

Bylaw 16407

A Bylaw to adopt the Riverview Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton, may, by bylaw, adopt an area structure plan for an area; and

WHEREAS Council considers it desirable to adopt the Riverview Area Structure Plan by bylaw; 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. The Map entitled "Bylaw 16407 – Riverview Area Structure Plan", attached hereto as Schedule "A", and the document entitled "Riverview Area Structure Plan – Bylaw 16407" attached hereto as Schedule "B" are hereby adopted as Riverview Area Structure Plan.

Read a first time	22 nd	day of	April	, A. D. 2013;
Read a second time	22 nd	day of	April	, A. D. 2013;
Read a third time	3 rd	day of	July	, A. D. 2013;
SIGNED AND PASSED	3 rd	day of	July	, A. D. 2013.

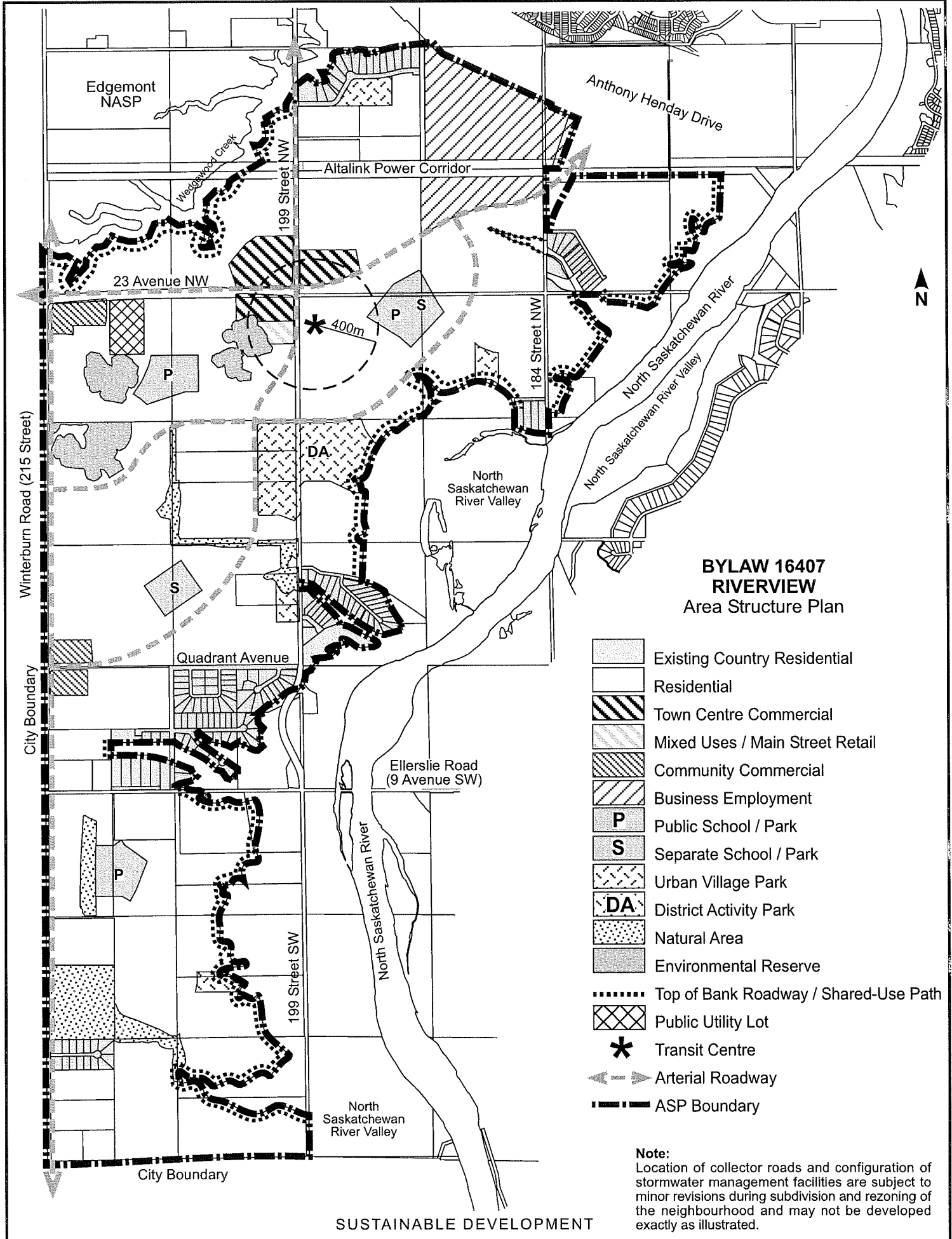
THE CITY OF EDMONTON



MAYOR



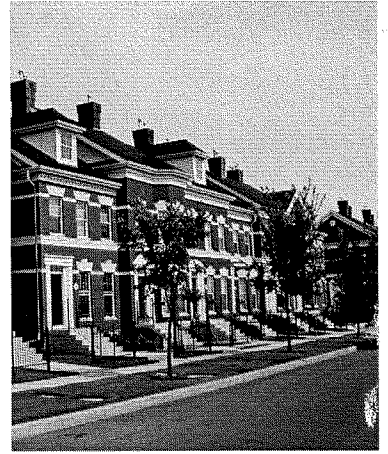
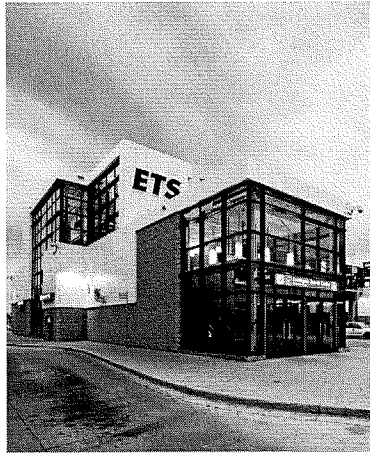
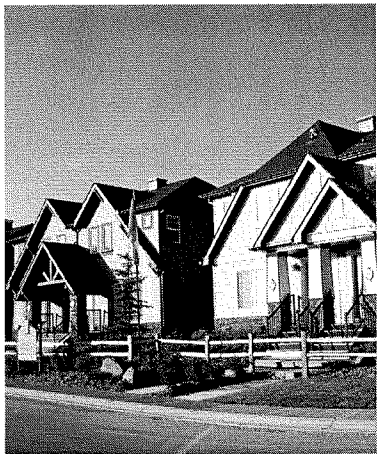
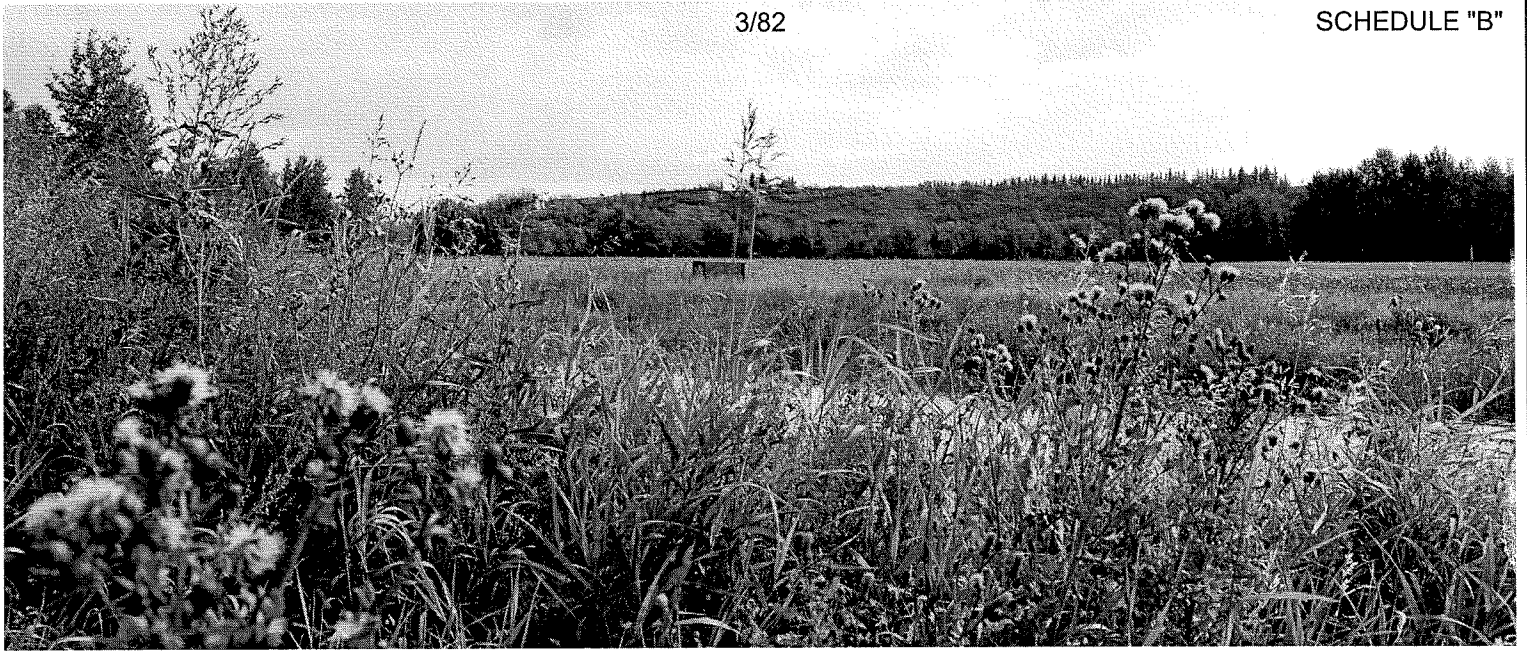
CITY CLERK



**BYLAW 16407
RIVERVIEW
Area Structure Plan**

- Existing Country Residential
- Residential
- Town Centre Commercial
- Mixed Uses / Main Street Retail
- Community Commercial
- Business Employment
- Public School / Park
- Separate School / Park
- Urban Village Park
- District Activity Park
- Natural Area
- Environmental Reserve
- Top of Bank Roadway / Shared-Use Path
- Public Utility Lot
- Transit Centre
- Arterial Roadway
- ASP Boundary

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.



RIVERVIEW AREA STRUCTURE PLAN

Prepared for:

Walton Development and Management LP
Qualico Developments

March 2013





CONTENTS

- 1 Administration 1**
 - 1.1 Purpose1
 - 1.2 Authority1
 - 1.3 Timeframe1
 - 1.4 Policy Framework.....1
 - 1.4.1 The Way Ahead.....2
 - 1.4.2 The Way We Grow3
 - 1.4.3 The Way We Move4
 - 1.4.4 The Way We Green.....5
 - 1.4.5 The Way We Live5
 - 1.5 Interpretation.....6
 - 1.6 Amendment7
- 2 Plan Context..... 8**
 - 2.1 Location.....8
 - 2.2 Background8
 - 2.3 Land Ownership8
 - 2.4 Site Context.....9
 - 2.4.1 Topography.....9
 - 2.4.2 Existing Land Uses.....9
 - 2.4.3 Parkland County Interface9
 - 2.4.4 Natural Areas and Ecological Resources.....9
 - 2.4.5 Environmental Site Assessment.....10
 - 2.4.6 Historical Resources.....11
 - 2.4.7 Pipelines, Wells, and Utility Corridors11
 - 2.5 Public Involvement.....12
 - 2.5.1 Stakeholder Advisory Group12
 - 2.5.2 Public Consultation12
- 3 Land Use, Transportation, and Servicing14**
 - 3.1 Land Use Population Statistics14



- 3.2 Vision and Principles15
 - 3.2.1 Vision15
 - 3.2.2 Planning Principles.....15
- 3.3 Objectives.....17
- 3.4 Policy19
 - 3.4.1 Urban Design19
 - 3.4.2 Residential22
 - 3.4.3 Commercial.....25
 - 3.4.4 Business Employment.....26
 - 3.4.5 Institutional/Civic Services.....27
 - 3.4.6 Parkland, Recreation Facilities and Schools.....28
 - 3.4.7 Ecology.....32
 - 3.4.8 Green Development & Innovation.....35
 - 3.4.9 Urban Agriculture and Food37
 - 3.4.10 Environment.....41
 - 3.4.11 Historical Resources42
 - 3.4.12 Transportation.....43
 - 3.4.13 Infrastructure, Servicing, and Staging48
- 3.5 Implementation50
 - 3.5.1 General Staging.....51
 - 3.5.2 Staging Infrastructure and Servicing.....51
 - 3.5.3 Rezoning and Subdivision51
 - 3.5.4 Ecological Network51
- 3.6 Statutory Plan and Policy Context.....51
 - 3.6.1 Capital Region Growth Plan: Growing Forward52
 - 3.6.2 Municipal Development Plan: The Way We Grow55
 - 3.6.3 Transportation Master Plan: The Way We Move58
 - 3.6.4 Edmonton’s People Plan: The Way We Live59
 - 3.6.5 Edmonton’s Environmental Plan: The Way We Green60



4 List of Figures62

- Figure 1 – Location
- Figure 2 – Land Ownership
- Figure 3 – Site Contours
- Figure 4 – Site Features
- Figure 5 – Neighbourhood Units
- Figure 6 – Land Use Concept
- Figure 7 – Ecological Connectivity
- Figure 8 – Parkland, Recreation Facilities and Schools
- Figure 9 – Roadway Network
- Figure 10 – Active Transportation Network
- Figure 11 – Sanitary Servicing
- Figure 12 – Stormwater Servicing
- Figure 13 – Water Servicing
- Figure 14 – Staging Concept

List of Tables

Table 1 – Historical Resources Overview11

Table 2 - Land Use and Population Statistics14

1 ADMINISTRATION

1.1 PURPOSE

The purpose of this Area Structure Plan (ASP) is to establish a framework for future land use planning and the provision of municipal infrastructure, services and amenities in conformance with established planning policies, objectives and requirements of the City of Edmonton and based on the characteristics and opportunities contained within the site.

The Riverview ASP describes:

- the sequence of development proposed for the area;
- the land uses proposed for the area;
- the density of population proposed for the area;
- the general location of major transportation routes and public utilities; and,
- other matters considered necessary by City Council.

1.2 AUTHORITY

Preparation of the Riverview ASP was authorized through the adoption of Bylaw 15100 (*The Municipal Development Plan: The Way We Grow*) on the 26th day of May, 2010. In this plan, the City identified the Northeast, Southeast, and Southwest (Riverview) areas as Urban Growth Areas.

The Riverview ASP was adopted by Edmonton City Council in (*insert approval date*) as Bylaw 16407 in accordance with Section 633 of the *Municipal Government Act*.

1.3 TIMEFRAME

The Riverview ASP has been prepared to accommodate growth and guide the preparation of Neighbourhood Structure Plans (NSP) within the Plan area. The City of Edmonton's Sustainable Development Growth Analysis Unit estimates that the city's west sector contains approximately 10,703 low density residential lots (as of December 2011).¹ Based on average absorption rates, this represents approximately a 17 year supply of low density residential lots. The Urban Development Institute estimates that at the end of 2012, there were approximately 9,455 low density residential lots remaining in the west sector, providing a lot supply for approximately 15 years.

As this supply decreases, additional land is needed to "ensure a combination of single family and multifamily housing development potential is available for the next 30 years", as indicated in *The Way We Grow*.

While no specific timeframe is forecast within the Riverview ASP, it is anticipated that neighbourhoods within the Plan area will be fully developed within 30 to 40 years.

1.4 POLICY FRAMEWORK

In 2008, the City's Strategic Plan, *The Way Ahead* was approved by Council providing a vision for Edmonton in 2040 and establishing strategic goals to provide a clear focus for the future. The Riverview ASP advances the vision of *The*

¹ City of Edmonton. 2011. Land Supply in Developing and Planning Neighbourhoods 2010.

Way Ahead through the directional plans: *The Way We Grow*, *The Way We Move*, *The Way We Live* and *The Way We Green*.

This section describes how the Riverview ASP advances the vision and objectives of *The Way Ahead* and all supporting municipal plans.

1.4.1 THE WAY AHEAD

Integration

A holistic view of strategic planning that acknowledges the inter-related and interdependent reality of complex urban environments.

The Riverview ASP:

- Integrates the North Saskatchewan River Valley and Ravine System into the Plan area through linkages (greenways, shared use paths, roadways) and recreational opportunities;
- Integrates the parks and open space network with the natural systems and North Saskatchewan River Valley and Ravine System, providing a network for both pedestrians and wildlife habitat;
- Retains and incorporates wetlands in residential and commercial development areas;
- Provides opportunities for existing Country Residential developments to connect to municipal services (water and sanitary) as development occurs;
- Integrates urban agriculture and community gardens into parks and open spaces; and,
- Provides transit service adjacent to the main street commercial and district park area.

Sustainability

A way of living that meets the needs of the present and does not compromise the ability of future generations to meet their own needs.

The Riverview ASP:

- Proposes densities which exceed the minimum density requirements of the Capital Region Growth Plan;
- Encourages innovative and green servicing infrastructure;
- Encourages native and naturalized plant species in the landscaping of parks and public open spaces;
- Retains key ecological connections throughout the Plan area and between Wedgewood Creek Ravine and North Saskatchewan River Valley; and,
- Provides opportunities for a variety of housing types to allow individuals to remain in one community as they age.

Livability

A set of interrelated factors that influence people in choosing where they live and reinforce their sense of well-being.

The Riverview ASP:

- Provides public spaces throughout the ASP area to serve both as gathering spaces and centres of activity;

- Encourages the development of parks, recreation, arts, and cultural events throughout the ASP area with an emphasis on the agricultural heritage of the area;
- Support a range of housing choices, commercial and recreational amenities;
- Provides sustainable economic employment and lifelong learning opportunities, with business and employment, commercial and educational facilities located within the Plan area;
- Encourages the application of winter design principles.

Innovation

A planning approach and operational culture within a municipality that encourages and enables continuous improvement, exploration and adoption of new techniques, technologies, products and ways of operating in order to improve results and lead progressive change.

The Riverview ASP:

- Encourages and provides opportunities for innovative approaches to housing and servicing to be explored as more detailed planning is completed;
- Encourages urban agriculture uses and community gardening;
- Encourages low impact development, innovative servicing strategies, and green building principles; and,
- Incorporates winter city planning and design principles, and furthers the objectives outlined in *For the Love of Winter*, Edmonton's Winter City Strategy.

1.4.2 THE WAY WE GROW

The Municipal Development Plan (MDP), *The Way We Grow*, approved in May 2010, is the City's strategic growth and development plan. Through its MDP, the City of Edmonton will shape the City's urban form and direct the development and implementation of more detailed plans.

Sustainable Urban Form

The Riverview ASP promotes the development of a sustainable community, encouraging the development of renewable energy, minimizing energy use, and incorporating innovative servicing strategies.

Integrated Land Use and Transportation

The Riverview ASP was developed in tandem with the Transportation Impact Assessment, revising each in response to potential impacts from the other.

Complete, Healthy and Livable Communities

The Riverview ASP promotes healthy lifestyles for all neighbourhood residents, providing access to large-scale parks and open space, natural areas, environmental reserve, and neighbourhood services.

Urban Design

The Riverview ASP promotes high-quality urban design and built form to create a great place to live in winter as well as in the summer.

Supporting Prosperity

The Riverview ASP supports local employment opportunities.

Natural Environment

The Riverview ASP retains key ecological connections within the Plan area and encourages the use of native and natural plant species in the landscaping and design of parks and public places.

Working Within Our Region

The Riverview ASP provides a suitable transition between the Plan area and Parkland County.

Managing Land and Resources

The Riverview ASP protects significant natural areas and wetlands, and promotes the protection of water resources.

Food and Urban Agriculture

The Riverview ASP encourages urban agriculture and community gardening, and supports the development of local food hubs as well as community agriculture.

1.4.3 THE WAY WE MOVE

The Transportation Master Plan (TMP), *The Way We Move*, is the framework that responds to the City of Edmonton's future transportation needs. The TMP directs policies and gives guidance for funding projects and programs that work towards an integrated transportation network.

Transportation and Land Use Integration

The Land Use Concept and transportation network within the Plan area were developed concurrently, and are mutually compatible and supportive.

Access and Mobility

The transportation system is well integrated with the city-wide system, and accommodates multiple modes of transport. Areas of higher density residential development have been located adjacent to collector roadways to promote shorter walking distances and to support a higher level of transit services.

Transportation Mode Shift

The Riverview ASP will provide a well-integrated network of sidewalks, walkways and shared use paths connecting people to transit, parks and River Valley, commercial, and future employment centres.

Sustainability

The Riverview ASP will support a sustainable community by providing increased residential densities, public transit and active transportation opportunities. Services are located nearby and are readily accessible. The Riverview ASP promotes low impact development practices to minimize the environmental impact of the development.

Health and Safety

The network of sidewalks, walkways and shared use paths provides residents with the ability to walk, or cycle through the neighbourhood, encouraging healthy and active lifestyles.

1.4.4 THE WAY WE GREEN

The City of Edmonton's Environmental Strategic Plan, *The Way We Green*, is a framework to guide the protection and preservation of Edmonton's environmental resources. It sets out the principles, goals, objectives, and strategic actions for Edmonton to live in balance with nature.

Healthy Ecosystems – Land

The Riverview ASP meets the goal of Healthy Ecosystems – Land by ensuring preservation of natural areas, wetlands and the North Saskatchewan River Valley and Ravine System by providing linkages and open space for residents to enjoy these areas.

Healthy Ecosystems – Water

The Riverview ASP contributes to the Healthy Ecosystem – Water goal by ensuring that stormwater is stored and treated naturally prior to release into the river. The Riverview ASP also encourages the exploration of Low Impact Development techniques.

Healthy Ecosystems – Air

The Riverview ASP meets the goal of Healthy Ecosystems – Air by including walkable neighbourhoods and transit service to reduce the use of the personal automobile as well as preserving Natural Areas where possible or encouraging the planting of additional trees.

Energy and Climate Change

The Riverview ASP encourages green building and alternative energy servicing opportunities to be explored with the City to improve the overall environmental sustainability of the Riverview area.

Food

The Riverview ASP provides opportunities for local food productions and the integration of urban agriculture and urban land uses.

Solid Waste

The Riverview ASP provides opportunities for the development of an eco-station to help reduce the amount of waste generated in Edmonton

Foundation for Success

The Riverview ASP strives to create a sustainable area within our City.

1.4.5 THE WAY WE LIVE

The City of Edmonton's People Plan, *The Way We Live*, approved by Council in July 2010, sets the direction, establishes priorities, and guides decisions about current and future people services. This 10-year strategic plan redefines local government as a caring entity that creates a diverse and inclusive city by connecting people, creating communities where people can age in place and actively nurturing an arts, culture and athletic community.

Edmonton is a Vibrant, Connected, Engaging and Welcoming Community

The Riverview ASP provides opportunities in neighbourhoods, communities and public spaces to connect people and build vibrant communities. The Riverview ASP also integrates public transit with employment centres such as the town centre and the recreation centre.

Edmonton Celebrates Life

The Riverview ASP celebrates and promotes healthy living by providing for a variety of active and passive park space, the preservation of natural areas and connections to the North Saskatchewan River Valley and Ravine System. The Riverview ASP also celebrates and promotes both the agricultural and historical heritage of the area.

Edmonton is a Caring, Inclusive, Affordable Community

The Riverview ASP provides the opportunity for a variety of housing options for people throughout their life cycle and offers complete neighbourhoods with commercial, business employment, recreational and educational facilities.

Edmonton is a Safe City

The design of neighbourhoods and buildings within the Riverview ASP are to include Crime Prevention Through Environmental Design (CPTED) Principles to ensure safety. The Riverview ASP supports the development of facilities for emergency response services as identified by Fire and Police Services.

Edmonton is an Attractive City

The Riverview ASP takes pride in, and showcases its green spaces and natural areas by providing linkages and connections to the North Saskatchewan River Valley and Ravine System, preserving and enhancing natural areas, as well as introducing additional linkages and open space.

Edmonton is a Sustainable City

The Riverview ASP supports sustainable development by providing opportunities for green infrastructure, complete communities, innovation in servicing, and a variety of housing and transportation options.

1.5 INTERPRETATION

All map symbols, locations, and boundaries contained within the Riverview ASP (otherwise referred to as the Plan") shall be interpreted as approximate unless otherwise specified within the Plan, or coincide with clearly recognizable physical features or fixed (i.e. legal) boundaries.

Each land use type (e.g. commercial) and strategy (e.g. green development) is addressed in *Section 3.4 – Policy* with a specific objective for the land use, the corresponding policy, and the implementation strategy to realize each objective. Each policy statement uses either "should" or "shall."

A policy statement(s) containing "shall" is mandatory and must be implemented. Where a policy proves impractical or impossible, an applicant may apply to amend the plan.

A policy statement(s) containing "should" is an advisory statement and indicates the preferred objective, policy and/or implementation strategy. If the "should" statement is not followed, because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means.



1.6 AMENDMENT

Policies, text, and mapping information contained with the Riverview ASP may be amended from time to time in order to remain current and up-to-date in response to broader or more specific issues affecting the Plan area.

Any changes to policy, text, or mapping information contained within the Riverview ASP shall be in accordance with the *Municipal Government Act* and the *Terms of Reference for the Preparation and Amendment of Area Structure Plans*.

2 PLAN CONTEXT

2.1 LOCATION

The Riverview ASP is located in southwest Edmonton (Figure 1 – Location) and encompasses approximately 1,471 hectares. The Plan area includes all of section 31-51-25-4 and portions of sections 4, 5, and 6-52-25-4; and, 18, 19, 29, 30, and 32-51-25-4. The Riverview ASP is defined by the following boundaries:

- The North Saskatchewan River Valley boundary to the East;
- 33 Avenue SW (Township Road 512A) / City of Edmonton boundary to the South;
- Winterburn Road (215 Street SW) / City of Edmonton boundary to the West; and,
- Anthony Henday Drive and Wedgewood Creek Ravine to the North.

2.2 BACKGROUND

Preparation of the Riverview ASP was granted by City Council on May 26, 2010 with the approval of *The Way We Grow*, City of Edmonton's Municipal Development Plan (MDP). The MDP identifies the Riverview area as an Urban Growth Area and authorizes the preparation of an ASP for this area. Contingent upon their approval, each ASP is required to comply with the Growth Coordination Strategy, Integrated Infrastructure Management Plan, and City-Wide Food and Agriculture Strategy. In addition, each ASP is directed to incorporate the following elements:

- An area vision created with area landowners and other city stakeholder groups;
- A peri-urban agricultural section in support of the City-Wide Food and Agriculture Strategy; and
- Innovative approaches to food systems, ecological networks, green infrastructure provision, demand reduction strategies and eco-design for future residential, commercial, industrial, business, agricultural and natural uses.

The Riverview ASP area encompasses those lands located south of Anthony Henday Drive and west of the North Saskatchewan River. The Plan area makes up a portion of the nearly 37,000 hectares of land annexed by the City of Edmonton in 1982, and represents some of the last of the lands from the annexation to be planned.²

Growing Forward, the Capital Region Board's Growth Management Plan, identifies the Riverview area as a Priority Growth Area for the region. Riverview is located in area "C_w" within the priority growth area, mandating a target density between 30 and 40 units per net residential hectare (upnrha).

2.3 LAND OWNERSHIP

The Riverview ASP was prepared on behalf of several landowners, who own approximately 588 hectares of land in the Plan area. Remaining land in the area is owned by numerous other landowners, including area residents, City of Edmonton, and the Province of Alberta. Current land ownership is illustrated in Figure 2 – Land Ownership.

² As a result of O.C. 538/81.

2.4 SITE CONTEXT

2.4.1 TOPOGRAPHY

The Riverview area is mainly level throughout, though sloping gently west to east towards the North Saskatchewan River, and south to north towards the Wedgewood Creek Ravine and Anthony Henday Drive. Elevations for the site range from 698m in the southwest corner of the Plan area, to 678m in the northeast corner of the Plan area (Figure 3 – Site Contours). Surface drainage throughout the area generally flows in an easterly direction towards the North Saskatchewan River.

2.4.2 EXISTING LAND USES

Existing land uses in the Riverview area include Country Residential, agriculture, public utilities, and oil and gas well sites (Figure 4 – Site Features). Existing residential uses are mostly located along the Top-of-Bank of the North Saskatchewan River, with the largest grouping located in the central area around 9 Avenue SW.

There are numerous oil and gas wells within the Plan area and an electrical transmission utility corridor. These uses are discussed in Section 2.4.7 – Pipelines, Wells, and Utility Corridors.

2.4.3 PARKLAND COUNTY INTERFACE

An urban-rural interface exists between the City of Edmonton and Parkland County. Lands immediately west and south of the Riverview ASP, are designated under the Country Residential District within the County's Woodbend-Graminia Area Structure Plan.

As development occurs, Winterburn Road SW (Range Road 260) in its ultimate form would provide a clear delineation between the City and County. The urban standard Winterburn Road SW is expected to include a 3 m wide shared use path along the eastern boundary of the ROW. All residential lots adjacent to this road will also include a (potential) berm and a no gap fence. These features, in addition to the actual width of the carriageway, will provide adequate buffer between the existing Country Residential estates and agricultural land uses within Parkland County, and proposed land uses within Riverview ASP.

2.4.4 NATURAL AREAS AND ECOLOGICAL RESOURCES

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas (1993) identifies the following natural areas within the ASP boundary (see Figure 4 – Site Features):

NW 354 is a wetland in the northwest Riverview area. The area is an important habitat for ungulate and raptor species and acts as a corridor between the North Saskatchewan River Valley and the forested areas of the Stony Plain Indian Reserve (I.R. 135).

NW 355 [Environmentally Sensitive Area] – NW355 is a major wetland in the northwest Riverview area with permanent open water and a high plant and wildlife diversity. The area is particularly sensitive as a drop in water levels would have a severe impact on the waterfowl species using the wetland as a migration point.

NW 357 is a forest-wetland complex located in the northwest of the plan area. The natural area consists of a saturated wet meadow with a well-developed cattail fringe, willow sedge, surrounded by balsam poplar-aspen. NW 357 acts as a linkage between the NSRV, adjacent natural areas, and the forested Stony Plain Indian Reserve (I.R. 135). It contains diverse of vegetation communities and open water, which provides critical habitat for waterfowl.

NW 384 [Significant Natural Area] – NW384 is a remnant woodlot in the southwest Riverview area. This area is one of the few remaining white-birch stands in Edmonton and is an important connection to the North Saskatchewan River Valley for white-tailed deer.

The Ecological Network Report for Riverview also identifies ten smaller natural areas throughout Riverview. These areas provide important habitats for animal species, connect significant natural areas (such as North Saskatchewan River Valley, Wedgewood Creek Ravine, NW354, NW355, NW3357 and NW384), aid in the dispersal of local plant seeds, and help to maintain the hydrological cycle in Riverview. In addition to the environmentally sensitive and significant areas identified in the inventory, the Ecological Network Report prepared for Riverview identifies other important natural areas adjacent to the Plan area.

The North Saskatchewan River Valley (NSRV), governed by the North Saskatchewan River Valley Area Redevelopment Plan, is a nationally designated Environmentally Sensitive Area adjacent to Riverview, forming the entire east boundary of the Plan area. This River Valley is an important habitat for animal species and is a key animal corridor between other significant natural areas in the region. The NSRV contains the following significant ecological features in proximity to the Riverview ASP boundary:

Big Island is an oxbow within the NSRV and a provincially designated Environmentally Sensitive Area. The site is approximately 139 hectares and is a critical habitat for ungulate, songbird, and waterfowl species. The area is also considered a very old non-regenerating forest, and is the site of the largest known balsam poplar in Alberta.

Woodbend Natural Area is a unique riparian complex of wetlands and springs within the NSRV, abutting the south-eastern portion of the ASP. It is an important backwater channel that provides habitat for a variety of species of fish. It is also a habitat for the Edmonton River Valley's largest population of white-tailed and mule deer, as well as moose, porcupines, other large and small mammals, amphibians, and birds (source: North Saskatchewan River Valley Conservation Society).

Wedgewood Creek Ravine is a locally designated Environmentally Sensitive Area approximately 100 hectares in size and forms a portion of Riverview's north boundary. The ravine has diverse plant and animal species and is an important corridor to the NSRV.

2.4.5 ENVIRONMENTAL SITE ASSESSMENT

An environmental overview was completed for the parcels legally described as 31-51-25-W4M and portions of 4-52-25-W4M, 5-52-25-W4M, 6-52-25-W4M, 18-51-25-W4M, 19-51-25-W4M, 29-51-25-W4M, 30-51-25-W4M and 32-51-25-W4M. The objective of the environmental overview is to identify areas of potential concern that may require further studies at the Neighbourhood Structure Plan (NSP) stage. The overview includes:

1. Review of online databases for:
 - a. Pipelines
 - b. Oil wells
 - c. Spills/releases
 - d. Coal mines
 - e. Water wells
 - f. Publicly available reports/information (ESAR Database)
 - g. Reclamation certificates
2. Review of maps for background information pertaining to groundwater, soils, topography

3. Review of current aerial photograph to identify farmyards, buildings, active oil wells, industrial/commercial facilities
4. Summarizing the areas of potential concern including a map showing the locations of farmyards, pipelines, oil wells, and spills

A Phase I Environmental Site Assessments (ESA) will be required at the NSP stage for all participating landowners. All properties within the Riverview ASP area will require Phase I ESAs to be completed and signed off prior to rezoning approval.

2.4.6 HISTORICAL RESOURCES

A Statement of Justification (SoJ) was completed in support of the Riverview ASP for parcels under the ownership of the plan proponents. Other landowners will be required to submit SoJs of their respective parcels prior to rezoning. The preservation, conservation, and integration of cultural, historical and/or archaeological resources within Riverview is important to retaining local history and character that may also be of regional or provincial significance.

Table 1 - Historical Resources Overview presents a summary of the parcels that were included in the study. At the direction of Alberta Culture and Community Spirit (ACCS), Historical Resources Impact Assessments (HRIA) will be required for five of the eight parcels of land prior to the rezoning.

	Land Owner	Location	SoJ Completed	Recommendation
1	Private Corporation	18-51-25-W4	Yes	HRIA for historic structures and treed areas above slope
2	Private Corporation	19-51-25-W4	Yes	HRIA for FiPj 161 and treed areas above slope
3	Private Corporation	30-51-25-W4	Yes	No further work
4	Private Corporation	31-51-25-W4	Yes	HRIA for historic structures
5	Private Corporation	32-51-25-W4	Yes	HRIA for historic structures
6	Private Corporation	32-51-25-W4	Yes	No further work
7	Private Corporation	5-52-25-W4	Yes	No further work
8	Private Corporation	6-52-25-W4	Yes	HRIA for treed areas above slope

TABLE 1 - HISTORICAL RESOURCES OVERVIEW

2.4.7 PIPELINES, WELLS, AND UTILITY CORRIDORS

A search of Alberta Energy Resources Conservation Board (ERCB) pipeline and oil well information, using the Abacus Datagraphics website (Abadata), indicates that there are 32 wells, 23 pipelines, 25 spills and/or releases and 2 facilities within the ASP boundary.

Future development surrounding the abandoned oil well sites and the pipeline will adhere to the policies and requirements established by the Energy Resources Conservation Board (ERCB) and the City of Edmonton.

An electrical transmission corridor passes through the north portion of the Plan area, running east—west. This corridor has been identified within the land use concept.

All wells sites as well as pipeline and electrical transmission corridors are shown in **Figure 4 – Site Features**. Within these corridors, a number of pipelines or electrical transmissions lines may exist.

2.5 PUBLIC INVOLVEMENT

The preparation of the Riverview ASP included extensive stakeholder consultation and public involvement throughout the process. From crafting a vision to refining the concepts, stakeholders contributed their ideas and vision for the future of the Riverview area.

2.5.1 STAKEHOLDER ADVISORY GROUP

At the outset of the ASP, a Stakeholder Advisory Group (SAG) was formed through discussions with the City of Edmonton. This group consisted of local landowners, residents, developer landowners, and other interested stakeholders and group representatives.

The role of the SAG was to participate in a series of facilitated consultation sessions and provide feedback in preparation of the Riverview ASP. Specifically, the SAG provided advice in the development of the vision and principles (see Section 3.2), objectives (Section 3.3), and design concept alternatives, which served as the foundation for the draft Riverview ASP.

2.5.2 PUBLIC CONSULTATION

The public consultation process for the preparation of the Riverview ASP involved a visioning charrette and several meetings with the SAG, as well as two public open houses.

The first public open house—held on March 29, 2011—introduced local stakeholders and the public to the purpose of the project and ASP process, and solicited their ideas for the future of the area. More than 250 land owners, two elected officials, and six staff members from the City of Edmonton’s Sustainable Development were invited.

The visioning charrette—held on August 10, 11, and 13, 2011—brought together members of the SAG and observers to participate in a visioning process with the intent to provide a clear design framework for the major elements of the Riverview ASP. The follow up meetings with the SAG sought their input to refine and strengthen the principles, objectives, and land use concept developed during the visioning charrette.

The second open house—held on October 27, 2011— was organized to share with attendees the land use concept, vision statement, and guiding principles that came out of the visioning charrette.

Advance Notification

Consistent with Policy C513—City of Edmonton’s Public Involvement Policy—advance notification was sent to property owners and residents on May 25, 2012 advising them of the application and encouraging them to contact either Sustainable Development or the applicant (Stantec Consulting Ltd.) for further questions or to communicate any possible concerns.

Public Meeting

A public meeting was held by the City of Edmonton’s Sustainable Development on February 20, 2013 at the West Edmonton Christian Assembly church. Mailed notification letters were sent to landowners in and surrounding the Riverview ASP area advising of this meeting. At the meeting, landowners were provided with further information on the application and the opportunity to provide comments. All feedback received at the public meeting will be summarized in Sustainable Development’s report to City Council.

Public Hearing

Landowners will also be notified when Public Hearing is scheduled and will have the opportunity to provide written comments or register to speak at Council. In accordance with the MGA, a public hearing was held in order to hear representations made by parties affected by the proposed bylaw and to receive approval by City Council.

Intermunicipal Consultation

As required within the Municipal Government Act and City of Edmonton Municipal Development Plan, Parkland and Leduc County were given the opportunity to review and comment on this Plan as part of the City's advance notification process. Prior to receiving third and final reading at City Council, this ASP has also been reviewed and accepted by the Capital Region Board, an Intermunicipal planning commission created to jointly develop and oversee the Capital Region Growth Management Plan.

3 LAND USE, TRANSPORTATION, AND SERVICING

3.1 LAND USE POPULATION STATISTICS

Riverview will be developed as five distinct neighbourhood units that form a complete, walkable community with a hierarchy of focal points and natural amenities. The land use concept features a residential area with several school/park sites, a District Activity Park (with a recreation centre), commercial and business/employment services, and recreation trails. Each neighbourhood unit will include a diversity of housing types and a variety of natural amenities and park spaces.

The neighbourhood units and overall land use concept for Riverview are illustrated in Figure 5 – Neighbourhood Areas and Figure 6 – Land Use Concept. Areas for the proposed land uses are detailed in Table 2 – Land Use and Population Statistics.

TABLE 2 - LAND USE AND POPULATION STATISTICS

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
GROSS AREA	1,427.64	100%	279.67	317.81	311.28	187.66	331.22
Environmental Reserve - Natural Area (Wetland)*	30.16	2.1%	0.00	30.16	0.00	0.00	0.00
Pipeline Utility Right-of-Way	4.07	0.3%	0.00	1.70	2.38	0.00	0.00
Altalink Power Corridor	23.08	1.6%	23.08	0.00	0.00	0.00	0.00
Public Utility - Communications Facility	8.02	0.6%	0.00	8.02	0	0.00	0.00
Arterial Road Right-of-Way	62.05	4.3%	15.08	21.64	16.02	5.24	4.07
Transit Centre	2.00	0.1%	0.00	0.00	2.00	0.00	0.00
Existing Country Residential	114.12	8.0%	15.56	0.00	13.58	66.40	18.58
Existing Urban Village Park	5.66	0.4%	5.66	0.00	0.00	0.00	0.00
Existing Natural Area	20.36	1.4%	0.00	0.00	0.00	0.00	20.36
GROSS DEVELOPABLE AREA	1,158.12	81.1%	220.29	256.29	277.31	116.02	288.21
		%GDA					
Town Centre Commercial	25.97	4.7%	19.68	6.29	0.00	0.00	0.00
Mixed Uses / Main Street Retail	2.83	0.5%	0.00	2.83	0.00	0.00	0.00
Community Commercial	14.55	2.7%	0.00	10.52	0.00	4.03	0.00
Neighbourhood Commercial	4.00	0.7%	0.00	0.00	2.00	1.00	1.00
Business Employment	62.98	5.4%	62.98	0.00	0.00	0.00	0.00
Parkland, Recreation, School (Municipal Reserve)	115.81	10.0%	1.20	25.48	52.94	8.66	27.53
District Activity Park	34.86	3.0%	0.00	0.00	34.86	0.00	0.00
School/Park	39.44	3.4%	0.00	16.48	13.48	0.00	9.48
Urban Village Park/Pocket Park/Greenway	17.53	1.5%	1.20	1.73	4.60	3.90	6.10
Natural Area	23.98	2.1%	0.00	7.27	0.00	4.76	11.95
Transportation - circulation	231.62	20.0%	44.06	51.26	55.46	23.20	57.64
Stormwater Management Facility	89.18	7.7%	16.96	19.73	21.35	8.93	22.19
Total Non-Residential Area	546.94	51.8%	144.88	116.11	131.75	45.83	108.36
Net Residential Area	611.18	47.8%	75.41	140.18	145.55	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)	542.18	67.41	124.18	127.55	59.19	163.85
25 du/nrha	Units	13,555	1,685	3,105	3,189	1,480	4,096
2.8 p/du	Population	37,953	4,719	8,693	8,929	4,143	11,469
Row Housing	Area (ha)	33.00	3.00	8.00	10.00	6.00	6.00
45 du/nrha	Units	1,485	135	360	450	270	270
2.8 p/du	Population	4,158	378	1,008	1,260	756	756
Low-rise/Medium Density Housing	Area (ha)	31.00	5.00	7.00	6.00	4.00	9.00
90 du/nrha	Units	2,790	450	630	540	360	810
1.8 p/du	Population	5,022	810	1,134	972	648	1,458
Medium to High Rise Housing	Area (ha)	4.00	0.00	1.00	2.00	0	1.00
225 du/nrha	Units	900	0	225	450	0	225
1.5 p/du	Population	1,350	0	338	675	0	338
Total Residential	Area (ha)	611.18	75.41	140.18	145.55	70.19	179.85
	Units	18,730	2,270	4,320	4,629	2,110	5,401
	Population	48,483	5,907	11,172	11,836	5,547	14,021

SUSTAINABILITY MEASURES

Population Per Net Hectare (p/nha)	79.3	78.33	79.70	81.32	79.03	77.96
Dwelling Units Per Net Residential Hectare (du/nrha)	30.6	30.1	30.8	31.8	30.1	30.0
Population (%) within 500m of Parkland	84%					
Population (%) within 400m of Transit Service	98%					
Population (%) within 600m of Commercial Service	39%					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	42.9					
Conserved as Naturalized Municipal Reserve (ha)	25.1					
Protected through other means (ha)	20.4					
Lost to Development (ha)	10.6					

STUDENT GENERATION COUNT

Public School Board						
Elementary School	2,316	440.58	512.59	554.61	232.04	576.42
Junior High	1,158	220.29	256.29	277.31	116.02	288.21
Senior High	1,158	220.29	256.29	277.31	116.02	288.21
Separate School Board						
Elementary School	1,158	220.29	256.29	277.31	116.02	288.21
Junior High	579	110.15	128.15	138.65	58.01	144.11
Senior High	579	110.15	128.15	138.65	58.01	144.11
Total Student Population	6,949	1,321.74	1,537.76	1,663.83	696.12	1,729.26

* This area includes NW 354 and NW355 (with a 30 m buffer around them) that are expected to be claimed by the Crown. The boundary of each natural area will be adjusted through subsequent studies.

** Includes the Public Upland Area with an assumed setback of 10 m from the TOB line. This setback is subject to change, based on the slope stability analysis at the NSP stage.

3.2 VISION AND PRINCIPLES

During the public engagement process, the SAG developed and refined a Vision and Planning Principles to guide the development of Riverview. The Vision and Planning Principles directly influenced the Objectives (Section 3.3) and Policies (Section 3.4).

3.2.1 VISION

Riverview is a sustainable, walkable, and complete community in Southwest Edmonton with a sense of scale and place, a hierarchy of vibrant focal points, and a diversity of housing choices. Riverview respects and celebrates the unique natural landscape while encouraging pedestrian connections to the ravine systems and River Valley, creating a community in which to live, work, and play during both the winter and summer seasons.

3.2.2 PLANNING PRINCIPLES

1. Develop a walkable community

A neighbourhood that does not require a vehicle for every trip can have important positive impacts on the health of residents, building community relationships, and improving residents' overall quality of life. Pedestrian comfort is fundamental to creating a walkable neighbourhood. Since streets are the preeminent form of public space, they should be designed such that buildings and landscaping create a level of enclosure. This combined with a fine-grained mix of land uses provides realistic choices for people to walk or bike to work or grocery store.

2. Connect pedestrian access to the river

Riverview's most prominent natural landmark is the North Saskatchewan River Valley. It is therefore important to provide pedestrian and vehicular connectivity from within the Plan area to the River Valley, Big Island, and/or Woodbend Natural Area, thereby creating a sense of place.

3. Respect the natural areas and landscape

Beyond the River Valley, Riverview boasts the Wedgewood Creek Ravine, wooded areas, wetlands, and other important natural areas. These areas serve as important habitats and corridors for local wildlife and are essential to natural processes in Riverview. Accordingly, the ecologically significant areas and corridors should be conserved and integrated with development.

4. Design a creative transportation and roadway network

Opportunity for a range of transportation options is fundamental. Therefore the transportation system must give equal consideration to all modes of transport e.g. automobiles, bicycles, pedestrians, and transit. In addition, the street pattern must be designed as a network that provides a number of alternative routes linking one part of a neighbourhood to the other.

5. Develop a great place to live in the winter

Edmonton is a winter city and the design of all communities needs to take winter issues into consideration. Winter conditions, and accommodating and encouraging winter activities and active transportation should be given full consideration in the development of Riverview thereby creating an urbanism that promotes use of streets and public places during all seasons.

6. Provide space for community schools and civic centres

Schools and civic centres (community leagues) are the heart of every community and are essential institutions for all families. The Riverview ASP ensures that it promotes access to and integration of education and recreation facilities within the neighbourhoods.

7. Establish a hierarchy of centres (i.e. town, village, hamlet)

Well-defined and well-designed centres located within walking distances provide the opportunity for people to live, work, shop, and play. Riverview is envisioned to feature a hierarchy of centres—a town centre, village centre, and several hamlets (local centres)—to serve the shopping needs and serve as destinations for its residents and adjacent communities.

8. Develop a complete community to live, work, and play

Complete communities are those with a mix of land uses, a diversity of housing types, parks and open spaces, and employment opportunities located within walking distances of each other, or easily accessed by transit. Simply, complete communities serve the needs of the residents without requiring them to travel to other parts of the city. Riverview will strive to become a complete community by providing opportunities for business/employment, commercial, parks/open spaces in addition to residential to serve the needs of residents.

9. Establish a sense of scale and place

Every community should have a focal point to provide identity and a gathering place. Establishing a sense of scale and place is about developing a unique community at a scale appropriate to the area that evokes an emotional connection from residents and visitors. Participants want to see a community develop that leaves them and visitors with a sense of place.

10. Provide a variety of housing types for all ages, incomes, and abilities

A variety of housing types contributes to the health of the community by welcoming residents at different income levels, family composition, and life stages. Provision of a variety of housing breaks free from the monotony of a single demographic, which will ensure that Riverview welcomes everyone.

11. Encourage alternative energy/infrastructure options

Infrastructure is what makes an urban neighbourhood function smoothly. Exploring new technologies with the City for alternative wastewater treatment and delivering energy will improve the quality of life for neighbourhood residents and the entire city. Riverview proposes to be a sustainable and innovative community to reduce its ecological footprint.

12. Support urban and peri-urban agriculture

Access to healthy food choices is important to any community and locally produced fruit and vegetables means shorter transportation distances and, in turn, greenhouse gas emissions. Providing opportunities for local food production in the form of community gardening and community-supported agriculture will move Riverview towards a more sustainable and self-sufficient future.

3.3 OBJECTIVES

In order to develop as a sustainable, walkable, complete community, and provide direction for the preparation of future NSPs, the following goals and objectives were established. These goals and objectives align with the City of Edmonton's strategic plans and are based on the Planning Principles discussed in the previous sections:

Urban Design

- To create distinct, walkable, and aesthetically pleasing neighbourhoods as basic building blocks of Riverview.
- To ensure a compact urban form that uses land responsibly and efficiently.
- To encourage an active interface between the built form and public spaces in Riverview.
- To provide a range of transportation options.
- To use natural features and notable locations to create focal points and a sense of place.
- To integrate existing residential uses.
- To establish linkages to the North Saskatchewan River Valley.
- To incorporate urban design elements which maximize the benefits of winter.

Residential

- To meet the residential density targets mandated by the Capital Region Board.
- To provide a diversity of housing options to serve all future residents.
- To ensure an adequate supply of affordable housing is available in the Riverview ASP area.
- To develop a walkable residential community with a mix of neighbourhood uses.
- To accommodate the continued operation of existing Country Residential uses within the Plan area until such time as the owners choose to develop the affected lands in accordance with the approved development concept.
- To encourage mixed use development and higher density residential in appropriate locations.
- To encourage a variety of different types of mixed use developments.

Commercial

- To provide opportunity for commercial development to meet the needs of the Riverview area.
- To provide opportunity for integration of commercial, residential and office uses.
- To locate and orient commercial sites to ensure high visibility and convenient access opportunities.

Business Employment

- To provide employment opportunities within the neighbourhood.
- To ensure a high degree of access and visibility of Business Employment sites.
- To ensure that appropriate transitions are designed between business land uses and adjacent land uses.
- To encourage innovative and sustainable business employment uses in Riverview.

Institutional / Civic Service

- To accommodate future development of institutional and civic service land uses.

Parkland, Recreation Facilities, and Schools

- To design a connected and integrated open space system that encourages active transportation.
- To promote public access to the North Saskatchewan River and River Valley.
- To consider winter issues in the landscaping and programming of public parks, open spaces, plazas, and boulevards.
- To encourage public education on nature and natural processes within Riverview .
- To accommodate City of Edmonton's requirements for school, parks sites, and recreation facilities within the neighbourhood.

Ecology

- To preserve and enhance natural systems through the location and design of open spaces and the preservation of natural areas.
- To protect the North Saskatchewan River Valley and Ravine System.
- To respect the natural land forms in Riverview.
- To protect ecologically sensitive and significant natural areas.
- To retain key ecological connections within Riverview.
- To protect wetlands within the Plan area.

Green Development & Innovation

- To incorporate sustainable development principles in the planning and design of the ASP and NSPs.
- To explore alternative energy options in Riverview.
- To encourage xeriscaping and natural landscaping using native tree and plant species.
- To utilize Low Impact Development principles for the design of the stormwater management system, including bioswales and naturalized wetlands.
- To employ sustainable planning principles in the design of the neighbourhood.

Urban Agriculture

- To allow for retention of land for urban agriculture.
- To buffer urban agriculture uses and non-agriculture uses.
- To promote urban agriculture in Riverview.
- To establish community supported urban agriculture opportunities in Riverview.
- To support the development of local food infrastructure.

Environment

- To ensure that the environmental status of the lands within Riverview is suitable for development.
- To minimize oil and gas well sites' potential environmental hazards and disruption of future development.

Environment

- To ensure that the environmental status of the lands within Riverview is suitable for development.
- To minimize oil and gas well sites' potential environmental hazards and disruption of future development.

Historical Resources

- To ensure historical, archeological, and paleontological resources are identified and, where applicable, conserved.

Transportation

- To create a creative, multi-modal transportation network with a high degree of connectivity.
- To create a pedestrian- and cyclist-friendly environment.
- To ensure roadways do not interrupt significant wildlife corridors.
- To ensure that cost of arterial roadways is shared throughout the Riverview catchment area.
- To ensure integrated access is provided to the North Saskatchewan River Valley and Ravine System.
- To encourage innovation in transportation systems design.
- To encourage Transit and Active Modes as alternative to single occupant vehicle travel.
- To facilitate snow removal and storage in Riverview.
- To encourage transit and active modes as alternatives to single occupant vehicle travel.
- To emphasize pedestrian-friendly environments in key locations.

Infrastructure, Servicing, and Staging

- To ensure that Riverview is serviced to a full urban standard.
- To explore innovative and alternative servicing options where possible.
- To ensure that the Riverview ASP area is serviced to a full urban standard, using contemporary and emerging sustainable infrastructure solutions, and that "soft" services are provided.

3.4 POLICY

The following outlines the policies that will guide the preparation of future NSPs in Riverview. This section is organized by land use type (e.g. Residential, Commercial) and strategy (e.g. Infrastructure, Urban Design) to describe each policy statement and how the policy will be implemented.

3.4.1 URBAN DESIGN

A neighbourhood's built form is a strong determinant of community health. A mix of uses provided within highly connective street blocks and compact urban development will encourage residents to walk and bicycle to neighbourhood focal points as opposed to using their vehicles. A strong focus on urban design is important to fostering a strong sense of place and promoting active transportation. Accordingly, Riverview is intended to consist of several pedestrian-friendly cells comprised of a mix of land uses that are focused on community focal points e.g. park, school, or commercial uses. Riverview's setting along the North Saskatchewan River, in addition to its environmental, climatic, and historic characteristics must be reflected in its urban form to maintain its unique identity and character, and to foster a sense of place and belonging.

Winter is the dominant season in Edmonton and paying close attention to winter design issues will help the residents to enjoy the public places during winter. Effective landscaping and wind control measures in parks and public plazas (such as natural and constructed wind barriers and park orientation) can enliven public spaces even on the coldest days.

Technical Summary

No technical studies required.

Objective	ASP Policy	Implementation
<p>3.4.1 (a) To create distinct, walkable and aesthetically pleasing neighbourhoods as basic building blocks of Riverview.</p>	<p>(i) Create a distinct pedestrian friendly town centre defined by Main Street Retail and located adjacent to supporting commercial and residential uses and with convenient access to public transit.</p>	<p>(i) Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail in proximity to the transit centre.</p> <p>NSPs will provide urban design guidelines for Town Centre Commercial and Mixed Uses/Main Street Retail designations, to facilitate a high-quality, pedestrian friendly development.</p>
	<p>(ii) Neighbourhoods shall be designed to include a mix of uses such as residential, commercial, institutional, parks and open spaces.</p>	<p>(ii) NSPs within Riverview will include a mix of land uses such as residential, commercial, institutional, parks and/or SWMF within walking distances of each other.</p>
<p>3.4.1 (b) To ensure a compact urban form that uses land responsibly and efficiently.</p>	<p>The ASP shall incorporate increased residential density to make more efficient use of land.</p>	<p>Table 2 – Land Use and Population Statistics illustrates the planned overall density for the ASP that meets:</p> <ul style="list-style-type: none"> • the Council-approved Suburban Housing Mix Guidelines, and • the minimum density target for Priority Growth Area “C_w” of the Capital Region Growth Plan.
<p>3.4.1 (c) To encourage an active interface between the built form and public spaces in Riverview.</p>	<p>(i) Provide smaller setbacks, street orientation, and active frontages for buildings within 400 m of the transit centre and along collector roadways to create a pedestrian friendly built form.</p>	<p>The type and location of street oriented uses will be determined at the NSP stage.</p>
	<p>(ii) Where appropriate, locate and orient buildings such that they define and reinforce public places, such as parks and amenity areas.</p>	
<p>3.4.1 (d) To provide a range of transportation options.</p>	<p>(i) Create a network of streets that allow for multiple route options.</p>	<p>(i) Figure 9 – Roadway Network illustrates the arterial and collector roadways within the ASP.</p>
	<p>(ii) Design streets to allow for multiple modes of transport including cyclists,</p>	<p>(ii) Streets shall generally be in accordance with City design</p>

Objective	ASP Policy	Implementation
	pedestrians, transit users, and vehicles.	standards. Where required, alternative cross-sections may be submitted and reviewed at the NSP and subdivision stages.
	(iii) Provide greenways and walkways linking major focal points within the Plan area and the River Valley.	(iii) NSPs shall identify greenways and walkways.
	(iv) Trails and shared use paths shall accommodate both winter and summer modes of transport.	(iv) At the detailed design stage, shared use paths and trails shall be designed to allow cross-country skiing, and snowshoeing in winter in addition to biking, walking, and inline skating in the summer.
<p>3.4.1 (e) To use natural features and notable locations to create focal points and a sense of place.</p>	(i) Higher priority natural areas shall be conserved and integrated within the ASP.	<p>(i) Figure 4 – Site Features illustrates natural areas within the Riverview ASP.</p> <p>Further studies shall be required at the NSP stage to determine the natural areas that will be retained or integrated.</p>
	(ii) Civic buildings shall be provided in prominent locations within the District Park and school/park sites to create landmarks.	<p>(ii) Figure 8 – Parkland, Recreation Facilities and Schools illustrates the location of the future District Park Site and additional school sites.</p> <p>The ASP identifies park sites for the location of schools, recreation centres, and community leagues. Other civic buildings such as libraries and religious assemblies, if required, shall be identified at the NSP stage.</p>
<p>3.4.1 (f) To integrate existing residential uses.</p>	Provide appropriate buffers or compatible residential uses adjacent to existing Country Residential parcels.	NSP Land Use Concepts shall provide appropriate buffers or compatible residential uses adjacent to existing Country Residential parcels.
<p>3.4.1 (g) To establish linkages to the North Saskatchewan River Valley.</p>	Provide access to the North Saskatchewan River and River Valley at several points within the Plan area.	<p>Figure 8 – Parkland, Recreation Facilities and Schools illustrates the location of potential access points to the River Valley.</p> <p>NSPs shall review the location of these access points in more detail and determine their feasibility.</p> <p>NSPs shall determine whether they</p>

Objective	ASP Policy	Implementation
		<p>will provide pedestrian, vehicular or combined pedestrian/vehicular access.</p> <p>NSPs shall further detail and identify the location of Top-of-Bank roadways.</p>
<p>3.4.1 (h) To incorporate urban design elements which maximize the benefits of winter.</p>	<p>(i) Incorporate design elements into the district park and public spaces that protect users from the wind and maximize solar access.</p> <p>(ii) Encourage engaging lighting, vibrant colours, and “warm” materials in the main street commercial area and park spaces.</p> <p>(iii) Encourage the strategic use of lighting to enliven gathering spaces while minimizing light pollution.</p>	<p>Urban design guidelines will be prepared at the NSP level to guide the implementation winter design elements.</p>

3.4.2 RESIDENTIAL

The Riverview ASP will provide opportunities for a range of residential densities, housing types, alternative site designs and unique building sites that contribute to a sustainable residential land use pattern and form. The variety in housing types will contribute to the health of the community by providing housing for different income levels, family composition and life stages.

Approximately 53 percent of the Plan area is designated for residential land uses. Residential densities within the Riverview ASP range from 25 units per net residential hectare (upnrh) to 225 upnrh. The lower range of 25 upnrh will be developed as single/semi-detached housing. The higher range of 225 upnrh will be developed as high density residential, also referred to as medium to high rise units. Within this range, there is also the opportunity for row housing and low rise apartment housing, providing a variety of choices in the housing mix of the area. The distribution and location of the different residential densities will be determined at the NSP stage with consideration for proximity to transit, services and amenities.

Country Residential

The Riverview ASP acknowledges the existing Country Residential housing located within its boundary. The existing Country Residential land uses can remain in perpetuity, unless it is the desire of the landowner to redevelop. As per the City’s Municipal Development Plan, no new Country Residential housing is supported within the boundaries of the City of Edmonton. Should any existing residential area be redeveloped in the future, an amendment to the Riverview ASP will be required and will need to meet the Capital Region Board’s density targets.

Low Density Residential (LDR)

Low density residential housing forms will be predominantly single and semi-detached housing in a variety of sizes to accommodate different types of households and income levels. Larger residential lots may be provided in areas adjacent to the existing Country Residential lots as a transitional land use.

Medium Density Residential (MDR)

Medium density housing forms include rowhousing, stacked rowhousing and low rise apartments. Medium density housing also serves as an appropriate transition between low and high density residential developments.

Medium to High Rise Housing

Medium to High Rise housing will be located in proximity to arterial roads, transit nodes/facilities, community focal points and/or employment areas with excellent accessibility and visibility.

Mixed Use

Mixed Use sites promote compact, walkable areas which also promote independence of movement, especially for the young and elderly who have convenient access to transit or can easily walk or cycle to the various amenities nearby. Mixed use sites also often include higher densities as well as assisted living opportunities which allow individuals to remain in the same neighbourhood as they age.

The purpose of these policies is to encourage a diversity of housing to meet the needs of different income groups and lifestyles within the Plan area. Providing a variety of housing types promotes the creation of a well-balanced neighbourhood, one which can accommodate a range of income groups and market segments, various types and sizes of households and also allows families to remain within the same community throughout their life-cycle. Locating commercial, institutional and recreational uses in close proximity to residential housing, will create a more compact, walkable, attractive and liveable community.

Technical Summary

No technical studies required.

Objective	ASP Policy	Implementation
<p>3.4.2 (a)</p> <p>To meet the residential density targets mandated by the Capital Region Board.</p>	<p>Each neighbourhood shall establish minimum residential densities of 30 dwelling units per net residential hectare, in accordance with the Capital Region Growth Plan.</p>	<p>(i) Appropriate residential land use allocation at the Neighbourhood Structure Plan (NSP) level shall be used to achieve the density target.</p> <p>The Riverview ASP density meets the Capital Region Board's density target.</p> <p>(ii) Existing Country Residential uses will be allowed to intensify in the future subject to provision of municipal servicing. Maximum intensification would be within CRB density targets. An amendment to the Riverview ASP will be required should existing residential parcels be redeveloped.</p>
<p>3.4.2 (b)</p> <p>To provide a diversity of housing options to serve all future residents.</p>	<p>(i) A mix of housing sizes and types shall be provided including: single/semi-detached, row housing,</p>	<p>Figure 6 - Land Use Concept illustrates the general location of residential land use in the Riverview</p>

Objective	ASP Policy	Implementation
	<p>low rise/medium density housing, and medium to high rise housing.</p> <p>(ii) Different housing types shall be developed in a manner compatible in scale and density to adjacent residential developments.</p> <p>(iii) Alternative/innovative housing forms should be encouraged.</p>	<p>ASP.</p> <p>NSPs will specify the location, area and anticipated density of each type of residential use (e.g. single/semi-detached housing, low-rise/medium density housing, and/or medium to high rise housing).</p> <p>Alternative housing forms to be considered as development proceeds.</p>
<p>3.4.2 (c)</p> <p>To ensure an adequate supply of affordable housing is available in the Riverview ASP area.</p>	<p>(i) Developments shall comply with City of Edmonton's affordable housing policies and guidelines.</p> <p>(ii) A variety of housing types with a range of price points shall be provided.</p>	<p>City of Edmonton's affordable housing policies and guidelines shall be applied prior to approval of NSPs.</p> <p>Figure 6 – Land Use Concept illustrates the general location of residential land use designations in the Riverview ASP.</p> <p>NSPs shall determine the location of various residential land uses.</p> <p>The range of densities and housing forms shall be applied at the NSP and rezoning stages.</p> <p>Secondary suites, garden suites, and garage suites will be implemented through Edmonton Zoning Bylaw.</p>
<p>3.4.2 (d)</p> <p>To develop a walkable residential community with a mix of neighbourhood uses.</p>	<p>(i) Neighbourhood commercial, institutional, and recreational uses may be included in residential areas where determined appropriate.</p> <p>(ii) Multi-family residential should be located near commercial uses, recreation facilities, park areas, or transit facilities.</p>	<p>Figure 6 – Land Use Concept illustrates the general location of residential, commercial, institutional and recreational uses.</p> <p>NSPs shall provide the range of densities and location of multi-family residential uses.</p> <p>NSPs shall identify neighbourhood commercial and pocket parks.</p>
<p>3.4.2 (e)</p> <p>To accommodate the continued operation of existing Country Residential uses within the Plan area until such time as the owners choose to develop the affected lands in accordance with the approved development concept.</p>	<p>(i) Developments shall take into consideration existing Country Residential uses and ensure compatible uses are provided.</p> <p>(ii) Extend municipal water and sanitary sewer services to the</p>	<p>Figure 6 – Land Use Concept illustrates the location of existing Country Residential uses.</p> <p>Buffering (if required) and/or compatible land uses will be applied at the NSP and rezoning stages.</p>

Objective	ASP Policy	Implementation
	boundary of existing country residential uses, providing country residential residents with the opportunity to connect to these services.	Existing Country Residential uses will be allowed to intensify in the future depending on provision of urban services. Maximum intensification would be within CRB density targets. An amendment to the Riverview ASP shall be required should existing residential parcels be redeveloped.
3.4.2 (f) To encourage mixed use development and higher density residential in appropriate locations.	Mixed Use developments and higher density residential may be included in the NSP level integrated with Commercial/Retail with Main Street, Transit Centre, and along arterial and collector roadways.	Location of Mixed Use and higher density residential sites shall be further identified at the NSP stage.
3.4.2 (g) To encourage a variety of different types of mixed use developments.	Mixed use developments may include a variety of uses including different housing forms, residential and institutional uses, residential and commercial uses or a combination of the above.	The composition of mixed use sites shall be identified at the NSP and rezoning stages.

3.4.3 COMMERCIAL

The land use concept provides three types of retail/commercial sites within the ASP: Town Centre Commercial, Mixed Uses/Main Street Retail and Community Commercial. These sites contribute to the health of the community by supporting the local employment base and providing retail services within the Plan area. Commercial uses provide local employment opportunities for residents to live and work in the same neighbourhood, reducing the dependency on commuting outside of the community and, in turn, reducing residents' carbon footprint.

Prominent frontage along 23 Avenue, 199 Street and Winterburn Road (215 Street) are significant components influencing the location of the commercial sites. The sites provide opportunities for access from arterial and/or collector roadways, minimizing traffic shortcutting through residential areas, and maintaining appropriate traffic patterns and volumes within the neighbourhood core. The Town Centre Commercial and the Mixed Uses/Main Street Retail, located at the intersection of 23 Avenue NW and 199 Street NW, are within 400 m walking distance of the transit centre.

The Town Centre Commercial will be developed to be developed as high-quality, multi-purpose, pedestrian friendly development that will serve the commercial needs for Riverview and surrounding communities. Future NSPs will specify urban design guidelines for this designation.

The Mixed Uses/Main Street Retail will be developed to be developed as high-quality, street-oriented and pedestrian friendly development that may include a mix of retail, office, civic, and/or residential uses. Future NSPs will specify urban design guidelines for this designation.

The Community Commercial is intended to be developed as shopping centre-type development benefitting from excellent access and visibility along the arterial roadways. The size and scale of these developments will be further reviewed and evaluated at the time of NSP preparation.

In addition, small-scale neighbourhood sites will be identified in future NSPs in appropriate locations.

Technical Summary

A Commercial Needs Assessment was prepared and submitted under separate cover.

Objective	ASP Policy	Implementation
<p>3.4.3 (a) To provide opportunity for high-quality commercial development to meet the needs of the Riverview area.</p>	<p>(i) Opportunity for commercial development shall be provided within Riverview.</p> <p>(ii) Neighbourhood and convenience commercial uses shall be provided at the NSP stage.</p> <p>(iii) Town Centre Commercial and Mixed Uses/Main Street Retail shall be developed as high-quality, pedestrian friendly development in consideration of their prominent location in the ASP.</p>	<p>Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail, and Community Commercial.</p> <p>Land Use Concepts of future NSPs shall illustrate the location of convenience commercial uses.</p> <p>Respective NSPs shall provide urban design guidelines for Town Centre Commercial and Mixed Uses/Main Street Retail designations.</p>
<p>3.4.3 (b) To provide opportunity for integration of commercial, residential, and office uses.</p>	<p>The Mixed Uses/Main Street Retail designation shall allow for development of retail, office, civic, and/or residential uses.</p>	<p>Figure 6 – Land Use Concept indicates the location of Mixed Uses/ Main Street Retail.</p> <p>Respective NSPs shall provide urban design guidelines for Mixed Uses/Main Street Retail designation.</p>
<p>3.4.3 (c) To locate and orient commercial sites to ensure high visibility and convenient access opportunities.</p>	<p>Commercial sites shall be located along arterial and/or collector roadways and be accessible by multiple modes of transport i.e. car, transit, and walking.</p>	<p>Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail, and Community Commercial.</p> <p>Figure 9 – Roadway Network shows the various types of access to the commercial types.</p>

3.4.4 BUSINESS EMPLOYMENT

Business Employment land uses provide employment opportunities for residents within the neighbourhood and broaden the economic base. Jobs within a community also contribute to its sustainability and residents' quality of life, while reducing traffic levels and the environmental costs associated with commuting long distances.

The Business Employment designation is located in the northeast portion of the Plan area adjacent to Anthony Henday Drive and 23 Avenue NW to ensure the area has a high degree of access and visibility. This designation is intended for high quality office and service uses, industrial/non-industrial businesses and light industrial developments. These uses may form around a business-park environment or develop as larger, stand-alone entities as dictated by market demands. This area is not intended for the development of large format warehouse type uses.

Technical Summary

No technical studies were identified.

Objective	ASP Policy	Implementation
3.4.4 (a) To provide employment opportunities within the neighbourhood.	Business Employment uses shall be provided within Riverview.	Figure 6 – Land Use Concept illustrates the location of Business Employment designation.
3.4.4 (b) To ensure a high degree of access and visibility of Business Employment sites.	Business Employment uses shall be located adjacent to arterial and/or collector roadways.	Figure 6 – Land Use Concept illustrates the location of Business Employment designation.
3.4.4 (c) To ensure that appropriate transitions are designed between business land uses and adjacent residential land uses.	Incompatible uses shall not be permitted adjacent to residential land uses. Development adjacent to residential uses shall be designed in a sensitive manner to minimize impacts.	The Development Officer shall ensure that appropriate transitional elements (e.g. landscaping, setbacks, lot orientation) are implemented to ensure appropriate separation of residential uses from adjacent Business Employment uses.
3.4.4 (d) To encourage innovative and sustainable Business Employment uses in Riverview.	The NSPs should encourage sustainable land use and sustainable design of buildings/facilities.	NSPs will explore policy options that promote sustainable land use and building/facility design.

3.4.5 INSTITUTIONAL/CIVIC SERVICES

Whether provided by the City of Edmonton or by other agencies and organizations, institutional and urban service uses aid in the development of a “complete community.” By identifying and anticipating future community needs, land may be set aside for emergency services, health providers, cultural institutions, and other uses.

Institutional/Civic Service land uses are permitted throughout Riverview and are intended to support social sustainability, providing space for worship, learning, and community safety. The ASP supports the future development of institutional and civic services in the Riverview area, including religious assemblies, libraries, recreation centres, fire halls, and police stations.

Technical Summary

No technical studies were identified

Objective	ASP Policy	Implementation
<p>3.4.5 (a) To accommodate future development of institutional and civic service land uses.</p>	<p>The ASP shall allow for development of institutional, civic, and urban services uses based on assessed requirements.</p>	<p>Requirement for institutional/civic service land uses shall be determined at the NSP stage. The NSPs shall also identify the location of such land uses.</p> <p>The location of emergency services shall be determined through consultation with Edmonton Fire Rescue Services.</p>

3.4.6 PARKLAND, RECREATION FACILITIES AND SCHOOLS

A well-connected system of parks and open spaces provide areas for active and passive recreation and facilitate connectivity between park spaces and across the neighbourhood. Natural areas and open spaces provide amenity space for neighbourhood residents, preserve important habitat for animals, and promote biodiversity. Accordingly, conserving and integrating natural areas with development, while providing improved access to parks, open spaces, and natural areas are important in creating vibrant and livable communities.

Riverview ASP provides several parks and open spaces for residents. Park spaces are located throughout the neighbourhood in order to meet the recreational needs of all residents. The plan seeks to link park space, open space, SWMFs, and natural areas as well as the NSRV through a system of greenways, shared use paths, sidewalks, and walkways.

District Activity Park

The ASP includes a District Activity Park, which is intended to include several structures such as a multi-purpose recreation centre (which may include, but is not limited to, pools, arenas, gymnasiums, indoor soccer and fitness training area) a Public High School, a Catholic High School, and associated parking. The District Activity Park will also serve as a staging area and provide access to the River Valley.

School and Community Parks

Five 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 school sites and associated community leagues, and iii) two Separate Elementary/Junior High school parks and associated community leagues. All school sites are generally located centrally within the catchment areas and adjacent to collector roadways.

Urban Village Parks

The ASP provides four Urban Village parks (including an existing Urban Village Park located north of 23 Avenue NW). These parks have been generally located to provide physical and visual access to the River Valley, adjacent to collector roadways. These parks are not intended to accommodate community league buildings.

North Saskatchewan River Valley (NSRV)

Although outside the Plan area and governed by the North Saskatchewan River Valley ARP, the River Valley is an immense natural area immediately adjacent to Riverview and forms the entire boundary to the east—more than 16 km in length. The NSRV provides a variety of recreation opportunities, such as canoeing, hiking, and mountain biking,

and recreation trails along the Top-of-Bank encourage winter and summer active transportation, such as skating, cross-country skiing, and cycling.

Technical Summary

A Community Knowledge Campus Needs Assessment was completed to determine the requirement for school sites within Riverview.

A Parkland Impact Assessment has been completed in accordance with the requirements of Urban Parks Management Plan.

Objective	ASP Policy	Implementation
<p>3.4.6 (a) To design a connected and integrated open space system that encourages active transportation.</p>	<p>The Riverview ASP shall incorporate an array of pedestrian connections, such as, greenways, shared use paths, and walkways that connect park spaces, Ravine Valley and stormwater management facilities.</p>	<p>Figure 6 – Land Use Concept, Figure 8 – Parkland, Recreation Facilities and Schools will guide application of neighbourhood parks and open spaces.</p> <p>NSPs shall identify connections between parks and open spaces in the form of greenways, shared use paths, and walkways.</p>
<p>3.4.6 (b) To promote public access to the North Saskatchewan River and River Valley.</p>	<p>(i) Public access to the North Saskatchewan River Valley and Ravine System shall be provided through a combination of Top-of-Bank roadway/park along a minimum of 30% of the length of the Urban Development Line.</p> <p>The north and west perimeters of the District Activity Park will not be counted in the Top-of-Bank roadway/park calculations. Only the length of the Urban Development Line adjacent to the District Activity Park shall be counted as the Top of Bank roadway/park length.</p> <p>(ii) Where appropriate, a continuous top-of-bank walkway shall be provided along the length of the Urban Development Line, within the Public Upland Area.</p> <p>(iii) The design of the neighbourhood shall comply with City Policy C542 Development Setbacks from River Valley/Ravine Crests.</p>	<p>(i), (ii), and (iii) Figure 6 – Land Use Concept illustrates the location of the Top-of-Bank (TOB) walkway along the entire length of the North Saskatchewan River Valley and Wedgewood Creek Ravine.</p> <p>The NSPs shall identify a combination of TOB roadway and park for a minimum of 30% of the entire length of the Urban Development Line, which shall be implemented through the subdivision process.</p> <p>Geotechnical/slope stability assessment and City Policy shall determine the final alignment of the TOB roadway, TOB walkway and parks. TOB roadway, TOB walkway and parks shall be dedicated to the City of Edmonton at the time of subdivision. Compensation for the development of TOB roadway shall adhere to City Policy C542.</p>

Objective	ASP Policy	Implementation
	(iv) Where feasible, parks located along the TOB should function as staging areas to the River Valley.	(iv) At the detailed design stage, Parks Planning will determine the feasibility of the top-of-bank parks to incorporate staging function.
	(v) The ASP shall identify several potential River Valley access points.	(v) Figure 8 – Parkland, Recreation Facilities and Schools illustrates the location of potential River Valley access points.
<p>3.4.6 (c) To consider winter issues in the landscaping and programming of public parks, open spaces, plazas, and boulevards.</p>	<p>(i) At the detailed design stage, tree species within parks and other public spaces shall be provided such that they provide wind shelter and enable solar penetration.</p> <p>(ii) Tree species which are salt tolerant shall be included in the detailed landscape design of boulevards and street areas.</p> <p>(iii) Programming for parks and public plazas should incorporate gas hook-ups for large portable fire pits to provide warmth to parks users during the winter.</p>	<p>An urban design framework that supports the City of Edmonton Winter City Strategy will be prepared at the NSP level to guide the implementation winter design elements and create more livable outdoor microclimates.</p> <p>Landscape design for public land will be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.</p>
<p>3.4.6 (d) To encourage public education on nature and natural processes within Riverview.</p>	<p>Explore the possibility for development of a wildlife education centre integrated with NW 384.</p>	<p>The feasibility for development of a wildlife education centre will be determined at the NSP stage in discussions with the City of Edmonton.</p>
<p>3.4.6 (e) To accommodate City of Edmonton's requirements for school, parks sites, and recreation facilities within the neighbourhood.</p>	<p>(i) The ASP shall follow the guidelines for provision of parks as per the Urban Parks Management Plan (UPMP), while considering the natural characteristics of the neighbourhood.</p>	<p>(i) Figure 6 – Land Use Concept and Figure 8 – Parkland, Recreation Facilities and Schools illustrate the location and general configuration of the District Activity Park, four School and Community Parks, four Urban Village parks, and several Natural Areas within the ASP boundary.</p> <p>At the NSP stage, configuration of the park spaces may be revised to respond to individual programming needs of each site. Such minor revisions shall not require amendment to the Riverview ASP.</p>

Objective	ASP Policy	Implementation
		<p>At the NSP stage, the configuration/location of the District Park site may be revised to ensure all accesses/egresses, site programming, and building offsets are able to be appropriately addressed. If required, the ASP amendment will be completed in conjunction with the NSP.</p> <p>Additional Urban Village Parks, pocket parks, and greenways will be identified at the NSP stage.</p> <p>A School/Park site for the Greater North Central Francophone Education Region No. 2 shall be identified at the NSP stage.</p> <p>The need for a Special Facility Site shall be determined at NSP stage, including the location, size, and configuration of the site.</p>
	(ii) Municipal Reserves (MR) shall be provided as land, cash-in-lieu, or a combination thereof, in accordance with the Municipal Government Act.	(ii) The Subdivision Authority, in consultation with Parks Planning, shall determine the Municipal Reserves owing for the ASP area, which shall be dedicated in full as the dedication of land, cash-in-lieu, or an acceptable combination thereof, at the time of subdivision.
	(iii) With the exception of park areas adjacent to the Top-of-Bank where grade changes and topography pose design difficulties, all park space within the neighbourhood shall be universally accessible.	(iii) Design and development of future parks and open spaces shall consider safety needs of all community and be implemented based on requirements of Parks Planning, Urban Planning and Environment Branch, and Sustainable Development.
	(iv) Park spaces shall have frontage along public roadways to ensure sightlines, natural surveillance, and adequate lighting. Landscaping and design of park spaces shall take into consideration basic Crime Prevention Through Environmental Design (CPTED) principles and design principles included in the Design Guide for a Safer City and UPMP.	(iv) Frontages along park spaces shall be determined at the NSP stage, as per the UPMP guidelines.

3.4.7 ECOLOGY

The Riverview area possesses a rich, natural habitat. The NSRV, and two tributary ravines, Wedgewood and an unnamed ravine in the southernmost quarter of the ASP leading to the Edmonton Sand Dunes Natural Area (NW384) are the dominant natural features within the Plan area. In addition, Riverview includes several natural features within the Plan area including Environmentally Sensitive Areas (NW354 and NW355), Significant Natural Area (NW384), natural areas, woodlots, and windrows.

The ASP land use concept aims to retain, conserve, and integrate various natural areas in consideration of their ecological function and significance.

The Plan identifies the approximate areas of Crown claimed wetlands and other wetlands, as shown on Figure 4 – Site Features. For non-Crown claimed wetlands, additional study will be completed at the NSP stage to determine their classification and feasibility for retention. Additional review and study will be required at the NSP stage to confirm the delineation of wetland areas and size of buffer.

The River Valley, and two major tributary ravines, Wedgewood and an unnamed ravine in the southernmost quarter of the ASP leading to the Edmonton Sand Dunes Natural Area (NW384) will be protected and preserved as per the MGA, MDP, Development Setbacks from River Valley/Ravine Crests Policy (C542), and other strategic policies and guidelines. The ASP approximately illustrates the Top-of-Bank (TOB) line and Urban Development Line (UDL) on the basis of aerial photographs and topographic information. These lines will be established at the NSP stage on the basis of site visits, geotechnical analysis and slope stability assessment.

Due to the general conceptual nature of the ASP, there may be substantial changes or modifications to the natural area requirements at the NSP planning stage, subject to further studies.

Technical Summary

An Ecological Network Report (ENR) was prepared for the ASP area, and was submitted under separate cover. The ENR recommends NW354, NW355, and NW384 be retained. NW357 has been claimed by the crown and has been retained within the concept plans as Environmental Reserve. Additional studies are required to examine natural areas and Class III, IV, and V wetlands to confirm which natural areas will be conserved, ensuring the overall ecological connectivity is maintained.

Objective	ASP Policy	Implementation
<p>3.4.7 (a)</p> <p>To preserve and enhance natural systems through the location and design of open spaces and the preservation of natural areas.</p>	<p>A range of habitat will be provided in the Plan area through the retention of natural areas, an interconnected park system, and the utilization of naturalized landscaping, including engineered wetlands.</p>	<p>A Phase II Ecological Network Report (ENR) shall be submitted with associated NSP(s). The Phase II ENR builds on the findings of the Phase I further describing and assessing the structure, function and integrity of the ecological network within the plan area. Site-specific information shall be collected for natural areas within the plan area to ensure the long term sustainability and functionality. Habitat connectivity, buffers, restoration, ecological impacts, mitigation measures and ecological design shall be examined. Additional Environmental Reserve</p>

Objective	ASP Policy	Implementation
		<p>(ER) may be dedicated at the NSP stage for wetland protection/preservation and/or to address ravine/creek stability within the ASP area.</p> <p>At the NSP stage, further study shall be required to determine any potential wetlands to be retained.</p> <p>Natural areas will be retained through application of any or all of the following methods:</p> <ul style="list-style-type: none"> • Dedication of municipal or environmental reserve • Purchase/compensation by City <p>Encourage the design of stormwater management facilities to function as engineered wetlands at the engineering and design phases.</p> <p>Use of native plant materials will be identified through landscaping design review.</p> <p>Requirements for Natural Area Management Plans shall be determined at the NSP stage for each natural area to be retained.</p>
<p>3.4.7 (b) To protect the North Saskatchewan River Valley and Ravine System.</p>	<p>(i) An Urban Development Line (UDL) shall be established within the ASP area. The UDL will separate developable land from non-developable land to preserve and protect the North Saskatchewan River Valley and Ravine System.</p>	<p>(i) At the time of NSP, the TOB and the UDL shall be established in accordance with Policy C542.</p>

Objective	ASP Policy	Implementation
	(ii) Determine whether development within Riverview Neighbourhood 5 will impact recharge of the Woodbend Natural Area and, if required, incorporate appropriate mitigation strategies.	(ii) A hydrogeological assessment shall be completed over a period of one full year, prior to commencement of an NSP for neighbourhood 5. This assessment will measure in-situ precipitation, surface water runoff, meltwater runoff and groundwater flows to the Woodbend Natural Area. If applicable, the respective NSP will address potential mitigation strategies pertaining to recharge of the natural area.
	(iii) Explore opportunities to restore portion of the ravine that is currently bisected by existing 184 Street.	(iii) At the NSP stage, the feasibility closing the portion of 184 Street crossing the ravine will be determined. If deemed feasible, the respective portion of 184 Street will be closed at the subdivision stage.
	(iv) Lands below the Urban Development Line shall be protected from urban development.	(iv) Lands that meet the criteria for Environmental Reserve (ER) under Section 664(1) of the MGA shall be dedicated to the City of Edmonton at the time of subdivision.
3.4.7 (c) To respect the natural landforms in Riverview.	Where practical, the natural land forms should be conserved within natural areas and parks.	The detailed design affecting public lands should maintain the existing land forms, accommodating nature in all aspects of the built environment through building and site design.
3.4.7 (d) To protect ecologically sensitive and significant natural areas.	(i) Retention of Natural areas and Class III, IV, and V wetlands shall be retained through a combination of purchase and dedication of land, using Environmental Reserve and Municipal Reserve, where appropriate and in accordance with the MGA.	(i) Figure 6 – Land Use Concept illustrates NW354, NW355, NW384 and NW357 to be conserved within the ASP. Size and sustainability of all crown claimed, Class III, IV, and V wetlands and other natural areas shall be determined at the NSP stage.
	(ii) Provide appropriate buffer areas around retained wetlands and natural areas to ensure proper integration with the surrounding development.	(ii) Buffer distances shall be confirmed at the NSP stage, in accordance with City Policy C531 and City of Edmonton's Guidelines for Determining Environmental Reserve Dedication.