

Bylaw 21403

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, 21079, and 21153; 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 the map "Bylaw 21153 – Stillwater Neighbourhood Structure Plan" from the plan;

- b. delete “Appendix 1 Stillwater Neighbourhood Structure Plan Land Use and Population Statistics, Bylaw 21153” and replace with “Appendix 1 Stillwater Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 21403”, attached hereto as Schedule “A” and forming part of this bylaw;
- c. delete the map “Figure 5.0 - Development Concept” and replace with “Figure 5.0 - Development Concept” attached hereto as Schedule “B” and deleting the “amendment area” indicator and forming part of this bylaw;
- d. delete the map “Figure 6.0 - Ecological Networks & Parks” and replace with “Figure 6.0 - Ecological Networks & Parks” attached hereto as Schedule “C” and forming part of this bylaw;
- e. delete the map “Figure 7.0 - Urban Agriculture & Food” and replace with “Figure 7.0 - Urban Agriculture & Food” attached hereto as Schedule “D” and forming part of this bylaw;
- f. delete the map “Figure 8.0 - Sanitary Servicing” and replace with “Figure 8.0 - Sanitary Servicing” attached hereto as Schedule “E” and forming part of this bylaw;
- g. delete the map “Figure 9.0 - Stormwater Servicing” and replace with “Figure 9.0 - Stormwater Servicing” attached hereto as Schedule “F” and forming part of this bylaw;
- h. delete the map “Figure 10.0 - Water Servicing” and replace with “Figure 10.0 - Water Servicing” attached hereto as Schedule “G” and forming part of this bylaw;
- i. delete the map “Figure 11.0 – Staging Plan” and replace with “Figure 11.0 – Staging Plan” attached hereto as Schedule “H” and forming part of this bylaw;
- j. delete the map “Figure 12.0 - Transportation Network” and replace with “Figure 12.0 - Transportation Network” attached hereto as Schedule “I” and forming part of this bylaw;
- k. delete the map “Figure 13.0 - Active Modes Network” and replace with “Figure 13.0 - Active Modes Network” attached hereto as Schedule “J” and forming part of this bylaw; and

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

READ a first time this	3rd day of February	, A. D. 2026;
READ a second time this	3rd day of February	, A. D. 2026;
READ a third time this	3rd day of February	, A. D. 2026;
SIGNED and PASSED this	3rd day of February	, A. D. 2026.

THE CITY OF EDMONTON

  
MAYOR

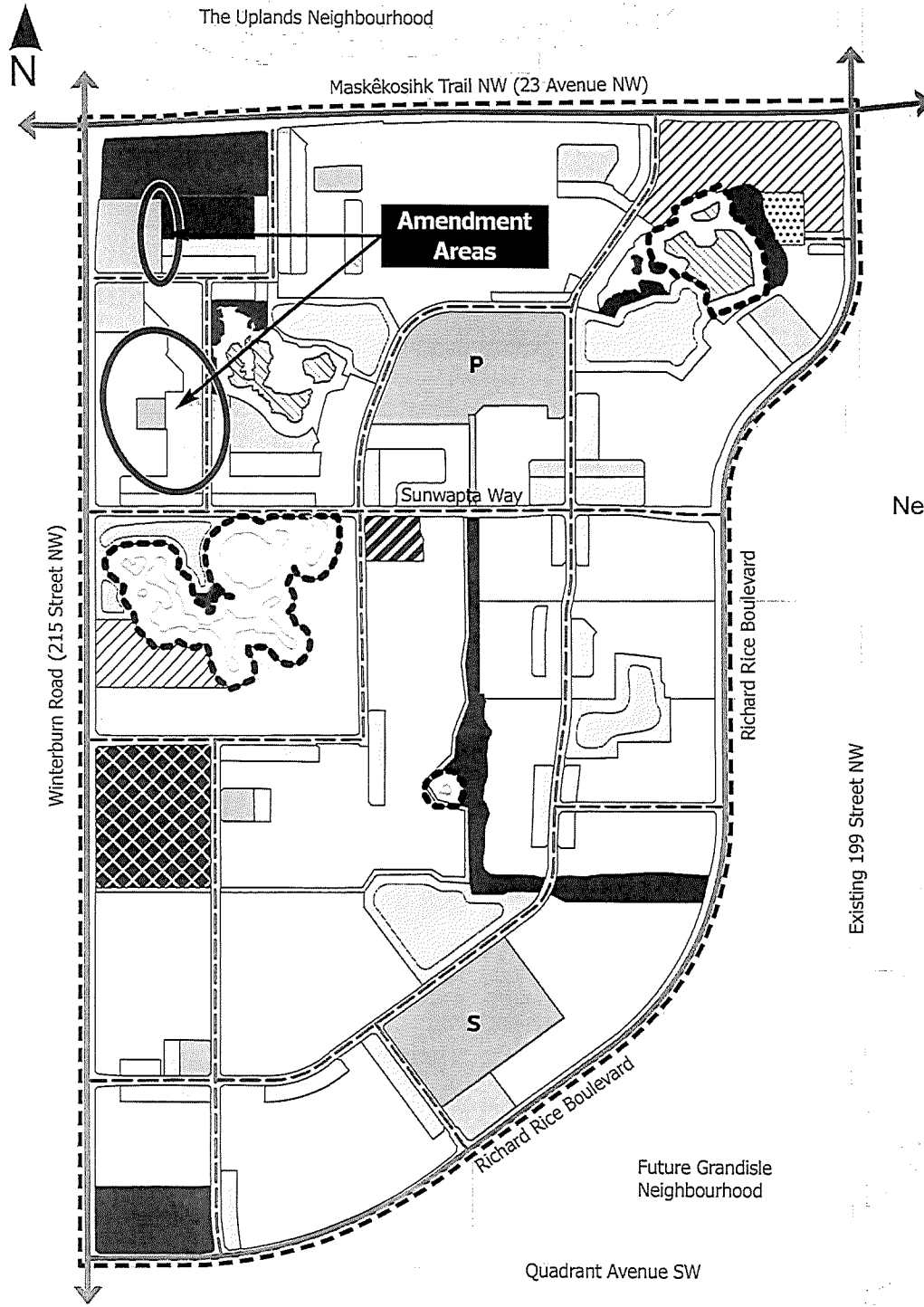
  
CITY CLERK

## APPENDIX 1 STILLWATER NSP LAND USE AND POPULATION STATISTICS - Bylaw 21403

	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%				
Communication Facility (Existing)	8.1	2.6%				
Arterial Road Right-of-Way	15.9	5.0%				
<b>Gross Developable Area</b>	<b>270.0</b>		<b>100%</b>			
<b>Commercial</b>						
Town Centre Commercial	6.9		2.6%			
Community Commercial	8.2		3.0%			
Neighbourhood Commercial	1.1		0.4%			
<b>Institutional/Residential Mixed Use (non-residential portion)</b>	<b>3.7</b>		<b>1.4%</b>			
<b>Parkland, Recreational, School (Municipal Reserve)<sup>1</sup></b>						
School / Park Site	14.8	} 24.9	5.5%			
Pocket Park	2.0		0.6%			
Greenway	0.1		0.0%			
Natural Area	7.6		2.8%			
<b>Transportation</b>						
Circulation	54.0		20.0%			
<b>Residents Association</b>	<b>0.8</b>		<b>0.3%</b>			
<b>Infrastructure &amp; Servicing</b>						
Stormwater Management Facilities (SMWF)	18.3		7.0%			
Special Study Area (SWMF/LDR)	2.7		1.0%			
<b>Total Non-Residential Area</b>	<b>119.7</b>		<b>44%</b>			
<b>Net Residential Area (NRA)</b>	<b>150.3</b>		<b>56%</b>			
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Ppl/Unit</b>	<b>Population</b>	<b>% of NRA</b>
Single / Semi-detached	115.9	25	2,898	2.8	8,114	74%
Rowhousing	15.2	55	836	2.8	2,341	10%
Street Oriented Residential	11.3	35	398	2.8	1,109	7%
Low Rise/Medium Density	8.1	90	729	1.8	1,312	6%
Institutional/Residential Mixed Use (residential portion)	3.70	90	333	1.8	599	2%
High Density Residential	1.9	225	428	1.5	642	1%
<b>Total</b>	<b>150.3</b>		<b>5,446</b>		<b>13,639</b>	<b>100%</b>
<b>Sustainability Measures</b>						
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						52%:48%
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						100%
Population (%) within 600m of Commercial Service						98%
<b>Presence/Loss of Natural Areas</b>			<b>Land</b>	<b>Water</b>		
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			
<b>STUDENT GENERATION STATISTICS</b>						
<b>Public School Board</b>			<b>1,248</b>			
Elementary / Junior High (K-9)	936					
Senior High (10-12)	312					
<b>Separate School Board</b>			<b>624</b>			
Elementary / Junior High (K-9)	468					
Senior High (10-12)	156					
<b>Total Student Population</b>			<b>1,872</b>			

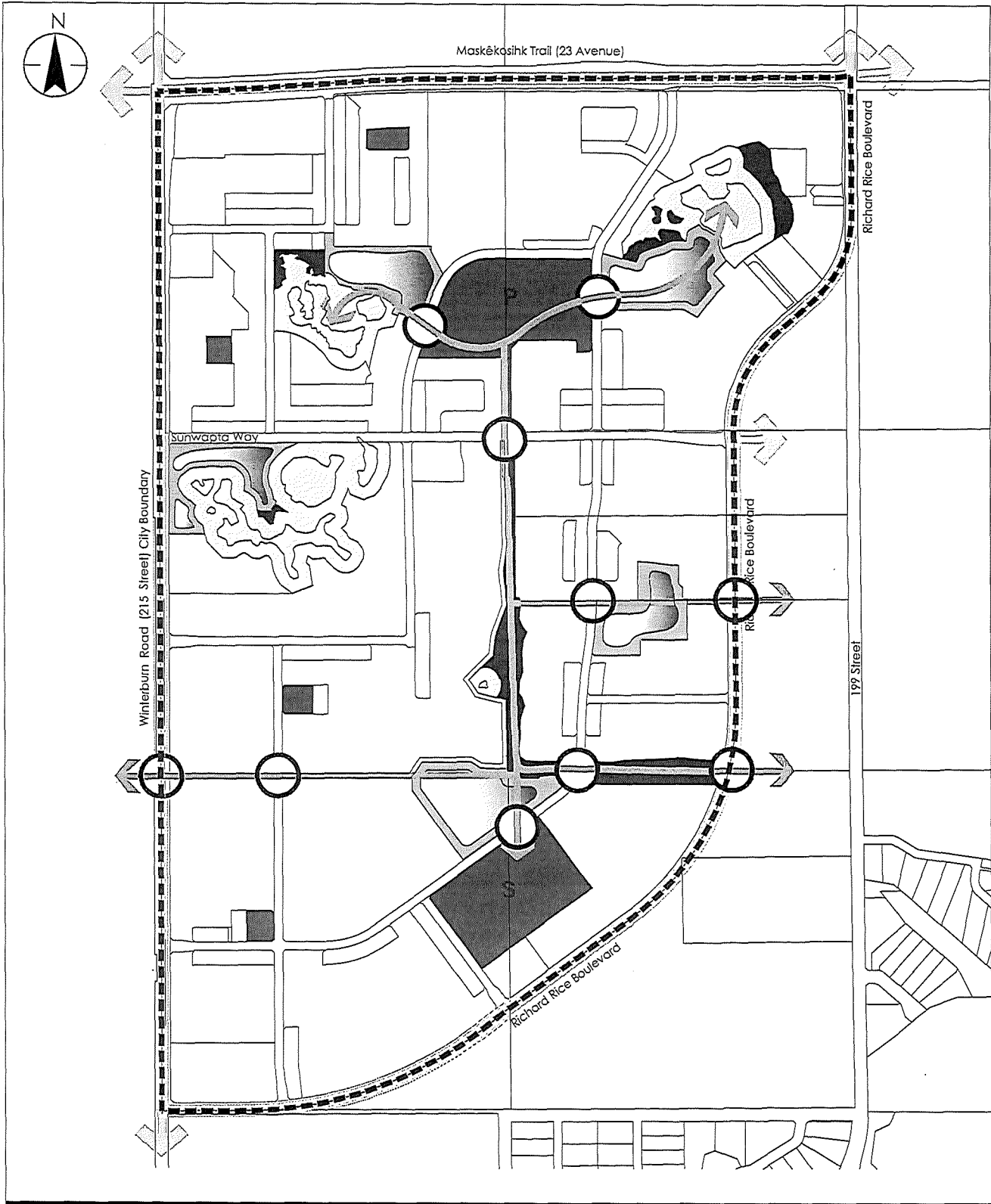
<sup>2</sup>Areas dedicated as Environmental Reserve and Municipal Reserve to be confirmed by legal survey.

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.



**Figure 6**  
**Development Concept**  
**STILLWATER**  
 Neighbourhood Structure Plan  
 (as amended)

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



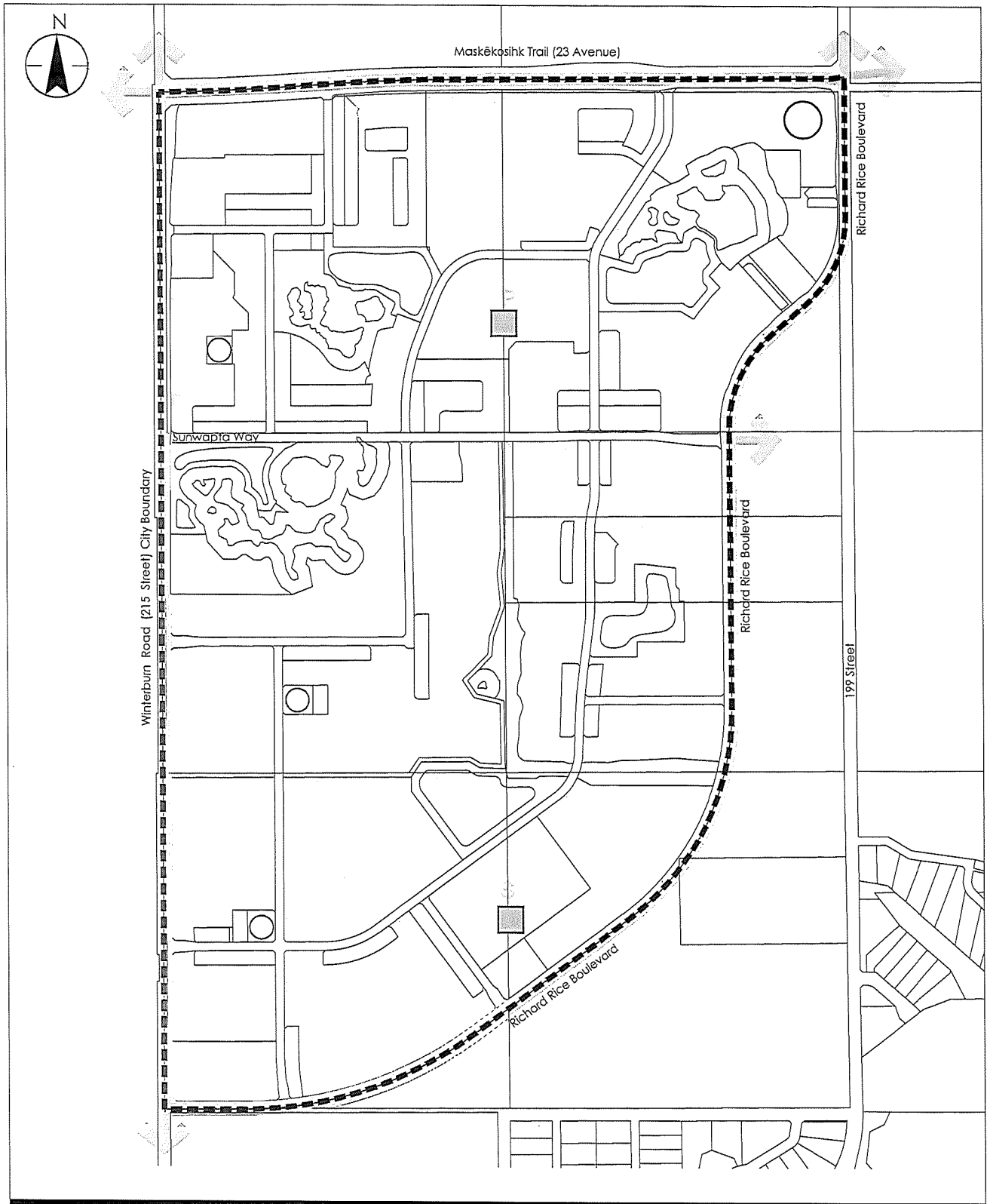
- Legend**
- Public Utility (Pipeline ROW)
  - Public or Separate School / Park
  - Pocket Park / Greenway
  - Natural Area (ER)
  - Natural Area (MR)
  - Stormwater Management Facility

- Potential Wildlife Passage
- Ecological Link
- Arterial Roadway
- NSP Boundary

Stillwater NSP

Figure 6

Ecological Network & Parks

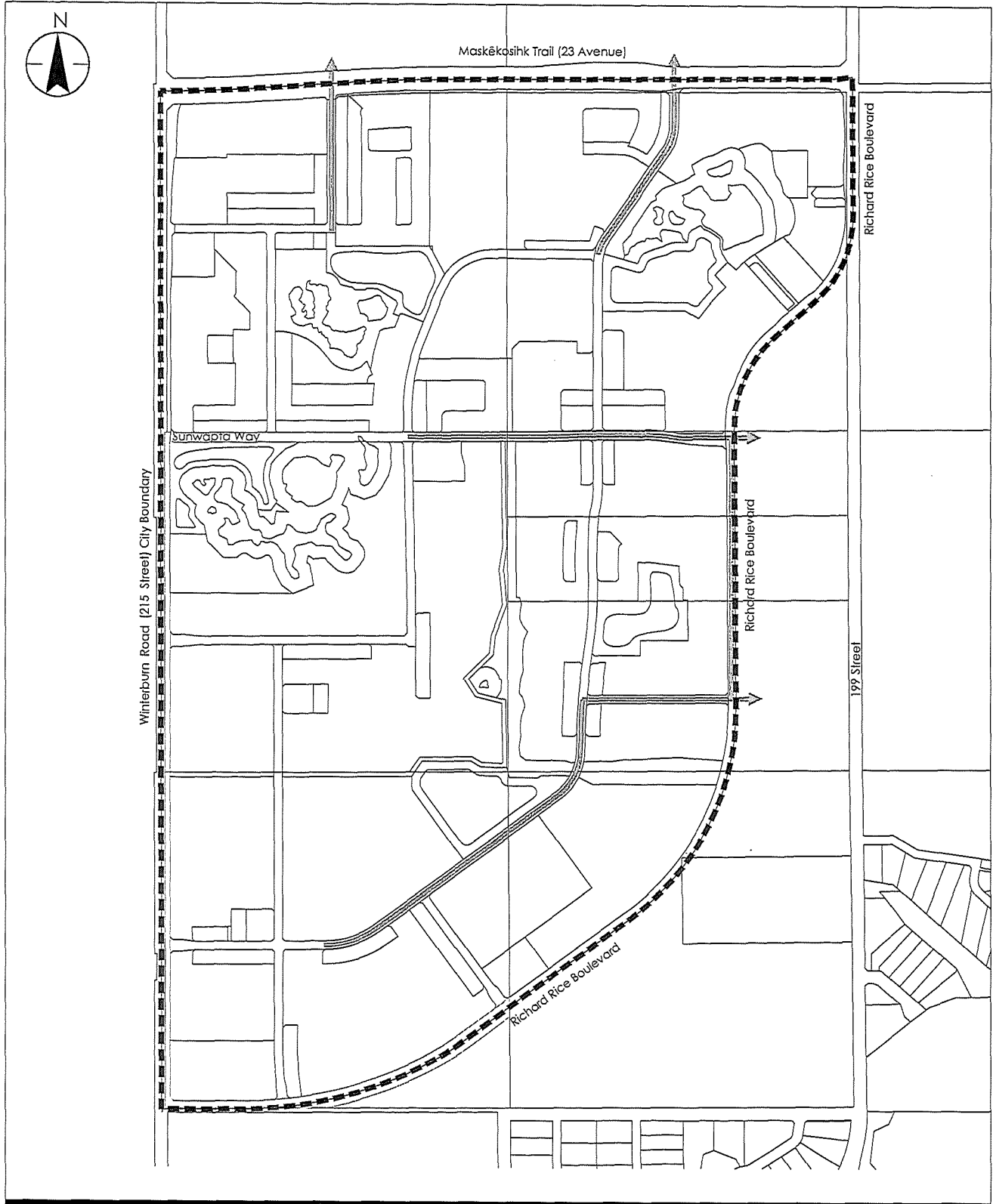


- Legend
- Potential Community Garden
  - Potential Farmers Market
  - Potential Edible Landscaping
  - - - NSP Boundary

Stillwater NSP

Figure 7

Urban Agriculture & Food

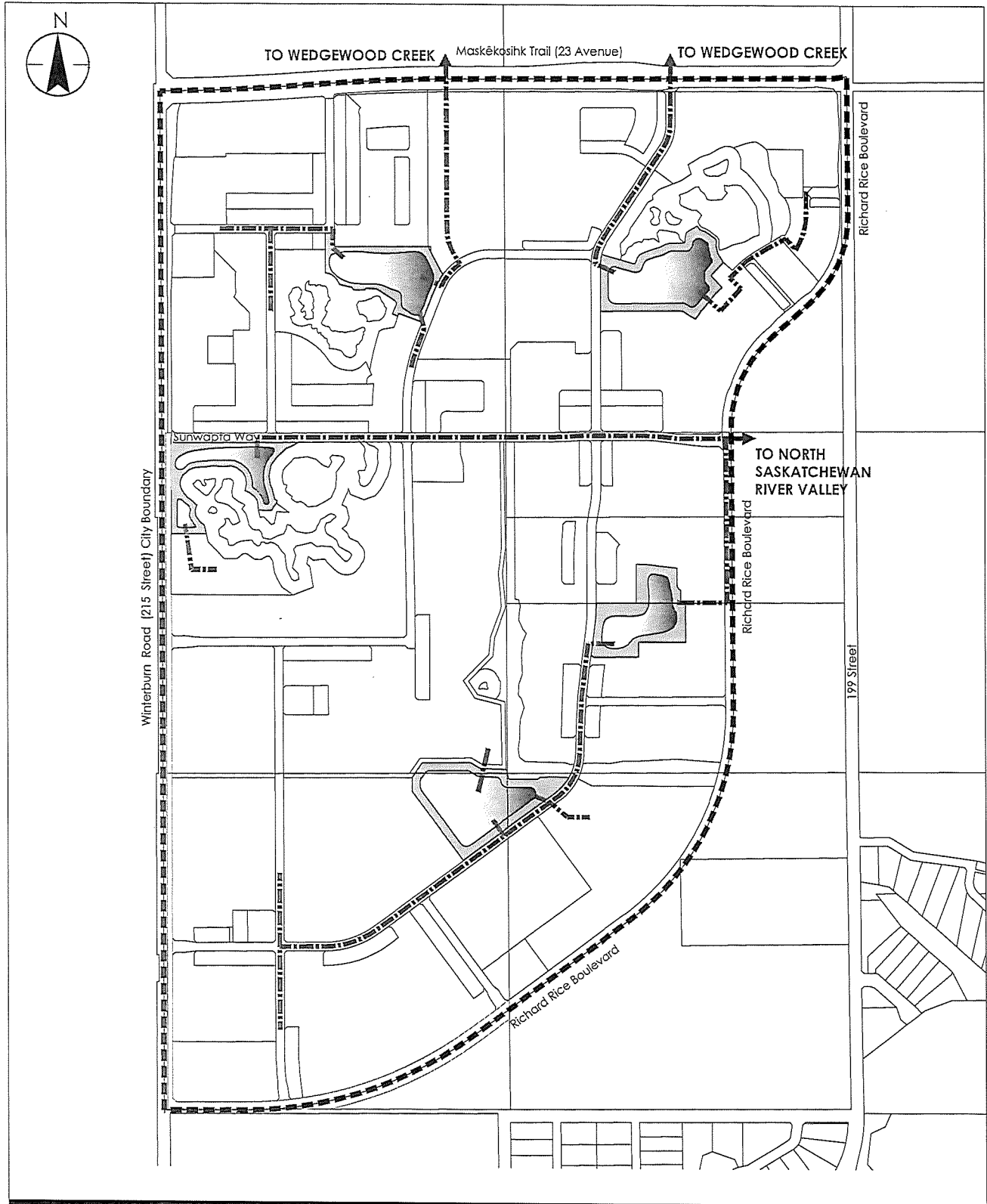


Legend  
 — Sanitary Trunk  
 - - - NSP Boundary

Stillwater NSP

Figure 8

Sanitary Servicing

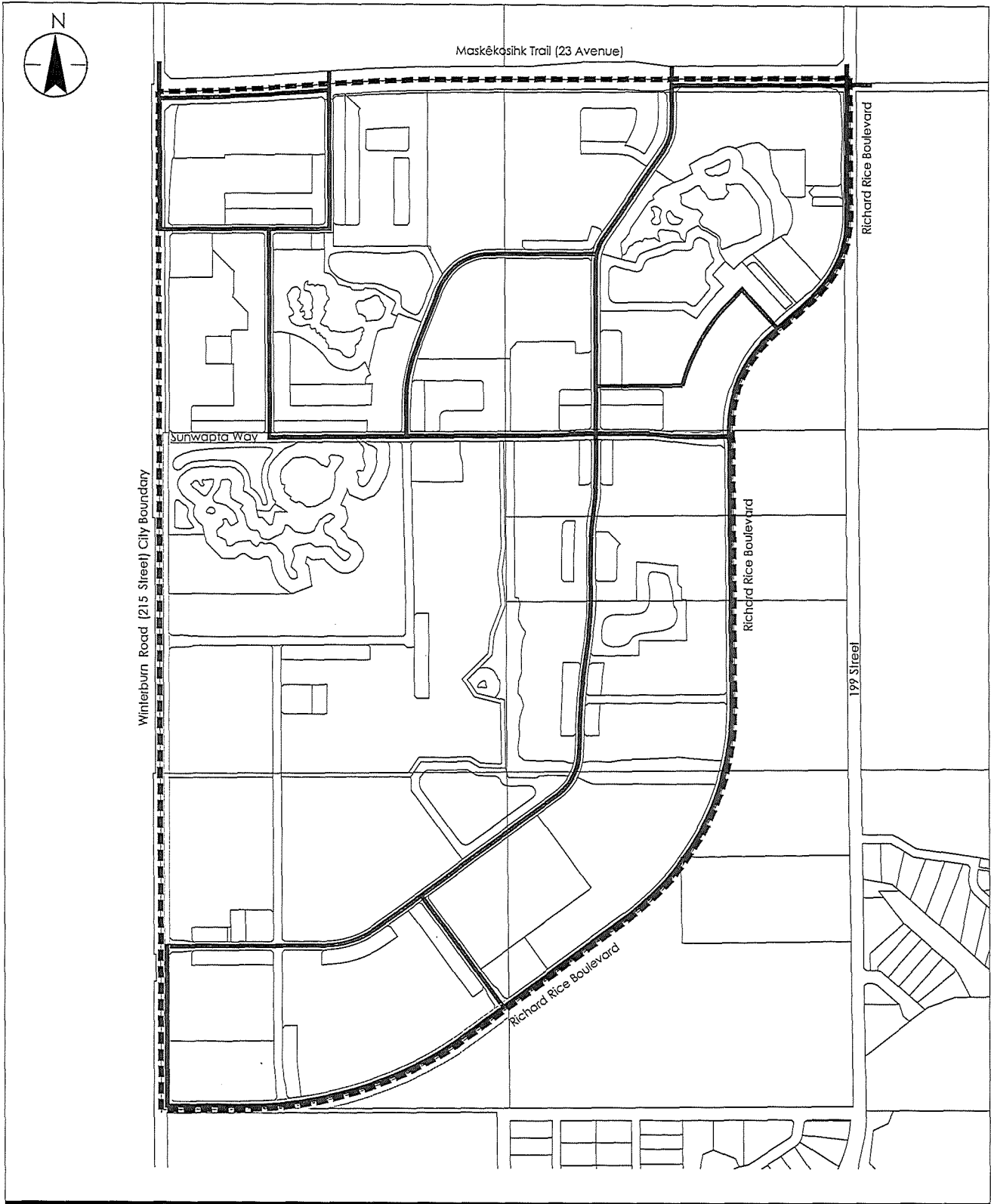


- Legend
- Stormwater Management Facility
  - Storm Trunk & Interconnecting Pipe
  - NSP Boundary

Stillwater NSP

Figure 9

Stormwater Servicing

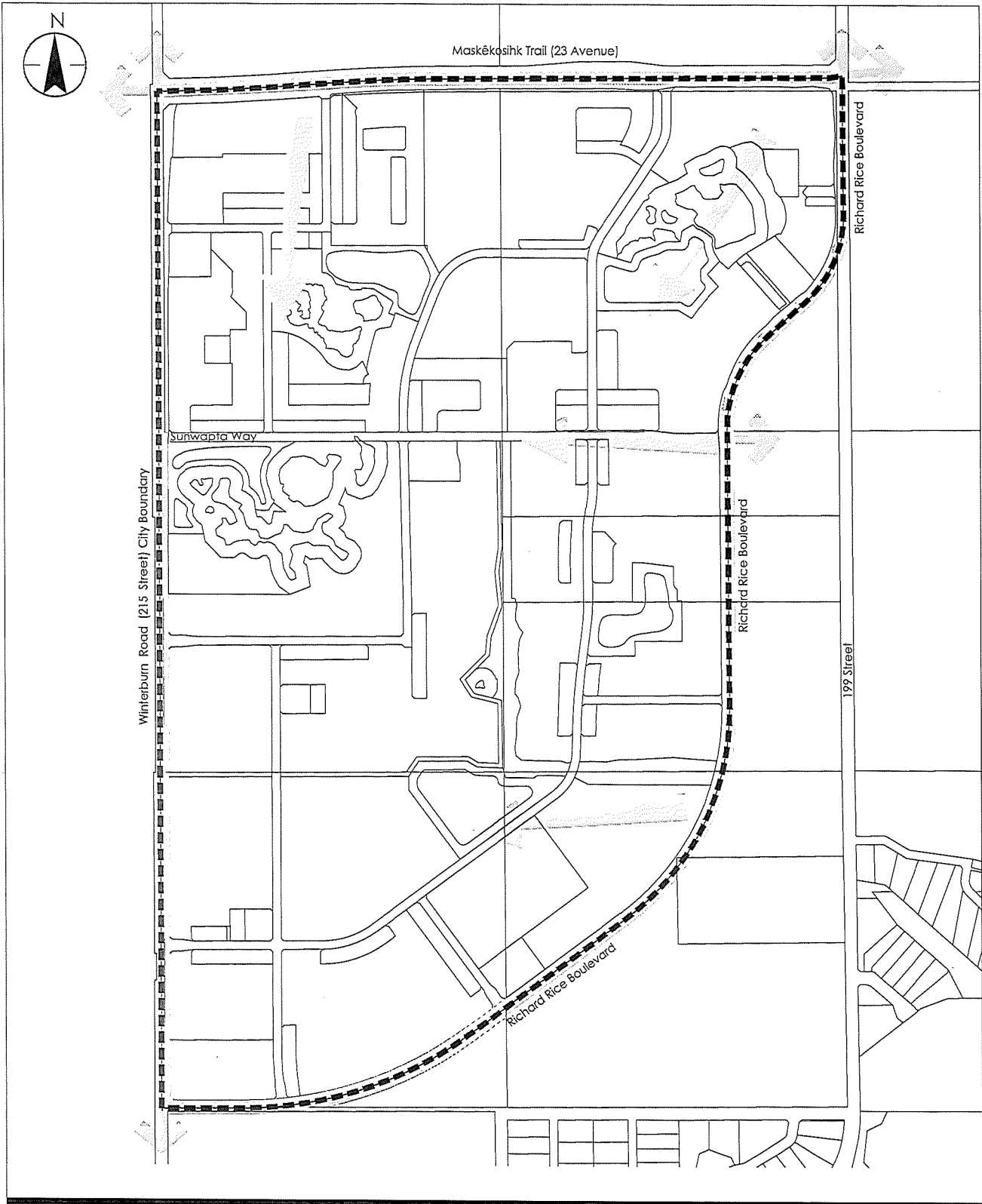


Legend  
— Water Main  
- - - NSP Boundary

Stillwater NSP

Figure 10

Water Servicing

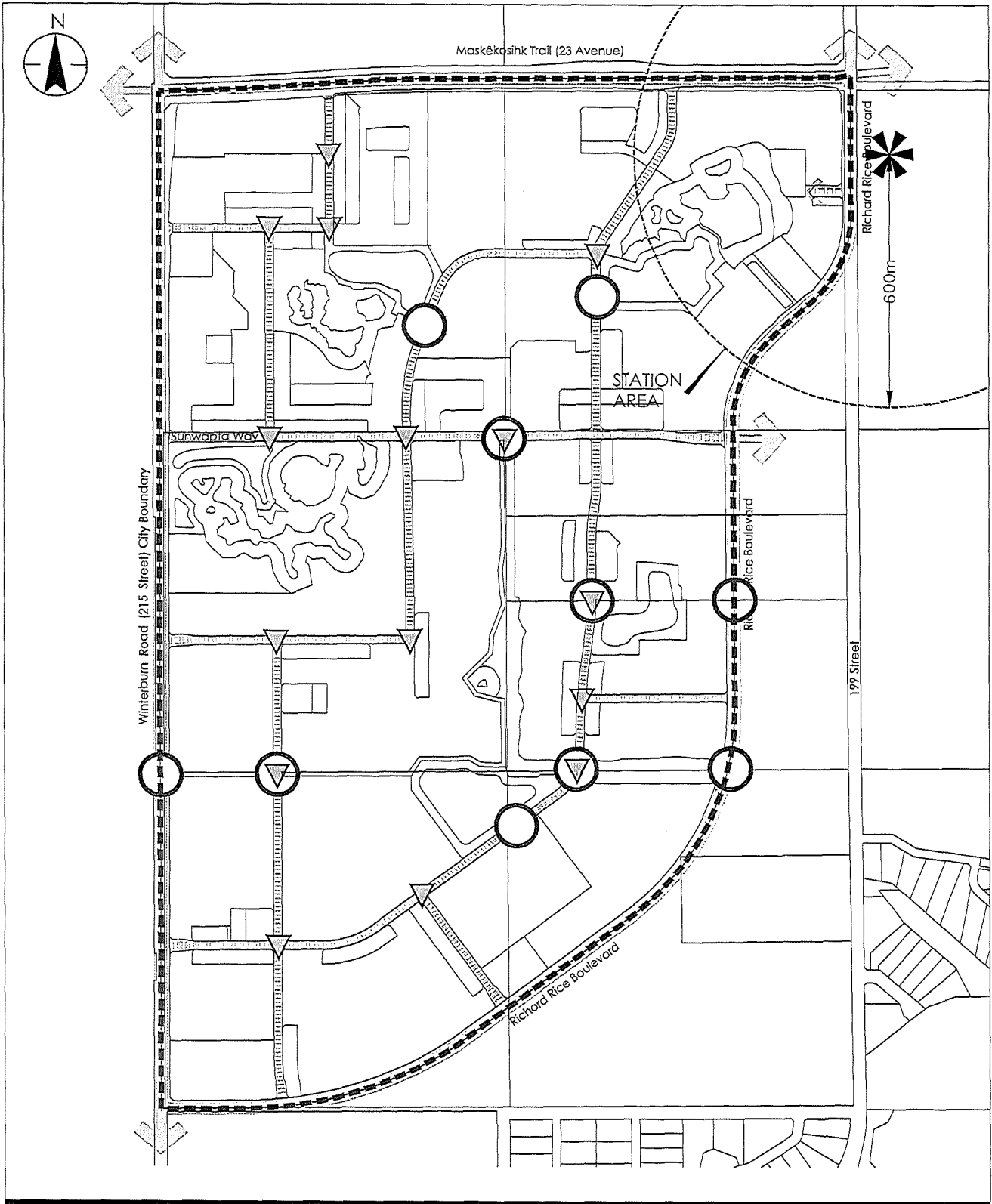


Legend  
General Direction of Development  
NSP Boundary

Stillwater NSP

Figure 11

Staging Plan



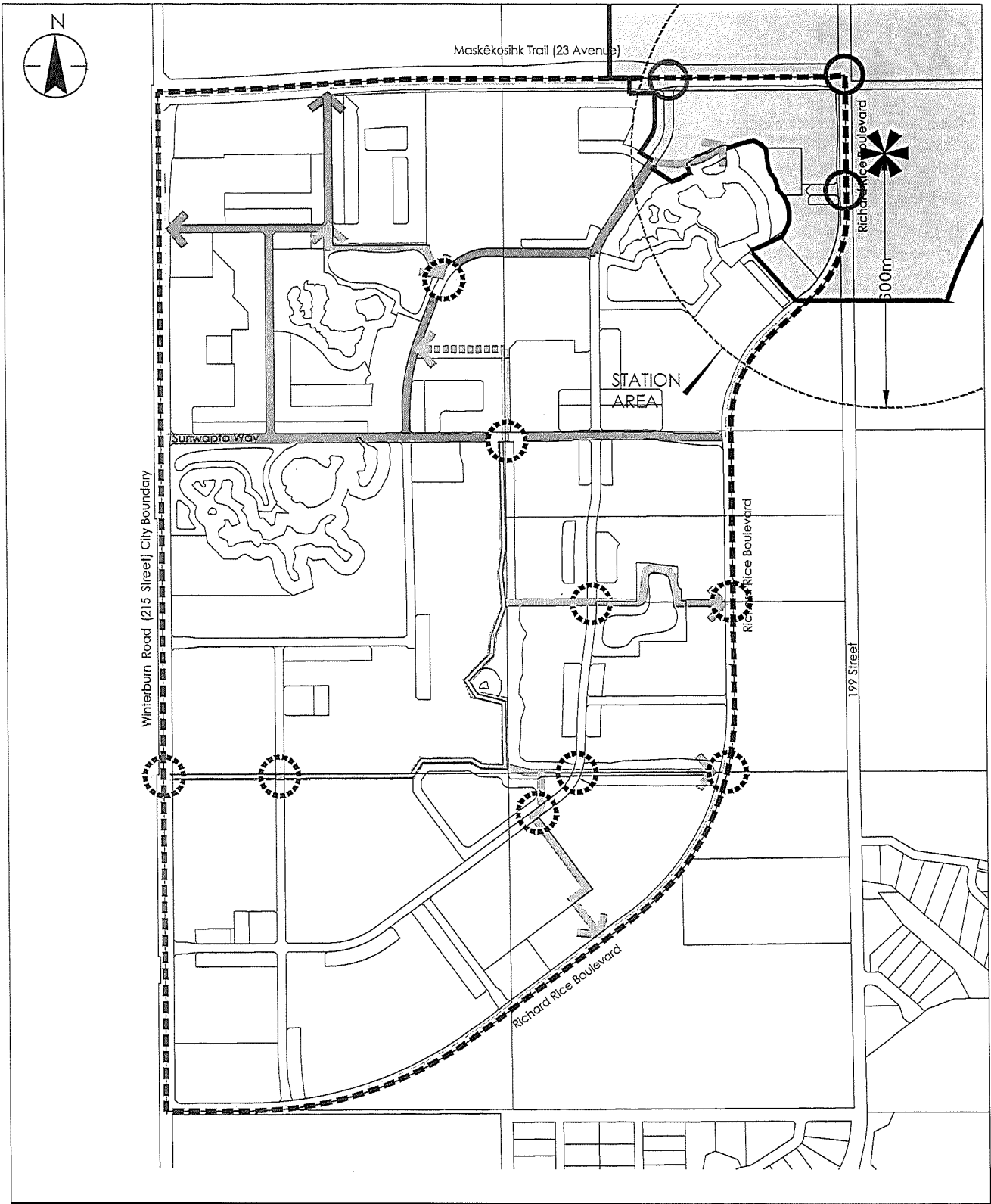
- Legend
- Collector Roadway
  - Arterial Roadway
  - Transit Centre
  - Potential Wildlife Passage
  - Potential Traffic Calming
  - NSP Boundary

\*See ENR11 for Wildlife Passage details.

Stillwater NSP

Figure 12

Transportation Network

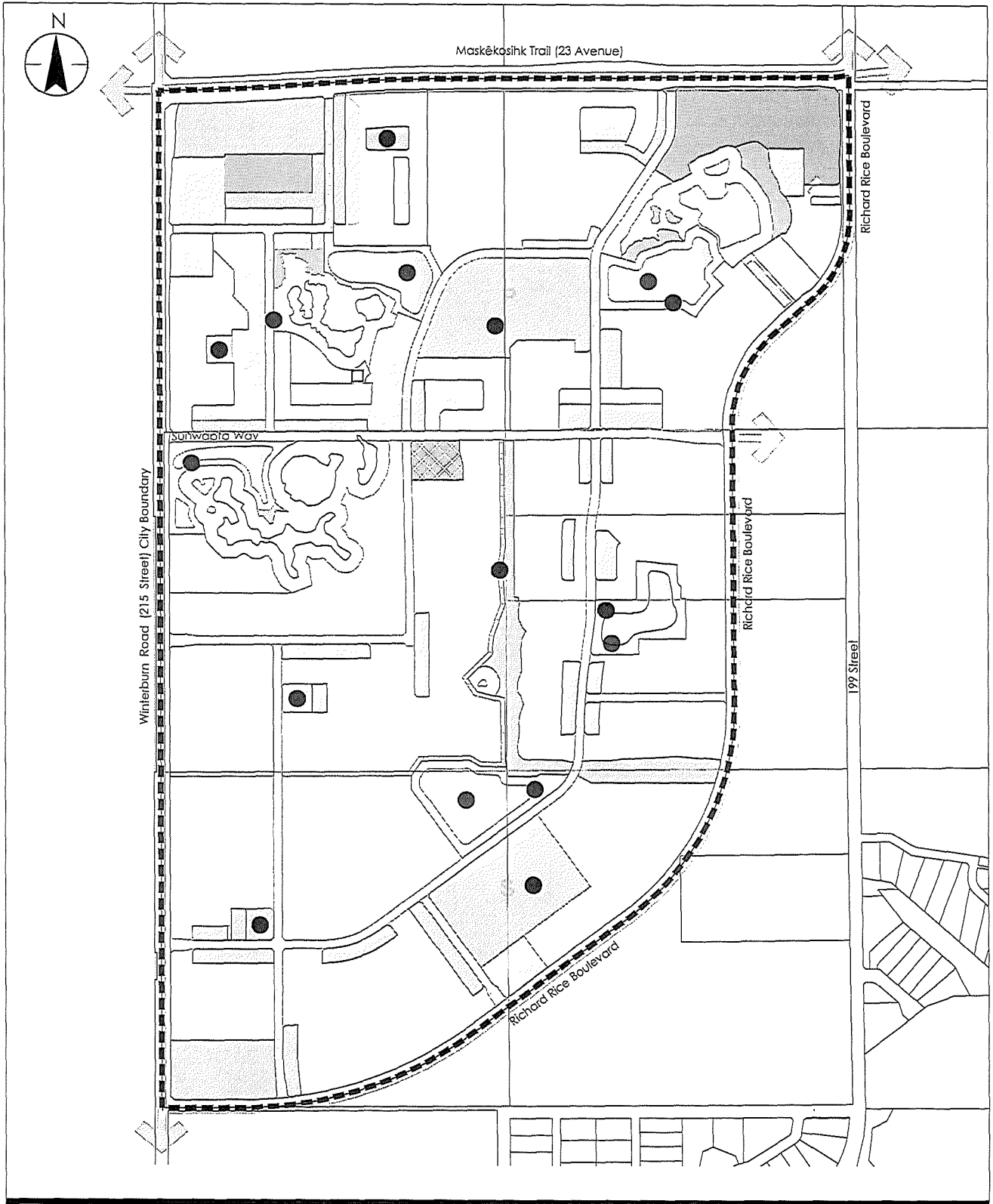


- Legend
- Tier 1 - Shared Use Path on Both Sides
  - Tier 2 - Shared Use Path on One Side
  - Shared Use Path in Park/Open Space
  - ▣ Active Mode Connection to Consider On-Site Design
  - \* Transit Centre
  - Pedestrian Zone
  - Priority Pedestrian Crossing
  - ⊙ Pedestrian Mid-Block Crossing
  -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

Stillwater NSP

Figure 13

Active Modes Network



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

Stillwater NSP

Figure 14

Low Impact Development Opportunities

