

Bylaw 21152

A Bylaw to amend Bylaw 16407, as amended,
the Riverview Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 2, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16407, being Riverview Area Structure Plan; and

WHEREAS from time to time Council considers it desirable to amend the Riverview Area Structure Plan; and

WHEREAS Council has amended the Riverview Area Structure Plan, through the passage of Bylaws 17267, 17735, 17895, 17968, 18568, 18959, 19156, 19356, 20003, 20113, 20203, 20612, 20925, and 21078; and

WHEREAS an application was received by Administration to amend the Riverview Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 16407, as amended, Riverview Area Structure Plan, is hereby amended as follows:
 - a. Delete the map entitled “Bylaw 20891 Riverview Area Structure Plan” and replacing it with the map entitled “Bylaw 21152 Amendment to Riverview Area Structure Plan”, attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
 - b. delete “Riverview Area Structure Plan Land Use and Population Statistics – Bylaw 21078” and replace it with “Riverview Area Structure Plan Land Use and Population Statistics - Bylaw 21152”, attached hereto as Schedule “B” and forming part of this bylaw;
 - c. delete the map “Figure 6 – Land Use Concept”, and replace it with the map “Figure 6 – Land Use Concept”, attached hereto as Schedule “C” and forming part of this bylaw; and

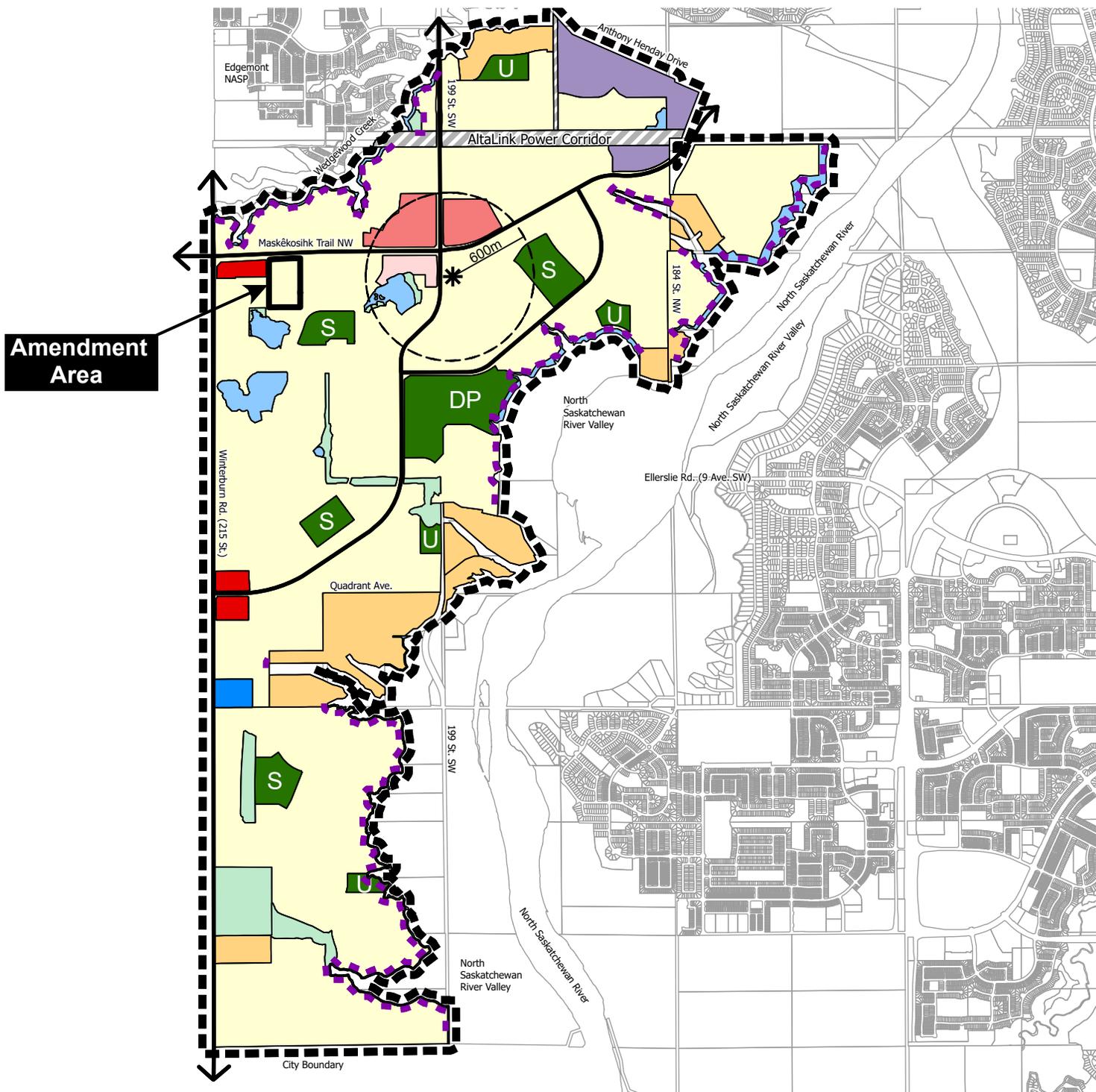
- d. delete the map “Figure 7 – Ecological Connectivity”, and replace it with the map “Figure 7 – Ecological Connectivity”, attached hereto as Schedule “D” and forming part of this bylaw.

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



Amendment Area

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



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

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

**Riverview Area Structure Plan
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

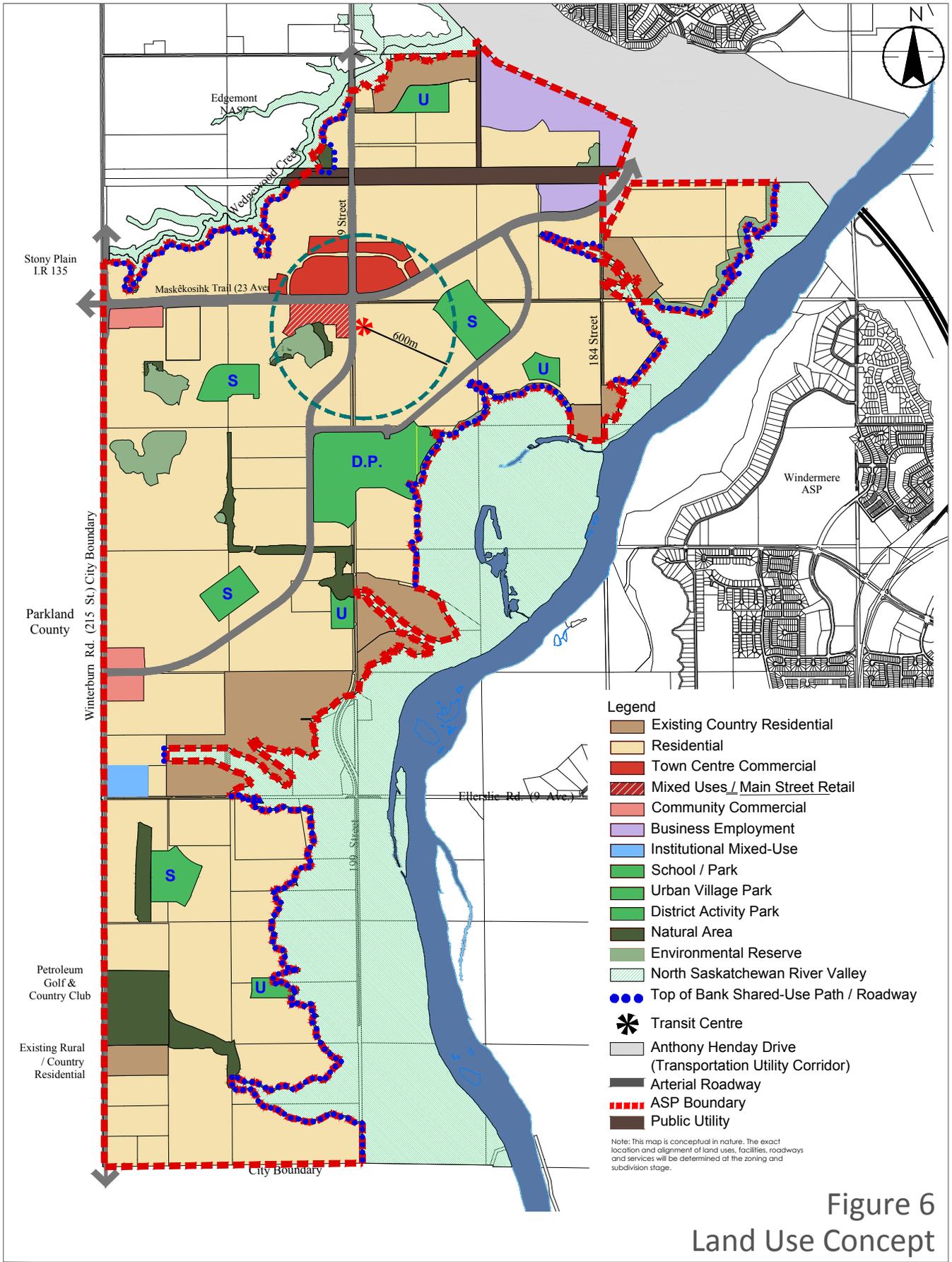
Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	513.3	81.8	115.2	97.1	57.8	161.6
	Units	12,833	2,045	2,880	2,428	1,445	4,040
	Population	35,931	5,726	8,064	6,797	4,046	11,312
Row Housing <i>55 du/nrha</i> <i>2.8 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)

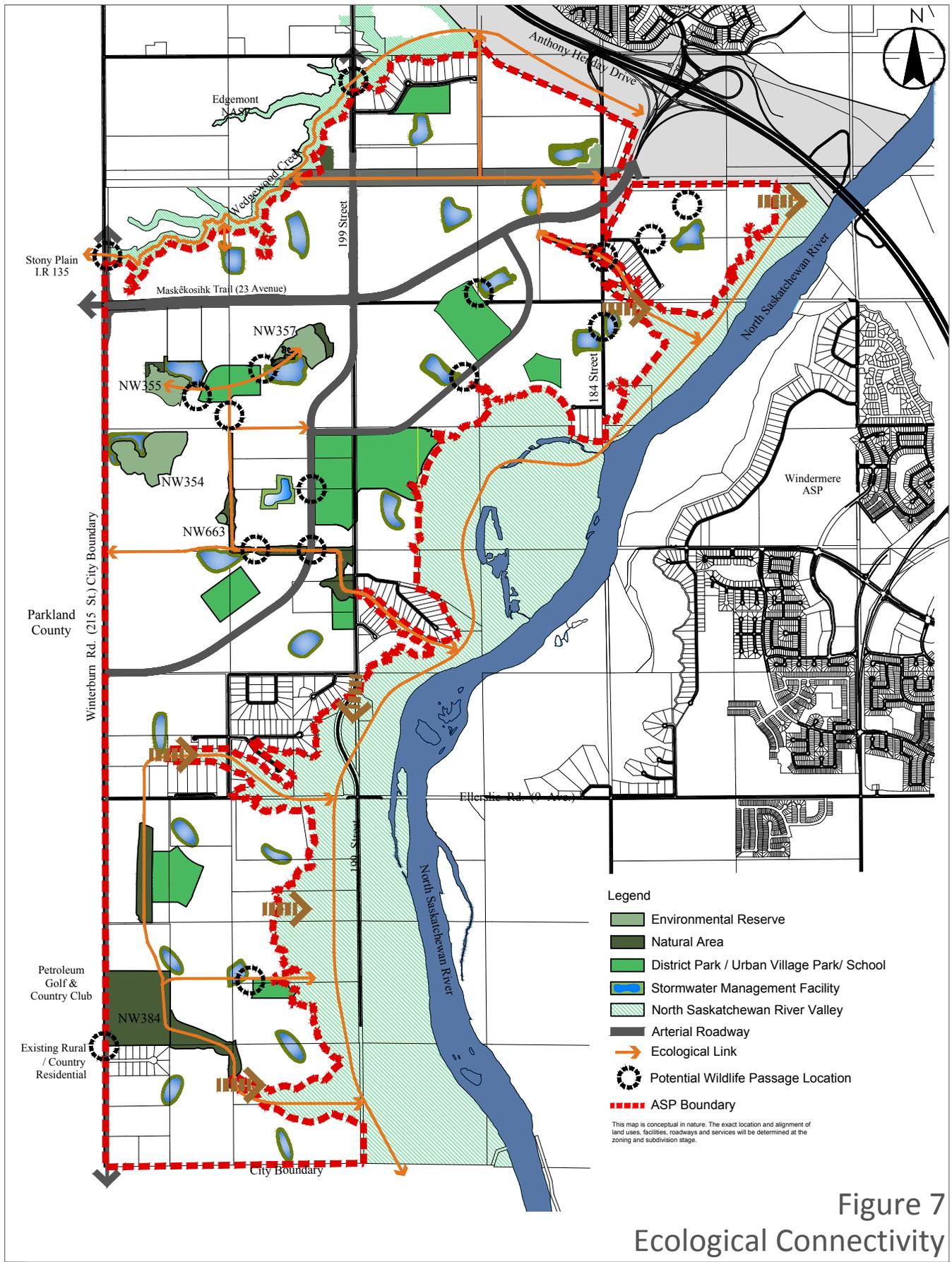


Legend

- Existing Country Residential
- Residential
- Town Centre Commercial
- Mixed Uses / Main Street Retail
- Community Commercial
- Business Employment
- Institutional Mixed-Use
- School / Park
- Urban Village Park
- District Activity Park
- Natural Area
- Environmental Reserve
- North Saskatchewan River Valley
- Top of Bank Shared-Use Path / Roadway
- Transit Centre
- Anthony Henday Drive (Transportation Utility Corridor)
- Arterial Roadway
- ASP Boundary
- Public Utility

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 6
Land Use Concept



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

This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 7
Ecological Connectivity