

Bylaw 17735

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; and

WHEREAS an application was received by Sustainable Development to amend Riverview Area Structure Plan; and

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

1. That Bylaw 16407, as amended, Riverview Area Structure Plan, is hereby amended as follows:
 - a. delete Table 2 – Riverview Area Structure Plan Land Use and Population Statistics Bylaw 17267 and replace with:

**RIVERVIEW AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17735**

	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	187.66	331.22
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	116.02	288.21
Town Centre Commercial (with Main Street)	21.95	1.9%	15.01	6.94	-	-	-
Mixed Uses / Commercial **	3.29	0.3%	2.80	-	0.49	-	-
Community Commercial	14.60	1.3%	-	10.57	-	4.03	-
Neighbourhood Commercial	6.12	0.5%	-	1.13	2.99	1.00	1.00
Business Employment	39.57	3.4%	39.57	-	-	-	-
Parkland, Recreation, School (Municipal Reserve)	113.67	9.8%	7.83	24.56	51.38	8.66	21.24
<i>District Activity Park</i>	33.80	2.9%	-	-	33.80	-	-
<i>School/Park</i>	37.22	3.2%	-	14.74	13.00	-	9.48
<i>Urban Village Park/Pocket Park/Greenway</i>	23.49	2.0%	6.79	2.12	4.58	3.90	6.10
<i>Natural Area (MR)</i>	19.16	1.7%	1.04	7.70	-	4.76	5.66
Natural Area (Protected Through Other Means)	5.29	0.5%	-	-	-	1.29	4.00
Resident's Association	0.80	0.1%	-	0.80	-	-	-
Transportation - Circulation	231.71	20.0%	44.90	53.89	52.06	23.20	57.64
Transit Centre	1.45	0.1%	-	-	1.45	-	-
Stormwater Management Facility	82.69	7.1%	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	523.86	45.2%	127.95	120.05	122.67	47.11	106.07
Net Residential Area	634.67	54.8%	96.56	149.42	137.65	68.91	182.14

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)	544.15	81.68	126.21	111.23	58.91	166.14
25 du/nrha	Units	13,601	2,041	3,155	2,780	1,472	4,153
2.8 p/du	Population	38,081	5,714	8,834	7,784	4,121	11,628

Row Housing	Area (ha)	37.60	4.93	10.16	10.51	6.00	6.00
<i>45 du/nrha</i>	Units	1,690	221	457	472	270	270
<i>2.8 p/du</i>	Population	4,730	618	1,279	1,321	756	756
Low-rise/Medium Density Housing	Area (ha)	43.39	7.15	7.81	15.43	4.00	9.00
<i>90 du/nrha</i>	Units	3,903	643	702	1,388	360	810
<i>1.8 p/du</i>	Population	7,024	1,157	1,263	2,498	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
<i>90 du/nrha</i>	Units	252	252	0	0	0	0
<i>1.8 p/du</i>	Population	453	453	0	0	0	0
Mixed Use Residential **	Area (ha)	6.24	0.00	5.24	0.00	0.00	1.00
<i>150 du/nrha</i>	Units	936	0	786	0	0	150
<i>1.5 p/du</i>	Population	1,404	0	1,179	0	0	225
Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
<i>225 du/nrha</i>	Units	109	0	0	109	0	0
<i>1.5 p/du</i>	Population	163	0	0	163	0	0
Total Residential	Area (ha)	634.67	96.56	149.42	137.65	68.91	182.14
	Units	20,491	3,157	5,100	4,749	2,102	5,383
	Population	51,855	7,942	12,555	11,766	5,525	14,067

SUSTAINABILITY MEASURES

	ASP	The Uplands	Stillwater	River's Edge	Grandisle	White Birch
Population Per Net Hectare (ppnha)	81	82	84	85	80	77
Units Per Net Residential Hectare (upnrha)	32	32	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)	19.16	1.04	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	232	576
Junior High	1,157	224	269	260	116	288
Senior High	1,157	224	269	260	116	288
Separate School Board						
Elementary School	1,157	224	269	260	116	288
Junior High	578	112	134	130	58	144
Senior High	578	112	134	130	58	144
Total Student Population	6,942	1,345	1,613	1,560	696	1,728

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

**Mixed Use areas are divided amongst Residential Uses (50%) and Non-Residential Uses (50%) (e.g. Total area is 5.6 ha; area of residential is 2.8 ha and non-residential is 2.8 ha)

- b. delete the map entitled “Bylaw 17267 – Amendment to Riverview Area Structure Plan” and replace with the map entitled “Bylaw 17735 – Amendment to the Riverview Area Structure Plan” attached as Schedule “A” and forming part of this bylaw;
- c. delete the map in Figure 5 – “Neighbourhood Units” and replace with the map attached as Schedule “B” and forming part of this bylaw;
- d. delete the map in Figure 6 – “Land Use Concept” and replace with the map attached as Schedule “C” and forming part of this bylaw;
- e. delete the map in Figure 7 – “Ecological Connectivity” and replace with the map attached as Schedule “D” and forming part of this bylaw;
- f. delete the map in Figure 8 – “Parkland, Recreational Facilities & Schools” and replace with the map attached as Schedule “E” and forming part of this bylaw;
- g. delete the map in Figure 9 – “Transportation Network” and replace with the map attached as Schedule “F” and forming part of this bylaw;
- h. delete the map in Figure 10 – “Active Transportation Network” and replace with the map attached as Schedule “G” and forming part of this bylaw;
- i. delete the map in Figure 11 – “Sanitary Servicing” and replace with the map attached as Schedule “H” and forming part of this bylaw;

- j. delete the map in Figure 12 – “Stormwater Servicing” and replace with the map attached as Schedule “I” and forming part of this bylaw;
- k. delete the map in Figure 13 – “Water Servicing” and replace with the map attached as Schedule “J” and forming part of this bylaw; and
- l. delete the map in Figure 14 – “Staging” and replace with the map attached as Schedule “K” and forming part of this bylaw.
- m. delete section 3.4.7 (b)Objective, ASP Policy and Implementation, and replace it with the following:

<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>
	<p>(ii) Determine whether development within White Birch NSP will impact recharge of the Woodbend Natural Area and, if required, incorporate appropriate mitigation strategies.</p>	<p>(ii) A hydrogeological assessment shall be completed over a period of one full year, prior to the commencement of the White Birch NSP.</p> <p>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.</p>
	<p>(iii) Explore opportunities to restore portion of the ravine that is currently bisected by existing 184 Street.</p>	<p>(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.</p>
	<p>(iv) Lands below the Urban Development Line shall be protected from urban development</p>	<p>(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.</p>

READ a first time this 22nd day of August 2016;

READ a second time this 22nd day of August 2016;

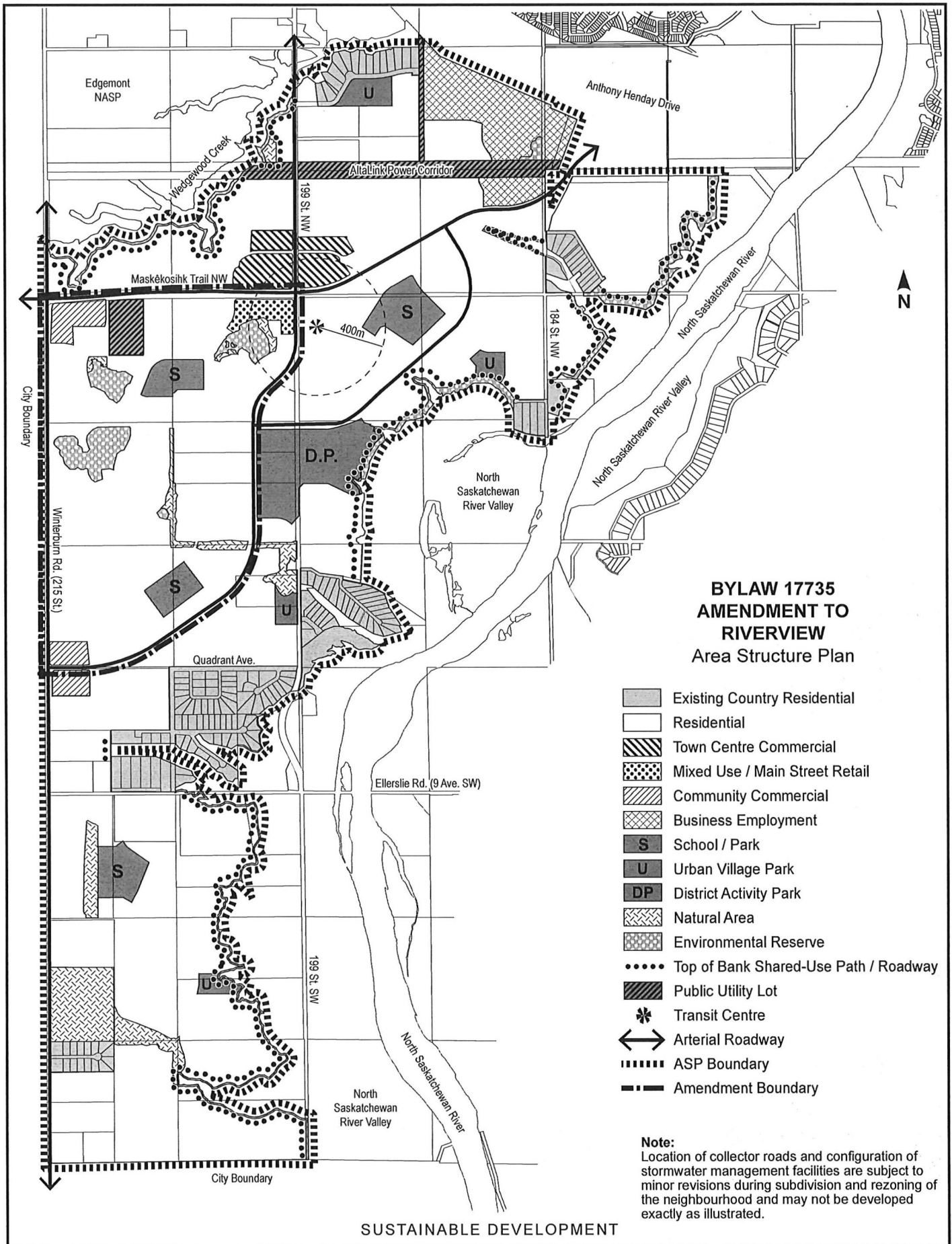
READ a third time this 29th day of November 2016;

SIGNED AND PASSED this 29th day of November 2016.

THE CITY OF EDMONTON

MAYOR

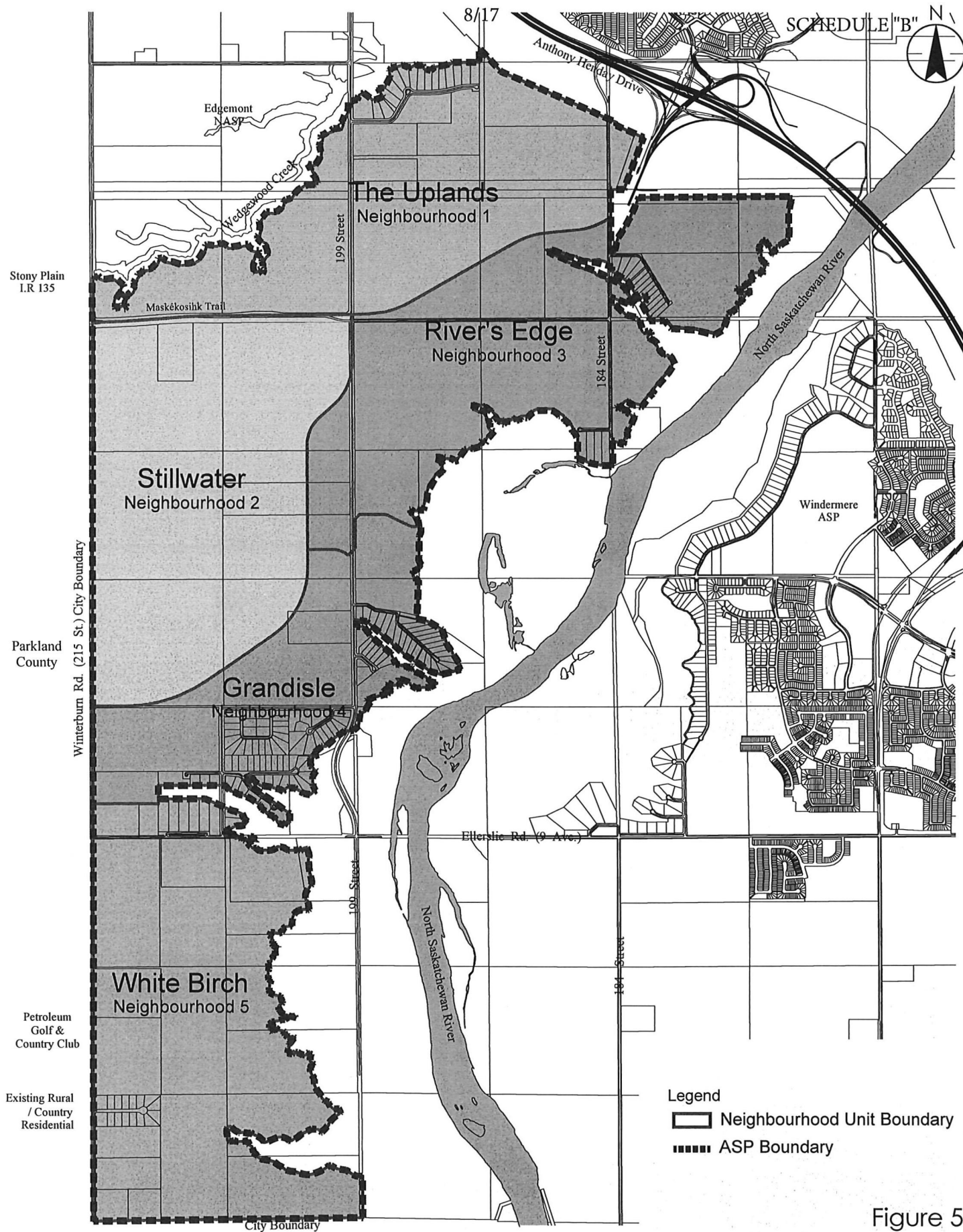
CITY CLERK



**BYLAW 17735
AMENDMENT TO
RIVERVIEW
Area Structure Plan**

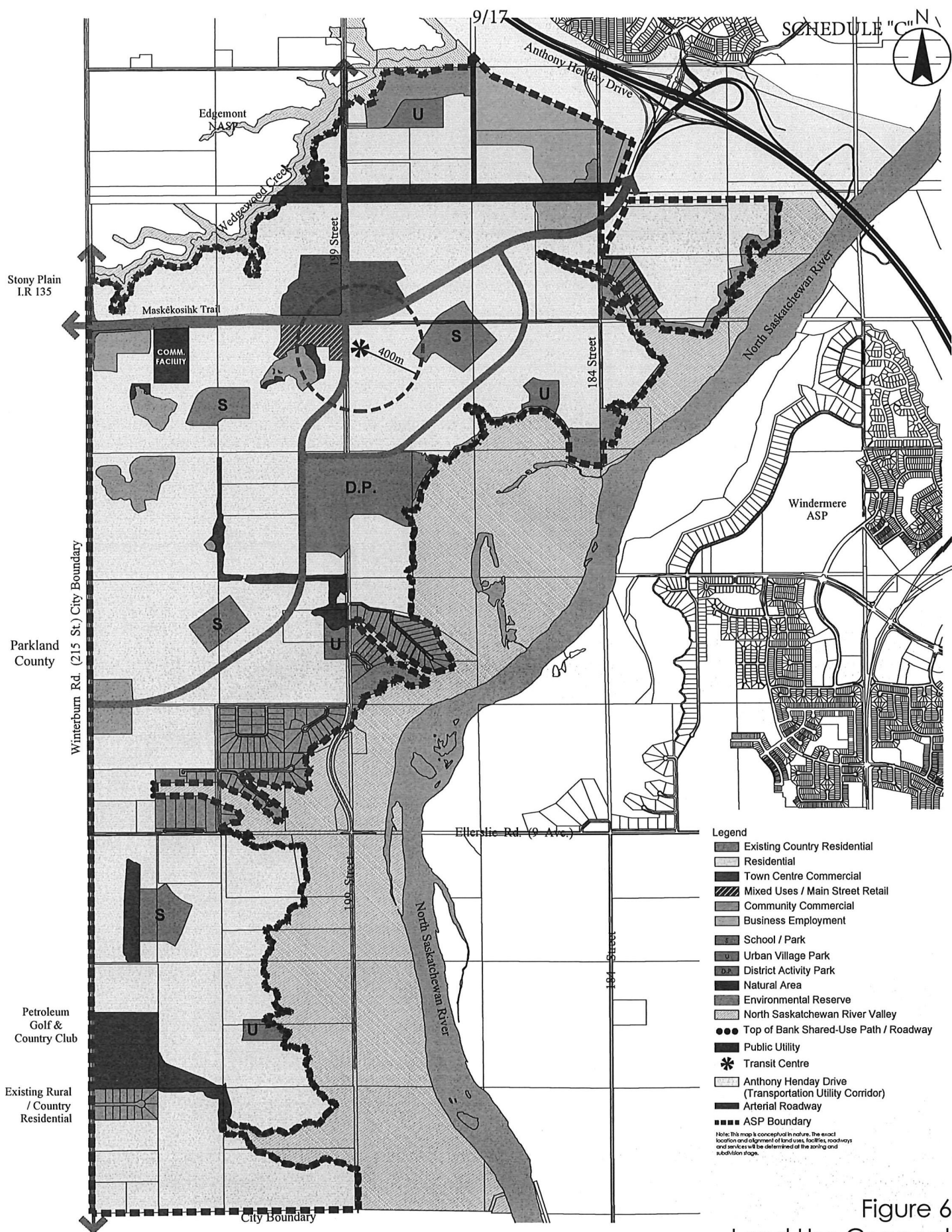
- Existing Country Residential
- Residential
- Town Centre Commercial
- Mixed Use / Main Street Retail
- Community Commercial
- Business Employment
- School / Park
- Urban Village Park
- District Activity Park
- Natural Area
- Environmental Reserve
- Top of Bank Shared-Use Path / Roadway
- Public Utility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



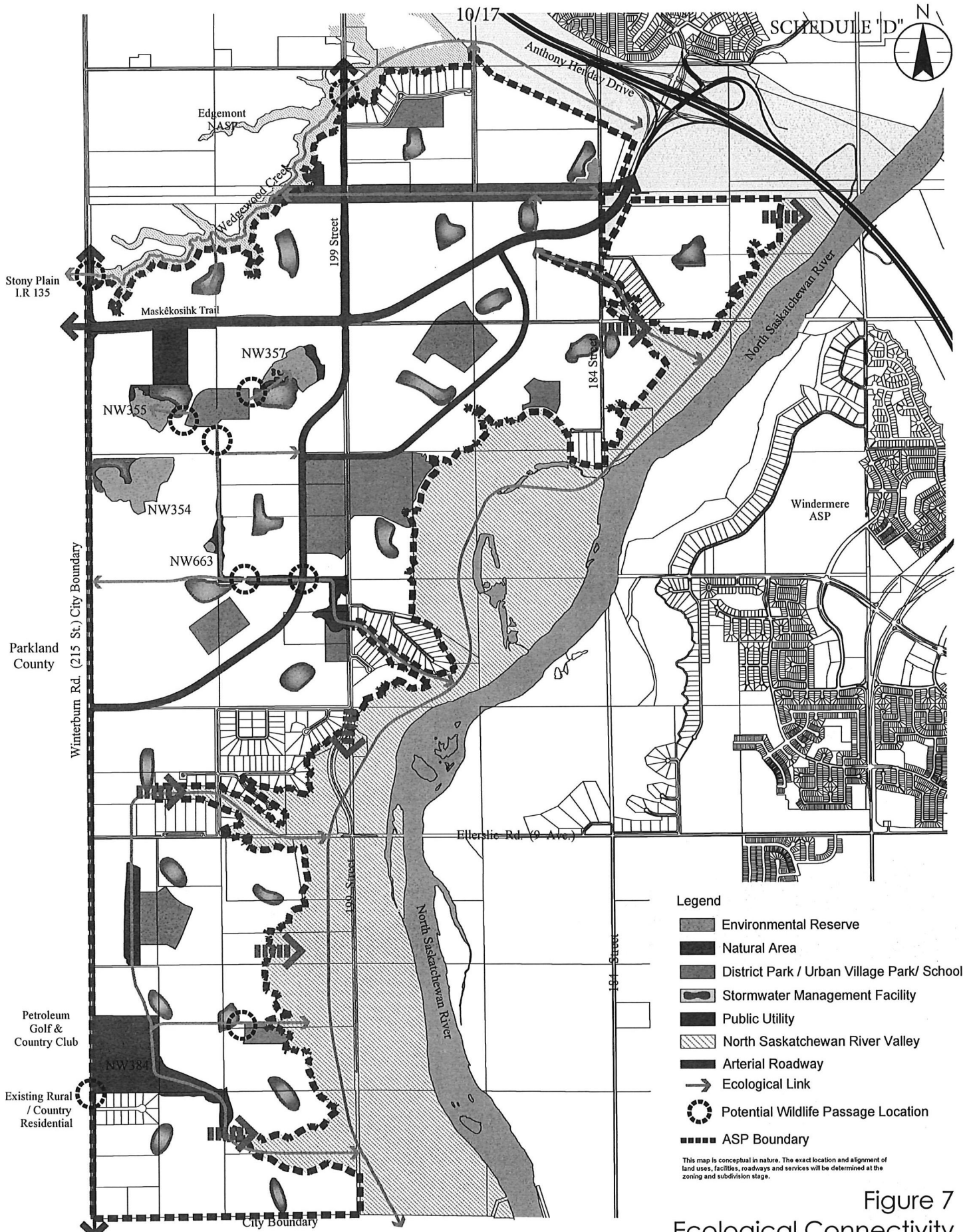
Legend
 [Solid line] Neighbourhood Unit Boundary
 [Dashed line] ASP Boundary

Figure 5
 Neighbourhood Units
 Riverview Area Structure Plan Amendment
 August 2016



- Legend**
- Existing Country Residential
 - Residential
 - Town Centre Commercial
 - Mixed Uses / Main Street Retail
 - Community Commercial
 - Business Employment
 - School / Park
 - Urban Village Park
 - District Activity Park
 - Natural Area
 - Environmental Reserve
 - North Saskatchewan River Valley
 - Top of Bank Shared-Use Path / Roadway
 - Public Utility
 - Transit Centre
 - Anthony Henday Drive (Transportation Utility Corridor)
 - Arterial Roadway
 - ASP Boundary
- Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 6
 Land Use Concept
 Riverview Area Structure Plan Amendment
 August 2016

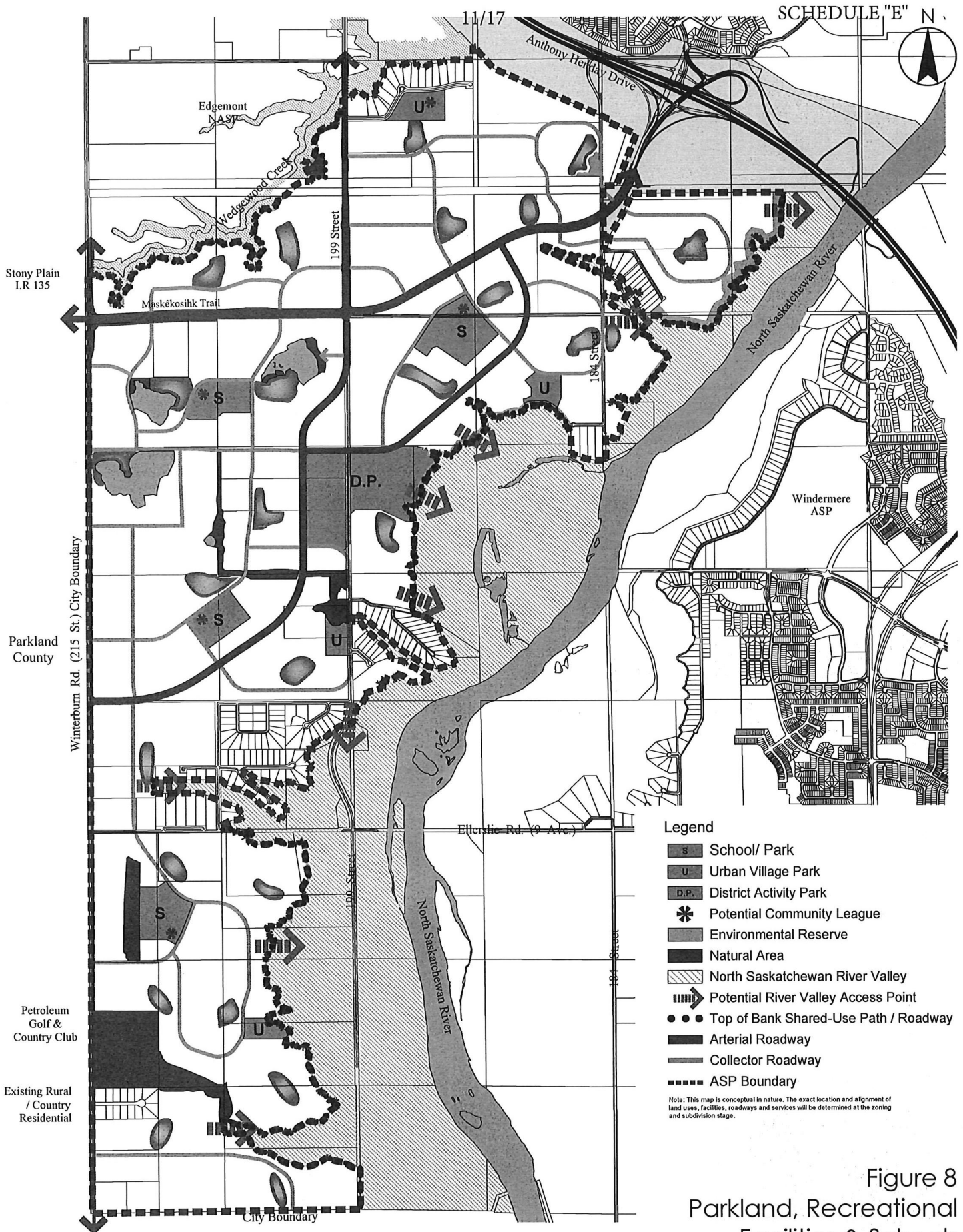


- Legend**
- Environmental Reserve
 - Natural Area
 - District Park / Urban Village Park/ School
 - Stormwater Management Facility
 - Public Utility
 - North Saskatchewan River Valley
 - Arterial Roadway
 - Ecological Link
 - Potential Wildlife Passage Location
 - ASP Boundary

This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

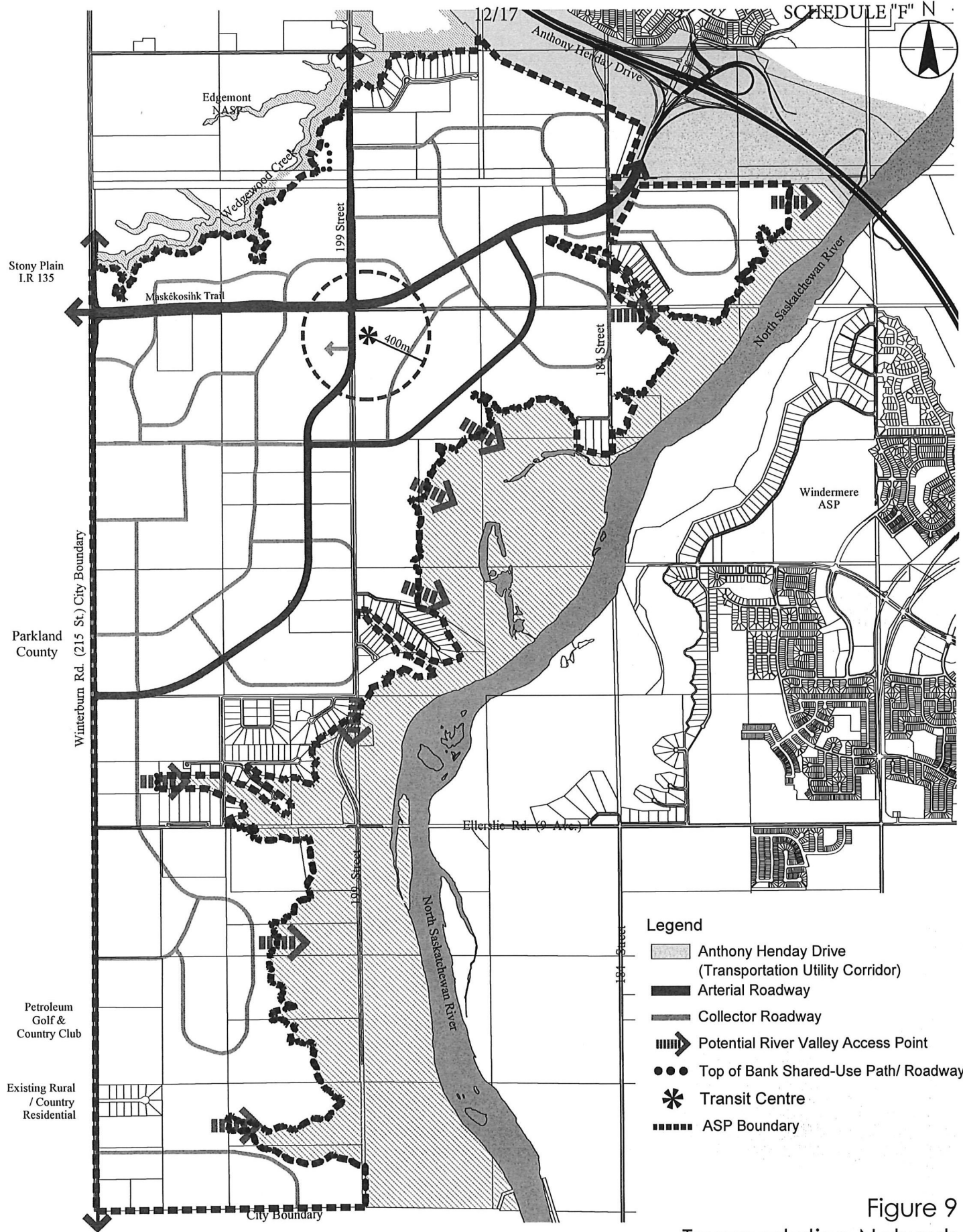
Figure 7
Ecological Connectivity
Riverview Area Structure Plan Amendment

August 2016



- Legend**
- School/ Park
 - Urban Village Park
 - District Activity Park
 - Potential Community League
 - Environmental Reserve
 - Natural Area
 - North Saskatchewan River Valley
 - Potential River Valley Access Point
 - Top of Bank Shared-Use Path / Roadway
 - Arterial Roadway
 - Collector Roadway
 - ASP Boundary
- Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

Figure 8
Parkland, Recreational
Facilities & Schools



Legend








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

Figure 9
 Transportation Network
 Riverview Area Structure Plan Amendment

August 2016

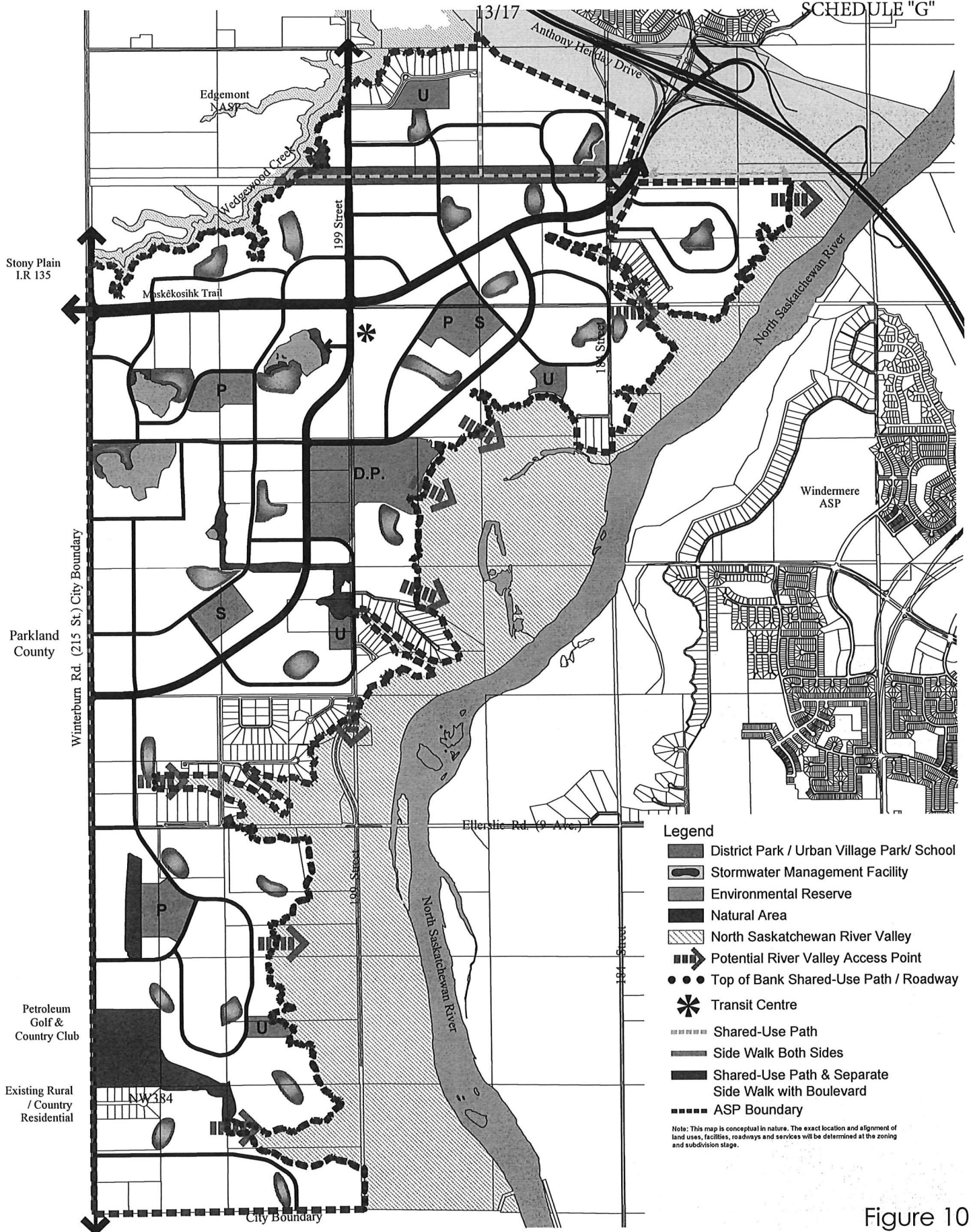


Figure 10
Active Transportation Network
Riverview Area Structure Plan Amendment

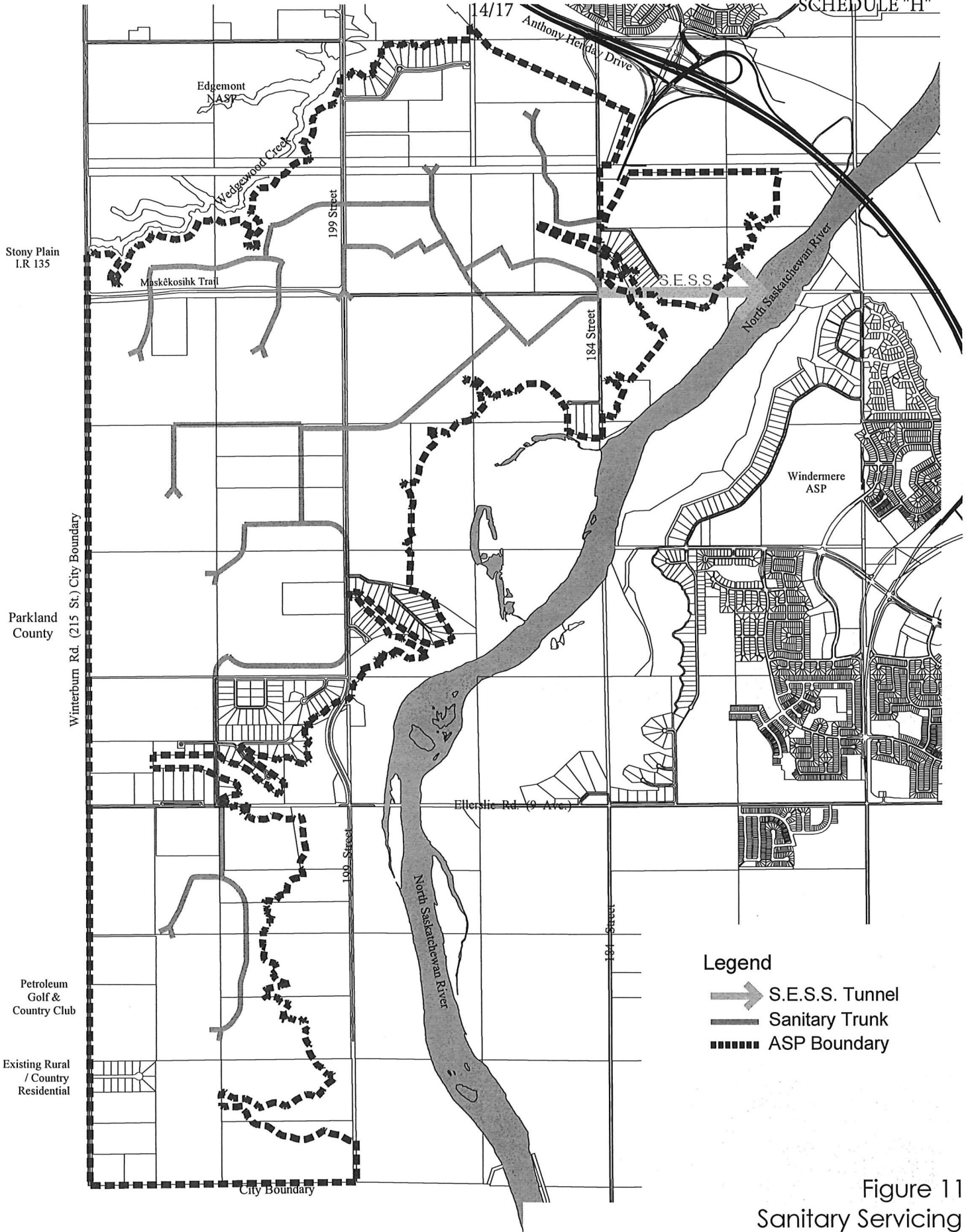


Figure 11
Sanitary Servicing

Riverview Area Structure Plan Amendment

August 2016

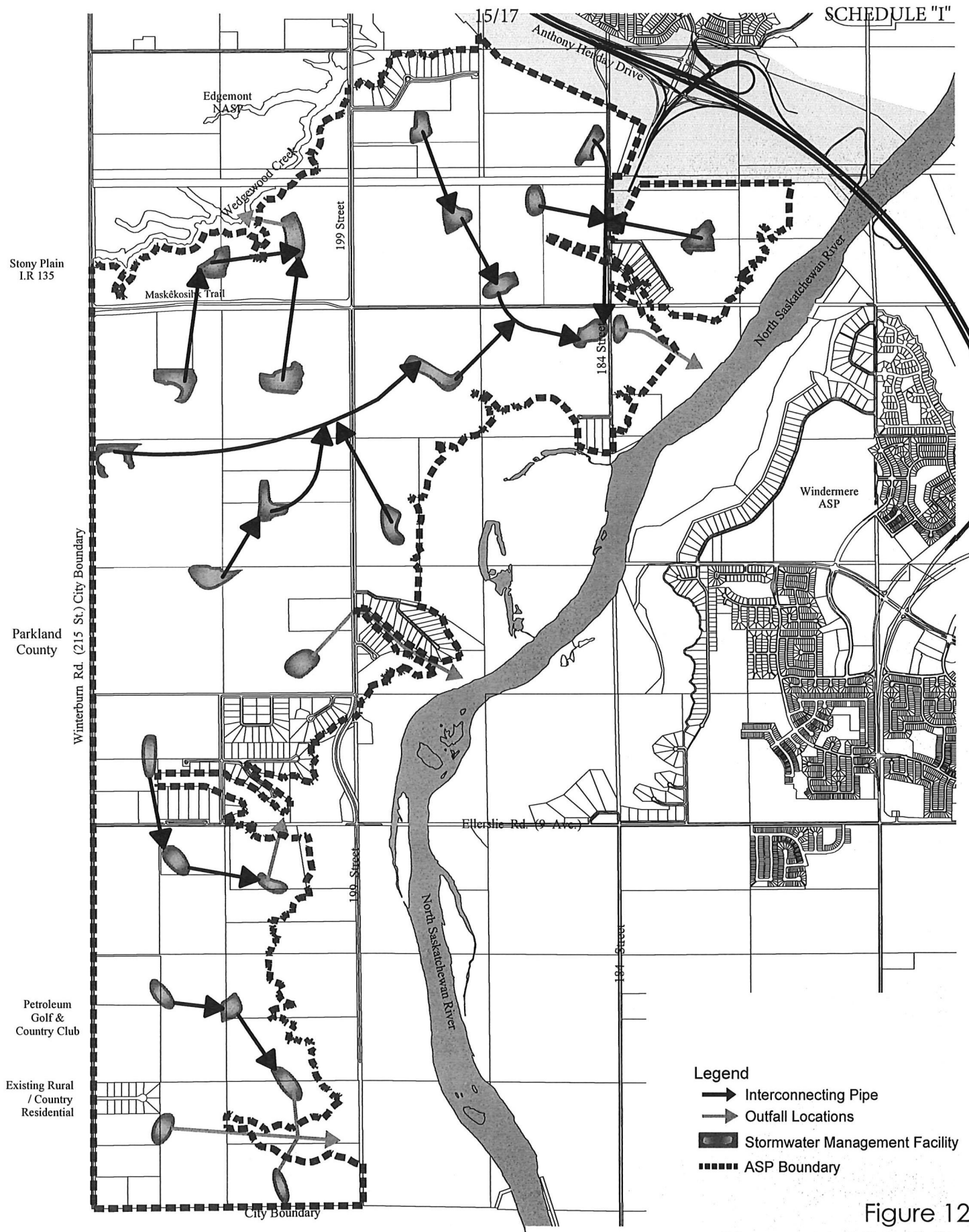
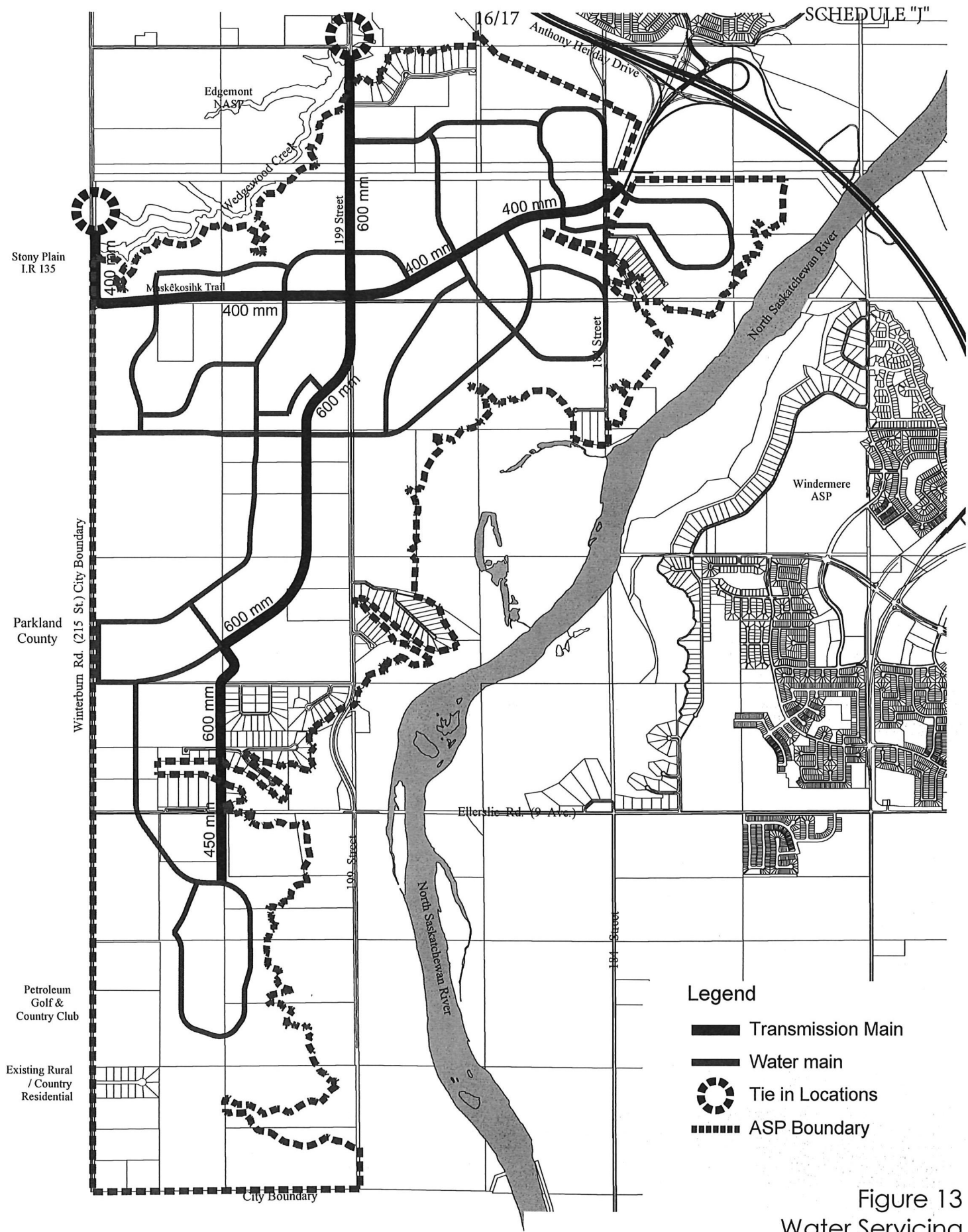


Figure 12
Stormwater Servicing
Riverview Area Structure Plan Amendment

August 2016



Legend





-  Transmission Main
-  Water main
-  Tie in Locations
-  ASP Boundary

Figure 13
Water Servicing

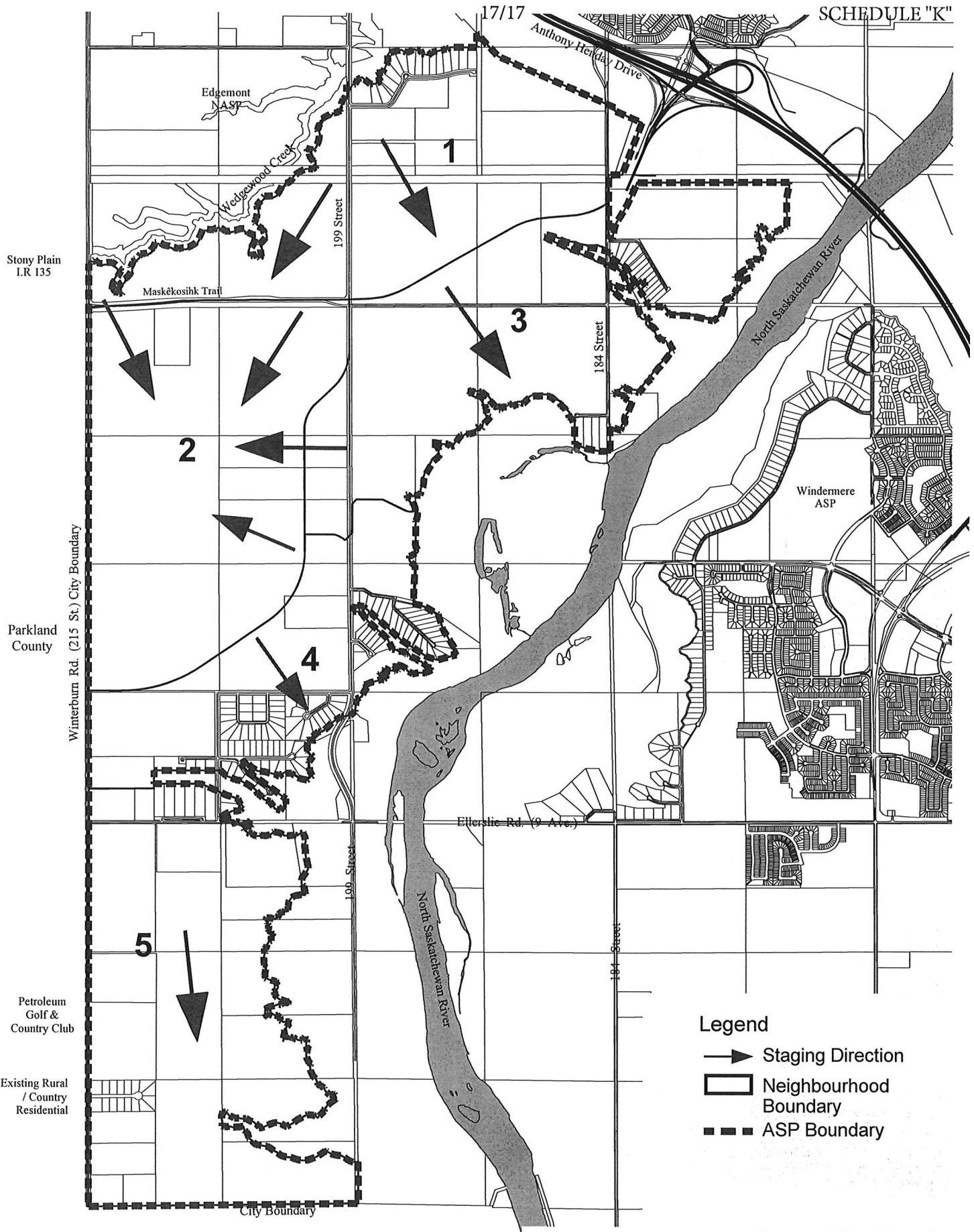


Figure 14 - Staging Riverview Area Structure Plan Amendment