

Bylaw 17267

A Bylaw to amend Bylaw 16407,  
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 an application was received by Sustainable Development to amend 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, Riverview Area Structure Plan, is hereby amended as follows:
  - a. delete the first paragraph in Section 3.4.6 Parkland, Recreation Facilities and Schools and substituting with the following:

“Four School and Community Parks are provided within the Plan area. These are intended to include: i) a joint Public and Separate Elementary/Junior High (K-9) school site and associated community league, ii) two Public Elementary/Junior High (K-9) school sites and associated community leagues, and iii) one Separate Elementary/Junior High (K-9) school park and associated community league. All school sites are generally located centrally within the catchment areas and adjacent to collector roadways.”
  - b. delete Table 2 – Riverview Area Structure Plan Land Use and Population Statistics Bylaw 16407 and replace with:

# RIVERVIEW AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 17267

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	1,435.39	100.0%	283.85	317.81	314.85	187.66	331.92
Environmental Reserve / Natural Area (ER) *	52.82	3.7%	5.60	30.16	17.06	-	-
Public Upland Area	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.06	0.4%	-	1.70	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	63.56	4.4%	16.59	21.64	16.02	5.24	4.07
Existing Country Residential	115.41	8.0%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
<b>GROSS DEVELOPABLE AREA</b>	1,147.08	80.4%	224.51	264.31	260.33	116.01	288.21
Town Centre Commercial	21.30	1.86%	15.01	6.29	-	-	-
Mixed Uses / (Main Street) Commercial **	6.12	0.53%	2.80	2.83	0.49	-	-
Community Commercial	14.55	1.27%	-	10.52	-	4.03	-
Neighbourhood Commercial	4.99	0.44%	-	-	2.99	1.00	1.00
Business Employment	39.57	3.45%	39.57	-	-	-	-
Parkland, Recreation, School (Municipal Reserve)	114.59	9.99%	7.83	25.48	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.95%	-	-	33.80	-	-
<i>School/Park</i>	38.96	3.40%	-	16.48	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.10	2.01%	6.79	1.73	4.58	3.90	6.10
<i>Natural Area (MR)</i>	18.73	1.63%	1.04	7.27	-	4.76	5.66
Transportation - circulation	229.06	19.97%	44.90	51.26	52.06	23.20	57.64
Transit Centre	1.45	0.13%	-	-	1.45	-	-
Stormwater Management Facility	82.99	7.23%	17.84	19.73	14.30	8.93	22.19
Public Utility - Communications Facility	8.02	0.70%	-	8.02	-	-	-
Natural Area Protected Though Other Means	6.29	0.55%	-	1.00	-	1.29	4.00
<b>Total Non-Residential Area</b>	522.64	45.56%	127.95	124.13	122.67	45.82	102.07
<b>Net Residential Area</b>	624.44	54.44%	96.56	140.18	137.66	70.19	179.85

## RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached	Area (ha)	539.52	81.68	122.58	111.23	60.20	163.85
25 du/nrha	Units	13,488	2,042	3,064	2,781	1,505	4,096
2.8 p/du	Population	37,767	5,717	8,580	7,786	4,214	11,469
Row Housing	Area (ha)	35.44	4.93	8.00	10.51	6.00	6.00
45 du/nrha	Units	1,595	222	360	473	270	270
2.8 p/du	Population	4,465	621	1,008	1,324	756	756
Low-rise/Medium Density Housing	Area (ha)	42.58	7.15	7.00	15.43	4.00	9.00
90 du/nrha	Units	3,832	644	630	1,389	360	810
1.8 p/du	Population	6,898	1,158	1,134	2,500	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
90 du/nrha	Units	252	252	0	0	0	0
1.8 p/du	Population	454	454	0	0	0	0
Medium to High Density Housing	Area (ha)	2.00	0.00	1.00	0.00	0.00	1.00
225 du/nrha	Units	450	0	225	0	0	225
1.5 p/du	Population	675	0	338	0	0	338

Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
225 du/nrha	Units	109	0	0	109	0	0
1.5 p/du	Population	164	0	0	164	0	0
Total Residential	Area (ha)	622.83	96.56	138.58	137.65	70.20	179.85
	Units	19,726	3,159	4,279	4,751	2,135	5,401
	Population	50,422	7,951	11,060	11,773	5,618	14,021

#### SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	80.96	82.34	79.81	85.53	80.03	77.96
Units Per Net Residential Hectare (upnrha)	31.7	32.7	30.9	34.5	30.4	30.0
Population (%) within 500m of Parkland		94%		93%		
Population (%) within 400m of Transit Service		100%		100%		
Population (%) within 600m of Commercial Service		66%		43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	52.8	5.60	30.16	17.06	-	-
Conserved as Municipal Reserve (ha)	25.0	1.04	7.27	-	4.76	11.95
Protected through other means (ha)	20.4	-	-	-	-	20.36
Lost to Development (ha)	9.6	7.80	-	15.40	-	-

#### STUDENT GENERATION COUNT

##### Public School Board

Elementary School	2,307	449.0	528.6	520.6	232.0	576.4
Junior High	1,153	224.5	264.3	260.3	116.0	288.2
Senior High	1,153	224.5	264.3	260.3	116.0	288.2

##### Separate School Board

Elementary School	1,153	224.5	264.3	260.3	116.0	288.2
Junior High	577	112.3	132.2	130.2	58.0	144.1
Senior High	577	112.3	132.2	130.2	58.0	144.1

##### Total Student Population

	6,920	1,347.1	1,585.9	1,561.9	696.1	1,729.3
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\* This area includes NW 354 and NW355 (with a setback buffer around them) that may be claimed by the Crown. The boundary of each natural area will be adjusted through subsequent studies, bed and shore survey, and subdivision.

\*\*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)

- c. delete the map entitled “Bylaw 16407 - Riverview Area Structure Plan” and replace with the map entitled “Bylaw 17267 - Amendment to the Riverview Area Structure Plan” attached as Schedule “A” and forming part of this bylaw;
- d. delete the map in Figure 6 - Development Concept and replace with the map attached as Schedule “B” and forming part of this bylaw;
- e. delete the map in Figure 7 - Ecological Connectivity and replace with the map attached as Schedule “C” and forming part of this bylaw;
- f. delete the map in Figure 8 - Parkland, Recreational Facilities & Schools and replace with the map attached as Schedule “D” and forming part of this bylaw;

- g. delete the map in Figure 9 - Transportation Network and replace with the map attached as Schedule “E” and forming part of this bylaw;
- h. delete the map in Figure 10 - Active Transportation Network and replace with the map attached as Schedule “F” and forming part of this bylaw;
- i. delete the map in Figure 11-Sanitary Servicing and replace with the map attached as Schedule “G” and forming part of this bylaw;
- j. delete the map in Figure 12 – Stormwater Servicing and replace with the map attached as Schedule “H” and forming part of this bylaw;

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

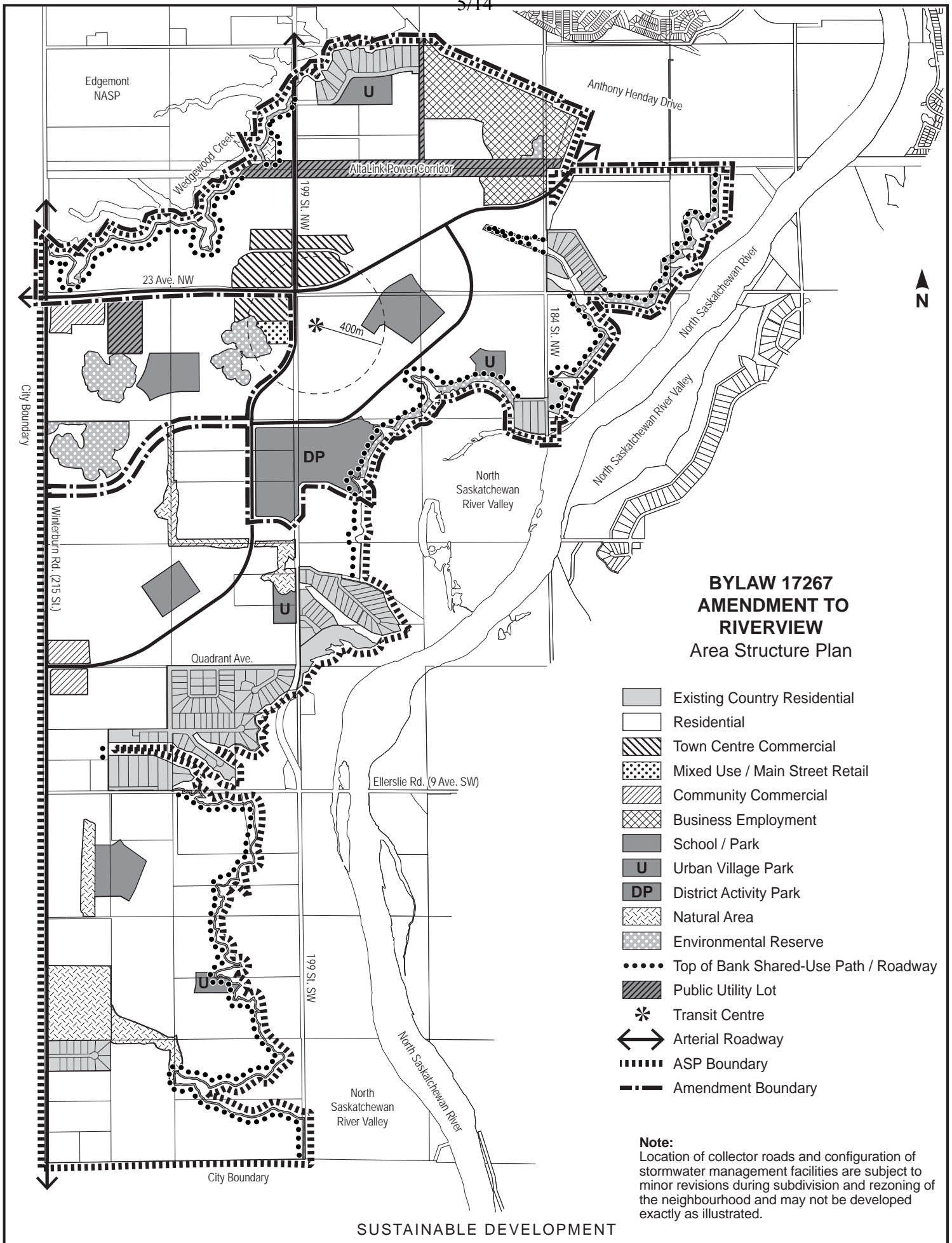
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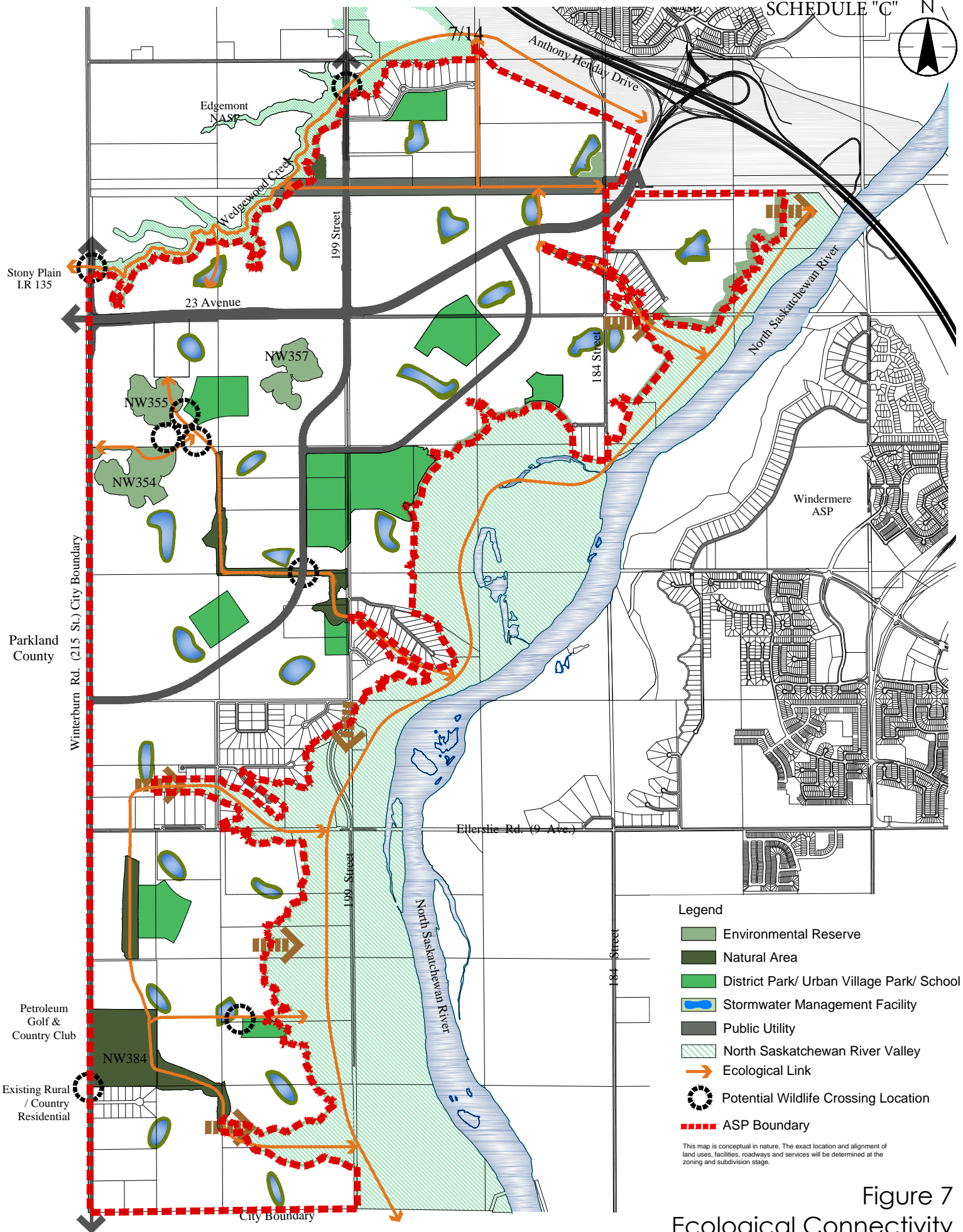
CITY CLERK











Legend

- Environmental Reserve
- Natural Area
- District Park/ Urban Village Park/ School
- Stormwater Management Facility
- Public Utility
- North Saskatchewan River Valley
- Ecological Link
- Potential Wildlife Crossing 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

Riverview Area Structure Plan Amendment

April 13, 2015 - 1161 102460 KC

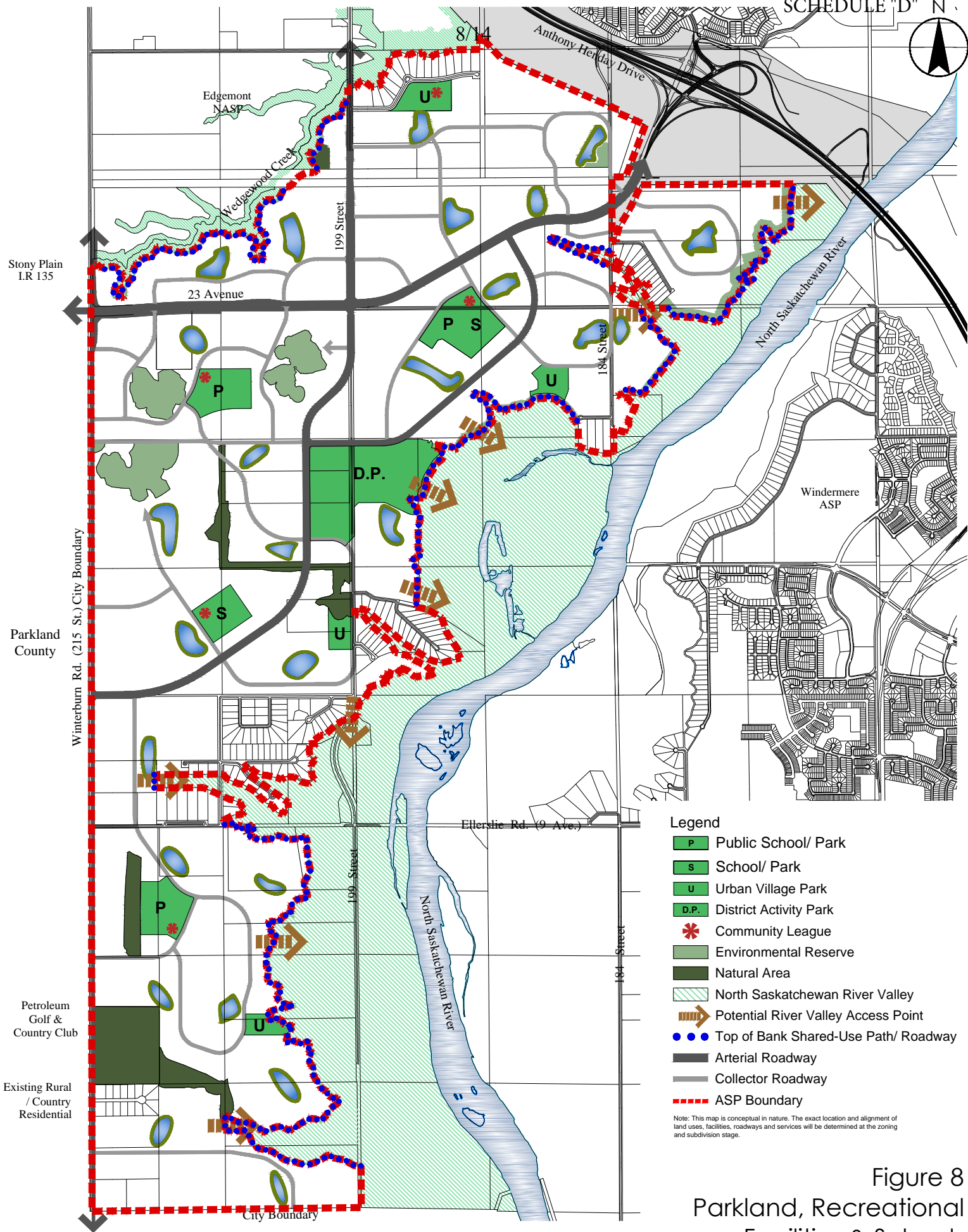
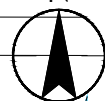
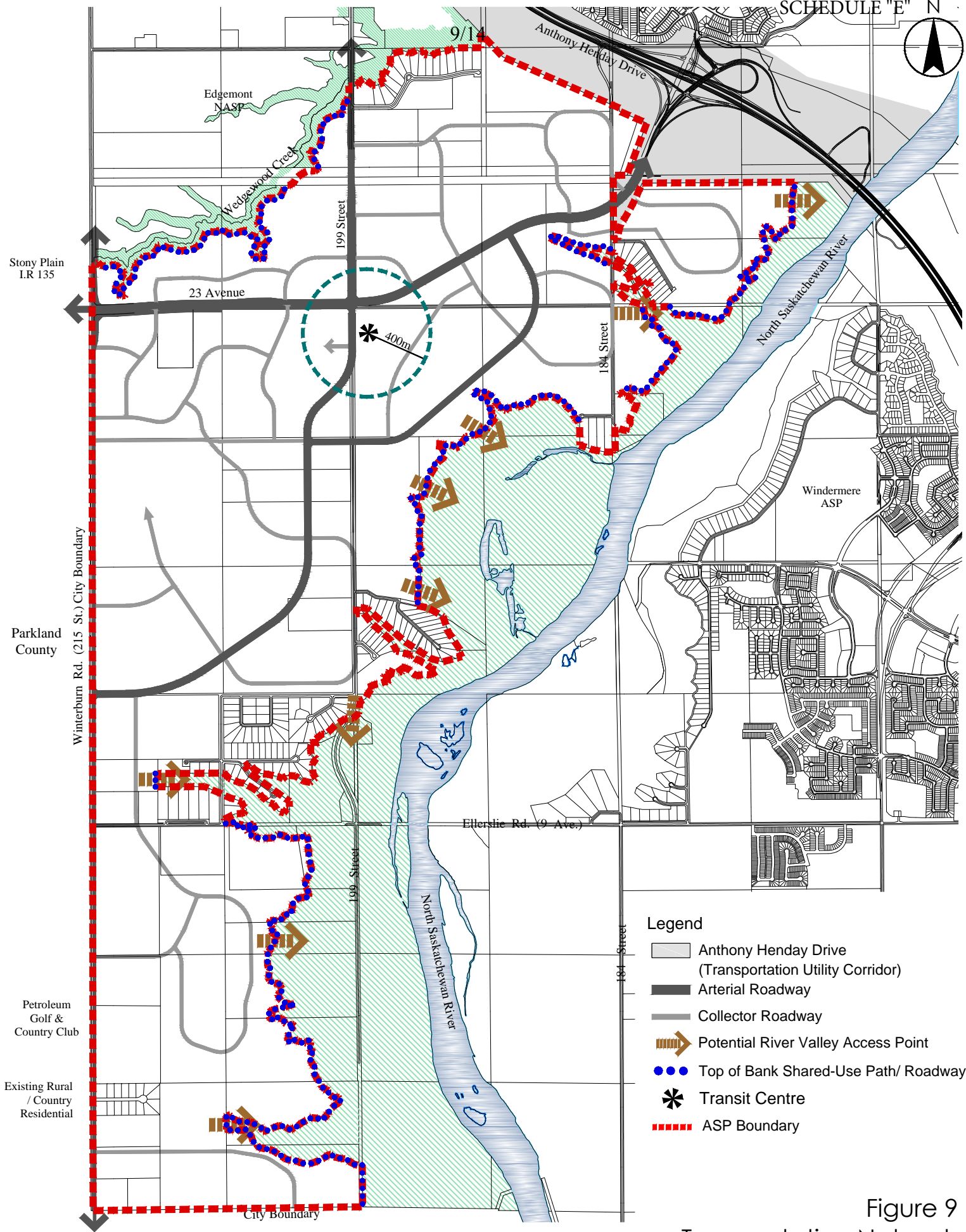


Figure 8  
Parkland, Recreational  
Facilities & Schools

Riverview Area Structure Plan Amendment

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### Legend

- Anthony Henday Drive (Transportation Utility Corridor)
- Arterial Roadway
- Collector Roadway
- Potential River Valley Access Point
- Top of Bank Shared-Use Path/ Roadway
- Transit Centre
- ASP Boundary

Figure 9  
Transportation Network  
Riverview Area Structure Plan Amendment

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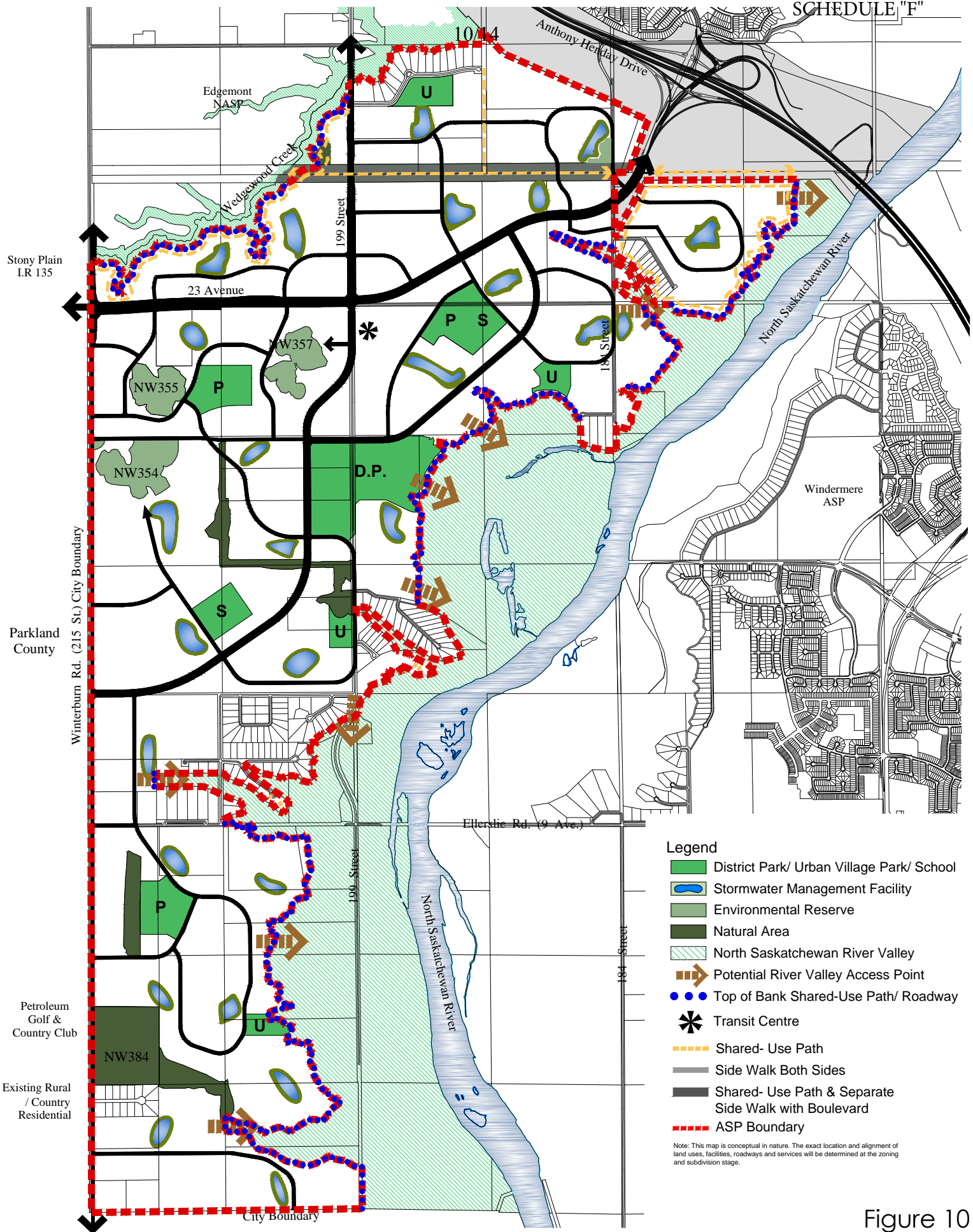
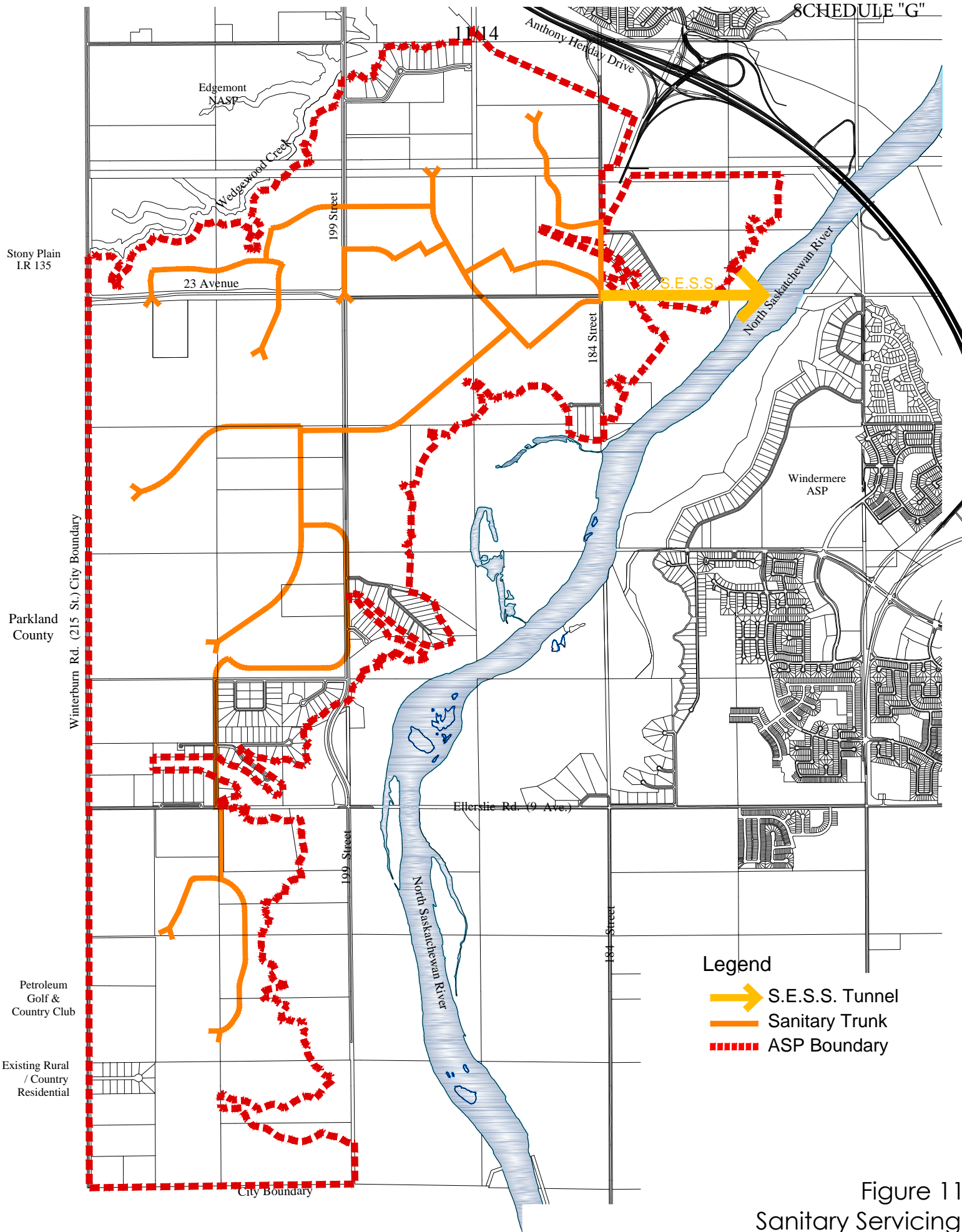


Figure 10  
Active Transportation Network  
Riverview Area Structure Plan Amendment

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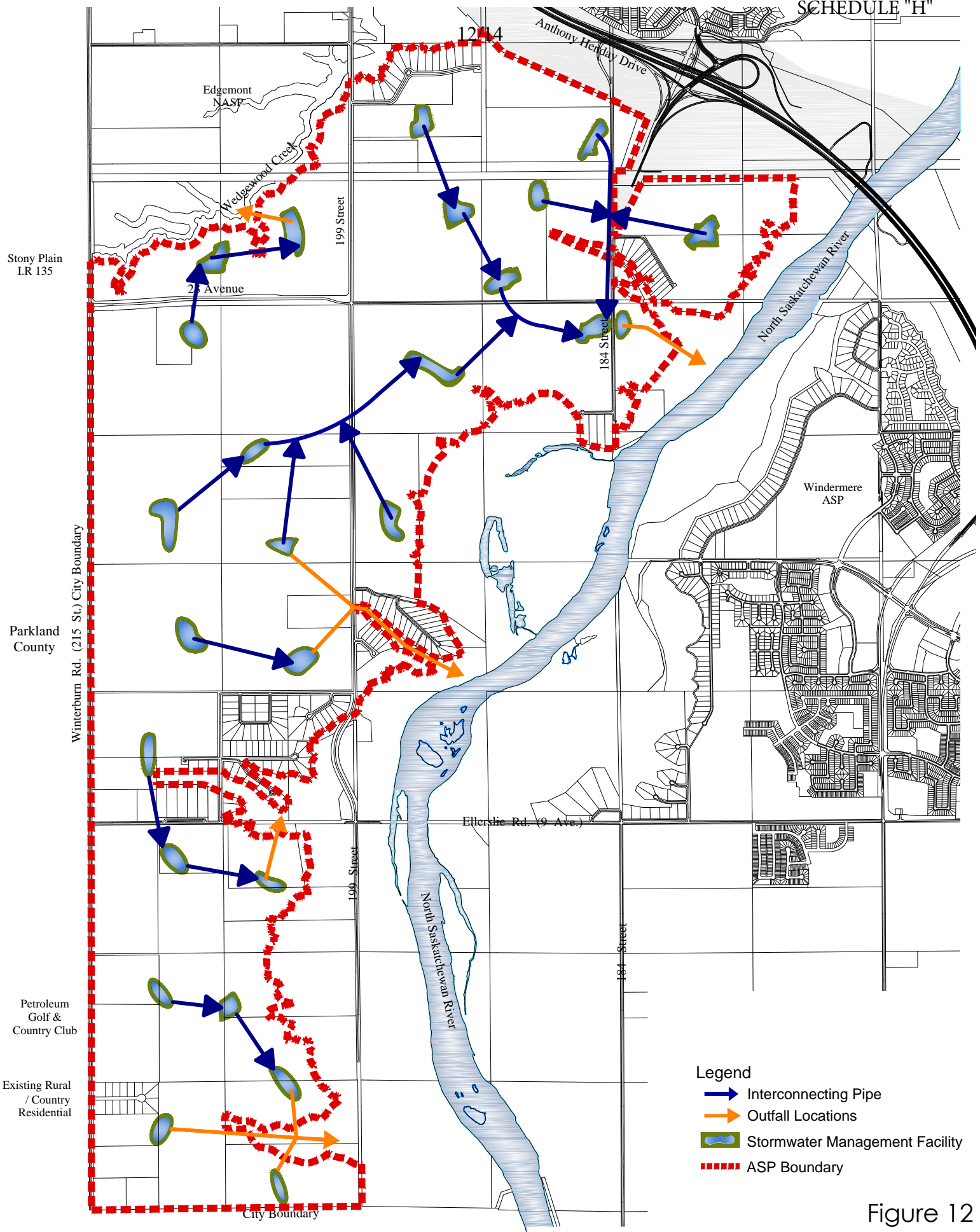
### Legend

- ➔ S.E.S.S. Tunnel
- Sanitary Trunk
- - - - - ASP Boundary

Figure 11  
Sanitary Servicing

Riverview Area Structure Plan Amendment

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- Legend**
- Interconnecting Pipe
  - Outfall Locations
  - Stormwater Management Facility
  - ASP Boundary

Figure 12  
Stormwater Servicing  
Riverview Area Structure Plan Amendment

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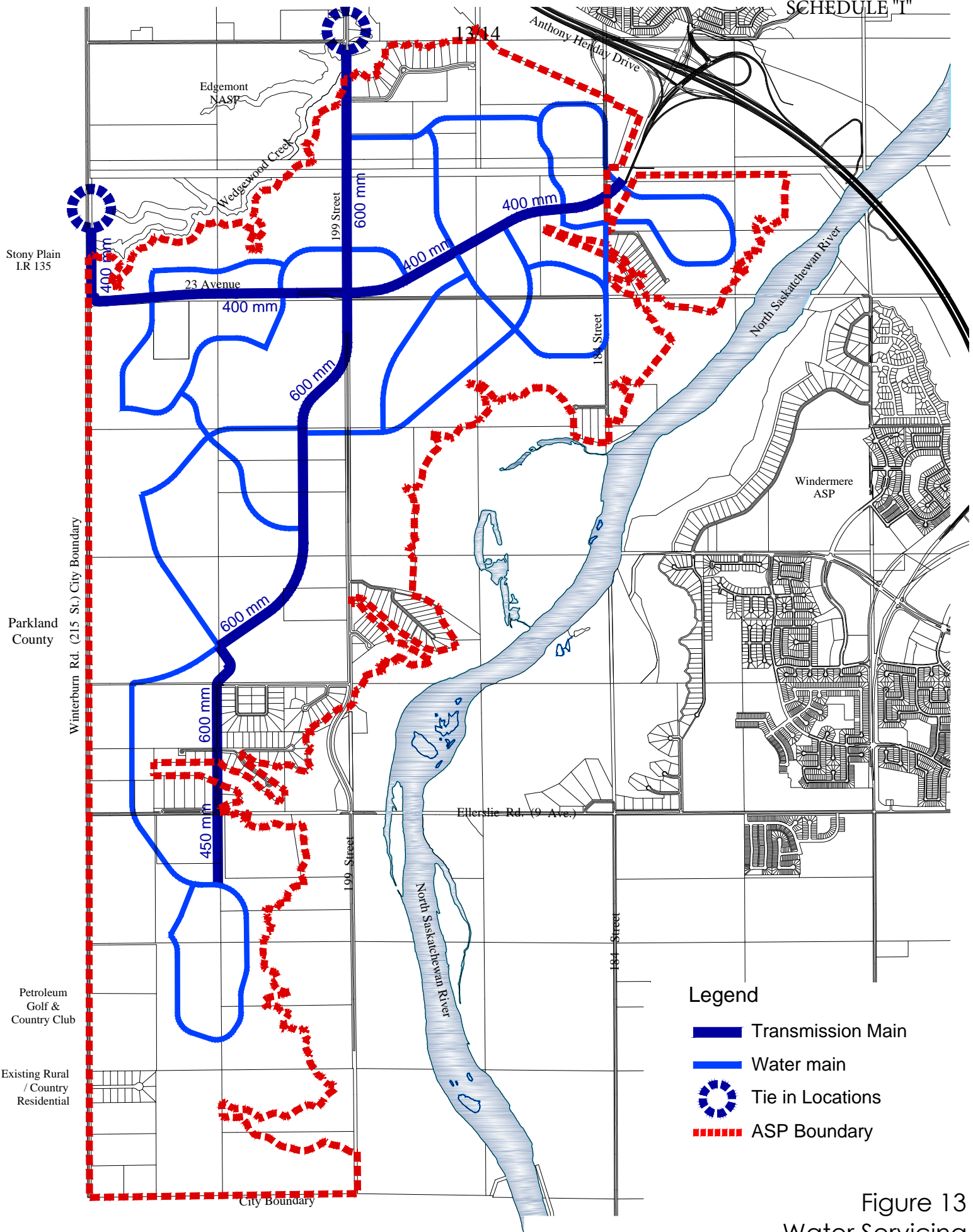
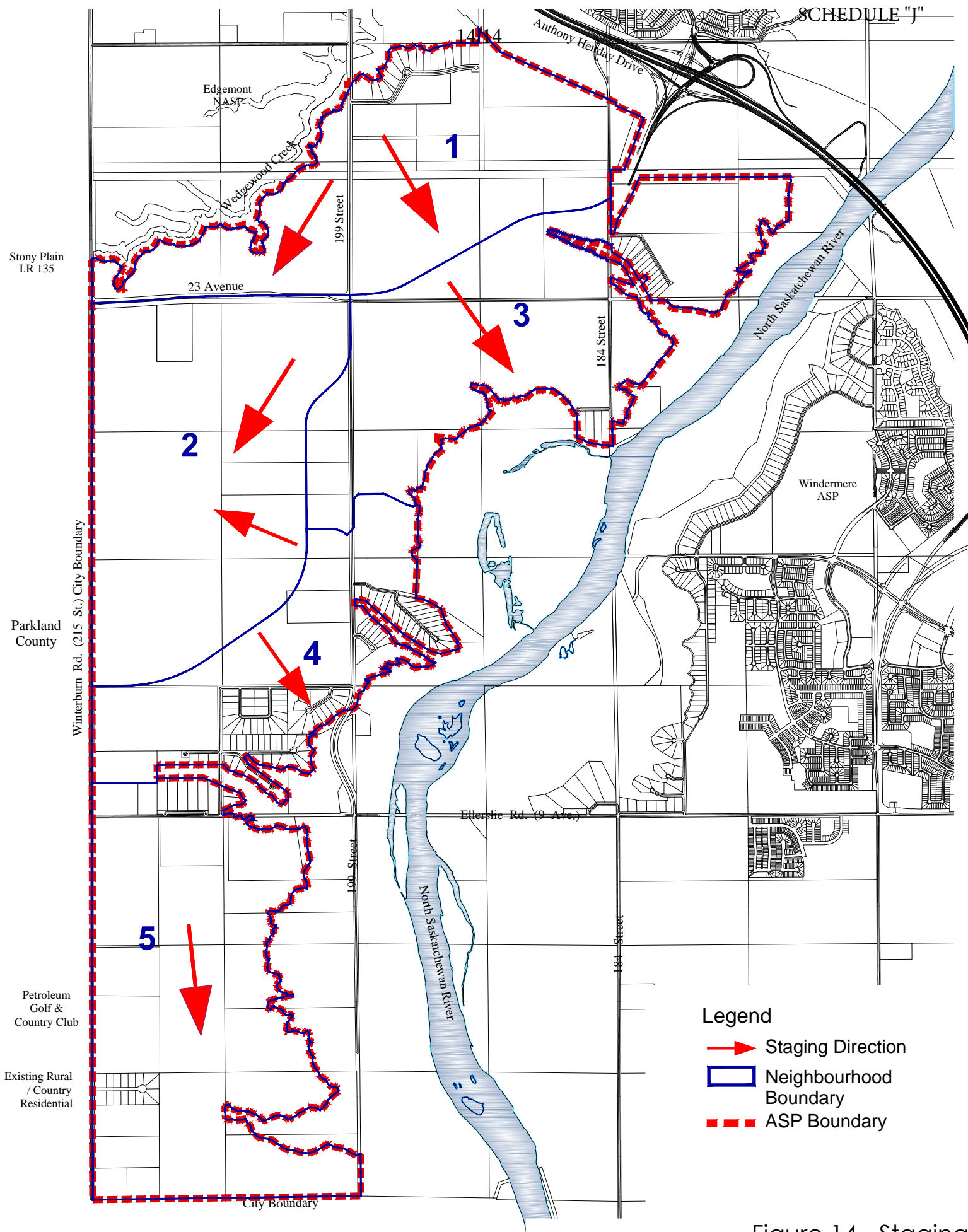


Figure 13  
Water Servicing

Riverview Area Structure Plan Amendment

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- Legend**
- Staging Direction
  - Neighbourhood Boundary
  - ASP Boundary

Figure 14 - Staging  
Riverview Area Structure Plan Amendment  
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