

Bylaw 18959

A Bylaw to amend Bylaw 16407, as amended,
the Riverview Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on July 2, 2013, the Municipal Council of the City of Edmonton passed Bylaw 16407, being Riverview Area Structure Plan; and

WHEREAS from time to time Council considers it desirable to amend the Riverview Area Structure Plan; and

WHEREAS Council has amended the Riverview Area Structure Plan, through the passage of Bylaw 17267, 17735, 17895, 17968, and 18568; and

WHEREAS an application was received by City Planning to amend the Riverview Area Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. That Bylaw 16407, as amended, Riverview Area Structure Plan, is hereby amended as follows:
 - a. delete the first sentence of the second paragraph under 3.4.2 Residential;
 - b. delete the first sentence of the third paragraph of 3.4.3 Commercial and replace it with: “The Town Centre Commercial will be developed as a high-quality, mixed-use (commercial, residential and institutional uses), multipurpose, pedestrian friendly development that will serve the needs for Riverview and surrounding communities.”;

- c. delete the ASP Policy text under Objective 3.4.3b and replace it with: “The Mixed Uses/Main Street Retail and the Town Centre Commercial designation shall allow for the development of retail, office, civic, and/or residential uses.”;
- d. delete the Implementation text under Objective 3.4.3b and replace it with: “Figure 6 – Land Use Concept indicates the location of Mixed Uses/ Main Street Retail and Town Centre Commercial. Respective NSPs shall provide urban design guidelines for the Mixed Uses/Main Street Retail and Town Centre Commercial designations.”;
- e. delete the land use and population statistics table entitled “Table 2 – Land Use and Population Statistics Bylaw 17968” and replace with the table entitled “Table 2 – Land Use and Population Statistics Bylaw 18959” attached hereto as Schedule “A” and forming part of this Bylaw;
- f. delete the map entitled “Bylaw 18568 – Proposed Amendment to the Riverview Area Structure Plan” and replace with “Bylaw 18959 – Amendment to Riverview Area Structure Plan” attached hereto as Schedule “B” and forming part of this Bylaw; and
- g. delete “Figure 6: Land Use Concept” and replace it with “Figure 6: Land Use Concept” attached hereto as Schedule “C” and forming part of this Bylaw.

READ a first time this	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

**RIVERVIEW AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18959**

	Area (ha)	% GA	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
GROSS AREA	1,433.29	100.0%	283.85	315.71	314.85	193.31	325.57
Environmental Reserve / Natural Area (ER) *	42.49	3.0%	5.60	19.83	17.06	-	-
Public Upland	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.49	0.4%	-	2.13	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	58.06	4.1%	16.59	16.14	16.02	5.24	4.07
Public Utility - Communications Facility	8.14	0.7%	-	8.14	-	-	-
Existing Country Residential	115.41	8.1%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,158.53	80.8%	224.51	269.47	260.32	121.67	282.56
Town Centre Commercial (with Main Street)**	17.25	1.2%	10.31	6.94	-	-	-
Mixed Uses / Commercial **	0.4	0.0%	-	-	0.49	-	-
Community Commercial	14.60	1.0%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.12	0.4%	-	1.13	2.99	1.00	1.00
Business Employment	39.57	2.8%	39.57	-	-	-	-
Institutional Mixed-use	5.65	0.4%	-	-	-	5.65	-
Parkland, Recreation, School (Municipal Reserve)	113.76	7.9%	7.92	24.56	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.4%	-	-	33.80	-	-
<i>School/Park</i>	37.22	2.6%	-	14.74	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.49	1.6%	6.79	2.12	4.58	3.90	6.10
<i>Natural Area (MR)</i>	19.25	1.3%	1.13	7.70	-	4.76	5.66
Natural Area (Protected Through Other Means)	5.29	0.4%	-	-	-	1.29	4.00
Resident's Association	0.80	0.1%	-	0.80	-	-	-
Transportation - Circulation	231.71	16.2%	44.90	53.89	52.06	24.33	56.51
Transit Centre	1.45	0.1%	-	-	1.45	-	-
Stormwater Management Facility	82.69	5.8%	17.84	19.43	14.30	8.93	22.19
Special Study Area (SWMF/LDR)	2.73	0.2%	-	2.73	-	-	-
Total Non-Residential Area	522.10	45.1%	120.54	120.05	122.67	53.89	104.94
Net Residential Area	636.43	54.9%	103.97	149.42	137.65	67.78	177.62

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Single/Semi-detached	Area (ha)	538.91	82.07	126.21	111.23	57.78	161.62
25 du/nrha	Units	13,471	2,052	3,155	2,780	1,444	4,040
2.8 p/du	Population	37,718	5,745	8,834	7,784	4,043	11,312
Street Oriented Residential	Area (ha)	1.36	1.36	0.00	0.00	0.00	0.00
35 du/nrha	Units	48	48	0	0	0	0
2.8 p/du	Population	133	133	0	0	0	0
Row Housing	Area (ha)	37.47	4.80	10.16	10.51	6.00	6.00
45 du/nrha	Units	1,685	216	457	472	270	270
2.8 p/du	Population	4,717	605	1,279	1,321	756	756
Low-rise/Medium Density Housing	Area (ha)	39.57	3.33	7.81	15.43	4.00	9.00
90 du/nrha	Units	3,560	300	702	1,388	360	810
1.8 p/du	Population	6,406	539	1,263	2,498	648	1,458
Town Centre Mixed Use Residential ***	Area (ha)	16.55	10.31	5.24	0.00	0.00	1.00
150 du/nrha	Units	2,482	1,546	786	0	0	150
1.5 p/du	Population	3,723	2,319	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential***	Area (ha)	2.6	2.11	0.00	0.49	0.00	0.00
225 du/nrha	Units	582	473	0	109	0	0
1.5 p/du	Population	1,014	851	0	163	0	0
Total Residential	Area (ha)	636.44	103.97	149.42	137.65	67.78	177.62
	Units	21,826	4,633	5,100	4,749	2,074	5,270
	Population	53,711	10,192	12,555	11,766	5,447	13,751

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	84.4	98	84	85	80	77
Units Per Net Residential Hectare (upnrha)	34	45	34	34	30	29
Population (%) within 500m of Parkland		94%	100%	93%		
Population (%) within 400m of Transit Service		100%	100%	100%		
Population (%) within 600m of Commercial Service		66%	98%	43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	39.32	5.60	16.66	17.06	-	-
Conserved as Municipal Reserve (ha)	19.25	1.13	7.70	-	4.76	5.66
Protected through other means (ha)	20.40	-	3.17	-	1.29	24.36
Lost to Development (ha)	9.56	7.80	19.47	15.40	-	-

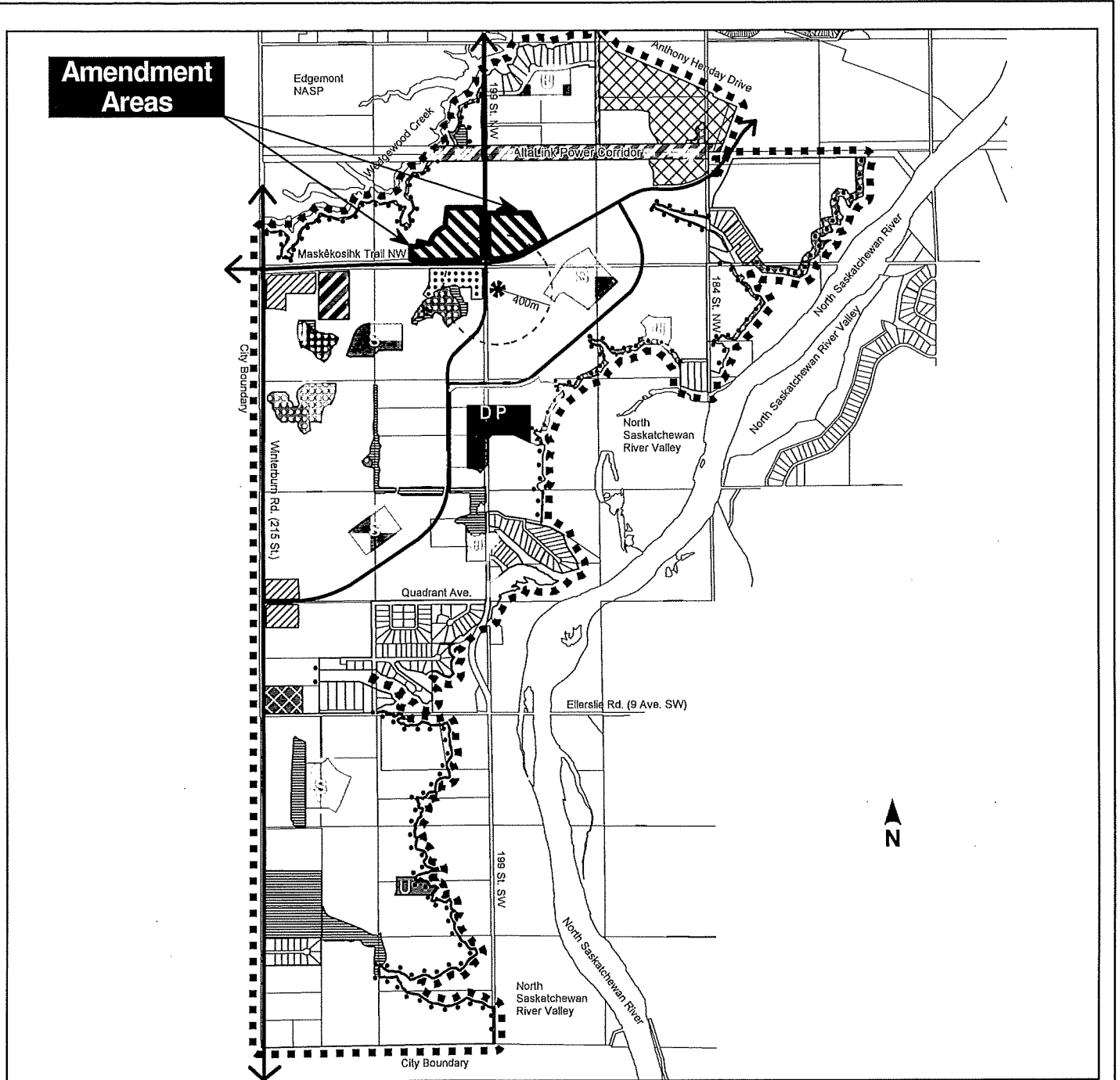
STUDENT GENERATION COUNT

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Public School Board						
Elementary School	2,315	449	538	520	243	565
Junior High	1,156	224	269	260	121	282
Senior High	1,156	224	269	260	121	282
Separate School Board						
Elementary School	1,156	224	269	260	121	282
Junior High	577	112	134	130	60	141
Senior High	577	112	134	130	60	141
Total Student Population	6,937	1,345	1,613	1,560	726	1,693

* This area includes the bed and shore of NW355 and NW357 that have been claimed by the Crown, as well as other wetlands (and buffer areas) to be retained as E.R. The boundary of each natural area (and

**Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha) . Town Centre Commercial (The Uplands) is divided equally between Residential and Non-Residential Uses for the Commercial and Residential Mixed Use areas (Medium Density Mixed Use is entirely within Residential).

***Includes the residential portions of the Town Centre Commercial (area The Uplands), divided based on proposed densities.



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

**BYLAW 18959
AMENDMENT TO
RIVERVIEW
Area Structure Plan
(as amended)**

Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

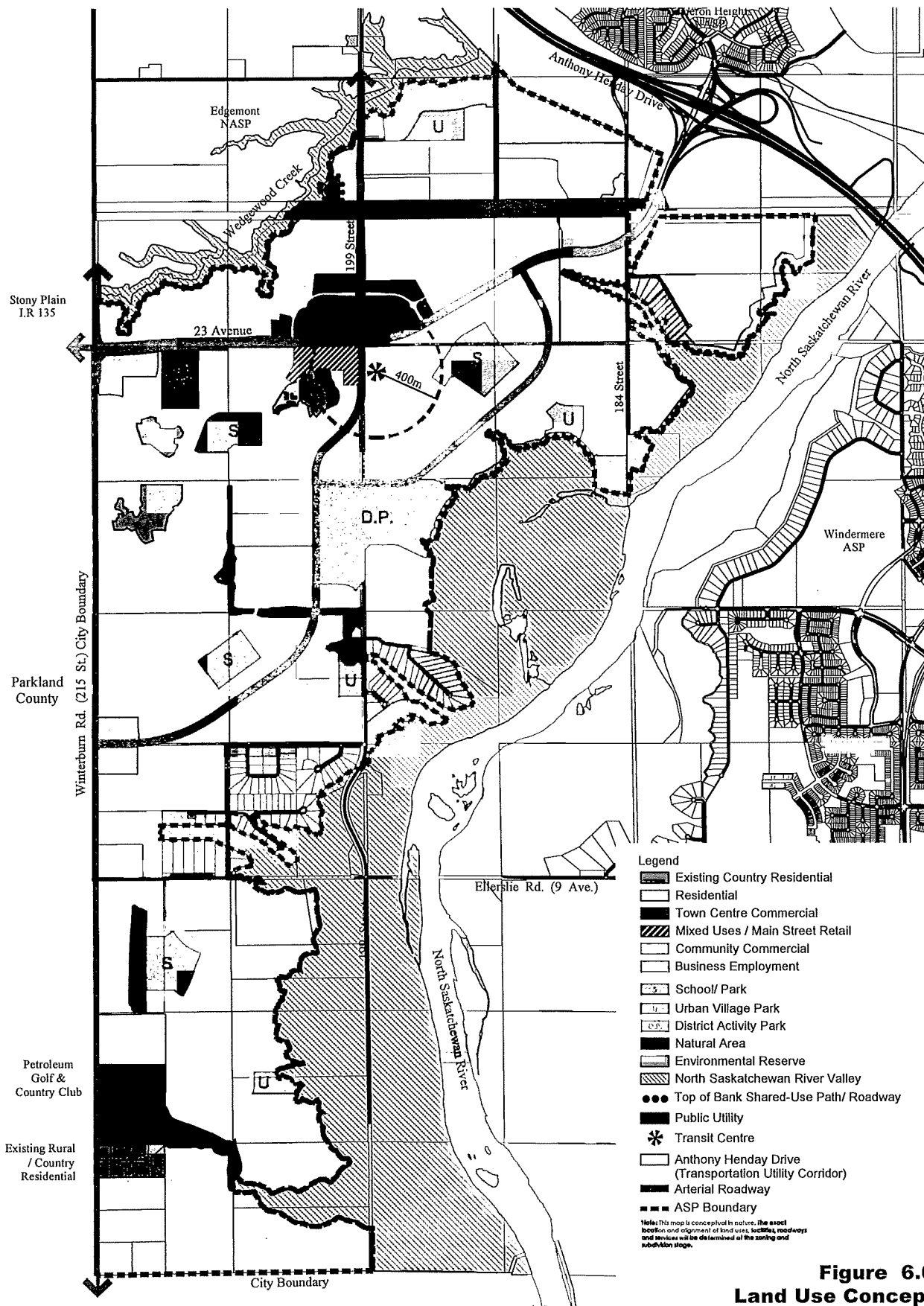


Figure 6.0
Land Use Concept
 Riverview Area Structure Plan
 Amendment