

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.

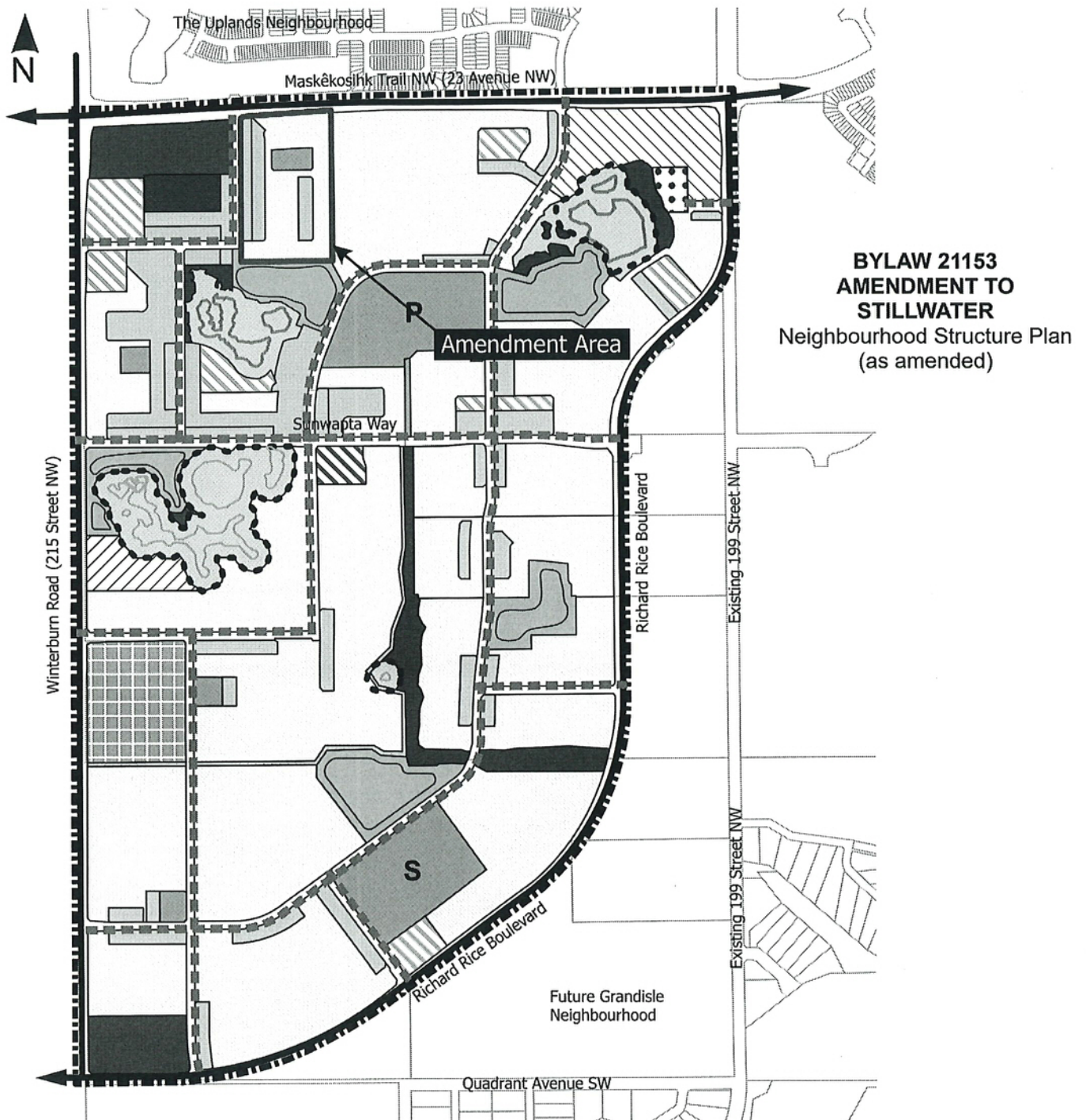
READ a first time this	7th day of May	, A. D. 2025;
READ a second time this	7th day of May	, A. D. 2025;
READ a third time this	7th day of May	, A. D. 2025;
SIGNED and PASSED this	7th day of May	, A. D. 2025.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK





- |   |                                  |                             |
|---|----------------------------------|-----------------------------|
| 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) <sup>1</sup>	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) <sup>1</sup>			
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%
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%

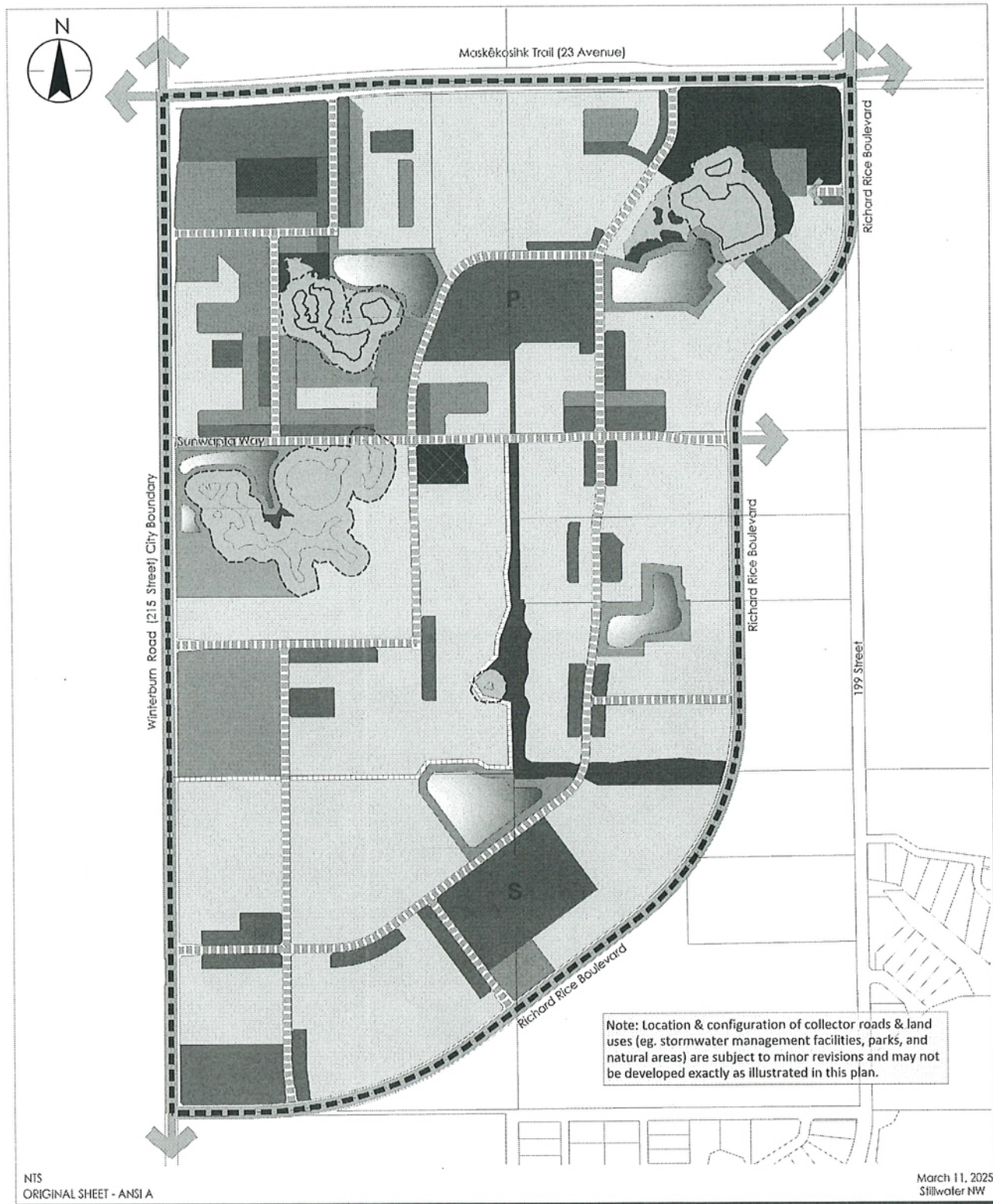
Sustainability Measures						
Population Per Net Residential Hectare (p/nha)						90
Dwelling Units Per Net Residential Hectare (du/nrha)						36
[Single/Semi-Detached] / [Row Housing, Street Oriented Residential, Low Rise/Medium/High Density] Unit Ratio					51%:49%	
Population (%) within 500m of Parkland						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	

<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.





## 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)

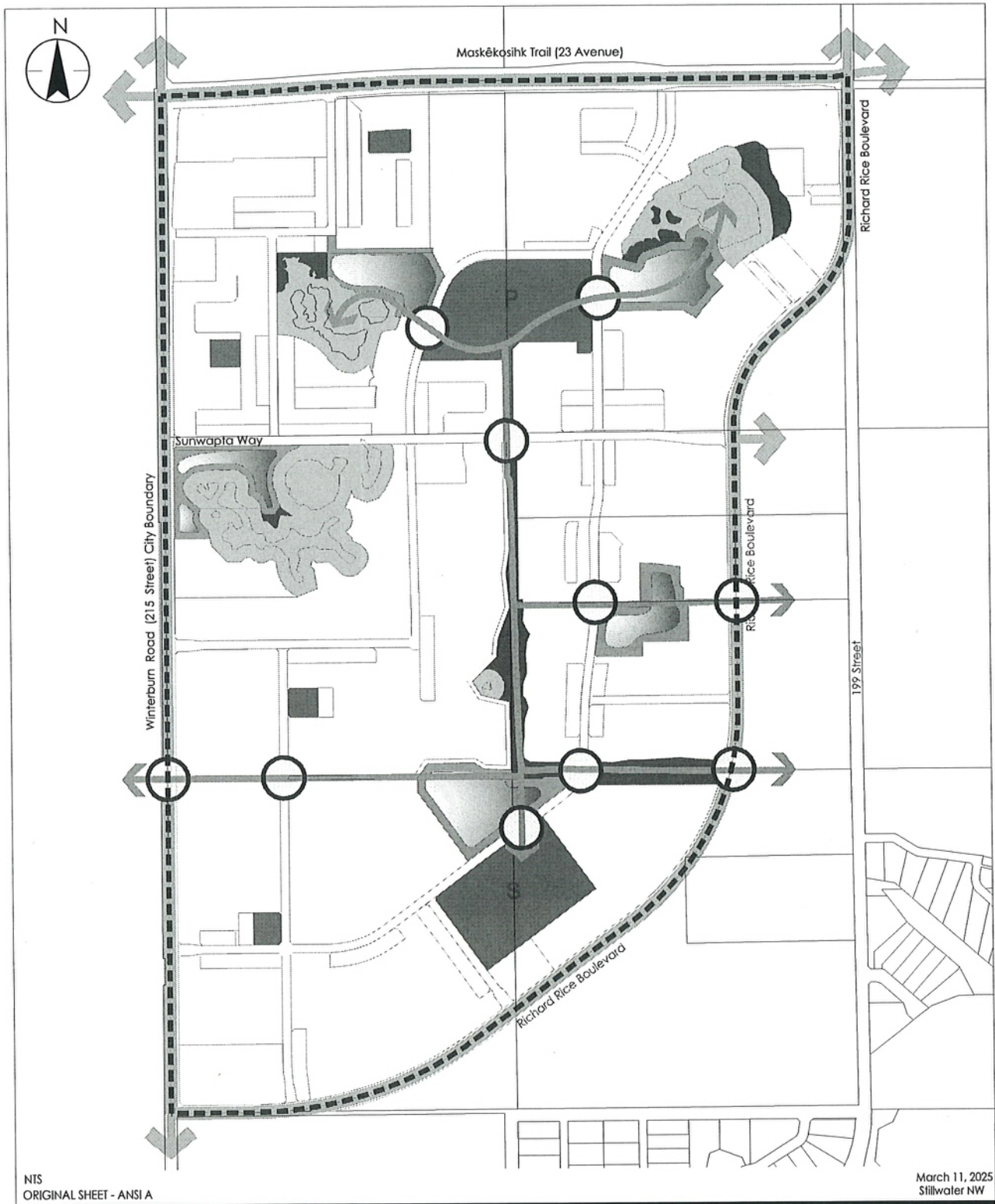
- Natural Area (ER)
- Natural Area (MR)
- Public or Separate School / Park
- Pocket Park / Greenway
- Stormwater Management Facility
- Special Study Area "SWMF/LDR"
- Collector Roadway
- Arterial Roadway
- Crown Claimed Bed & Shore
- 30 Metre Wetland Buffer
- NSP Boundary

Figure No.

5.0

Title

Development Concept



- 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

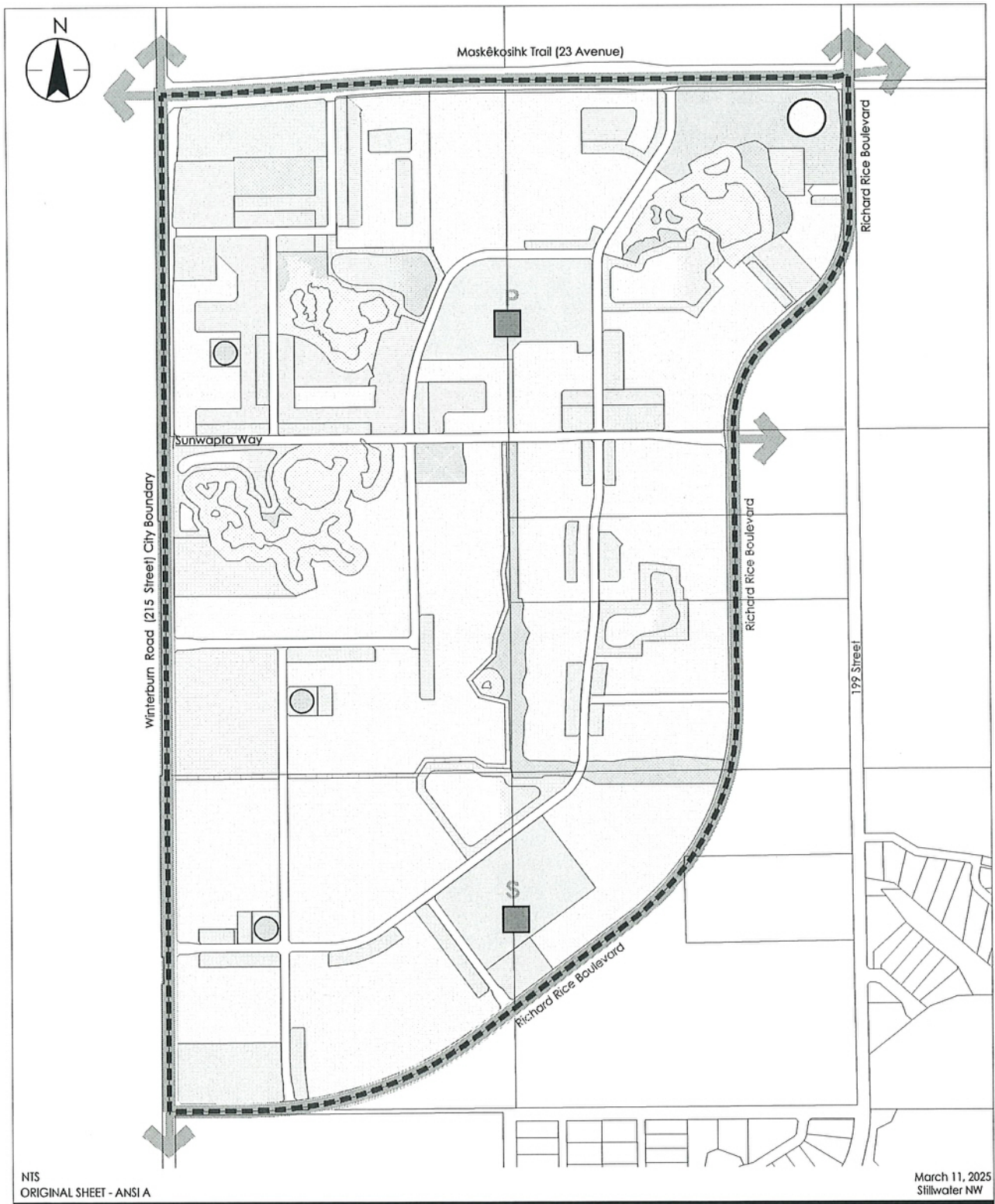
Figure No.

6.0

Title

Ecological Network &amp; Parks





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

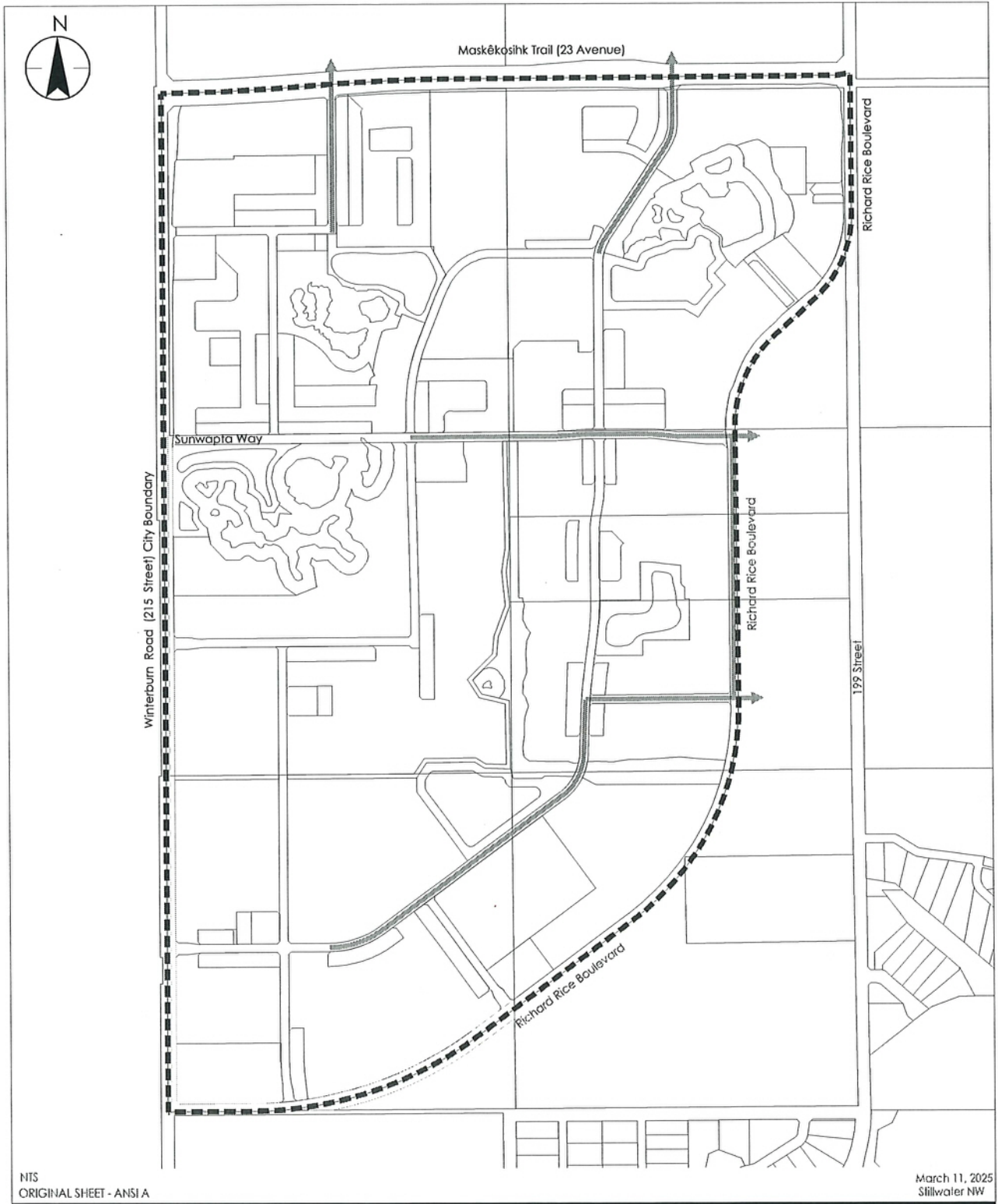
Figure No.

7.0

Title

Urban Agriculture & Food





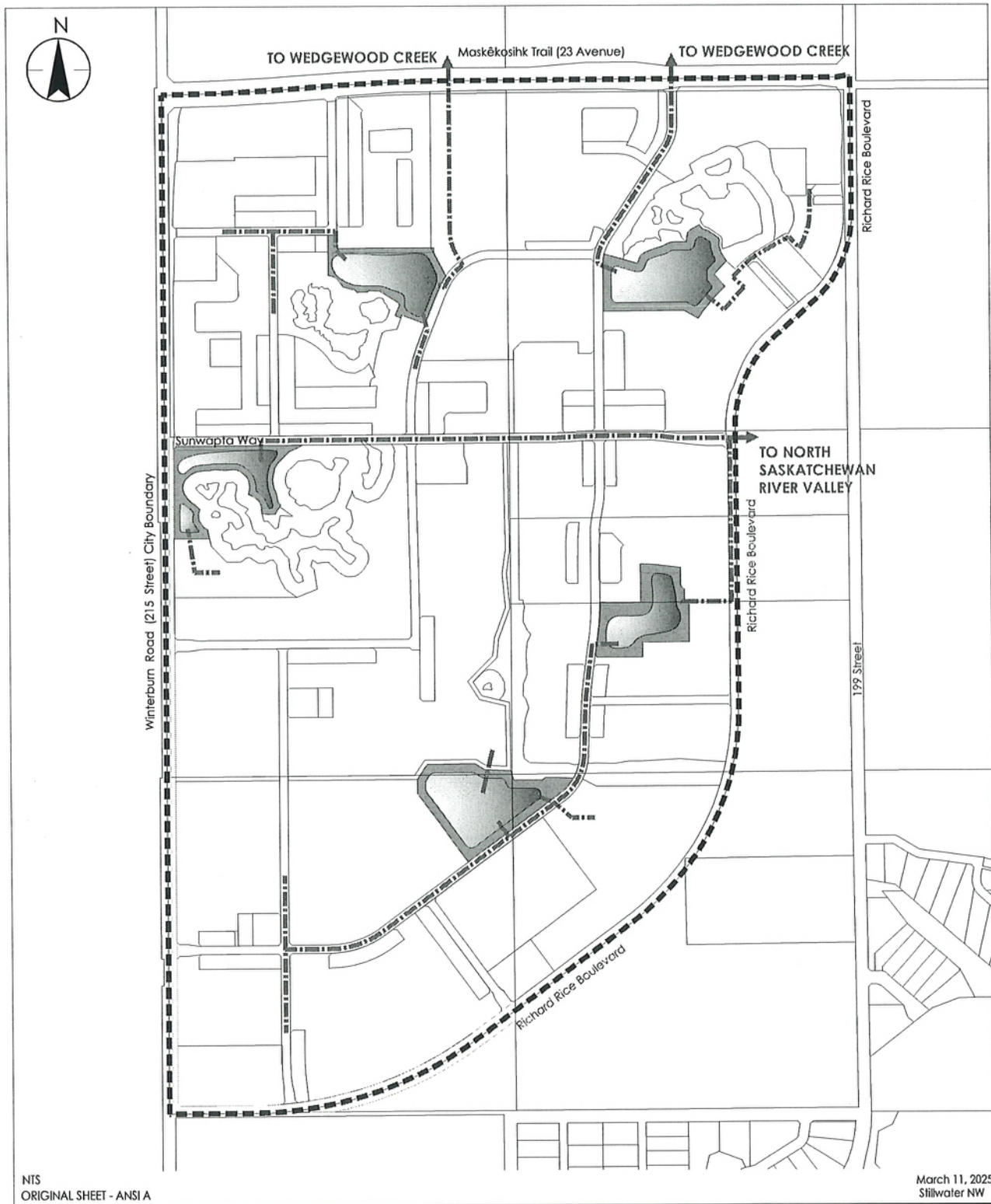
Legend  
 — Sanitary Trunk  
 - - - NSP Boundary

Figure No.

8.0

Title

Sanitary Servicing



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

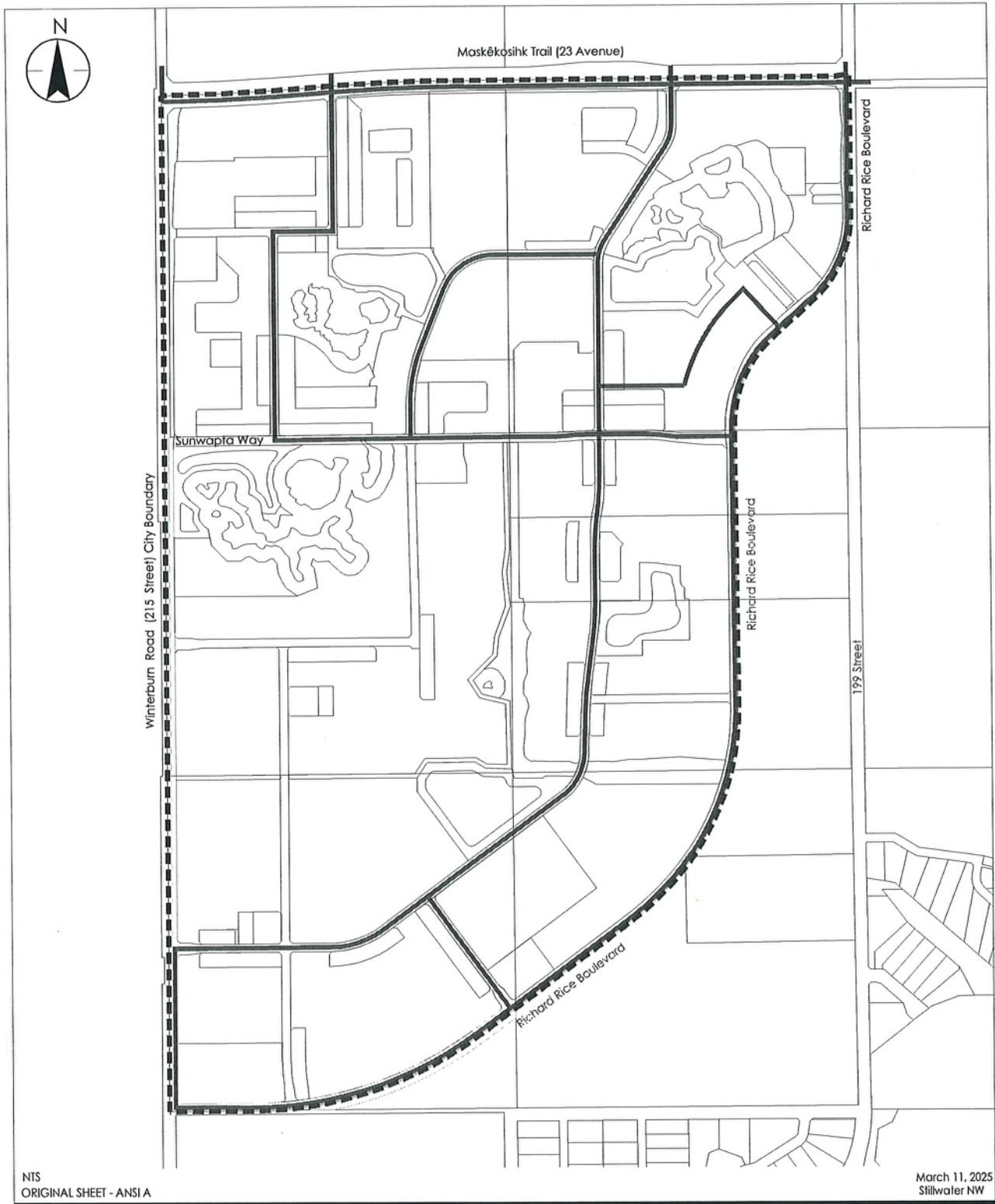
Figure No.

9.0

Title

Stormwater Servicing





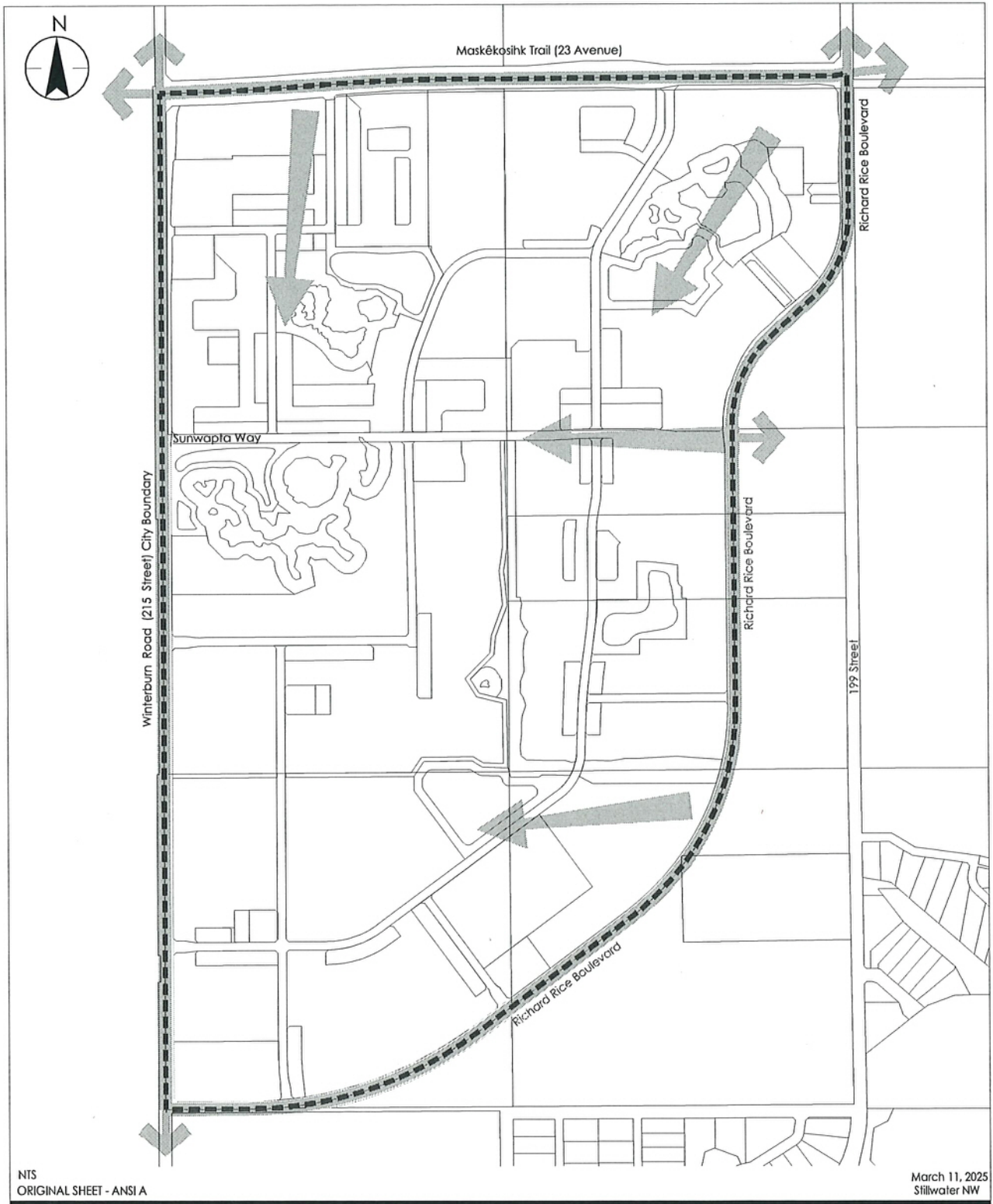
NTS  
ORIGINAL SHEET - ANSI A

March 11, 2025  
Stillwater NW

Legend  
— Water Main  
--- NSP Boundary

Figure No.  
10.0

Title  
Water Servicing



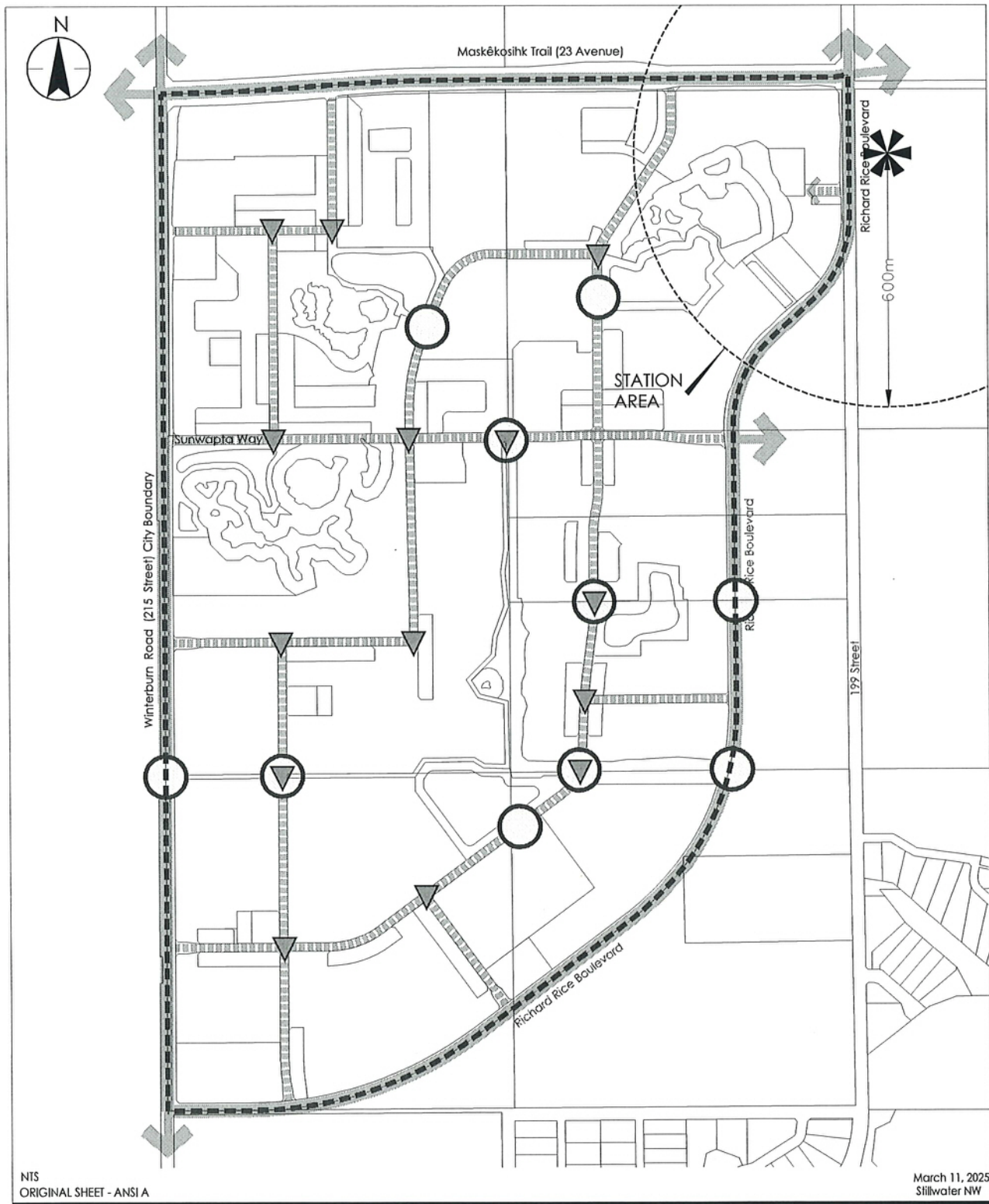
NTS  
ORIGINAL SHEET - ANSI A

March 11, 2025  
Stillwater NW

Legend  
General Direction of Development  
NSP Boundary

Figure No.  
11.0  
Title  
Staging Plan





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

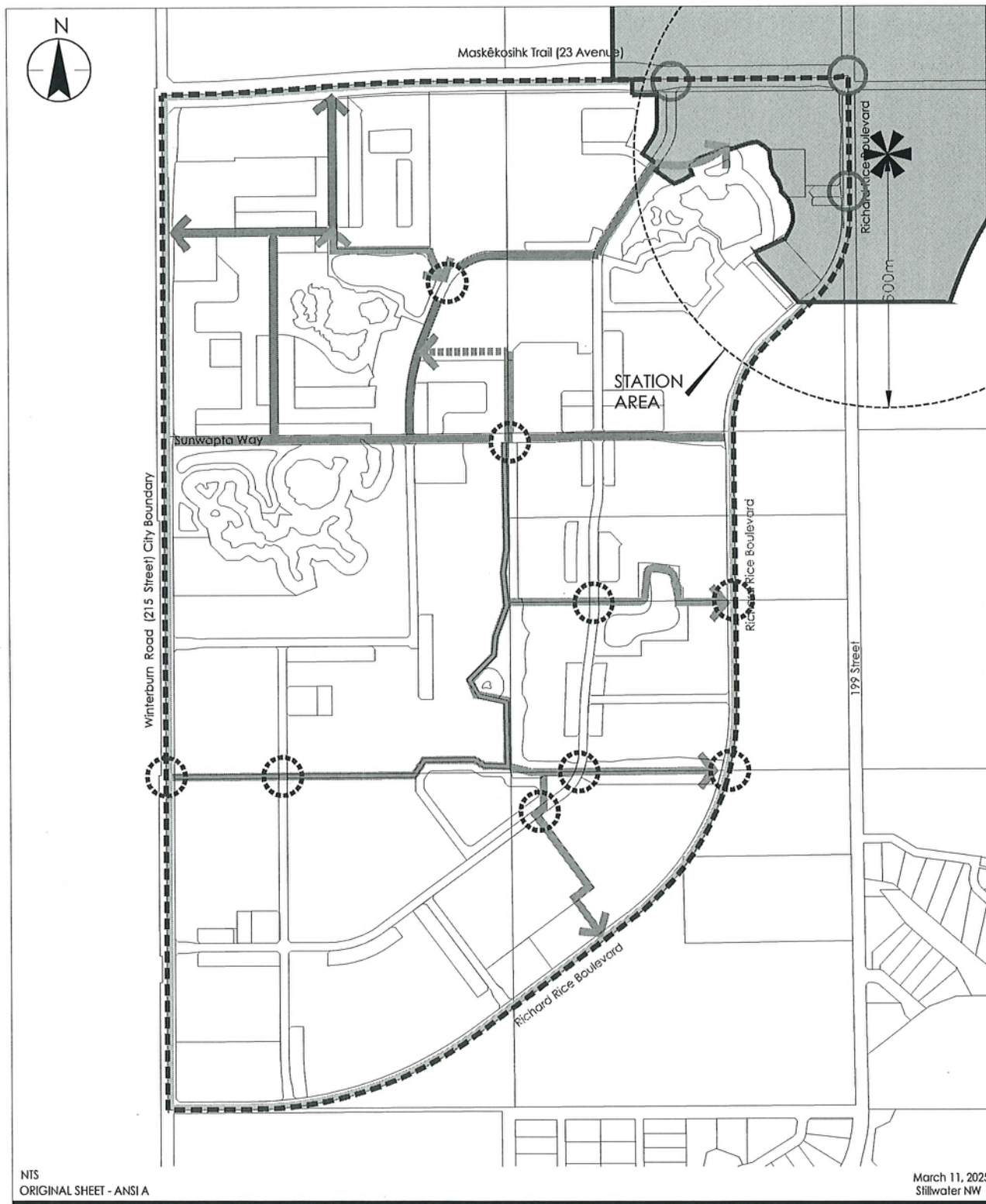
\*See ENRII for Wildlife Passage details.

Figure No.

12.0

Title

Transportation Network



NTS  
ORIGINAL SHEET - ANSI A

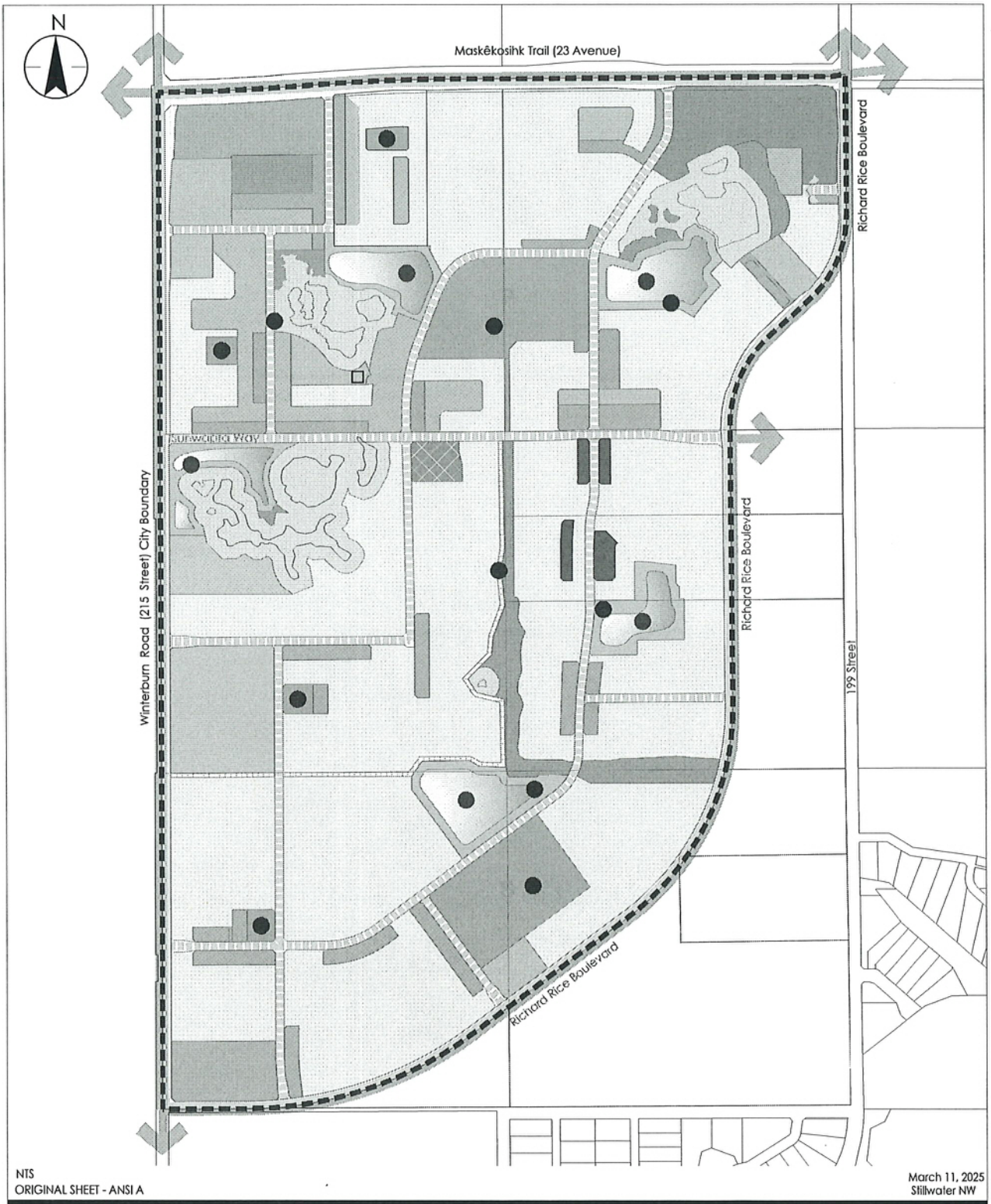
March 11, 2025  
Stillwater NW

- 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





Legend

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

Figure No.

14.0

Title

Low Impact  
Development Opportunities