

Bylaw 21324

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, 21078, and 21152; 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. In Chapter 3 entitled “Land Use, Transportation, and Servicing,” under subsection 3.4.4 “Business Employment” adding a new third sentence to the second paragraph as follows: “These uses may also include Institutional and Civic Service land uses to support social sustainability, spaces for worship, learning and community safety.”
 - b. In Chapter 3 entitled “Land Use, Transportation, and Servicing,” under subsection 3.4.12 “Transportation - Public Transit”, deleting the second sentence of the first paragraph in its entirety;
 - c. In Chapter 3 entitled “Land Use, Transportation, and Servicing,” under subsection 3.4.12 “Transportation - Public Transit”, deleting the second sentence of the second paragraph in its entirety;

- d. In Chapter 3 entitled “Land Use, Transportation, and Servicing,” under subsection 3.4.12 “Transportation - Transit Oriented Development” deleting the second sentence in its entirety and replacing it with the following: “For development adjacent to the proposed Transit Centre, the District Policy will provide direction which is to be rationally integrated at the NSP stage.”
- e. Deleting the map entitled “Bylaw 21152 – Riverview Area Structure Plan (as amended)” from the plan;
- f. Deleting “Table 2 - Land Use and Population Statistics Bylaw 21152 Approved on May 7, 2025” and replacing it with “Table 2 - Riverview ASP - Proposed Land Use and Population Statistics - Bylaw 21324”, attached hereto as Schedule “A” and forming part of this bylaw;
- g. Deleting the map entitled “Figure 6 - Land Use Concept” and replacing it with the map entitled “Figure 6 - Land Use Concept”, attached hereto as Schedule “B” and deleting the “amendment area” indicator and forming part of this bylaw;
- h. deleting the map “Figure 7 – Ecological Connectivity”, and replacing it with the map “Figure 7 – Ecological Connectivity”, attached hereto as Schedule “C” and forming part of this bylaw;
- i. deleting the map “Figure 8 – Parkland, Recreational Facilities & School”, and replacing it with the map “Figure 8 – Parkland, Recreational Facilities and School”, attached hereto as Schedule “D” and forming part of this bylaw;
- j. deleting the map “Figure 9 – Transportation Network”, and replacing it with the map “Figure 9 – Transportation Network”, attached hereto as Schedule “E” and forming part of this bylaw;
- k. deleting the map “Figure 10 – Active Transportation Network”, and replacing it with the map “Figure 10 – Active Transportation Network”, attached hereto as Schedule “F” and forming part of this bylaw;
- l. deleting the map “Figure 11 – Sanitary Servicing”, and replacing it with the map “Figure 11 – Sanitary Servicing”, attached hereto as Schedule “G” and forming part of this bylaw;
- m. deleting the map “Figure 12 – Stormwater Servicing”, and replacing it with the map “Figure 12 – Stormwater Servicing”, attached hereto as Schedule “H” and forming part of this bylaw;

- n. deleting the map “Figure 13 – Water Servicing”, and replacing it with the map “Figure 13 – Water Servicing”, attached hereto as Schedule “I” and forming part of this bylaw; and
- o. deleting the map “Figure 14 – Staging”, and replacing it with the map “Figure 14 – Staging”, attached hereto as Schedule “J” 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

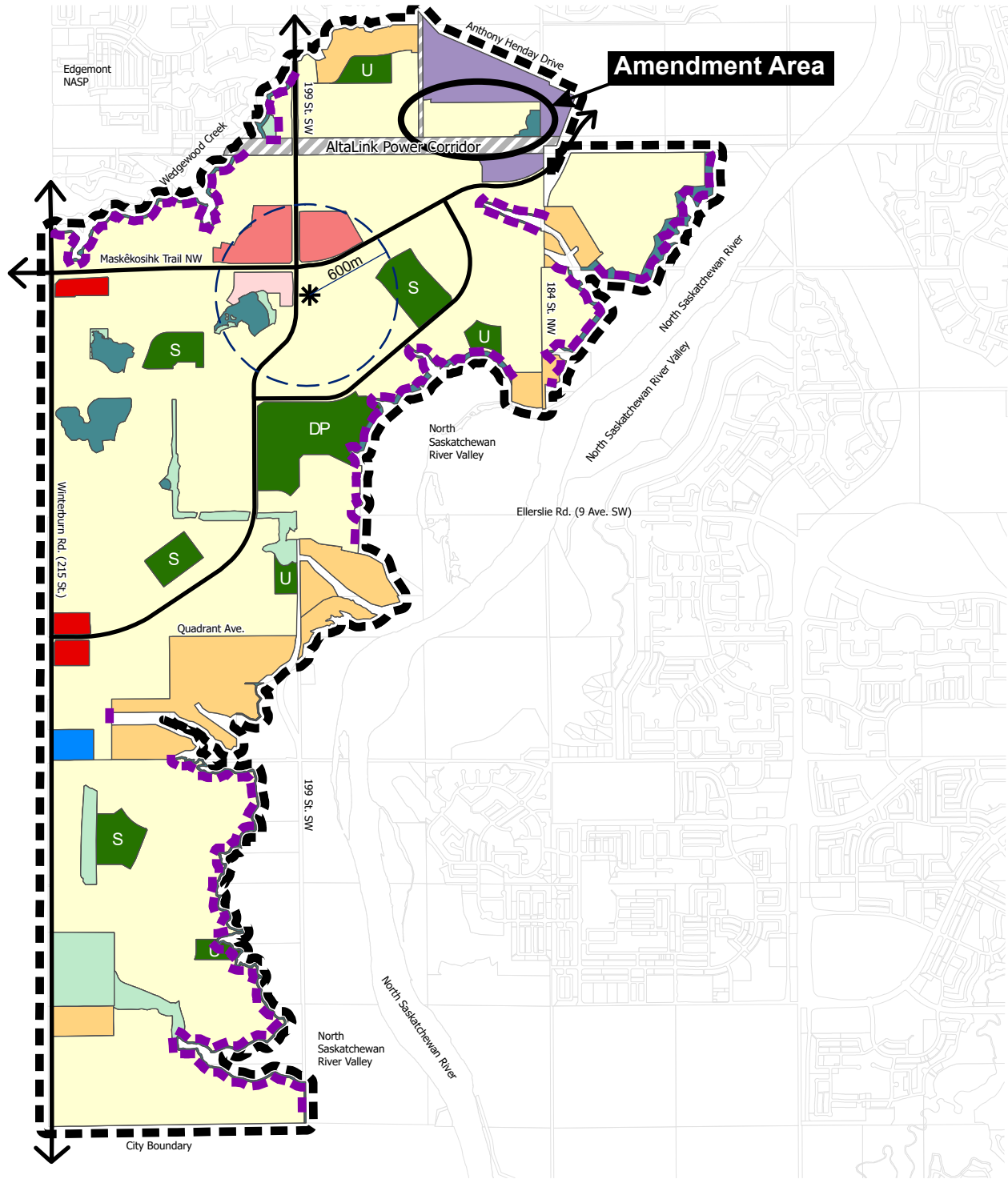
**Table 2 - Riverview ASP - Proposed Land Use and Population Statistics -
Bylaw 21324**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.3	100.0%	283.9	315.7	314.9	193.3	325.6
Environmental Reserve / Natural Area (ER) *	39.0	2.7%	1.8	20.1	17.1	-	-
Public Upland (ER)	6.0	0.4%	4.5	-	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	1,169.2	81.6%	224.3	278.1	262.7	121.7	282.6
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	-	4.0	-
Neighbourhood Commercial	6.0	0.5%	-	1.1	2.9	1.0	1.0
Business Employment	36.0	3.1%	36.0	-	-	-	-
Institutional Mixed-use	9.3	0.8%	-	3.6	-	5.7	-
Parkland, Recreation, School (Municipal Reserve)	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	13.0	-	9.5
<i>Urban Village Park/Pocket Park/Greenway</i>	23.7	2.0%	7.0	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	4.0
Resident's Association	0.8	0.1%	-	0.8	-	-	-
Transportation - Circulation	233.9	20.0%	44.9	55.6	52.5	24.3	56.5
Transit Centre	1.3	0.1%	-	-	1.3	-	-
Stormwater Management Facility	79.7	6.8%	16.9	18.3	13.4	8.9	22.2
Special Study Area (SWMF/LDR)	2.7	0.2%	-	2.7	-	-	-
Total Non-Residential Area	519.6	44.4%	116.2	122.2	122.3	53.9	104.9
Net Residential Area	649.6	55.6%	108.1	155.9	140.4	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	Area (ha)	511.2	79.5	115.2	97.1	57.8	161.6
	Units	12,781	1,989.0	2,880.0	2,428.0	1,444.0	4,040.0
	Population	35,785	5,568.0	8,064.0	6,798.0	4,043.0	11,312.0
Row Housing	Area (ha)	44.7	8.2	15.6	8.9	6.0	6.0
	Units	2,459	451.0	858.0	490.0	330.0	330.0
	Population	6,885	1,263.0	2,402.0	1,372.0	924.0	924.0
Street Oriented Residential	Area (ha)	37.9	4.0	11.5	22.4	0.0	0.0
	Units	1,324	139.0	402.0	783.0	0.0	0.0
	Population	3,705	388.0	1,125.0	2,192.0	0.0	0.0
Uplands Village DC2	Area (ha)	2.1	2.1	0.0	0.0	0.0	0.0
	Units	71.0	71.0	0.0	0.0	0.0	0.0
	Population	201.0	201.0	0.0	0.0	0.0	0.0
Low-rise/Medium Density Housing	Area (ha)	33.6	1.5	8.3	10.8	4.0	9.0
	Units	3,022	131.0	749.0	972.0	360.0	810.0
	Population	5,440	237.0	1,348.0	1,749.0	648.0	1,458.0
Mid-rise/High Density Residential	Area (ha)	0.5	0.0	0.0	0.5	0.0	0.0
	Units	112	0.0	0.0	112.0	0.0	0.0
	Population	201	0.0	0.0	201.0	0.0	0.0
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	0.00	0.0	0.0	0.0	0.0	0.0
	Units	0.00	0.0	0.0	0.0	0.0	0.0
	Population	0.00	0.0	0.0	0.0	0.0	0.0
Mixed Use Residential **	Area (ha)	11.3	10.3	0.0	0.0	0.0	1.0
	Units	1,695	1,545.0	0.0	0.0	0.0	150.0
	Population	2,542	2,317.0	0.0	0.0	0.0	225.0
Town Centre Mixed Uses / High Density Residential	Area (ha)	3.0	2.5	0.0	0.5	0.0	0.0
	Units	674	562.0	0.0	112.0	0.0	0.0
	Population	1,213	1,012.0	0.0	201.0	0.0	0.0
High Density Residential	Area (ha)	1.8	0.0	1.8	0.0	0.0	0.0
	Units	405	0.0	405.0	0.0	0.0	0.0
	Population	607	0.0	607.0	0.0	0.0	0.0
Institutional / Residential Mixed Use (residential portion)	Area (ha)	3.7	0.0	3.7	0.0	0.0	0.0
	Units	333	0.0	333.0	0.0	0.0	0.0
	Population	599	0.0	599.0	0.0	0.0	0.0
Total Residential	Area (ha)	647.7	108.1	156.1	140.2	67.8	177.6
	Units	22,877	4,889.0	5,627.0	4,897.0	2,134.0	5,330.0
	Population	57,179	10,987.0	14,145.0	12,513.0	5,615.0	13,919.0

SUSTAINABILITY MEASURES							
	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch	
Population Per Net Hectare (ppnha)	88	101.6	90.0	89.2	82.0	78.0	
Units Per Net Residential Hectare (upnrha)	35	45.0	36.0	34.0	31.0	30.0	
Population (%) within 500m of Parkland		98%	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							
Protected as Environmental Reserve	39.0	1.8	20.1	17.1	-	-	
Conserved as Municipal Reserve (ha)	19.5	1.1	7.9	-	4.8	5.7	
Protected through other means (ha)	30.0	0.0	3.2	1.2	1.3	24.4	
Lost to Development (ha)	42.8	7.8	19.6	15.4	0.0	0.0	
STUDENT GENERATION COUNT							
	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch	
Public School Board							
Elementary School	2,406	449	624	525	243	565	
Junior High	1,201	224	312	262	121	282	
Senior High	1,201	224	312	262	121	282	
Separate School Board							
Elementary School	1,201	224	312	262	121	282	
Junior High	600	112	156	131	60	141	
Senior High	600	112	156	131	60	141	
Total Student Population	7,209	1,345	1,872	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

** 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)





















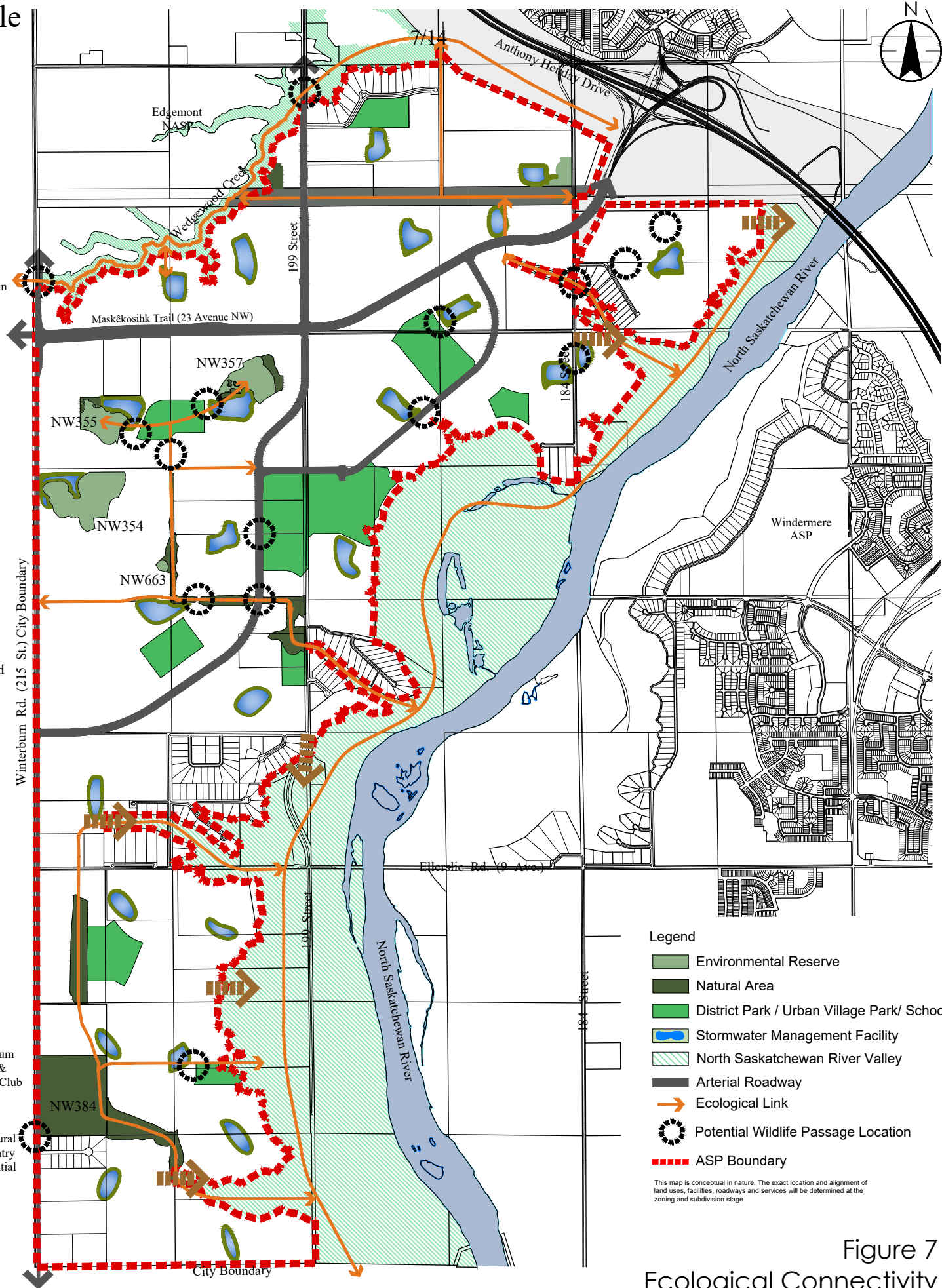
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|---|--------------------------------|---|---------------------------------------|
|  | Existing Country Residential |  | District Activity Park |
|  | Residential |  | Natural Area |
|  | Town Centre Commercial |  | Environmental Reserve |
|  | Mixed 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 |  | Amendment Area |



FIGURE 6
LAND USE CONCEPT
RIVERVIEW
 Area Structure Plan

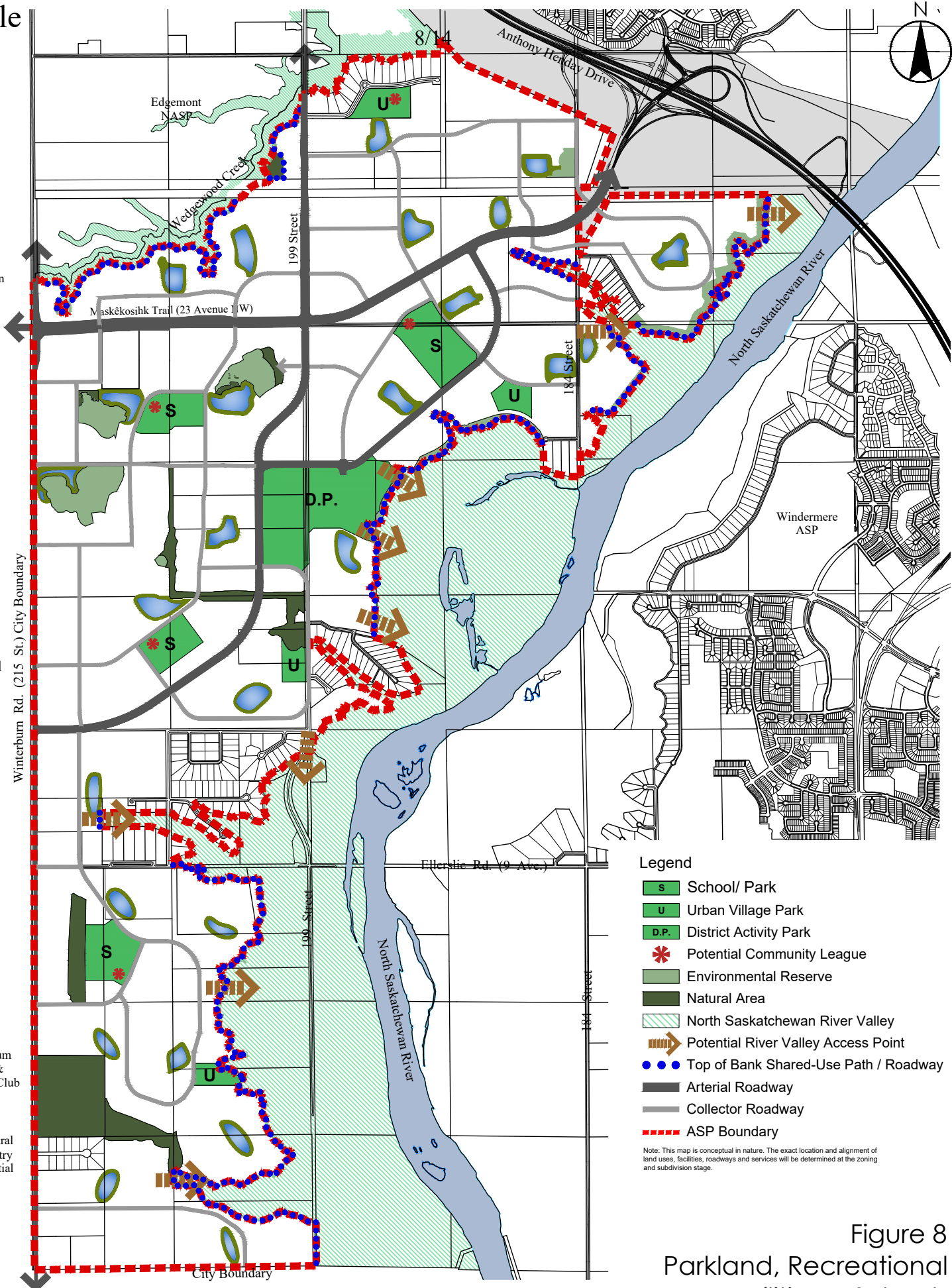
Schedule "C"



- 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
Riverview Area Structure Plan Amendment

Schedule "D"



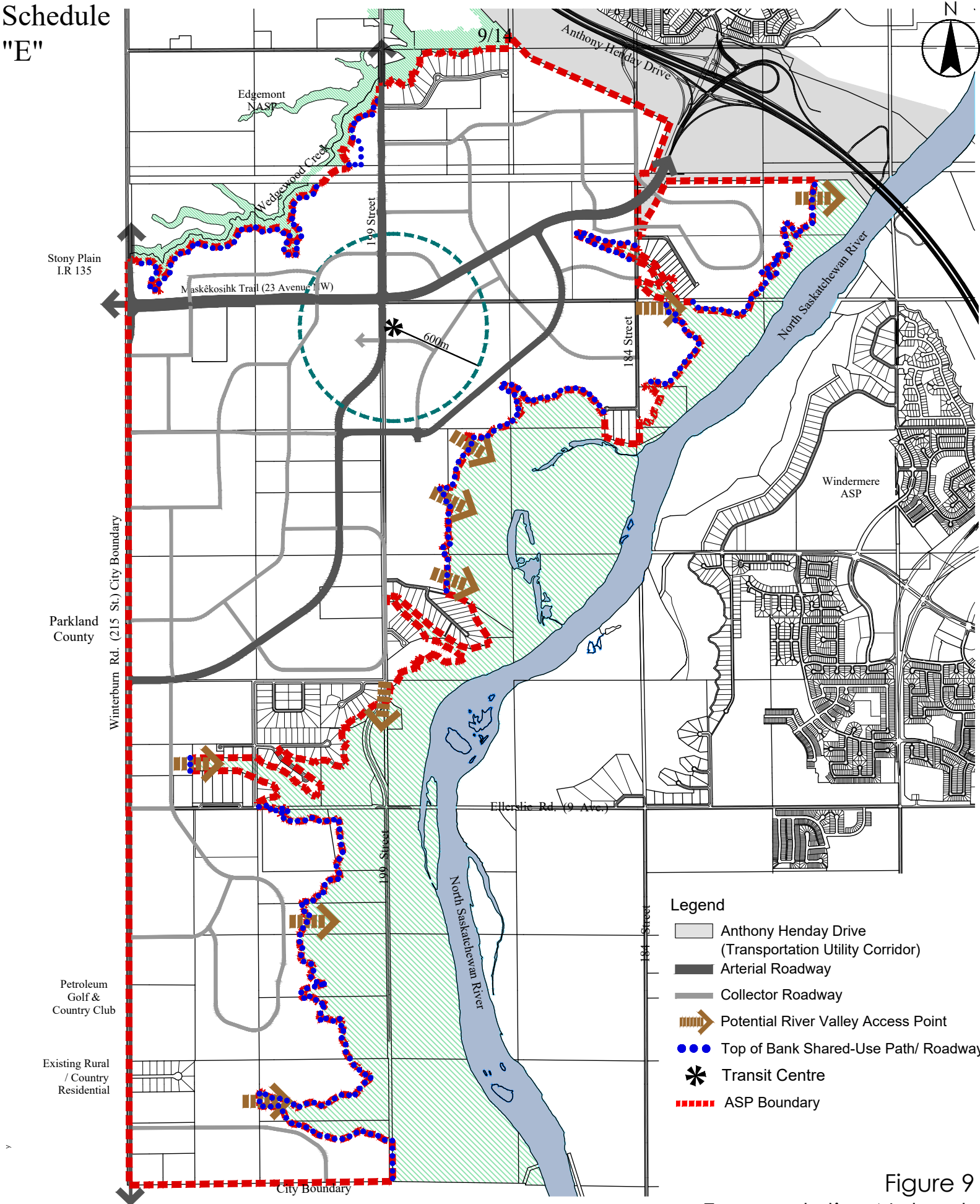
Legend

- School/ Park
- Urban Village Park
- District Activity Park
- * Potential Community League
- Environmental Reserve
- Natural Area
- North Saskatchewan River Valley
- ➔ Potential River Valley Access Point
- Top of Bank Shared-Use Path / Roadway
- Arterial Roadway
- Collector Roadway
- ASP Boundary

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 8
Parkland, Recreational
Facilities & Schools
Riverview Area Structure Plan Amendment

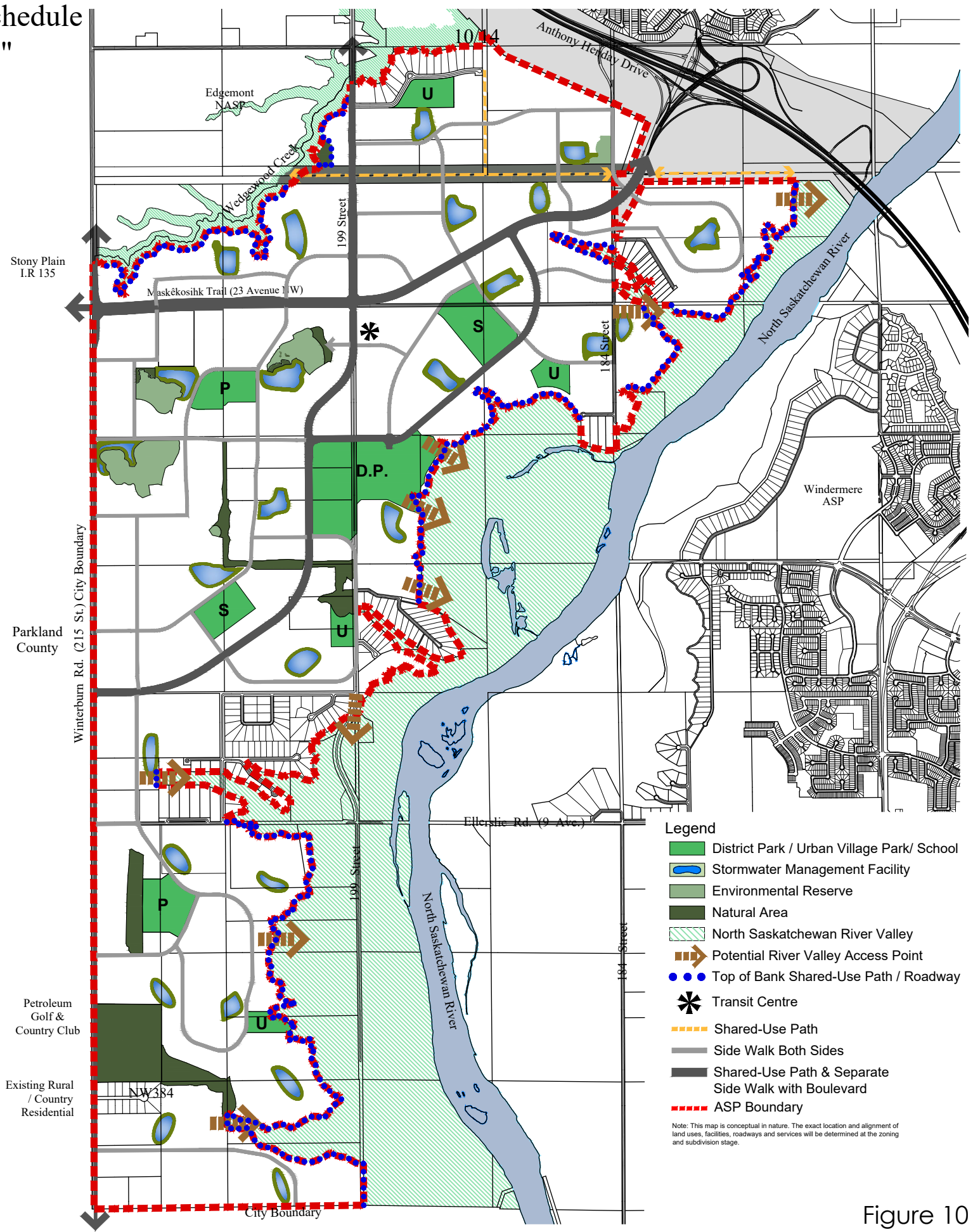
Schedule "E"



- 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

Schedule "F"

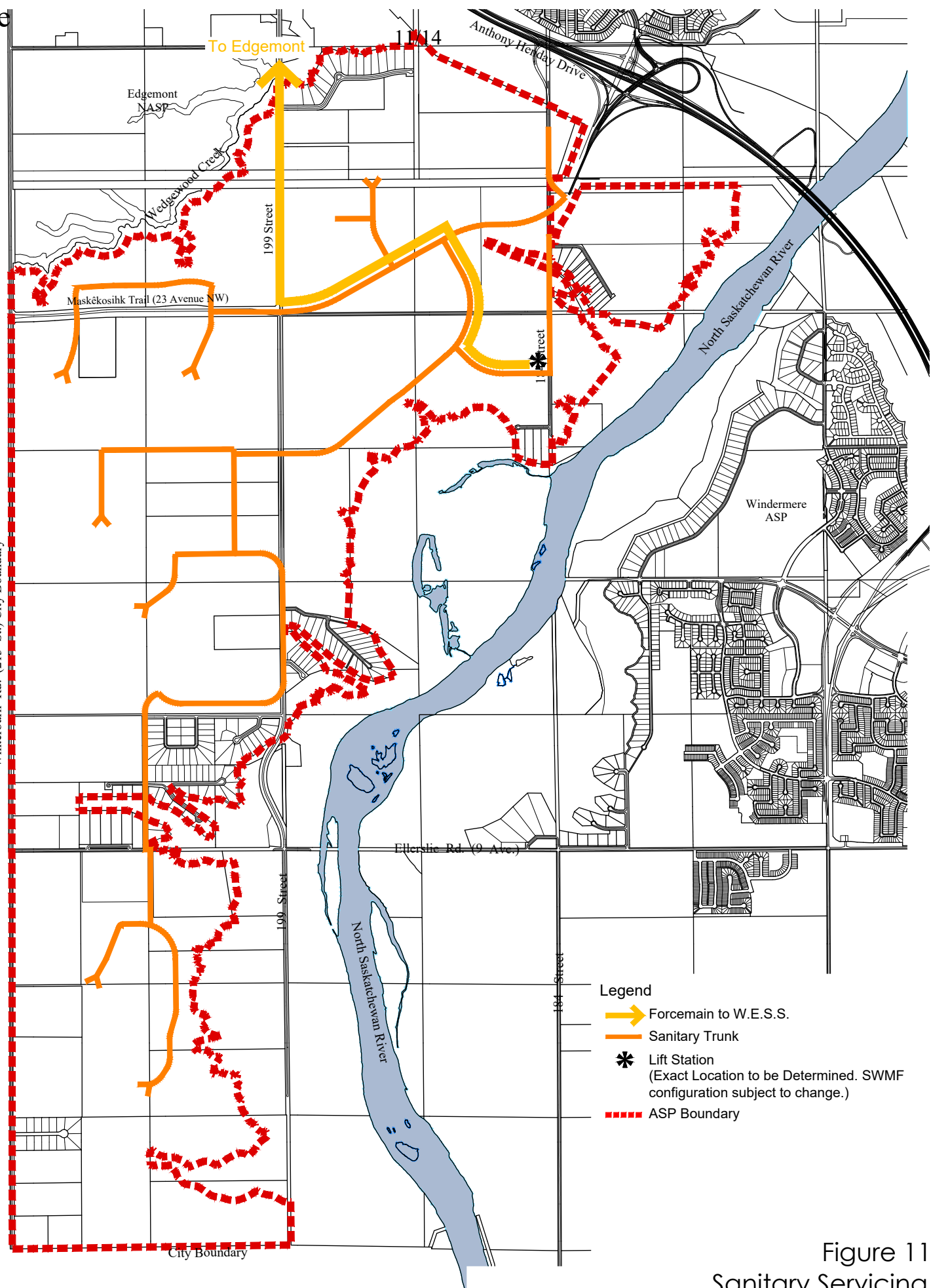


- Legend**
- District Park / Urban Village Park/ School
 - Stormwater Management Facility
 - Environmental Reserve
 - Natural Area
 - North Saskatchewan River Valley
 - Potential River Valley Access Point
 - Top of Bank Shared-Use Path / Roadway
 - Transit Centre
 - Shared-Use Path
 - Side Walk Both Sides
 - Shared-Use Path & Separate Side Walk with Boulevard
 - ASP Boundary

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 10
Active Transportation Network
Riverview Area Structure Plan Amendment

Schedule "G"







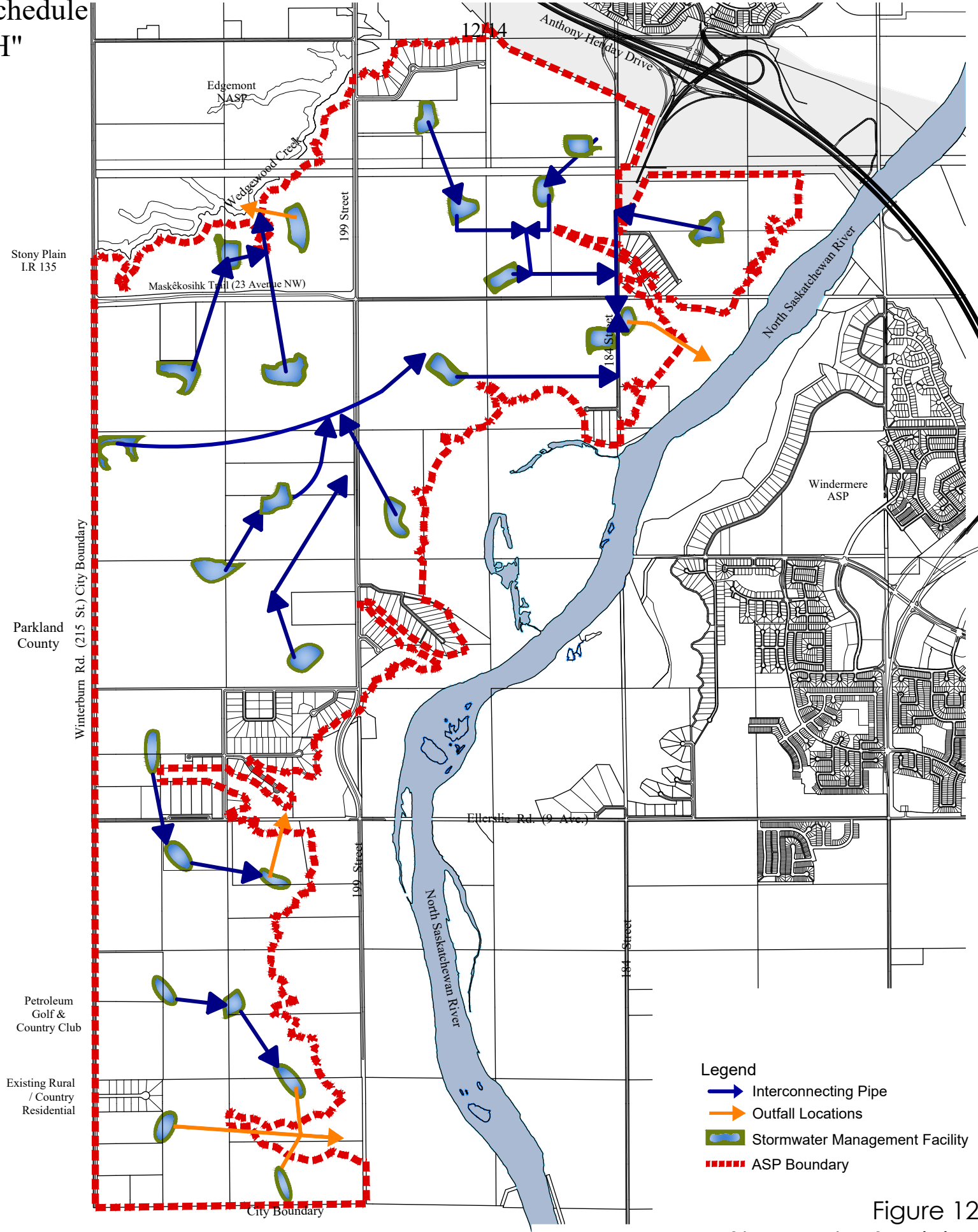
- Legend**
-  Forcemain to W.E.S.S.
 -  Sanitary Trunk
 -  Lift Station
(Exact Location to be Determined. SWMF configuration subject to change.)
 -  ASP Boundary

Figure 11
Sanitary Servicing
Riverview Area Structure Plan Amendment

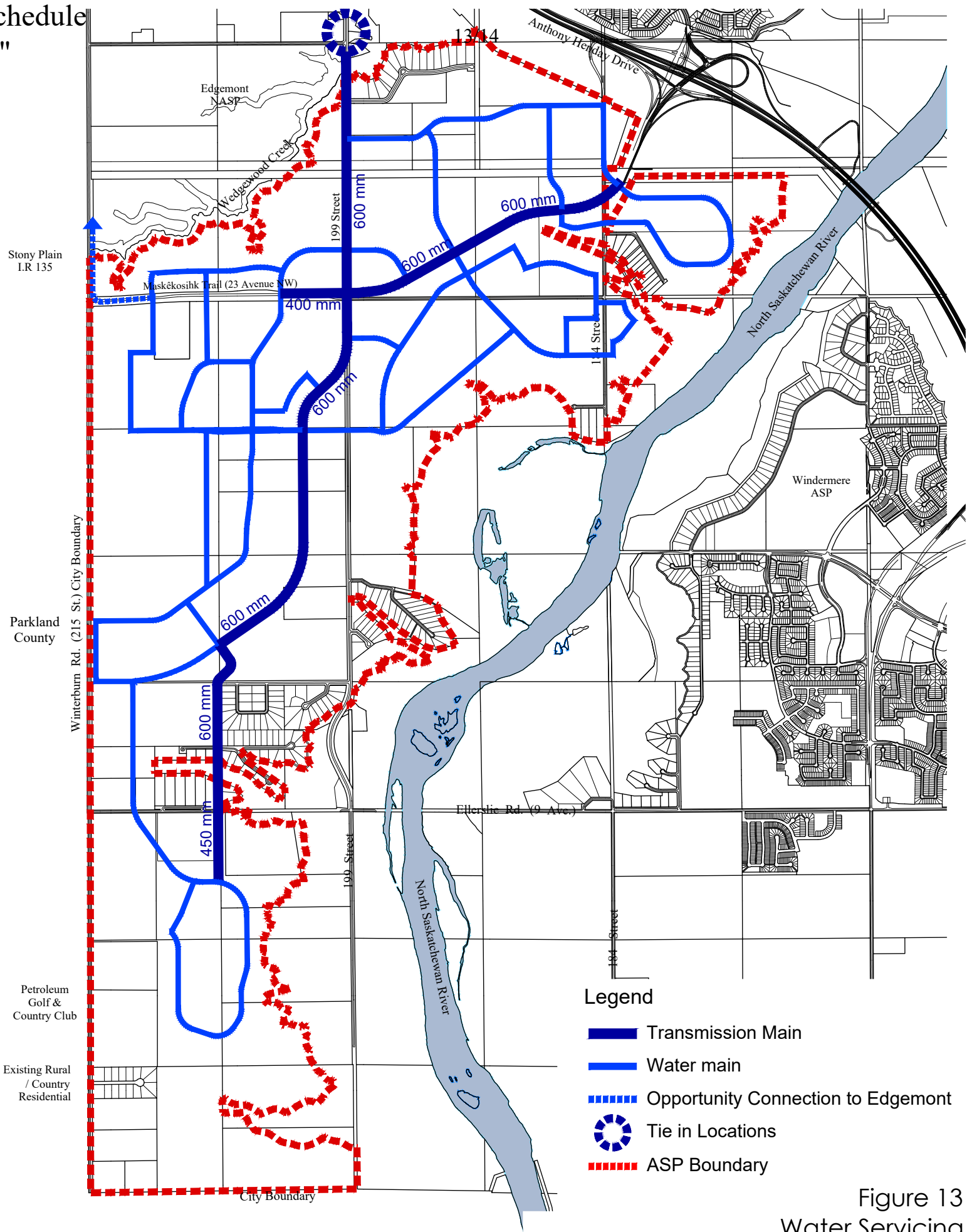
Schedule "H"



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

Figure 12
Stormwater Servicing
Riverview Area Structure Plan Amendment

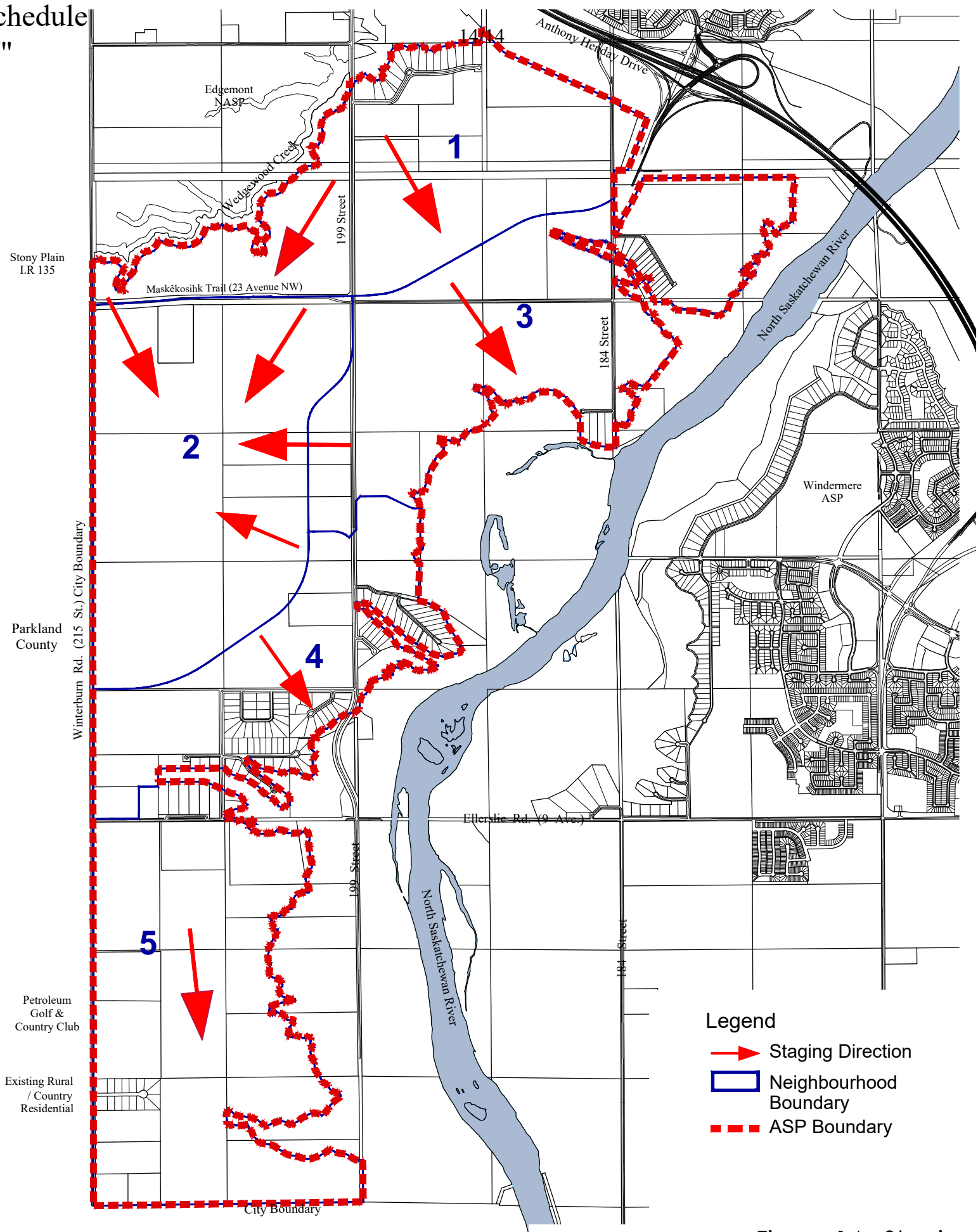
Schedule "I"



- Legend**
- █ Transmission Main
 - █ Water main
 - ▤ Opportunity Connection to Edgemont
 - ⊙ Tie in Locations
 - - - ASP Boundary

Figure 13
Water Servicing
Riverview Area Structure Plan Amendment

Schedule "J"



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

Figure 14 - Staging Riverview Area Structure Plan Amendment