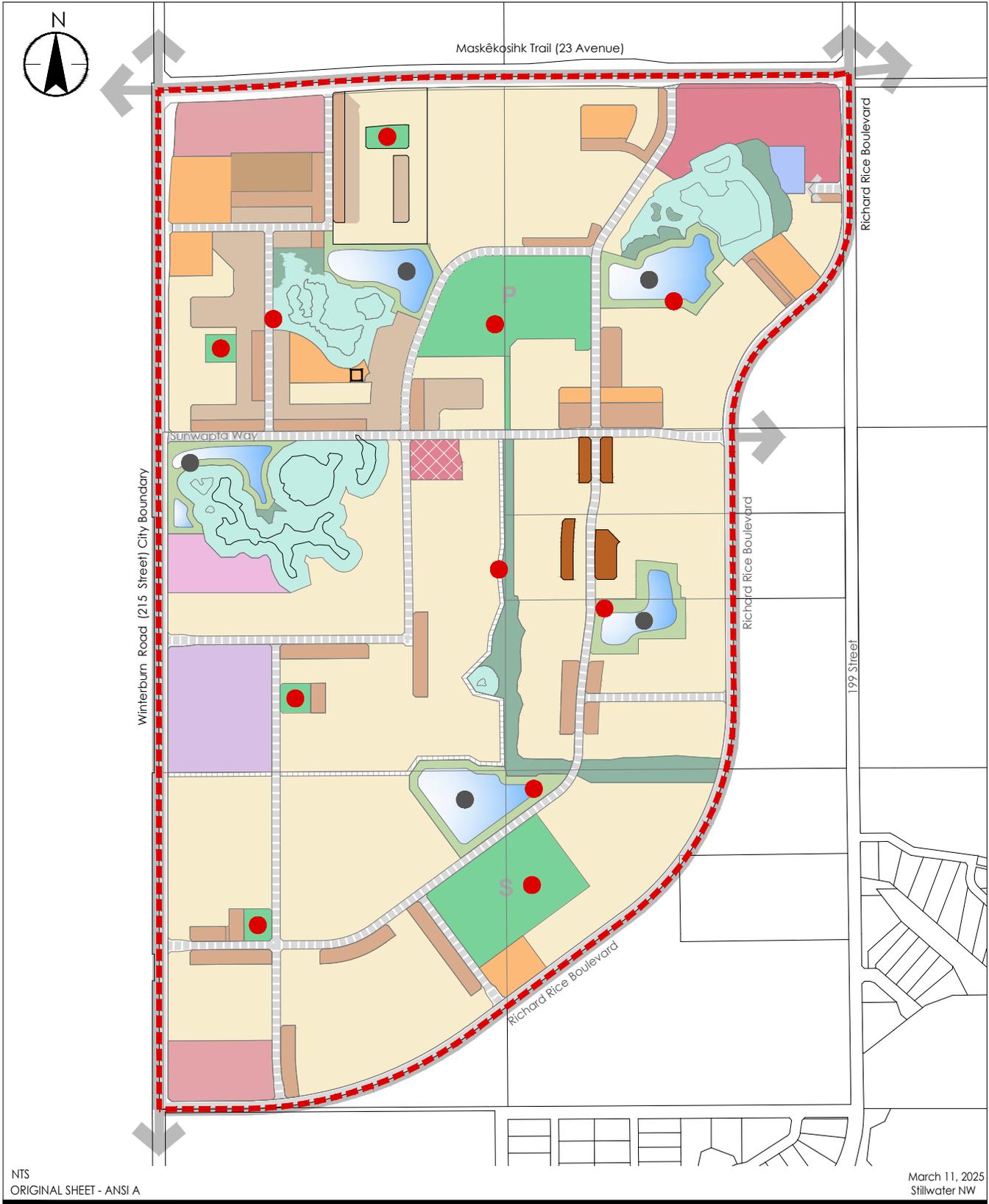
- Legend**
- Tier 1 - Shared Use Path on Both Sides
 - Tier 2 - Shared Use Path on One Side
 - Shared Use Path in Park/Open Space
 - Active Mode Connection to Consider On-Site Design
 - Transit Centre
 - Pedestrian Zone
 - Priority Pedestrian Crossing
 - Pedestrian Mid-Block Crossing
 - NSP Boundary

Figure No.

13.0

Title

Active Modes Network



NTS
ORIGINAL SHEET - ANSI A

March 11, 2025
Stillwater NW

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

Figure No.

14.0

Title

Low Impact
Development Opportunities