Riverview Area Structure Plan

Office Consolidation September 2015

Prepared by:

Current Planning Branch
Sustainable Development Department
City of Edmonton

Bylaw 16407, as amended, was adopted by Council in July 2013. In September 2015, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original bylaw.

By*law 16407*	Approved July 3, 2013 (to adopt the Riverview Area Structure Plan)
By*law 17267*	Approved September 22, 2015 (to update maps and statistics based upon the approved Neighbourhood Structure Plan for Neighbourhood 1 and 3)

Editor's Note:

This is an office consolidation edition of the Riverview Area Structure Plan, Bylaw 17267, as approved by City Council on September 22, 2015. This edition contains all amendments and additions to Bylaw 16407. For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton

Sustainable Development Department

Riverview Area Structure Plan

Prepared for:
Private Developers*

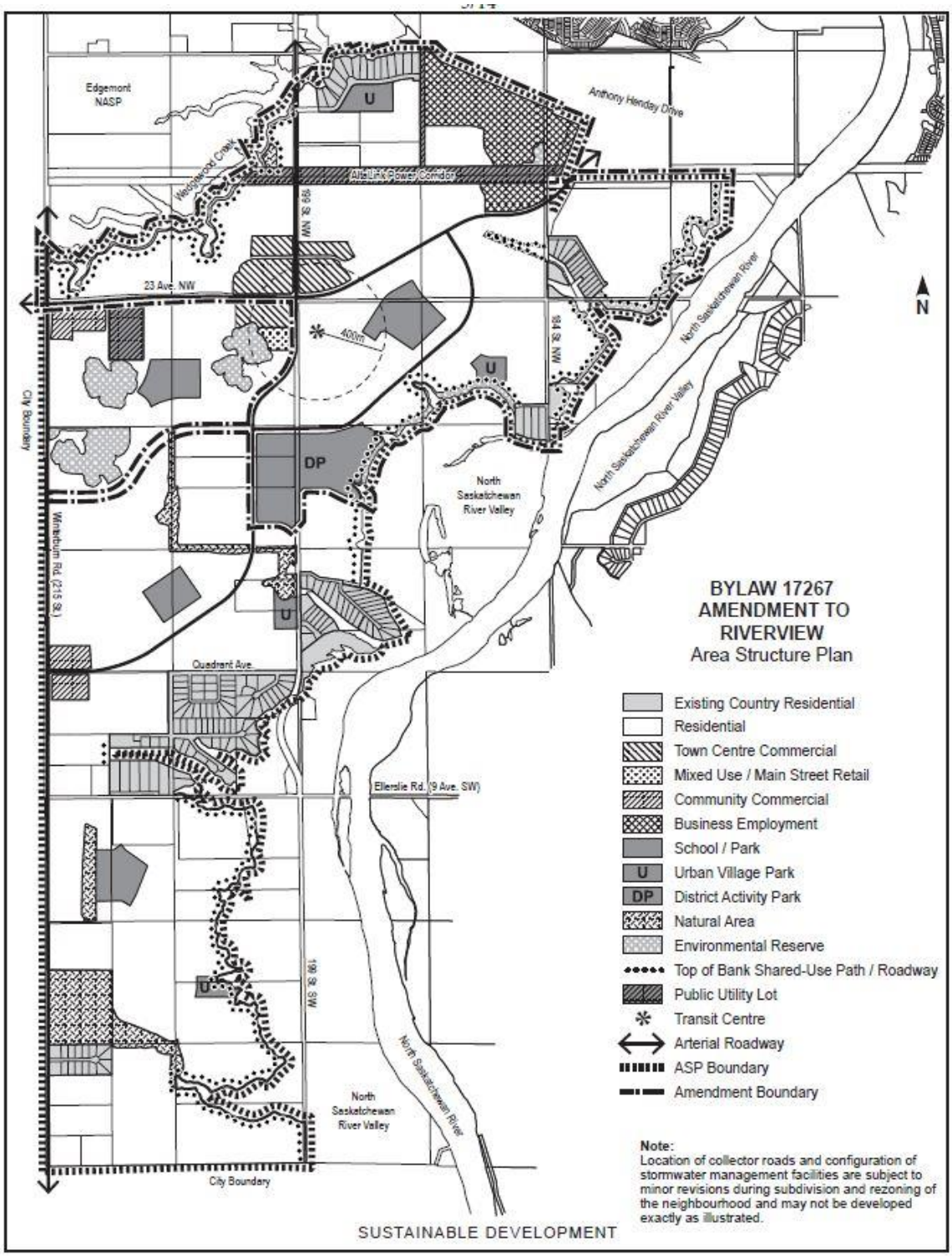
Prepared by:
Stantec Consulting Ltd.

***Amended by Editor**

Version 10.0

Bylaw 17267

Approved on September 22, 2015



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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 on July 3, 2013 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

Bylaw 17267
Approved on September 22, 2015

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
GROSS AREA	1,435.39	100.0%	283.85	317.81	314.85	187.66	331.22
Environmental Reserve / Natural Area (ER) *	52.82	3.7%	5.60	30.16	17.06	-	-
Public Upland	1.18	0.1%	-	-	1.18	-	-
Pipeline / Utility Right-of-Way	5.06	0.4%	-	1.70	3.36	-	-
Altalink Power Corridor	23.63	1.6%	23.63	-	-	-	-
Arterial Road Right-of-Way	63.56	4.4%	16.59	21.64	16.02	5.24	4.07
Existing Country Residential	115.41	8.0%	13.52	-	16.91	66.40	18.58
Existing Natural Area (NW 384)	20.36	1.4%	-	-	-	-	20.36
GROSS DEVELOPABLE AREA	1,147.08	80.40%	224.51	264.31	260.33	116.01	281.92
Town Centre Commercial	21.30	1.86%	15.01	6.29	-	-	-
Mixed Uses / (Main Street) Commercial **	6.12	0.53%	2.80	2.83	0.49	-	-
Community Commercial	14.55	1.27%	-	10.52	-	4.03	-
Neighbourhood Commercial	4.99	0.44%	-	-	2.99	1.00	1.00
Business Employment	39.57	3.45%	39.57	-	-	-	-
Parkland, Recreation, School (Municipal Reserve)	114.59	9.99%	7.83	25.48	51.38	8.66	21.24
District Activity Park	33.80	*2.95%*	-	-	*33.80*	-	-
School/Park	38.96	*3.40%*	-	*16.48*	*13.00*	-	*9.48*
Urban Village Park/Pocket Park/Greenway	23.10	*2.01%*	*6.79*	*1.73*	*4.58*	*3.90*	*6.10*
Natural Area (MR)	18.73	*1.63%*	*1.04*	*7.27*	-	*4.76*	*5.66*
Transportation - circulation	229.06	19.97%	44.90	51.26	52.06	23.20	57.64
Transit Centre	1.45	0.13%	-	-	1.45	-	-
Stormwater Management Facility	82.99	7.23%	17.84	19.73	14.30	8.93	22.19
Public Utility - Communications Facility	8.02	0.70%	-	8.02	-	-	-
Natural Area Protection (Through Other Means)	6.29	0.55%	-	1.00	-	1.29	4.00
Total Non-Residential Area	522.64	45.56%	127.95	124.13	122.67	45.82	102.07
Net Residential Area	624.44	54.44%	96.56	140.18	137.66	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)	539.52	81.68	122.58	111.23	60.20	163.85
25 du/nrha	Units	13,488	2,042	3,064	2,781	1,505	4,096
2.8 p/du	Population	37,767	5,717	8,580	7,786	4,214	11,469
Row Housing	Area (ha)	35.44	4.93	8.00	10.51	6.00	6.00
45 du/nrha	Units	1,595	222	360	473	270	270
2.8 p/du	Population	4,465	621	1,008	1,324	756	756
Low-rise/Medium Density Housing	Area (ha)	42.58	7.15	7.00	15.43	4.00	9.00
90 du/nrha	Units	3,832	644	630	1,389	360	810
1.8 p/du	Population	6,898	1,158	1,134	2,500	648	1,458
Town Centre Mixed Uses / Medium Density Residential	Area (ha)	2.80	2.80	0.00	0.00	0.00	0.00
90 du/nrha	Units	252	252	0	0	0	0
1.8 p/du	Population	454	454	0	0	0	0
Medium to High Density Housing	Area (ha)	2.00	0.00	1.00	0.00	0.00	1.00
225 du/nrha	Units	450	0	225	0	0	225
1.5 p/du	Population	675	0	338	0	0	338
Town Centre Mixed Uses / High Density Residential	Area (ha)	0.49	0.00	0.00	0.49	0.00	0.00
225 du/nrha	Units	109	0	0	109	0	0
1.5 p/du	Population	164	0	0	164	0	0
Total Residential	Area (ha)	622.83	96.56	138.58	137.65	70.20	179.85
	Units	19,726	3,159	4,279	4,751	2,135	5,401
	Population	50,422	7,951	11,060	11,773	5,618	14,021

SUSTAINABILITY MEASURES						
Population Per Net Hectare (ppnha)	80.96	82.34	79.81	85.53	80.03	77.96
Dwelling Units Per Net Residential Hectare (upnrha)	31.7	32.7	30.9	34.5	30.4	30.0
Population (%) within 500m of Parkland		94%		93%		
Population (%) within 400m of Transit Service		100%		100%		
Population (%) within 600m of Commercial Service		66%		43%		
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	52.8	5.60	30.16	17.06	-	-
Conserved as Municipal Reserve (ha)	25.0	1.04	7.27	-	4.76	11.95
Protected through other means (ha)	20.4	-	-	-	-	20.36
Lost to Development (ha)	9.6	7.80	-	15.40	-	-
STUDENT GENERATION COUNT						
Public School Board						
Elementary School	2,307	449.0	528.6	520.6	232.0	576.4
Junior High	1,153	224.5	264.3	260.3	116.0	288.2
Senior High	1,153	224.5	264.3	260.3	116.0	288.2
Separate School Board						
Elementary School	1,153	224.5	264.3	260.3	116.0	288.2
Junior High	577	112.3	132.2	130.2	58.0	144.1
Senior High	577	112.3	132.2	130.2	58.0	144.1
Total Student Population	6,920	1,347.1	1,585.9	1,561.9	696.1	1,729.3

* This area includes NW 354 and NW355 (with a setback buffer around them) that may be claimed by the Crown. The boundary of each natural area will 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)

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.

Historical Resources

- To ensure historical, archaeological, 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 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
3.4.1 (a) To create distinct, walkable and aesthetically pleasing neighbourhoods as basic building blocks of Riverview.	(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.	(i) Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail in proximity to the transit centre. 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.
	(ii) Neighbourhoods shall be designed to include a mix of uses such as residential, commercial, institutional, parks and open spaces.	(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.
3.4.1 (b) To ensure a compact urban form that uses land responsibly and efficiently.	The ASP shall incorporate increased residential density to make more efficient use of land.	Table 2 – Land Use and Population Statistics illustrates the planned overall density for the ASP that meets: • the Council-approved Suburban Housing Mix Guidelines, and • the minimum density target for Priority Growth Area "C_w" of the Capital Region Growth Plan.
3.4.1 (c) To encourage an active interface between the built form and public spaces in Riverview.	(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.	The type and location of street oriented uses will be determined at the NSP stage.
	(ii) Where appropriate, locate and orient buildings such that they define and reinforce public places, such as parks and amenity areas.	
3.4.1 (d) To provide a range of	(i) Create a network of streets that allow for multiple route options.	(i) Figure 9 – Roadway Network illustrates the arterial and collector

Objective	ASP Policy	Implementation
transportation options.		roadways within the ASP.
	(ii) Design streets to allow for multiple modes of transport including cyclists, pedestrians, transit users, and vehicles.	(ii) Streets shall generally be in accordance with City design 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.
3.4.1 (e) To use natural features and notable locations to create focal points and a sense of place.	(i) Higher priority natural areas shall be conserved and integrated within the ASP.	(i) Figure 4 – Site Features illustrates natural areas within the Riverview ASP. Further studies shall be required at the NSP stage to determine the natural areas that will be retained or integrated.
	(ii) Civic buildings shall be provided in prominent locations within the District Park and school/park sites to create landmarks.	(ii) Figure 8 – Parkland, Recreation Facilities and Schools illustrates the location of the future District Park Site and additional school sites. 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.
3.4.1 (f) To integrate existing residential uses.	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.
3.4.1 (g) To establish linkages to the North Saskatchewan River Valley.	Provide access to the North Saskatchewan River and River Valley at several points within the Plan area.	Figure 8 – Parkland, Recreation Facilities and Schools illustrates the location of potential access points to the River Valley. NSPs shall review the location of these access points in more detail

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

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
3.4.2 (a) To meet the residential density targets mandated by the Capital Region Board.	Each neighbourhood shall establish minimum residential densities of 30 dwelling units per net residential hectare, in accordance with the Capital Region Growth Plan.	(i) Appropriate residential land use allocation at the Neighbourhood Structure Plan (NSP) level shall be used to achieve the density target. The Riverview ASP density meets the Capital Region Board's density target.
		(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.
3.4.2 (b) To provide a diversity of housing options to serve all future residents.	(i) A mix of housing sizes and types shall be provided including: single/semi-detached, row housing, low rise/medium density housing, and medium to high rise housing.	Figure 6 - Land Use Concept illustrates the general location of residential land use in the Riverview ASP. 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).
	(ii) Different housing types shall be developed in a manner compatible in scale and density to adjacent residential developments.	
	(iii) Alternative/innovative housing forms should be encouraged.	Alternative housing forms to be considered as development proceeds.
3.4.2 (c) To ensure an adequate supply of affordable housing is available in the Riverview ASP area.	(i) Developments shall comply with City of Edmonton's affordable housing policies and guidelines.	City of Edmonton's affordable housing policies and guidelines shall be applied prior to approval of NSPs.
	(ii) A variety of housing types with a range of price points shall be provided.	Figure 6 – Land Use Concept illustrates the general location of residential land use designations in the Riverview ASP. NSPs shall determine the location of various residential land uses. The range of densities and housing forms shall be applied at the NSP

Objective	ASP Policy	Implementation
		and rezoning stages. Secondary suites, garden suites, and garage suites will be implemented through Edmonton Zoning Bylaw.
3.4.2 (d) To develop a walkable residential community with a mix of neighbourhood uses.	(i) Neighbourhood commercial, institutional, and recreational uses may be included in residential areas where determined appropriate. (ii) Multi-family residential should be located near commercial uses, recreation facilities, park areas, or transit facilities.	Figure 6 – Land Use Concept illustrates the general location of residential, commercial, institutional and recreational uses. NSPs shall provide the range of densities and location of multi-family residential uses. NSPs shall identify neighbourhood commercial and pocket parks.
3.4.2 (e) 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.	(i) Developments shall take into consideration existing Country Residential uses and ensure compatible uses are provided. (ii) Extend municipal water and sanitary sewer services to the boundary of existing country residential uses, providing country residential residents with the opportunity to connect to these services.	Figure 6 – Land Use Concept illustrates the location of existing Country Residential uses. Buffering (if required) and/or compatible land uses will be applied at the NSP and rezoning stages. 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
3.4.3 (a) To provide opportunity for high-quality commercial development to meet the needs of the Riverview area.	(i) Opportunity for commercial development shall be provided within Riverview.	Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail, and Community Commercial. Land Use Concepts of future NSPs shall illustrate the location of convenience commercial uses. Respective NSPs shall provide urban design guidelines for Town Centre Commercial and Mixed Uses/Main Street Retail designations.
	(ii) Neighbourhood and convenience commercial uses shall be provided at the NSP stage.	
	(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.	

Objective	ASP Policy	Implementation
3.4.3 (b) To provide opportunity for integration of commercial, residential, and office uses.	The Mixed Uses/Main Street Retail designation shall allow for development of retail, office, civic, and/or residential uses.	Figure 6 – Land Use Concept indicates the location of Mixed Uses/ Main Street Retail. Respective NSPs shall provide urban design guidelines for Mixed Uses/Main Street Retail designation.
3.4.3 (c) To locate and orient commercial sites to ensure high visibility and convenient access opportunities.	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.	Figure 6 – Land Use Concept illustrates the location of Town Centre Commercial, Mixed Uses/Main Street Retail, and Community Commercial. Figure 9 – Roadway Network shows the various types of access to the commercial types.

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	The Development Officer shall ensure that appropriate transitional elements (e.g. landscaping, setbacks, lot orientation) are implemented to ensure appropriate

Objective	ASP Policy	Implementation
	uses shall be designed in a sensitive manner to minimize impacts.	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
3.4.5 (a) To accommodate future development of institutional and civic service land uses.	The ASP shall allow for development of institutional, civic, and urban services uses based on assessed requirements.	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. The location of emergency services shall be determined through consultation with Edmonton Fire Rescue Services.

3.4.6 PARKLAND, RECREATION FACILITIES AND SCHOOLS

Four 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 (K-9) school sites and associated community leagues, and iii) one Separate Elementary/Junior High (K-9) school park and associated community league. All school sites are generally located centrally within the catchment areas and adjacent to collector roadways.

Bylaw 17267 September 22, 2015

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
3.4.6 (a) To design a connected and integrated open space system that encourages active transportation.	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.	Figure 6 – Land Use Concept, Figure 8 – Parkland, Recreation Facilities and Schools will guide application of neighbourhood parks and open spaces. NSPs shall identify connections between parks and open spaces in the form of greenways, shared use paths, and walkways.
3.4.6 (b) To promote public access to the North Saskatchewan River and River Valley.	(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. The north and west perimeters of the District Activity Park will not be counted in the Top-of-Bank	(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. The NSPs shall identify a combination of TOB roadway and park for a minimum of 30% of the entire length of the Urban

Objective	ASP Policy	Implementation
	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. (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. (iii) The design of the neighbourhood shall comply with City Policy C542 Development Setbacks from River Valley/Ravine Crests.	Development Line, which shall be implemented through the subdivision process. 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.
	(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.
3.4.6 (c) To consider winter issues in the landscaping and programming of public parks, open spaces, plazas, and boulevards.	(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. (ii) Tree species which are salt tolerant shall be included in the detailed landscape design of boulevards and street areas. (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.	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. Landscape design for public land will be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.
3.4.6 (d) To encourage public education on nature and natural processes within Riverview.	Explore the possibility for development of a wildlife education centre integrated with NW 384.	The feasibility for development of a wildlife education centre will be determined at the NSP stage in discussions with the City of Edmonton.

Objective	ASP Policy	Implementation
3.4.6 (e) To accommodate City of Edmonton's requirements for school, parks sites, and recreation facilities within the neighbourhood.	(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.	(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. 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. 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. Additional Urban Village Parks, pocket parks, and greenways will be identified at the NSP stage. A School/Park site for the Greater North Central Francophone Education Region No. 2 shall be identified at the NSP stage. The need for a Special Facility Site shall be determined at NSP stage, including the location, size, and configuration of the site.
	(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	(iii) Design and development of future parks and open spaces shall

Objective	ASP Policy	Implementation
	grade changes and topography pose design difficulties, all park space within the neighbourhood shall be universally accessible.	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
3.4.7 (a) To preserve and enhance natural systems through the location and design of open spaces and the preservation of natural areas.	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.	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 (ER) may be dedicated at the NSP stage for wetland protection/ preservation and/or to address ravine/creek stability within the ASP area. At the NSP stage, further study shall be required to determine any potential wetlands to be retained. Natural areas will be retained through application of any or all of the following methods: • Dedication of municipal or environmental reserve • Purchase/compensation by City Encourage the design of stormwater management facilities to function as engineered wetlands at the engineering and design phases. Use of native plant materials will be

Objective	ASP Policy	Implementation
		identified through landscaping design review. Requirements for Natural Area Management Plans shall be determined at the NSP stage for each natural area to be retained.
3.4.7 (b) To protect the North Saskatchewan River Valley and Ravine System.	(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.	(i) At the time of NSP, the TOB and the UDL shall be established in accordance with Policy C542.
	(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.

Objective	ASP Policy	Implementation
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.
	(iii) Natural, pre-development hydrological flows to natural areas shall be maintained to ensure the long term protection of the environmental features that are retained through the development process.	(iii) A hydrologic analysis shall be completed at the NSP stage to ensure the long term sustainability of all natural areas retained in the plan area.
3.4.7 (e) To retain key ecological connections within Riverview.	The Riverview ASP shall integrate and link land use components (i.e. North Saskatchewan River Valley and Ravine System, natural areas, SWMFs, parks and greenways) to provide habitat and maintain ecological connectivity.	**Figure 6 – Land Use Concept** guides the development of subsequent NSPs within Riverview. **Figure 7 – Ecological Connectivity** identifies potential connections between the natural areas. The ecological network components and connectivity requirements will be confirmed at future NSP stages.
3.4.7 (f) To protect wetlands within the Plan area.	Where possible explore opportunities for the retention of wetlands through a variety of mechanisms including retention, compensation or incorporation with SWMFs.	Wetlands to be retained shall be determined at the NSP stage through additional study. Opportunities of compensation for wetlands not retained within the Plan area shall be explored at the NSP stage.

3.4.8 GREEN DEVELOPMENT & INNOVATION

Low Impact Development (LID) refers to a collection of alternative engineering and landscape architecture strategies to manage and improve the quality of stormwater runoff in an urban environment. Low Impact Development principles replace conventional stormwater management strategies with natural processes. Some LID strategies include constructed wetlands, bioswales, and rain gardens. Some of the benefits of LID include improved groundwater quality and quantity, reduction of river bed erosion and peak flows, reduced costs, and habitat protection.

Native species or (non-invasive) naturalized species should be used in landscaping. The use of plant species which are native or adapted to the local climate generally require less irrigation and maintenance than non-native species, which serves to minimize costs associated with development and maintenance. Appropriate landscaping within open spaces provides opportunities to create wildlife habitat, and strengthens the ecological network within the neighbourhood.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ for Neighbourhood Development (ND) offers an evaluation system that incorporates principles of smart growth, urbanism and green building. Regardless of whether certification under the system is pursued, the required and optional program components offer a comprehensive set of development considerations that can guide neighbourhood design.

A number of alternative energy options will be explored for the Riverview ASP. A geoexchange heating and cooling system, for example, is a renewable alternative to conventional heating systems using gas, oil or electricity. Geoexchange systems take advantage of the heat energy stored in the ground to heat or to cool buildings. Another example would be photovoltaic (PV) systems which are used to convert sunlight into electricity. These systems produce no pollution or emissions, have low operating costs, and are fairly easy to install. PV systems are increasingly being incorporated into buildings that are also connected to utility systems.

Another option to efficiently cool and heat a series or cluster of buildings would be a district energy system. Benefits of district energy systems can include increased energy efficiency, reduced air pollution and emissions, greater fuel flexibility, facilitation of the use of renewable energy and helping manage the demand for electricity. District energy systems can make use of waste heat generated from other processes, such as the generation of electricity – which is known as combined heat and power (CHP) or co-generation. Similarly, they can be fuelled by industrial by-products like wood chips, biomass or hydrocarbon products or even from municipal refuse. Energy from other renewable sources can be integrated into the systems, including photovoltaic cells, or geoexchange systems.

Technical Summary

No technical study requirements are identified.

Objective	ASP Policy	Implementation
3.4.8 (a) To incorporate sustainable development principles in the planning and design of the ASP and subsequent NSPs.	(i) Where practical, future development in Riverview should explore Low Impact Development (LID) principles such as stormwater infiltration, and reduction and detention of stormwater runoff. (ii) Future NSPs should explore incorporation of appropriate LEED ND principles (or other comparable sustainable development standards).	At the NSP stage, appropriate LID and LEED ND principles will be researched and applied where practical.
3.4.8 (b) To explore alternative energy options in Riverview.	NSPs which feature higher intensity/density land uses (e.g. transit-oriented developments, employment hubs, or education campuses) may consider alternative energy options, such as district heating, combined heat and power systems, geothermal or solar power, where possible.	Evaluate the potential for alternative energy options such as district heating, combined heat and power systems, geothermal or solar power at the NSP level.
3.4.8 (c) To encourage xeriscaping and natural landscaping using native tree and plant species.	(i) Parks, open spaces, and boulevards should incorporate tree and plant species native to central Alberta. Where practical, ecotypes from the Riverview area should be used in the landscape design of parks and open spaces. (ii) Edible landscaping, such as cherry and apples trees and saskatoon bushes, should be incorporated into public parks and boulevards, where appropriate.	Selection of species shall take place at the detailed design and/or subdivision stage. Landscape design for public land shall be developed in conjunction with relevant City departments, such as Transportation Services and Sustainable Development.
3.4.8 (d) To utilize Low Impact Development principles for the design of the stormwater management system, including bioswales and naturalized wetlands.	Where possible, neighbourhoods should incorporate Low Impact Development principles that promote stormwater infiltration, filtering, storage, evaporating, in addition to the detention of runoff close to its source.	Land use and servicing plans dealing with stormwater at the NSP level shall employ the City of Edmonton's Low Impact Development Guidelines, or best development practices.
3.4.8 (e) To employ sustainable planning principles in the design of the neighbourhoods.	Each NSP should explore LID, LEED ND principles or other comparable measurable sustainable development standards.	A narrative describing compliance with the chosen standard (or aspects thereof) should be provided to the Sustainable Development Department at the time of NSP

Objective	ASP Policy	Implementation
		submission.
3.4.8 (f) To enhance the quality and quantity of soils in urban areas.	Developers and homebuilders are encouraged to explore innovative topsoil reuse within the ASP	The City and developers should explore the possibility of reuse of topsoil within Riverview ASP or the city.

3.4.9 URBAN AGRICULTURE AND FOOD

The Riverview ASP supports *fresh*, the City of Edmonton's Food and Urban Agriculture Strategy, and proposes a number of land uses, policies and approaches to support local food production in the area, to grow the local food market and sustainable food practices.

Intensive and Extensive Urban Agriculture

Intensive agriculture refers to high-input, high-output production such as horticulture, greenhouses, specialty crops and fresh vegetable and fruit production. This is a suitable use for urban agricultural land and, at a smaller scale, for urban agricultural land. Extensive agriculture includes such activities as pasture, grazing, and to some extent large scale field crops that are typically grown in dry land situations (without irrigation). Extensive agriculture is not considered ideal for urban or peri-urban agriculture.

Local Food Economy

While Edmonton's climate cannot support year-round outdoor growing, developing innovative urban food production, processing and storage strategies can be appropriate for the climate and context. Supporting local food production and processing in the Capital Region helps contribute to the development of the local economy, and can encourage a healthy and sustainable food system.

Value-Added Food Production

Value added agriculture refers to the processes that increase the value of raw agricultural products such as pickling, curing, canning and/or preparing industrial or consumer ready food products. Value-added industries can occur on different scales, from the home-based business selling jams and pies to national brand consumer foods. While much of Edmonton's food processing occurs in industrial areas, there are ways to promote the use and production of local foods in Riverview.

Community kitchens, for instance, are an important component of building strong, healthy, and sustainable communities. As economic development incubators, community kitchens provide food entrepreneurs with access to the tools and resources to add value to local produce and distribute their products in the community, city, and region. These spaces have been key starting points for many small-scale food entrepreneurs to generate revenue and transition to larger-scale production. Community kitchens provide space for residents preparing large quantities of food for home catering businesses and religious services. Community kitchens serve as a space to promote literacy in healthy eating and food preparation for community courses, and should be included in community centres or recreation facilities to benefit from other education and recreation programming.

Home Gardens

Home gardening is both an exceedingly popular pastime and a means of producing vegetables and fruit throughout the summer months. One of the simplest and most apparent examples of small scale local food production is the traditional back yard garden. The amount of land that is available for gardening in low density residential areas is

considerable, and even apartment housing on private amenity spaces such as balconies or shared open space could be used for garden plots.

Community gardens

Community gardens are features that are found in many neighbourhoods throughout the city. Community gardens are generally divided into individual plots which are made available to the public or members of the community, often for a nominal fee or for no cost. These spaces serve multiple purposes – from social gathering spaces, to vegetable gardens, to ornamental flower gardens – and are often popular in locations with higher density housing where private open space is limited. As Community Services recognizes gardening as a legitimate recreational pursuit, some Municipal Reserve land within neighbourhood parks may be dedicated for community gardens throughout the Riverview area. Organizations such as Community Leagues, non-profit societies, residents associations or faith groups are often willing to administer community gardens, likely with minimal support from Community Services.

Edible Landscaping

In addition to private gardens, public spaces can provide attractive and productive land. Public lands such as parks and open spaces, or even road and utility rights of way, can be planted with a broad variety of edible species. These might include fruit trees, berries like saskatoons, high-bush cranberries, raspberries, nuts, or other plants like rhubarb. Expanding the variety of plants in public spaces beyond ornamental species is a fairly easy way to increase the range of potential uses, and to provide a source of local food.

Community-Supported Agriculture

Community-Supported Agriculture (CSA) connects agriculture producers with the consumers in a food distribution network. A typical CSA arrangement is a shared-risk agreement that sees a farmer offer memberships to consumers who then receive a regular delivery of seasonal produce directly from the farmer. This arrangement removes the middle-person from the supply chain and connects the consumer with the farmer. In turn, farmers benefit from the regular and increased cash flow, and consumers benefit from access to health, locally growth food.

Urban Agriculture and Beekeeping

Ways of promoting healthy eating and sustainable food practices are re-emerging in urban areas. Urban agriculture, for example community gardens, community orchards, food forests and berry patches, allow food to be grown locally and contribute to sense of community. Several cities now allow the keeping of a limited number of hens for the purposes of laying eggs, as well as the keeping of bees. Beekeeping, whether located on farms, backyards or urban rooftops, can contribute to a healthy urban landscape by contributing to the pollination of plant species. Should the City of Edmonton pursue changes to current bylaws and regulations to allow beekeeping and backyard hens, the Riverview ASP would be supportive of those uses, as well as opportunities for community orchards, food forests, berry patches, hydroponics, SPIN farming, aquaponics, container gardens, and vertical growing systems, among other methods for urban agriculture.

Land use compatibility

As more detailed planning occurs, methods to mitigate potential nuisance factors (e.g. noise and dust from farming, traffic and encroachment from residential development) created by intensive agricultural operations will be investigated. Possible solutions include setbacks, shelterbelts, multi-use trails, park space, or roadways. In addition to buffering, the integration of compatible land uses should be considered.

Technical Summary

No technical studies were identified.

Objective	ASP Policy	Implementation
3.4.9 (a) To allow for retention of land for urban agriculture.	i) Land may be retained for urban agricultural use. (ii) Where lands are designated urban agriculture through future amendment of this ASP, farming activities shall be limited to intensive agriculture operations, and will not include intensive livestock operations, extensive agriculture operations, or other high-impact operations.	Agricultural Land Reserve (ALR) designation may be applied for by landowners of privately owned farmland who self- declare their intent to retain urban agricultural use within the ASP area. The ALR designation in the ASP may be applied for, at the discretion of the landowner.
3.4.9 (b) To buffer urban agriculture uses and non-agriculture uses.	(i) Provide appropriate buffers or compatible land uses adjacent to retained urban agricultural parcels. (ii) Where agricultural operations predate new developments, the responsibility for buffering shall fall to new land uses.	If applicable, NSPs shall provide guidelines for appropriate buffers, setbacks or compatible uses adjacent to retained urban agricultural parcels.
3.4.9 (c) To promote urban agriculture in Riverview.	(i) Opportunities for community garden plots are encouraged on publicly-owned parcels.	(i) The location, number and size of community gardens should be further developed at the NSP level. The land requirements for public community gardens shall be reviewed and determined at the NSP stage.
	(ii) Community gardening is recreational, a public benefit, builds community and should be included in programming for community parks in balance with other park programming needs.	(ii) Community leagues and other voluntary organizations, such as Sustainable Food Edmonton, should be encouraged to be the stewards of community gardens and develop best practices for urban agriculture.
	(iii) Explore opportunities to utilize harvested rainwater for irrigation of parks and community gardens.	(iii) Specific implementation strategies pertaining to sustainable practices shall be determined at the NSP stage, and in conjunction with the appropriate City Departments.
	(iv) Landscaping of public parks and open spaces should consider planting of edible fruit and vegetable plants where appropriate.	(iv) Edmonton's edible landscaping guidelines (to be developed) should be adhered to at the neighbourhood planning level and during the design

Objective	ASP Policy	Implementation
		of parks and open spaces.
	(v) Opportunities for urban agriculture, for example community gardens, community orchards, food forests, berry patches and beekeeping in the Riverview area may be explored in NSPs and through City bylaws and policies.	(v) Opportunities for urban agriculture such as keeping bees, raising backyard laying hens, community orchards, food forests, berry patches, hydroponics, SPIN farming, aquaponics, container gardens, and vertical growing systems, among other methods for urban agriculture shall be explored and implemented in accordance with *fresh*.
	(vi) Investigate urban agriculture opportunities on utility rights-of-way.	(vi) Developers and/or City Administration shall investigate the feasibility of using utility corridors (e.g. electrical transmission lines or transportation corridors) for urban agriculture.
	(vii) explore opportunities for additional urban agricultural land.	(vii) The City and partners shall explore opportunities to identify and secure new urban agricultural lands. Examples include using an Agricultural Land Reserve (ALR), Transfer of Development Credit (TDC), Land Trust, Conservation Covenant, Land Swap, Community Investment, Cluster Development, zoning and land use designations, and land/financial contributions by developers
3.4.9 (d) To support the development of local food infrastructure.	(i) The Mixed Uses / Main Street Retail area should include public space for food related infrastructure which could include a community farmers' market, pocket park, street vendor sites, or sidewalk patios.	(i) Planning at the NSP level shall provide guidance for the development of the Mixed Uses / Main Street - town centre area, including the public space.
	(ii) Support the development of pocket markets, mobile markets, and mobile food vendors.	(ii) Public and quasi-public spaces (plazas, recreation centres, shopping centre parking lots, or streets) can accommodate small scale food operations. Policies supporting these and other food system assets should be provided at the NSP stage.

Objective	ASP Policy	Implementation
	(iii) Support the development of food hubs in the Riverview ASP, as directed by *fresh.*	(iii) Food hubs vary in type, scale, and model, but all opportunities and partnerships to establish food hubs should be encouraged. If applicable, additional policies supporting food hub uses should be provided at the NSP stage.
3.4.9 (e) To establish community supported peri-urban agriculture opportunities in Riverview.	(i) The Mixed Uses / Main Street Retail - town centre should include a public space for a community farmers market.	Strategies pertaining to per-urban agricultural activities will be developed in accordance with City-wide Food and Agriculture Strategy of the City of Edmonton provided at the NSP stage.
	(ii) Community leagues should be encouraged to be the stewards of community gardens and develop best practices for urban agriculture.	

3.4.10 ENVIRONMENT

Lands within the Riverview ASP Plan area will be suitable for urban development and their environmental status will be confirmed prior to rezoning. Those lands identified as contaminated must undergo remediation according to Federal, Provincial, and Municipal standards.

Policies relating to existing and abandoned oil and gas uses will ensure conscientious residential development around oil and gas well sites and pipelines at all stages of the plan implementation and construction process while minimizing potential disturbances to the area's future residents. Urban development in the vicinity of all resource well sites will be planned in accordance with the City policy document entitled "Policy Guidelines for the Integration of Resource Operations and Urban Development" (1985) and Policy C515 "Oil and Gas Facilities" (2007) and other relevant City procedures. Development of lands involving abandoned wells shall comply with ERCB guidelines for development around abandoned wells. An assessment of risk and nuisance will be conducted on operating or suspended oil and gas wells, as directed by existing or future City policy for the integration of oil and gas facilities prior to any rezoning of the parcel where the facility is located.

Technical Summary

An Environmental Overview report has been completed for the Riverview area to confirm that the Plan area will be suitable for development. An environmental site assessment will be completed at the NSP stage.

Objective	ASP Policy	Implementation
3.4.10 (a) To ensure that the environmental status of the lands within Riverview is suitable for development.	(i) The likelihood, types, and location of any environmental concerns present on the lands shall be determined prior to rezoning.	(i) Phase I Environmental Site Assessments (ESA) shall be required for participating landowners at the NSP stage. ESAs shall be submitted and any follow-up will receive sign-off by city Administration prior to the rezoning stage of development. Phase I ESA reports older than 1 year from the date of rezoning application shall be updated, and any Phase I ESA report older than 5 years from the date of rezoning application shall be redone.
	(ii) Where necessary, contaminated material shall be removed and disposed of in an environmentally sensitive manner, in accordance with Federal, Provincial, and Municipal regulations.	(ii) Site remediation, where necessary, shall be conducted prior to rezoning. An environmental site assessment report verifying the remediation shall be submitted for approval by the City administration prior to the rezoning of the subject lands.
3.4.10 (b) To minimize oil and gas well sites' potential environmental hazards and disruption of future development.	The Riverview ASP and future NSPs shall be designed to comply with relevant requirements of the ERCB regulations, the Urban Parks Management Plan and other relevant City of Edmonton policies.	Setback requirements shall be confirmed at time of subdivision approval. Subdivision planning must adhere to all relevant ERCB regulations, City of Edmonton Policy C515, and the Urban Parks Management Plan. An assessment of risk and nuisance may be required at the NSP or rezoning stages.

3.4.11 HISTORICAL RESOURCES

Riverview likely contains numerous historical artifacts and archeological resources. Identification and protection of historical resources is important for preserving Alberta's culture and understanding the history of the land and the people who called it home.

Development within the Riverview ASP shall have regard for the preservation of historical, archaeological and paleontological resources. Pursuant to Section 31 of the Historical Resources Act, development proponents and/or their representatives are required to report the discovery of any archaeological, historic period or paleontological resources, which may be encountered during construction.

Technical Summary

A Statement of Justification for Historical Resources Act has been submitted to Alberta Culture and Community Spirit.

Objective	ASP Policy	Implementation
3.4.11 (a) To ensure historical, archeological, and paleontological resources are identified and, where applicable, conserved.	(i) Proponents of the Riverview ASP shall submit a Statement of Justification for Historical Resources Act Requirements and, if necessary, a Historical Resources Impact Assessment (HRIA).	(i) A Statement of Justification has been completed for eight parcels within the Plan area and approved by Alberta Culture and Community Spirit. Where required, Historical Resources Impact Assessments (HRIA) shall be submitted prior to rezoning approval. Those lands which have not received clearance on Historical studies shall be required to submit and receive sign off prior to rezoning.
	(ii) All historical, archaeological, and palaeontological discoveries made during construction shall be reported.	(ii) Section 31 of the Historical Resources Act requires all historical, archaeological, and palaeontological discoveries made during the course of an excavation to be reported to Alberta Culture and Community Spirit. Those discoveries that are notable or deemed significant enough, should be incorporated or interpreted within the development scheme/proposal in a manner that ensures its historical significance is appropriately interpreted and/or displayed. Proposals should be submitted to the City's heritage planners in consultation with Alberta Culture and Community Spirit.

3.4.12 TRANSPORTATION

The transportation goal of the Riverview ASP is to establish a neighbourhood that provides a well-connected transportation system within the Plan area, and maximizes access opportunities for multiple modes of transport for residents. This goal is conceptually illustrated in Figure 9 – Roadway Network and Figure 10 – Active Transportation Network, which identify the roadway network and alternative system that accommodates the movement of transit, bicycles and pedestrians within the neighbourhood and connects to the River Valley and adjacent communities.

Roadway Network

The transportation network has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood in accordance with City of Edmonton's guidelines and standards. A hierarchy of arterial, collector and local roadways is intended to facilitate the efficient movement of vehicular traffic (see Figure 9 – Roadway Network).

Arterial roadways generally form boundaries of future NSPs. These roadways, which accommodate the ASP's major internal/external traffic flows, include 23 Avenue, 199 Street, and Winterburn Road (215 Street).

The interchange on Anthony Henday Drive at 23 Avenue NW will provide access opportunities from the ASP to major external destinations. In addition, Winterburn Road (215 Street) and 199 Street will accommodate additional north-south traffic movements to/from the ASP.

Collector roadways, which provide internal/external accesses, are spaced at appropriate intervals to facilitate traffic progression (if traffic signals are required) and to ensure that sufficient distance is available to allow for right and left turn-bay development. The collector roadway network provides efficient and convenient access to residential areas, reinforces a local 'sense of place' among residential sub-areas, and establishes a pedestrian-oriented streetscape through provision of separate sidewalks.

Arterial Roadway Assessment

Lands within the Riverview ASP shall be subject to an Arterial Road Assessment (ARA) to cost-share the arterial roadway facilities needed to service the area.

In general terms, the ARA outlines the developers' responsibility for roadway construction within a catchment area and is based on the costs of constructing arterial roads required for access to a catchment area. The configuration (number of lanes) and other specific criteria (such as channelization) required for access to the Riverview ASP are defined in detail by the associated Transportation Impact Assessment.

Parking

Parking for vehicles will generally be provided off-street in conjunction with development. The land use concept identifies the District Park adjacent to the North Saskatchewan River Valley to promote access to the River Valley and accommodate parking for visitors. The parking supply on the district park site should be rationalized through the completion of a shared use parking assessment and should consider parking demands associated with on-site uses as well as parking demands associated with visitors to the River Valley.

Future NSPs may identify additional parks along the Top-of-Bank that may function as staging areas for the River Valley by incorporating visitor parking.

Public Transit

Public transit services will be extended into the ASP area in accordance with City of Edmonton Transit System Guidelines and demands. The neighbourhood has been designed such that a majority of the residential areas will be within 400 m walking distance from a transit route. Walkways will be added in the plan area in an effort to reduce walking distances to transit.

Transit service will be accommodated within the neighbourhood as demand warrants. Developer funded transit service will be explored within a Neighbourhood Structure Plan and if warranted, initiated at the time of development. Internal collector roadways will be developed to a suitable standard to accommodate transit service and provide readily accessible service to all areas of the neighbourhood.

Transit Oriented Development

Transit Oriented Development (TOD) concentrates housing, shopping and employment along a network of walkable and bikeable streets within a five-minute walk in any direction of a transit station (or 400 metres). The City TOD Guidelines and policy for development adjacent to the proposed Transit Centre shall be followed and rationally integrated at the NSP stage.

Pedestrian and Bicycle Network

The Riverview area will benefit from an increased level of pedestrian connectivity. All local and collector roadways within the ASP shall be developed with sidewalks, providing a general level of access throughout the neighbourhood. Bicycle traffic within the ASP is designed to follow collector and local roadways. Bicycle routes may be integrated with shared use path corridors and walkways connecting internal and adjacent residential areas and amenities. Routes will be clearly marked using appropriate signage and markings in order to minimize potential conflicts between vehicles, cyclists, and pedestrians in the neighbourhood.

The provision of pedestrian access to the Transportation Utility Corridor (TUC) and a shared use path within the TUC to connect to the existing shared-use bridge at Anthony Henday Drive to the Riverview Top-of-Bank shared use path will be explored by the City of Edmonton and/or developer(s) and the Province at the NSP or subdivision stage. If permission for a path and walkways is granted by the Province, a shared use path and the associated walkways will be built by the developer at their expense with adjacent subdivisions.

Greenways

Subsequent NSPs will provide a number of greenways linking key locations within the Riverview area, which will provide pedestrian and active transportation routes that are separate from vehicle routes. Greenways function as shared use path (SUP) corridors and are intended to be approximately 10 m wide with a 3 m wide paved path, and will also feature grassed and/or naturalized planting, park furniture (e.g. benches, waste receptacles), trees and shrubs, as well as interpretive and directional signage.

Top-of-Bank Shared Use Path / Roadway

A Top-of-Bank (TOB) shared use path shall be provided along the entire length of the Urban Development Line, between the Top-of-Bank line and the Urban Development Line. It will feature a 3m wide paved shared use path, unless topographic limitations necessitate an alternative design. There will be multiple access points from residential areas by way of walkways and from several points along the roadway system. The shared use path will accommodate pedestrian and bicycle access along portions of the North Saskatchewan River Valley and Ravine System.

The top of bank roadway will be provided along a minimum of 30% of the length of the Urban Development Line.

Transportation Mode Shift

As an alternative to expanding roadway cross-sections to accommodate passenger vehicle traffic, opportunities to promote a mode shift to transit and active modes will be explored. These opportunities may include the recommended use of premium transit options, the implementation of Transportation Demand Management (TDM) programs, and the implementation of active mode strategies. These opportunities will be reviewed in further detail at the NSP stage. There is a significant opportunity to reduce passenger vehicle traffic within and external to the plan area with the successful implementation of transit, TDM, and active mode strategies.

Truck Routes

In the vicinity of the plan area, 215 Street north of 23 Avenue is designated as a 24 hour truck route and Anthony Henday Drive is designated as a dangerous goods truck route. Eventually, 23 Avenue through the plan area may be designated as a 24 hour truck route.

Noise Attenuation

Noise attenuation will be provided for all residential lots adjacent to arterial roadways and Anthony Henday Drive in accordance with the Urban Traffic Noise Policy.

Technical Summary

A Transportation Impact Assessment (TIA) has been submitted under separate cover for review and approval by Transportation Services.

Objective	ASP Policy	Implementation
3.4.12 (a) To create a creative, multi-modal transportation network with a high degree of connectivity	(i) The ASP shall provide a high degree of connectivity and access for active modes of transportation.	(i) **Figure 9 – Roadway Network** and **Figure 10 – Active Transportation Network** illustrate the multiple modes of transportation provided within the ASP. NSPs shall provide a network of collector roadways, shared use paths and walkways , and explore opportunities for a grid network.
	(ii) Provide community bus service to facilitate movement within Riverview.	(ii) Provision of community bus service for Riverview shall be explored at the NSP stage in discussions with the City of Edmonton.
	(iii) Where feasible, provide roundabouts at key roadway intersections within Riverview.	(iii) NSPs will investigate the potential to provide roundabouts at key arterial and/or collector intersections.
3.4.12 (b) To create a pedestrian- and cyclist-friendly environment.	(i) Roadways should accommodate pedestrians and cyclists. Trails, paths and walkways should supplement, not replace, shared use roadway facilities.	(i) NSPs shall provide a network of collector roadways, shared use paths and walkways.

Objective	ASP Policy	Implementation
	(ii) NSP transportation concepts shall include a system of greenways/shared use paths, TOB shared use path, and walkways to facilitate pedestrian movement across the neighbourhoods and to the River Valley.	(ii) & (iii) Neighbourhood design at the NSP level shall have regard for pedestrian movement and connections.
	(iii) The stormwater management facilities shall accommodate paved shared use paths.	
	(iv) Front drive access for ground-oriented residential units along arterial roadways shall not be permitted. Front drive access for ground-oriented residential units along collector roadways within 400 m of the Transit Centre should be minimized.	(iv) Conformance with this policy will be reviewed at the subdivision stage.
3.4.12 (c) To ensure roadways do not interrupt significant wildlife corridors.	Roadways passing through key ecological connections shall be designed in accordance with the Wildlife Passage Engineering Design Guidelines to mitigate impacts. The potential wildlife passages are identified in the **on Figure 7 – Ecological Connectivity** and are subject to more detailed study at the NSP stage.	Transportation Services, in conjunction with the Office of Biodiversity, shall review the design of wildlife passages at the concept plan stage for arterials, and at subdivision for other roadways.
3.4.12 (d) To ensure that cost of arterial roadways is shared throughout the Riverview catchment area.	Lands within the Riverview ASP shall be subject to an Arterial Road Assessment (ARA) to cost-share the roadway facilities needed to service the area.	City Administration will prepare an Arterial Road Assessment Bylaw for the Riverview ASP area.
3.4.12 (e) To ensure integrated access is provided to the North Saskatchewan River Valley and Ravine System.	Public access to the North Saskatchewan River Valley and Ravine System shall be provided through a combination of Top-of-Bank roadway and viewpoint parks along a minimum of 30% of the length of the Urban Development Line. A continuous Top-of-Bank walkway shall be provided along the length of the Urban Development Line, within the Public Upland Area. In area of existing residential development where subdivision has already occurred, a Top-of-Bank shared use path cannot be provided. In such cases, an alternate	A combination of TOB roadway and park will be provided for a minimum of 30% of the entire length of the Urban Development Line and shall be implemented through the subdivision process, with the Urban Development Line being identified on participating lands at the NSP stage. Where Existing Country Residential prohibits the continuation of the TOB walkway/roadway adjacent to the Urban Development Line

Objective	ASP Policy	Implementation
	connectivity internal to the neighbourhoods shall be provided. The design of the neighbourhood shall comply with City Policy C542 Development Setbacks from River Valley/Ravine Crests.	alternate connections shall be determined at the NSP stage to ensure a connection between the TOB walkway/roadway on either side of the existing development. Potential access points to the River Valley are illustrated in **Figure 9 – Roadway Network**. Geotechnical/slope stability assessment and City Policy C542 shall determine the final alignment of the TOB roadway, TOB walkway and viewpoint 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.
3.4.12 (f) To encourage innovation in transportation systems design.	New and innovative roadway cross-sections should be explored to improve cost-effectiveness and to ensure that form follows intended function.	Where required, alternate roadway cross sections will be prepared for review and approval by Transportation Services, prior to subdivision approval.
3.4.12 (g) To pan for Transit Oriented Development around the Transit Centre.	Development surrounding the Transit Centre shall be developed in accordance with the City's Transit Oriented Development Guidelines.	NSPs shall plan for Transit Oriented Development in areas adjacent to the Transit Centre.
3.4.12 (h) To facilitate snow removal and storage in Riverview.	(i) Incorporate boulevards into the design of roadways.	(i) Roadways designated for boulevards with separate sidewalks will be identified within NSPs.
	(ii) Encourage practical uses for cleared snow, such as building wind breaks in parks.	(ii) Snow removal strategies will be reviewed with applicable City Departments at the NSP stage.
3.4.12 (i) To encourage Transit and Active Modes as alternative to single occupant vehicle travel.	Developers shall work with City Administration to encourage alternative modes of travel by exploring incentive programs to increase transit ridership, transportation demand management programs, as well as opportunities for premium transit, in addition to ensuring that the appropriate infrastructure is provided within the roadway network to	Developers shall work with City Administration at the NSP stage to develop a transportation strategy including infrastructure and programming needs, timing, cost sharing or funding.

Objective	ASP Policy	Implementation
	allow for active modes of transportation.	
3.4.12 (j) To emphasize pedestrian-friendly environments in key locations.	Streets within the Commercial / Retail with Main Street area shall be designed as pedestrian-oriented streets and is encouraged to incorporate elements/techniques such as human-scale design; traffic calming measures; weather protection, wide sidewalks, pedestrian oriented furnishings, etc.	Transportation Services, in conjunction with the Sustainable Development Department, shall review proposed roadway designs.

3.4.13 INFRASTRUCTURE, SERVICING, AND STAGING

The ASP will be designed in accordance with City of Edmonton servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical while mitigating potential environmental and ecological impacts. Opportunities for research and innovation should be supported in order to discover efficient, low cost or low environmental impact servicing options.

Sanitary Drainage

Sanitary servicing for the Riverview area consists of a series of trunk sewers that flow by gravity from the south to the north within the proposed road rights-of-way to the intersection of 23 Avenue NW and 184 Street NW. From this point the sanitary flows will be directed to the SESS system through a large diameter gravity trunk under the North Saskatchewan River. Although the majority of the Riverview area can be serviced by gravity trunks, there are several areas along the bank of the North Saskatchewan River that will require pumping of sanitary flows. The sanitary servicing network concept is identified on Figure 11 – Sanitary Servicing.

An interim sanitary system will be required if the SESS river crossing is not constructed at the time initial development of Riverview occurs. The interim system will consist of a sanitary pump station located near the future terminus of the river trunk with a forcemain that crosses the Wedgewood Ravine and pumps wastewater northward to the existing Lessard Road trunk. Wet weather storage of wastewater may be required depending on the amount of land that is to be serviced in advance of the SESS connection.

Stormwater Drainage

Stormwater management for the Riverview basin will consist of a series of interconnected management facilities with controlled discharge that will provide storage for peak events as well as treatment of stormwater prior to release into existing watercourses. The majority of the Riverview area will discharge to the North Saskatchewan River through a series of outfalls, with a small area in the northwest discharging to Wedgewood Creek. The general direction of stormwater drainage to each of these watercourses is shown on Figure 12 – Stormwater Servicing. The number of outfalls will be minimized through interconnection of the stormwater management facilities.

The stormwater management facilities will be designed as constructed wetlands to enhance water treatment prior to release. Low Impact Development principles related to stormwater management will be implemented wherever feasible to increase infiltration of stormwater, improve cleansing, and help manage runoff rates.

Several stormwater outfalls to the North Saskatchewan River from the Riverview area will be located upstream of the EL Smith water treatment plant, and water quality monitoring at these outfalls will be required. The monitoring program will be developed in consultation with EPCOR Water as neighbourhood plans that will require outfalls to the river are undertaken.

Stormwater management facilities will also be designed as easily accessible community focal points within Riverview, including shared use paths and landscaping to enhance the overall quality of the public open space.

Stormwater Management Facilities (SWMF)

Stormwater facilities, though not technically classified as parks, are considered an amenity area and integral part of the open space system. Besides the function of these facilities as part of the storm servicing network, the SWMFs provide important wildlife habitat, areas for passive recreation, and incorporate shared use paths to facilitate active transportation.

Water Servicing

Water servicing for this area will primarily be provided from an extension of the 600 mm transmission main on 199 Street north of Wedgewood Ravine. A network of mains within the arterial and collector roadway network of the Plan area will provide water service throughout the area. A second water feed into the Riverview area will be provided from a 400 mm connection to the Edgemont neighbourhood on Winterburn Road (215 Street).

The 199 Street arterial roadway crossing of Wedgewood Ravine is identified in the current ARA Bylaw as a bridge structure. The ravine crossing of the watermain will be reviewed with further study at the NSP stage. The Wedgewood Ravine crossing on Winterburn Road may also consist of a bridge structure. The ravine crossing at this location would also be reviewed in further study at the NSP stage.

Several areas within the Riverview ASP will require accommodation of higher than standard pressures. This may be accomplished through inline or in-home pressure reducing valves or by other means to be determined at the detailed engineering drawing stage. The water servicing concept is shown on Figure 13 – Water Servicing, and will be further refined with Neighbourhood level Hydraulic Network Analyses, which will be required in support of future NSPs.

Technical Summary

An Area Master Plan and Hydraulic Network Analysis have been prepared in support of the Riverview ASP.

Objective	ASP Policy	Implementation
3.4.13 (a) To ensure that Riverview is serviced to a full urban standard	(i) Sanitary and stormwater servicing shall be provided in accordance with the approved Area Master Plan.	(i) A Neighbourhood Design Report shall be completed in support of future NSP(s).
	(ii) Water servicing to the Riverview area shall be provided in accordance with an approved Hydraulic Network Analysis.	(ii) Approval of engineering drawings and servicing agreements will be required prior to installation of water servicing.
	(iii) Shallow utilities will be extended into the Plan area as required.	(iii) Installation of shallow utilities will be executed through servicing agreements.
	(iv) Accommodate the development of an electrical substation to provide power for Riverview.	(iv) The location of the electrical substation will be determined through consultation with EPCOR Power at the NSP stage.
3.4.13 (b) To explore innovative and alternative servicing option where possible	Support innovative and alternative service delivery, if feasible and practical.	Opportunities for innovative and alternative servicing options will be explored at the NSP stage. The City of Edmonton will consider supporting projects which meet all

		identified requirements.
3.4.13 (c) 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.	Ensure that development within the Riverview ASP is within acceptable response times as determined by emergency services.	City Administration and agencies should work with Council to ensure planning and funding is in place to provide for the timely delivery of municipal services.

3.5 IMPLEMENTATION

It is anticipated that the Riverview ASP will develop over a period of approximately 30 years. Within this time period, it is important to provide guidance that will ensure that development occurs in a way that maximizes efficiency while minimizing disturbance to surrounding communities.

3.5.1 GENERAL STAGING

The Riverview ASP will be developed in five neighbourhoods as shown on Figure 5 – Neighbourhood Areas. Development is recommended to commence in the northern and eastern portion of the Plan area and extend to the west and south. The numbering of neighbourhoods as shown in Figure 5 – Neighbourhood Areas may not reflect the actual sequence of NSP submissions or development. Plan proponents may seek authorization from Council to prepare an NSP at their discretion.

As further studies are completed to service the area, the order of neighbourhood development may change. Further details regarding the ultimate staging of each of the neighbourhoods will be provided at the neighbourhood structure plan stage through detailed review and modification of the preliminary conceptual plan design in consideration of contemporary market demand.

The extension of services and the upgrade of roadways in the existing Country Residential subdivisions of the Riverview area, should it be desired, would be expected to occur at the expense of the residents.

3.5.2 STAGING INFRASTRUCTURE AND SERVICING

Each development phase will include stormwater management facilities in addition to necessary off-site water and sewer mains appropriately located within and adjacent to the Riverview ASP area.

Extending existing utilities from the north will provide shallow utility servicing including electric, telephone, cable television and gas.

3.5.3 REZONING AND SUBDIVISION

Existing zoning within the Riverview ASP includes, but is not limited to, lands zoned Agricultural (AG) and existing residential subdivisions zoned Rural Residential (RR). Rezoning and subdivision of lands are to conform to the land uses designated in the Riverview ASP and subsequent NSPs will be undertaken when necessary.

3.5.4 ECOLOGICAL NETWORK

To support the preparation of the Riverview ASP, an Ecological Network Report was completed.

3.6 STATUTORY PLAN AND POLICY CONTEXT

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 Way Ahead through the directional plans; The Way We Grow, The Way We Move, The Way We Live and The Way We Green as well as the four principles which guide the development and implementation of The Way Ahead.

This section outlines the various plans and policies which are applicable to the Riverview ASP including the City of Edmonton's Municipal Development Plan (The Way We Grow), People Plan (The Way We Live), Environmental Plan (The Way We Green), and the Transportation Master Plan (The Way We Move). Future NSPs in the Riverview area will comply with this ASP and those guiding its preparation. Applicants seeking amendments to the ASP or applying for rezoning, subdivisions or development permits are required to consult the actual documents for specific guidance on detailed requirements as they apply to particular properties.

3.6.1 CAPITAL REGION GROWTH PLAN: GROWING FORWARD

The primary purpose of the Capital Region Growth Plan is to manage sustainable growth in a manner that protects the region's environment and resources, minimizes the regional development footprint, strengthens communities, increases transportation choices and supports economic development. The Capital Region Growth Plan: Growing Forward was approved by the Government of Alberta on March 11, 2010.

Capital Region Land Use Plan	Riverview ASP
I. Protect the Environment and Resources	
A. Preserve and Protect the Environment	
Policy (i) – Any development which may cause detrimental effects such as erosion or pollution to lakes, rivers, water bodies and shorelines shall be prohibited unless appropriate mitigative measures are implemented.	The Riverview ASP protects the North Saskatchewan River and Ravine System from erosion and pollution.
Policy (ii) – Any development which fragments contiguous natural features, functions and habitat, such as water systems, moraines, forests, wetlands and wildlife habitat and corridors shall be discouraged.	The Riverview ASP designates a number of Natural Areas as either Environmental Reserve or Municipal Reserve. Natural areas to be retained will be further reviewed for retention at the NSP stage. Development that interrupts wildlife passage will be discouraged and mitigated, where necessary.
Policy (v) – Support innovative design, construction and operational technologies and strategies which reduce emissions.	The Riverview ASP will explore the application of renewable energy sources, green building technology, low impact development, and innovative servicing strategies with City Administration.

Capital Region Land Use Plan	Riverview ASP
Policy (vi) – Manage land use distribution patterns to reduce reliance on automobiles.	The Riverview ASP promotes a complete, walkable community by encouraging neighbourhood commercial services integrated with residential development and by locating higher density residential uses in proximity to transit centres and bus routes.
C. Protect natural Resources	
Policy (ii) – Prevent development incompatible uses adjacent to natural resources.	The Riverview ASP provides policies to prevent incompatible land uses adjacent to natural resource extraction sites.
II. Minimize Regional Footprint	
A. Identify, Protect and Prioritize Lands for Regional Infrastructure	
Policy (i) – Ensure that lands identified for regional infrastructure such as energy transmission, highways, municipal infrastructure, transit and related facilities are protected from incompatible development.	The Riverview ASP requires compatible development in the vicinity of the Anthony Henday Drive transportation corridor and the AltaLink utility corridor or a buffer area between incompatible uses.
Policy (v) – Encourage and support sustainable development within the region.	The Riverview ASP promotes sustainable development by promoting compact development and low impact development practices.
B. Concentrate New Growth Within Priority Growth Areas	
Policy (i) – Most new growth shall occur within priority growth areas.	The Riverview area is located in the Capital Region Board's Priority Growth Area "C_W", establishing a minimum net residential density target of 30 units per net residential hectare. The Riverview ASP land use concept exceeds this density target.
Policy (v) – Priority growth areas shall incorporate intensive forms of development that significantly exceed existing development patterns.	The Riverview ASP requires a variety of higher types with higher proposed densities than existing development patterns in Edmonton.
Policy (ix) – Development on or near municipal boundaries shall be compatible and consistent with the policies of the Plan and shall not impede the sustainable delivery of infrastructure.	The Riverview ASP provides an appropriate transition to adjacent municipalities' land uses.
D. Support Expansion of Medium and Higher Density Residential Housing Forms	
Policy (i) – New residential development shall provide a greater proportion of higher density residential units.	The Riverview ASP proposes multiple housing types with a hierarchy of densities. More than 30% of the residential units in Riverview are either medium or high density. Higher density residential uses are strategically concentrated in proximity to commercial uses.
Policy (ii) – Support innovative housing designs and / or built forms within new and existing residential neighbourhoods.	
Policy (iii) – Greenfield developments shall make provision for a mixture of uses including a diversity of housing forms, community services, local retail and employment opportunities.	
Policy (iv) – Transit accessibility must be included in the design of all new developments.	The land use concept includes a transit centre integrated in the town centre area. More detailed planning for transit accessibility will be addressed at the NSP level to ensure new developments are accessible to public

Capital Region Land Use Plan	Riverview ASP
	transportation.
III. Strengthen Communities	
A. Create Inclusive Communities	
Policy (i) – Encourage and support the establishment of social infrastructure throughout the region.	The Riverview ASP promotes the development of civic, recreational, and service facilities within the area.
Policy (ii) – Support initiatives to improve the livability of communities.	The Riverview ASP promotes the protection and enhancement of natural areas throughout the Plan area and preserves the North Saskatchewan River Valley and Wedgewood Creek Ravine.
Policy (iii) – Integrate uses with adjacent developments to improve connectivity and accessibility to local parks, open space, commercial, and community services.	The Riverview ASP provides access to the recreational activities in the North Saskatchewan River Valley and Ravine System, and natural areas throughout the Plan area.
Policy (iv) – Encourage co-location and/or shared use of compatible public service infrastructure, such as education facilities, parks and civic uses.	The Riverview ASP promotes the integration of uses, such as education facilities with active recreation areas, and public transit with commercial uses.
B. Support Healthy Communities	
Policy (i) - Support the implementation of present and future initiatives to create and enhance parks, trails and natural areas for public use.	The Riverview ASP promotes the development of parks and natural areas throughout the Plan area and along the North Saskatchewan River Valley.
Policy (ii) – Improve accessibility to community services by providing sidewalks, bicycle trails to encourage walking and cycling and locate these services within proximity to transit, where possible.	The land use concept includes recreational trails along the Top-of-Bank and a public transit facility near the town centre. Active and public transportation facilities will be further developed at the NSP level to encourage active transportation options and reduce the dependence on personal vehicles in Riverview.
Policy (iv) - Encourage and support innovative and green design solutions for neighbourhoods and buildings.	The Riverview ASP incorporates low impact development practices and green development principles.
C. Support Public Transit	
Policy (i) – Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.	The Riverview ASP encourages medium and high density residential development in close proximity to the transit centre, town centre and along bus routes.
Policy (iii) – New developments shall be designed for connectivity and accessibility to transit facilities.	
D. Support Innovative and Affordable Housing Options	
Policy (i) - Municipalities shall provide for a diversity of housing needs for the entire population of the region.	The Riverview ASP promotes the development of a variety of housing types.
Policy (ii) – All residential developments shall provide a greater variety of housing types.	The Riverview ASP encourages a range of housing types, including single- and semi-detached, street oriented row housing, and low-rise medium density housing.
Policy (iii) - Encourage intensification opportunities within existing residential neighbourhoods.	The Riverview ASP provides direction for the future redevelopment of the existing Country

Capital Region Land Use Plan	Riverview ASP
	Residential in the area.
IV. Increase Transportation Choice	
A. Integrate Transportation Systems with Land Use	
Policy (ii) – Ensure the integration of public transportation infrastructure and land use development	The transit centre in the Riverview ASP is adjacent to the commercial area to maximize the benefit of the facility.
Policy (iii) – Design transportation infrastructure to support multiple modes of transport.	The land use concept includes recreational trails along the Top-of-Bank and a public transit facility near the town centre. Active and public options will be further developed at the NSP level to reduce the dependence on personal vehicles in Riverview.
Policy (iv) – Support development of inclusive communities to reduce the need for travel.	
B. Support the Expansion of Transit Service in Various Forms	
Policy (i) – Expand and extend the level, quality and range of public transportation options available to serve the Region.	The Riverview ASP encourages multiple modes of transportation. Detailed design of the transportation network at the NSP level will accommodate multiple modes of transportation, including personal vehicle, bicycle, and public transportation.
Policy (iv) – Support multi-modal transportation options by providing multi-use streets sufficient to accommodate bicyclists, motorists and pedestrians.	
Capital Region Growth Plan Addendum	**Riverview ASP**
II. Land Use	
2.3 Land Use Policies Density Targets – Priority Growth Area "C_w": 30 – 40 dwelling units per net residential hectare	The Riverview ASP proposes a residential density that exceeds the minimum growth target mandated by the Capital Region Board.

3.6.2 MUNICIPAL DEVELOPMENT PLAN: 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. The plan is closely integrated with the Transportation Master Plan (TMP) to achieve more coordinated decision making. The plan also includes a regional component which addresses the coordination of future land use, growth patterns and transportation systems with Edmonton's neighbouring municipalities.

Municipal Development Plan: The Way We Grow	Riverview ASP
3.1.1.8 – Proponents for a new Neighbourhood Structure Plan will seek Council's authority to prepare the plan. The information supplied by the applicant and administration will allow Council to provide direction and permission in accordance with Council's Vision.	When requesting Council's authorization to prepare a Neighbourhood Structure Plan, proponents and Administration shall provide the required information to inform Council's decision.
3.2.1.1 – Ensure a combination of single family and multi-family housing development potential is available for the next 30 years.	The Riverview ASP encourages a combination of single and multiple-family residential units, which are expected to be developed over the next 30 years.
3.2.1.3 – Achieve a balance between residential, industrial, commercial, institutional, natural and recreational land uses in the city through land development policies and decisions.	The Riverview ASP includes a mix of residential, commercial, institutional, business employment, and recreational uses, and,

Municipal Development Plan: The Way We Grow	Riverview ASP
	where feasible, integrates these uses with one another to promote a complete, walkable community.
3.2.1.7 – Preparation of Area Structure Plans is authorized for the Horsehills, Southeast and Southwest Urban Growth Areas, and shall only be approved following Council acceptance of, and adherence with the: • Growth Coordination Strategy; • Integrated Infrastructure Management Plan; and • Citywide Food and Agriculture Strategy.	The Riverview ASP will comply with the policies of the Growth Coordination Strategy, Integrated Infrastructure Management Plan; and the City-Wide Food and Agriculture Strategy.
3.2.1.8 – Area Structure Plans for the Horse Hill, Southeast and Southwest Urban Growth Areas shall include the following: • An area vision created with area landowners and other city stakeholder groups; • A urban agricultural section in support of the City-Wide Food and Agricultural Strategy; and Innovative approaches to food systems, ecological networks, green infrastructure provision, demand reduction strategies and eco-design for future residential, commercial, industrial, business agriculture and natural uses.	The vision and principles for the Riverview ASP was developed with the Stakeholder Advisory Group which consisted of city administration, area landowners and other city stakeholder groups. The group worked together through a visioning charrette as well as on several other occasions to refine the plan. An agricultural section including urban agriculture is included in the plan and where possible innovative approaches to servicing, etc. will be incorporated.
3.2.1.11 – Neighbourhood Structure Plans within the Northeast, Southeast or Southwest Urban Growth Areas shall require Council authorization and comply with the Growth Coordination Strategy, the Integrated Infrastructure Management Plan, and the City-Wide Food and Agriculture Strategy.	Council authorization will be requested at the time of Neighbourhood Structure Plan (NSP) preparation. All NSPs will also be in compliance with the Growth Coordination Strategy, the Integrated Infrastructure Management Plan, and the City-Wide Food and Agriculture Strategy.
3.2.2.3 – Ensure City departments and agencies collaborate to identify all municipal land needs within an Area Structure Plan, Neighbourhood Structure Plan or Area Redevelopment Plan boundary prior to plan approval.	All City departments and agencies have been consulted throughout the preparation of the Riverview ASP. All future NSPs will also require consultation prior to Council approval.
3.2.2.4 – Ensure all City departments identify facility development and service delivery needs prior to the approval of new plans and work collaboratively to prepare a comprehensive facility concept that will assist with budget planning.	Through consultation with City departments and agencies facility development and service delivery needs have been identified and incorporated into the Riverview ASP. The Growth Coordination Strategy and Integrated Infrastructure Management Plan will help in facility planning and budgeting.
3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.	The staging plan (Figure 14 – Staging Concept) for Riverview outlines a logical and orderly progression of contiguous development from north to south to follow the efficient expansion of infrastructure.

Municipal Development Plan: The Way We Grow	Riverview ASP
4.3.1.1 – The City of Edmonton will take municipal reserve, school reserve or municipal and school reserve, or cash-in-lieu in accordance with the Municipal Government Act and will use the land or money for purposes as defined by the Municipal Government Act.	The land use concept outlines the area allocated for Municipal Reserve in the Plan area.
4.3.1.5 – Time the development of parks as closely as possible with the development they are intended to serve.	Parks and open spaces will be explored at the NSP level and developed to coincide with residential development in each neighbourhood.
4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.	The Riverview ASP encourages a range of housing types to accommodate a variety of age groups and family types with a range of incomes.
4.5.1.1 – Work proactively and in partnership with others to meet a wide range of affordable housing needs in all areas of the city with a focus on LRT stations and transit centres.	The Riverview ASP encourages medium and high density housing options in close proximity to transit facilities and a number of these units will be allocated for affordable housing.
4.5.1.2 – Encourage new development and infill redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.	The Riverview ASP includes a variety of housing types to provide affordable and high quality housing options.
4.6.1.3 – Ensure active transportation opportunities are included in plans and redevelopment proposals.	The ASP land use concept includes a Top-Of-Bank walkway along the North Saskatchewan River and Ravine System, and the ASP recommends active transportation connections between parks and open spaces. Additional active transportation options will be included in each NSP.
5.5.1.2 – Incorporate sustainable neighbourhood design principles, low impact development and ecological design approaches when planning and building new neighbourhoods.	The land use concept preserves and protects most natural areas in the Plan area and, where possible, prevents the fracturing of animal corridors with roadways. Detailed design at the NSP and subdivision level will incorporate Low Impact Design strategies and other sustainable development principles to ensure Riverview strengthens Edmonton's ecological network.
5.6.1.4 – Design density, land uses and buildings to benefit from local transit service by minimizing walking distances to transit service and by providing safe and comfortable pedestrian streetscapes and high quality transit amenities.	Medium and high density residential development is encouraged in the area surrounding public transit facilities and bus routes.
5.6.1.7 – Identify and preserve public views and vistas of the North Saskatchewan River Valley and Ravine System as new development occurs and require public access in accordance with the Top-of-bank Policy.	The ASP acknowledges the City's Top-of-Bank Policy, and has identified an approximate top-of bank line. Subsequent stages of planning will establish an urban development line and will specify the location of public roadways, shared use paths, viewpoint parks and other features according to approved policy to preserve views and public access.
5.7.1.1 – Design streets, sidewalks and boulevards to provide	The Riverview ASP encourages high-quality

Municipal Development Plan: The Way We Grow	Riverview ASP
safe, accessible, attractive, interesting and comfortable spaces for pedestrians, cyclists, automobiles and transit and to accommodate utilities, landscaping and access requirements for emergency response services.	urban design and landscaping of streets and public spaces to contribute to a vibrant and walkable public realm.
6.1.1.3 – Include retail space as a key component of planned mixed-use centres that focus on LRT stations and transit centres.	The Riverview ASP allows for mixed use development with retail as a key component in the area around the transit station.
6.2.1.11 – Accommodate home-based businesses and services.	The Riverview ASP allows for minor home-based businesses in the Plan area.
7.1.1.5 – Acquire critical natural linkages and buffer zones to ensure natural areas of ecological value remain sustainable within the urban context.	The Riverview ASP recognizes the importance of the Ecological Network and will ensure ecological linkages will be maintained and enhanced.
7.1.1.7 – Public projects, new neighbourhoods and developments will protect and integrate ecological networks, as identified in the Natural Connections Strategic Plan, by adopting an ecological network approach to land use planning and design.	The land use concept protects several Natural Areas and designates these areas as either Environmental Reserve or Municipal Reserve.
7.1.1.10 – Utilize the full legislative entitlements of environmental reserve, in accordance with the *Municipal Government Act*, during the land development process.	The Riverview ASP identifies potential environmental reserve which will be dedicated at the subdivision stage.
7.1.1.12 – Lands and features that meet the definition of environmental reserve, but are not claimed by the Province, should be taken by the City as environmental reserve and protected.	The Riverview ASP acknowledges that lands and features which meet the definition and intent of environmental reserve as per the MGA should be taken by the City.
7.3.3.2 – Maintain adequate separation between new urban developments and the North Saskatchewan River Valley and Ravine System through the City's Top-of-bank Policy, with viewscapes and public access to the River Valley preserved.	The Riverview ASP contains policies to protect the River Valley and Ravine System. A top-of-bank walkway will be identified at the NSP stage in accordance with City policy.
7.4.1 – Utilize parks and open spaces to complement and enhance biodiversity, linkages, habitat and the overall health of Edmonton's ecological network.	The Riverview ASP aims to link schools, parks and open spaces to create a well-functioning ecological network that enhances biodiversity, linkages, and protects habitats.
7.4.1.1 – Link parks and open spaces with natural systems through development and design to strengthen the connectivity of Edmonton's ecological network, where feasible.	The land use concept protects Natural Areas in the Plan area by designating these areas as either Municipal Reserve or Environmental Reserve. Where feasible, these natural areas are connected with one another by way of green corridors, greenways, stormwater management facilities, parks, buffers, utility rights-of-way and other semi-natural landscape elements.
7.5.1.1 – Require new development to demonstrate that it has incorporated ecological design best-practices into the design of neighbourhoods and buildings to reduce stormwater run-off.	The Plan encourages the use of Low Impact Development principles in neighbourhood land use and servicing plans.
7.5.3.3 – Integrate indigenous vegetation, specifically low-	The Riverview ASP encourages the use of

Municipal Development Plan: The Way We Grow	Riverview ASP
maintenance drought tolerant species, and where feasible include edible plant species into City and private landscaping.	native, naturalized and edible plant species in both private and public spaces.
8.1.7.3 – Upon provincial approval of the Capital Region Plan Addendum, Edmonton's new Area Structure and Neighbourhood Structure Plans in the Capital Region Plan's priority growth area B, F, Cw or Ce will be required to meet or exceed the Capital Region's minimum density targets.	The Riverview area is located in the Capital Region Board's Priority Growth area "C_W," establishing a minimum net residential density target of 30 units per net residential hectare. The Riverview ASP land use concept exceeds this minimum residential density target.
9.2.1.1 – Apply City of Edmonton Policy C515 Oil and Gas Facilities regarding setbacks, risk management and urban development.	City Policy C515 is acknowledged in the Riverview ASP. Neighbourhood Structure Plans and subdivision plans will confirm setback requirements.
9.3.1.4 – In consultation with the Energy and Resources Conservation Board (ERCB), ensure development setbacks from oil and gas pipelines are achieved through the subdivision approval process.	Urban development in the vicinity of oil and gas pipelines will be planned in accordance with relevant City of Edmonton policies and procedures. Government agencies and industry operators were consulted in the development of this plan.

3.6.3 TRANSPORTATION MASTER PLAN: 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. The TMP strives to ensure transit sustainability and increase transit ridership, improve travel options to reduce barriers between different modes of transportation, increase traffic safety and manage traffic congestion to facilitate travel through and around the city.

TMP Strategic Goal	Riverview ASP Compliance with Strategic Goal
Transportation and Land Use Integration The transportation system and land use/urban design complement and support each other so that the use of transit and transportation infrastructure is optimized and supports best practices for land use.	The ASP land use concept features a town centre with a mix of commercial, medium and high density residential, and recreation uses in close proximity to public transportation facilities.
Access and Mobility The transportation system is interconnected and integrated to allow people and goods to move efficiently throughout the city and to provide reasonable access with a variety of modes for people across demographic, geographic, socio-economic and mobility spectrums.	The transportation network encourages multiple modes of transportation, including personal vehicle, public transportation, and active transportation to connect residents with local commercial use and recreational amenities as well as those across Edmonton.
Transportation Mode Shift Public transportation and active transportation are the preferred choice for more people making it possible for the transportation system to move more people	The Riverview ASP encourages medium and high density residential development in close proximity to the transit facility in the town centre or along major bus routes, encouraging fewer personal vehicle trips.

TMP Strategic Goal	Riverview ASP Compliance with Strategic Goal
more efficiently in fewer vehicles.	Future NSPs will explore opportunities for Transportation Demand Management and other traffic management strategies.
Sustainability Transportation decisions reflect an integrated approach to environmental, financial and social impacts thereby creating sustainable, liveable communities that minimize the need for new infrastructure and increase residents' quality of life.	The Riverview ASP supports a more compact and efficient use of land and Low Impact Development strategies, minimizing infrastructure investment beyond those necessary and encouraging active transportation.
Health and Safety The transportation system supports healthy, active lifestyles, and addresses user safety and security including access for emergency response services, contributing to Edmonton's liveability.	The land use concept includes recreational trails along the Top-of-Bank of the North Saskatchewan River. Additional active transportation options will be included in each NSP.

3.6.4 EDMONTON'S PEOPLE PLAN: THE WAY WE LIVE

Edmonton's People Plan, The Way We Live, will provide residents, community stakeholders and the City with a blue print for the coordination and delivery of people services in order to advance and support the 10-year goal of improving Edmonton's Livability. Edmonton is one of Canada's most livable cities because it is welcoming to all, safe and clean, fosters its heritage and supports its arts and multicultural communities, encourages active lifestyles through recreation opportunities and engages its citizens in the city vision and direction. The Riverview ASP recognizes the six goals of The Way We Live:

Goal	Riverview ASP
Edmonton is a Vibrant, Connected, Engaged 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, areas of higher density as well as near 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.

3.6.5 EDMONTON'S ENVIRONMENTAL PLAN: THE WAY WE GREEN

The Riverview ASP recognizes the 12 goals of The Way We Green:

Goal	Riverview ASP
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, and 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 further studies to be completed to determine the feasibility of District Energy facilities, green building technology and renewable energy generation.
Food	The Riverview ASP provides opportunities for the retention of private agricultural lands and incorporation and education of urban agriculture and peri-urban agriculture.
Solid Waste	The Riverview ASP area will continue promoting and adhering to the City of Edmonton Waste Management policies and regulations in reducing the amount of waste generated in the City.
Foundation for Success	The Riverview ASP strives to create a sustainable area within the City.

4 FIGURES

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

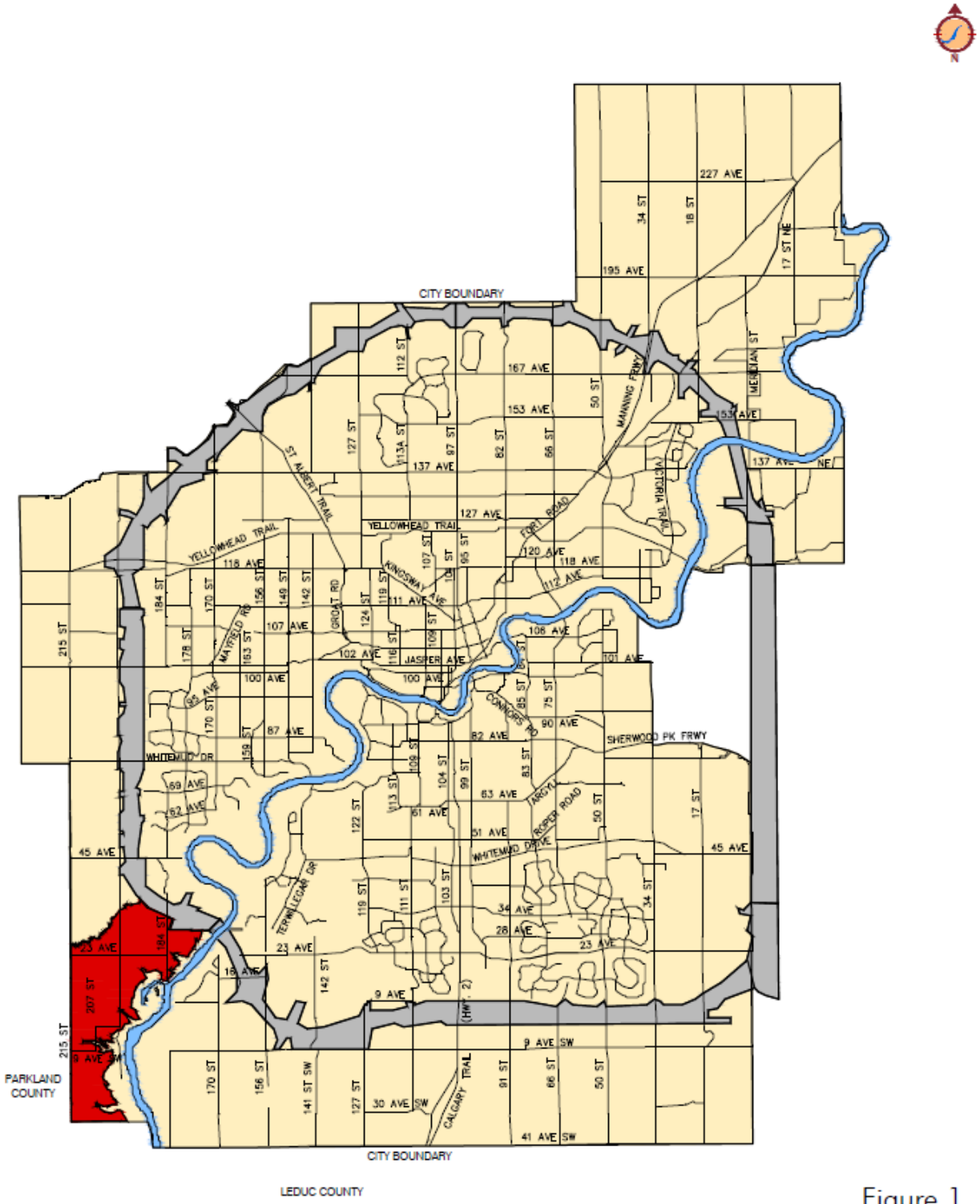
FIGURE 10 – ACTIVE TRANSPORTATION NETWORK

FIGURE 11 – SANITARY SERVICING

FIGURE 12 – STORMWATER SERVICING

FIGURE 13 – WATER SERVICING

FIGURE 14 – STAGING CONCEPT



Legend

Riverview ASP Boundary

Figure 1

Location

Riverview Area Structure Plan

MARCH 2013 - 116150107 RS

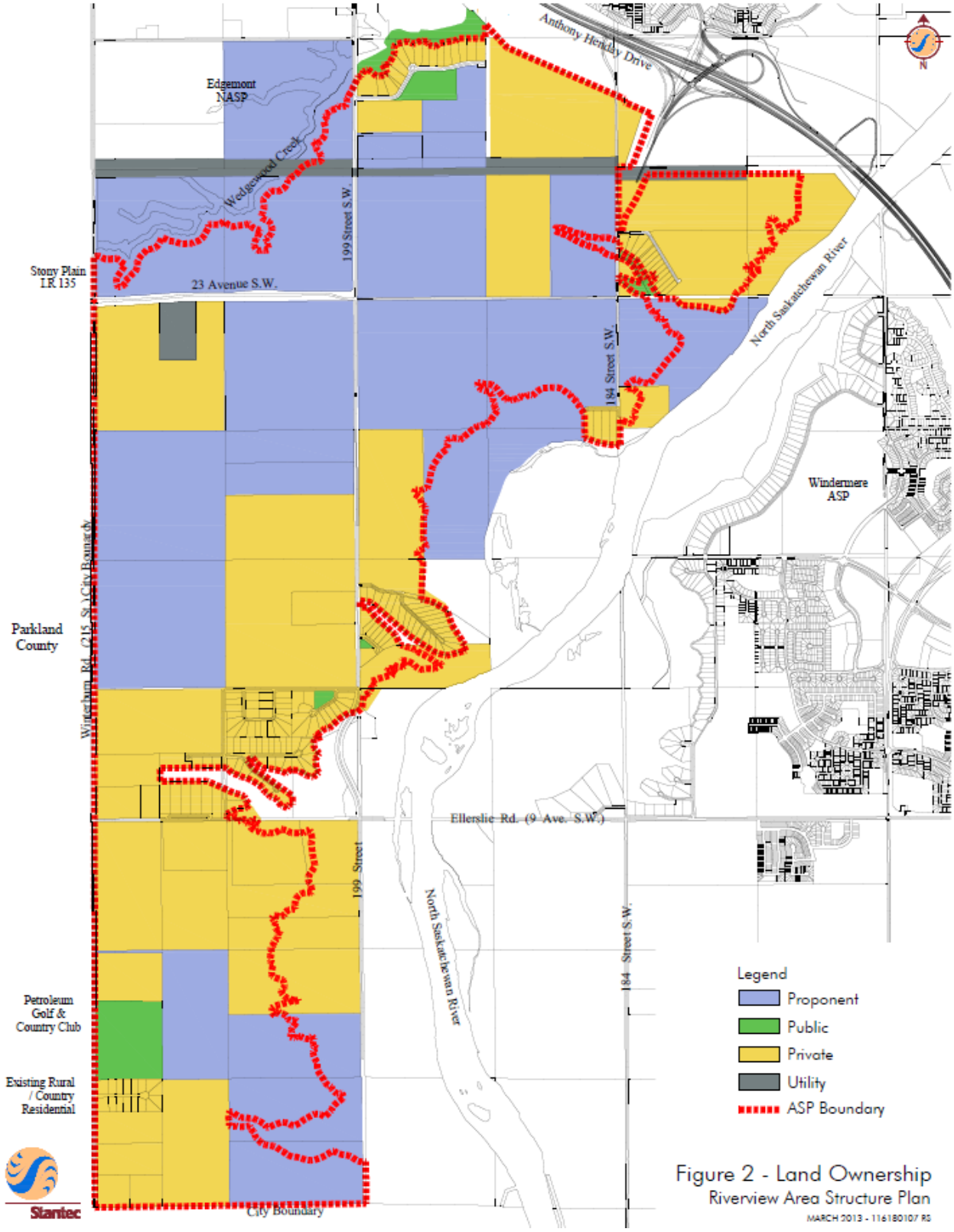


Figure 2 - Land Ownership
Riverview Area Structure Plan
MARCH 2013 - 116180107 R0

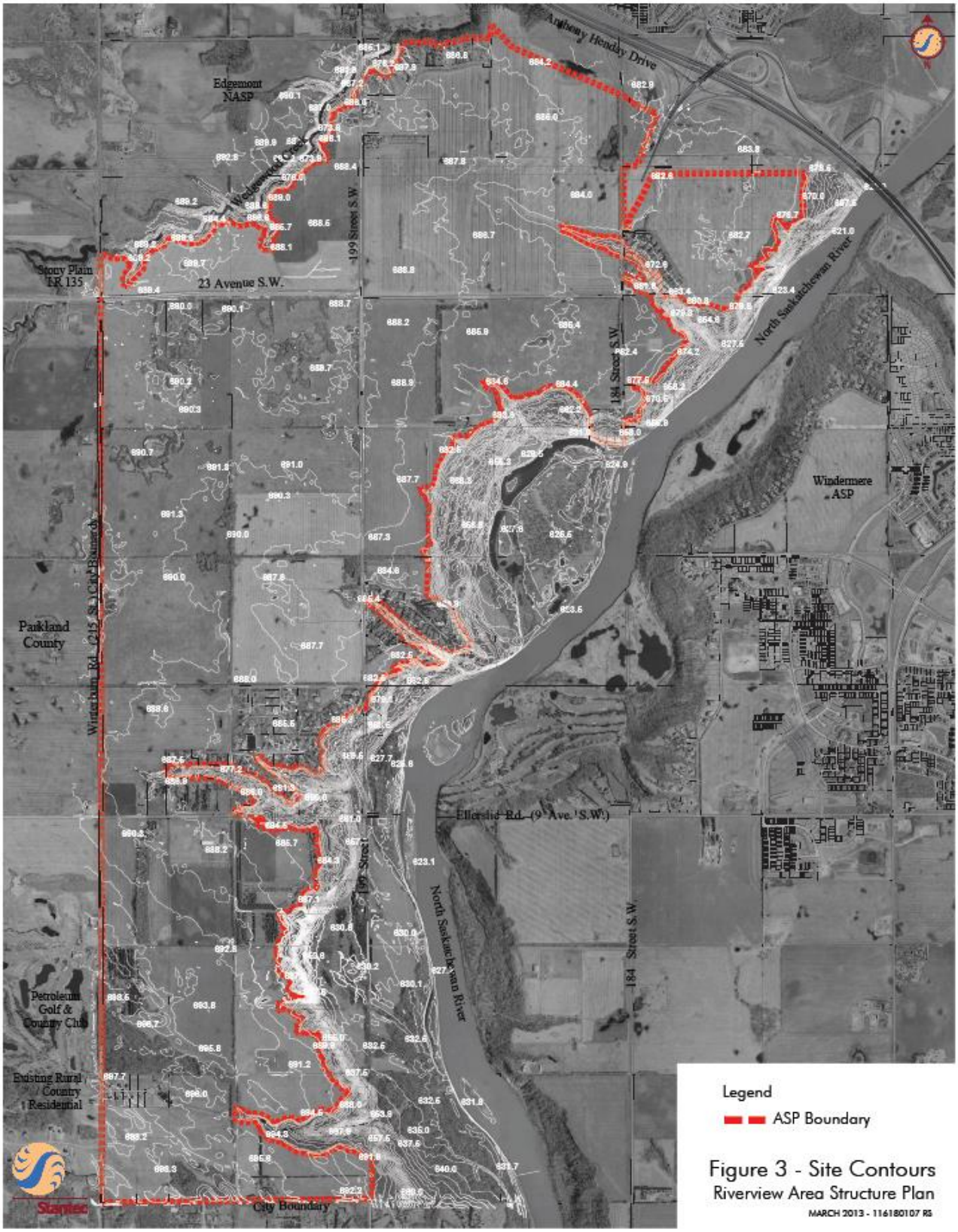


Figure 3 - Site Contours
Riverview Area Structure Plan
MARCH 2013 - 116180107 RS

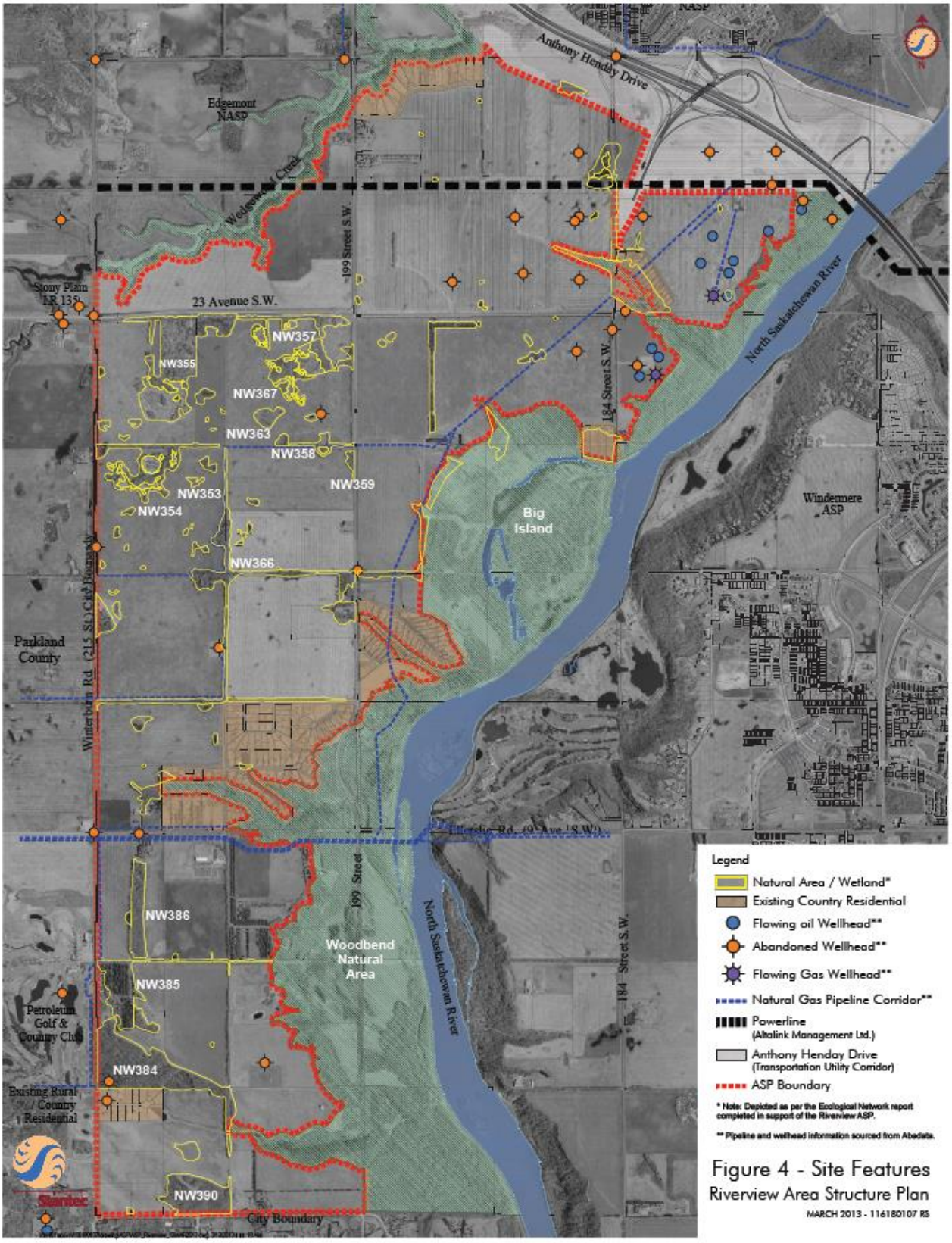


Figure 4 - Site Features
Riverview Area Structure Plan
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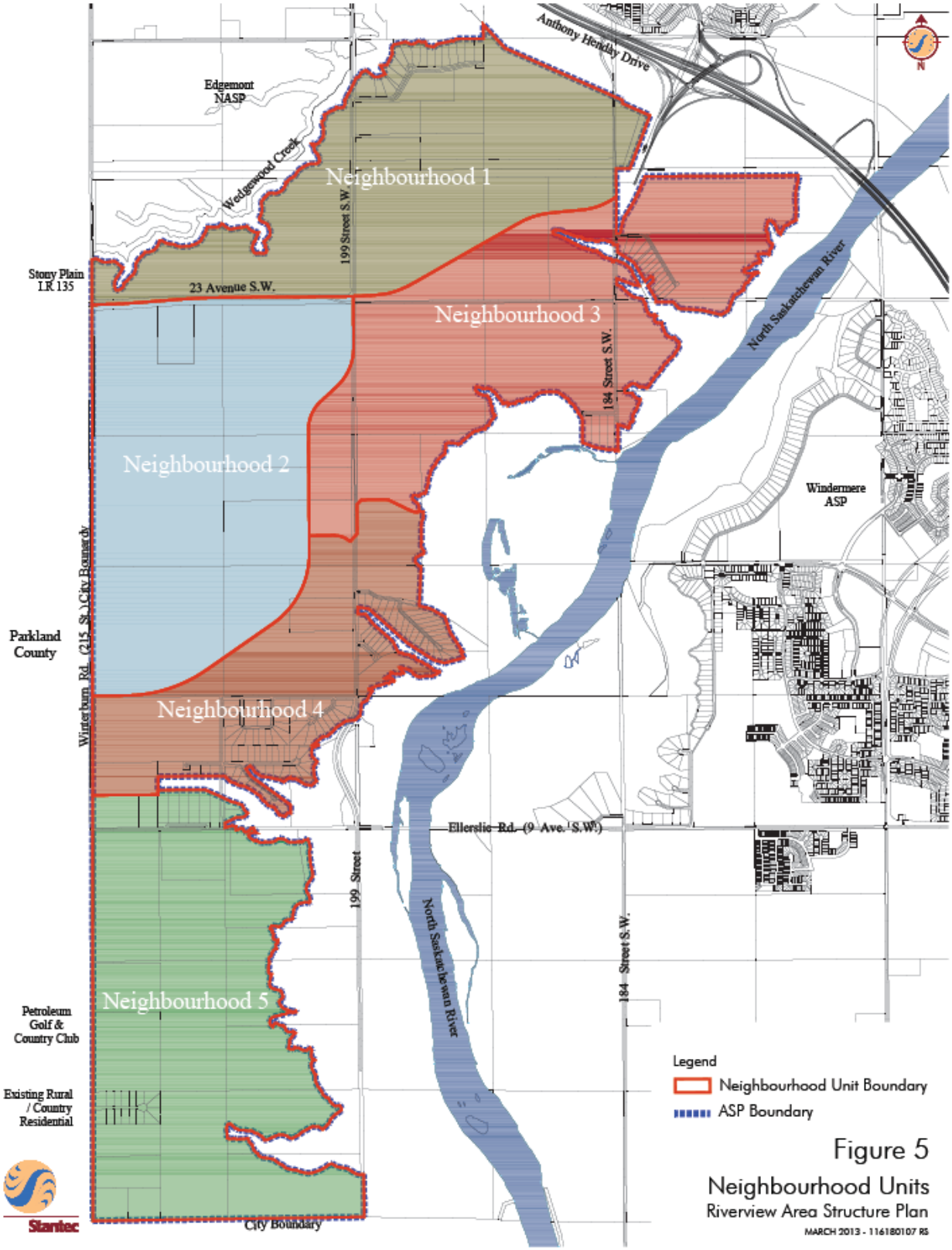

Figure 5
Neighbourhood Units
Riverview Area Structure Plan
MARCH 2013 - 116180107 RS

Bylaw 17267

Approved on September 22, 2015

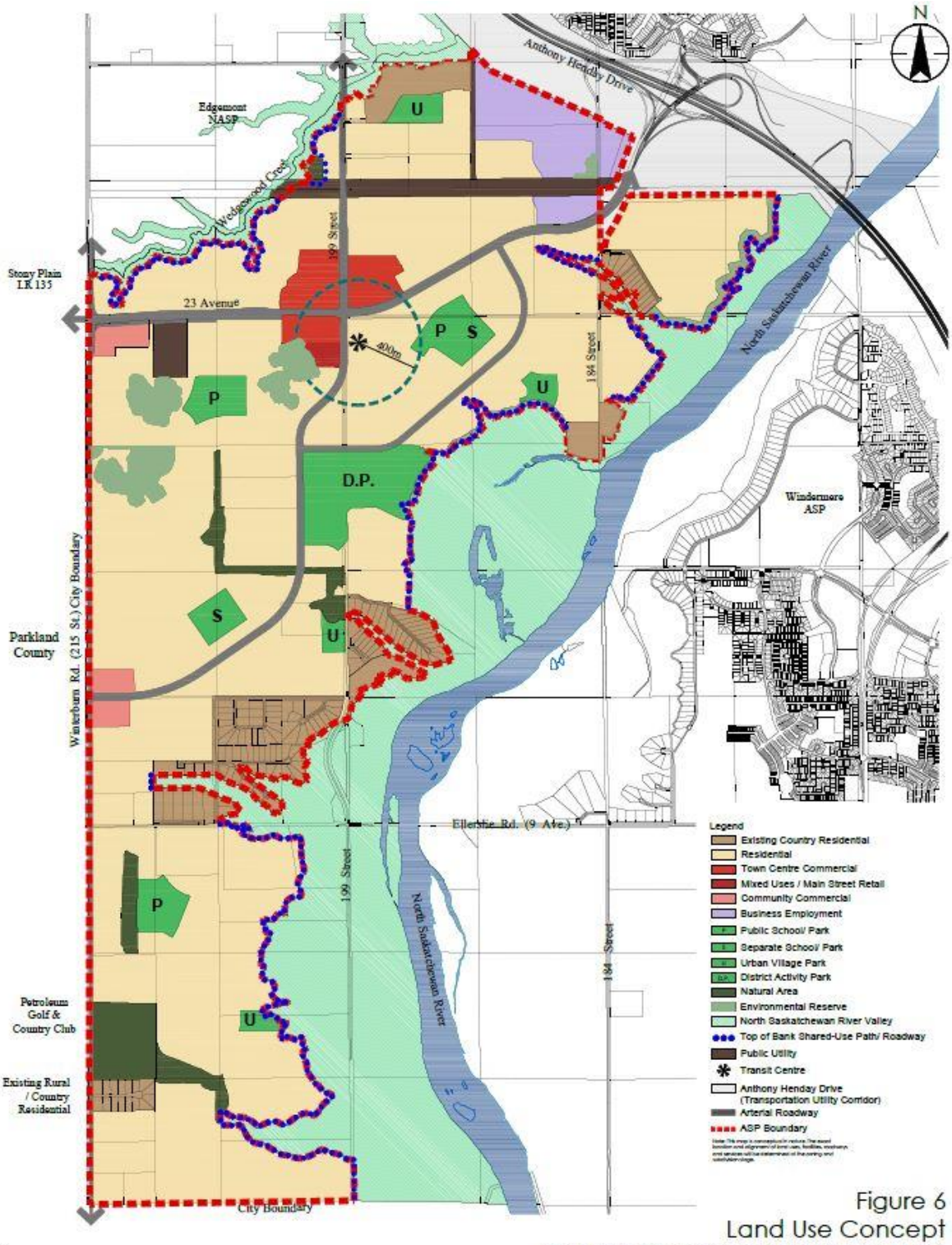

Figure 6
Land Use Concept
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

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Approved on September 22, 2015

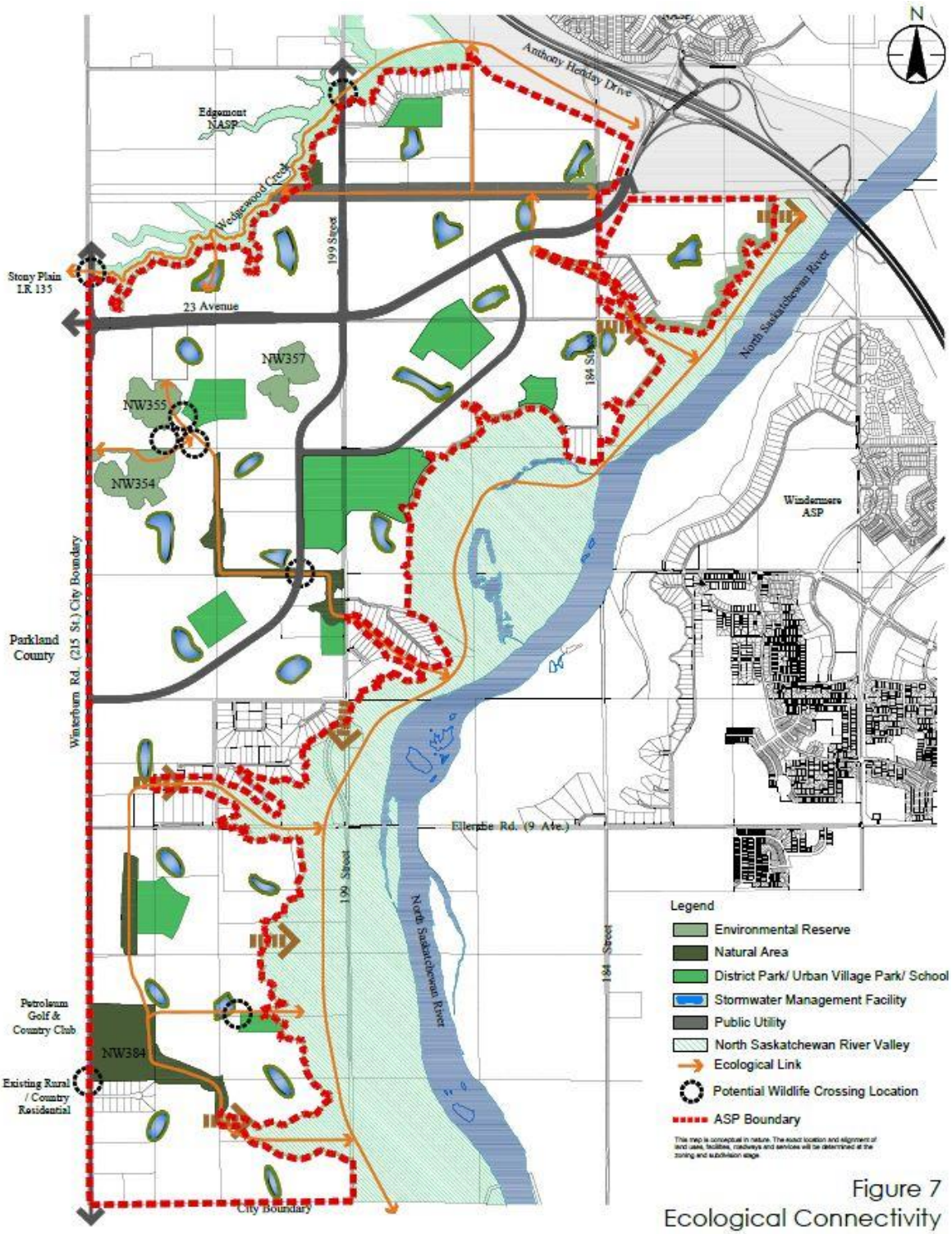

Figure 7
Ecological Connectivity
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

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Bylaw 17267

Approved on September 22, 2015

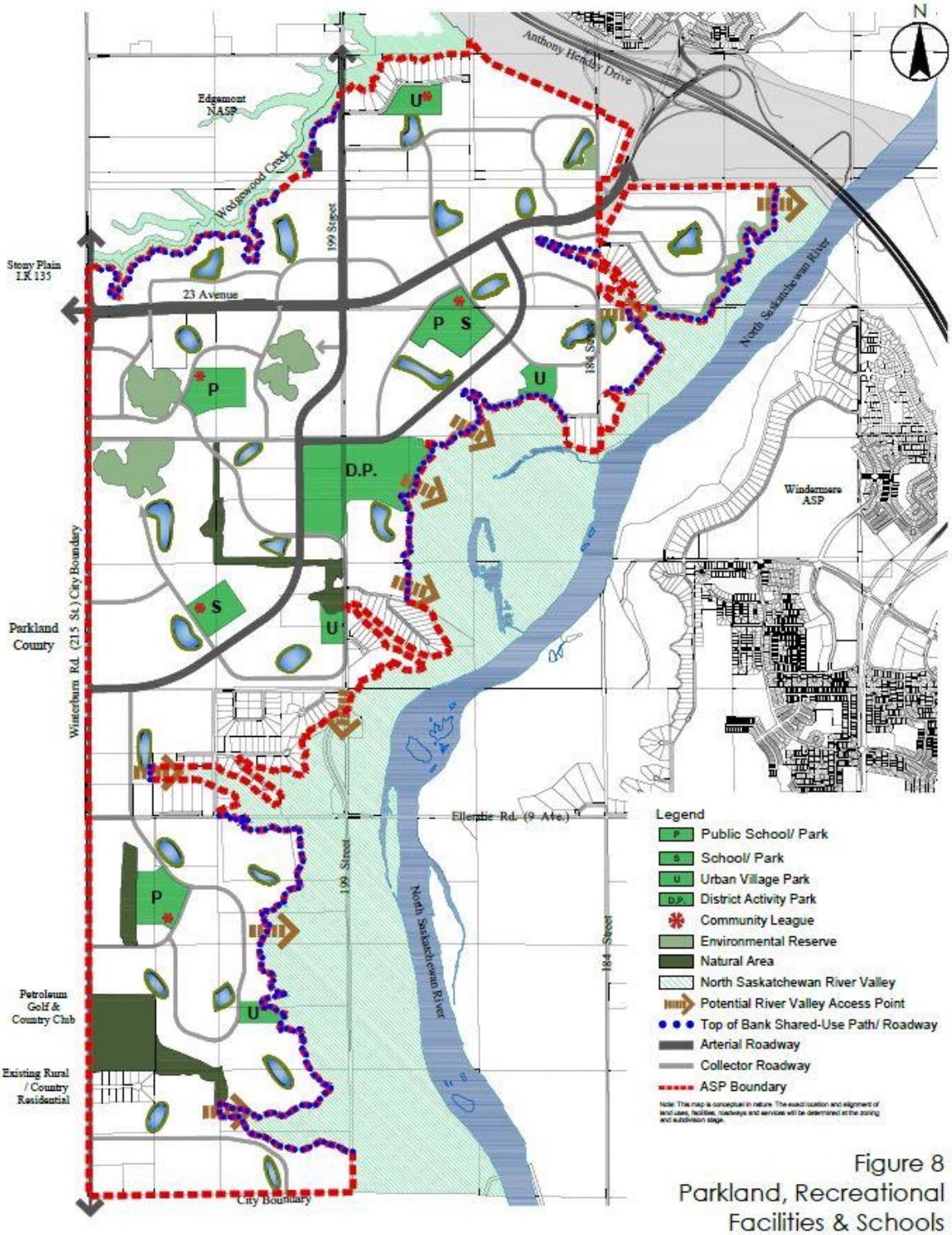

Figure 8
Parkland, Recreational Facilities & Schools
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

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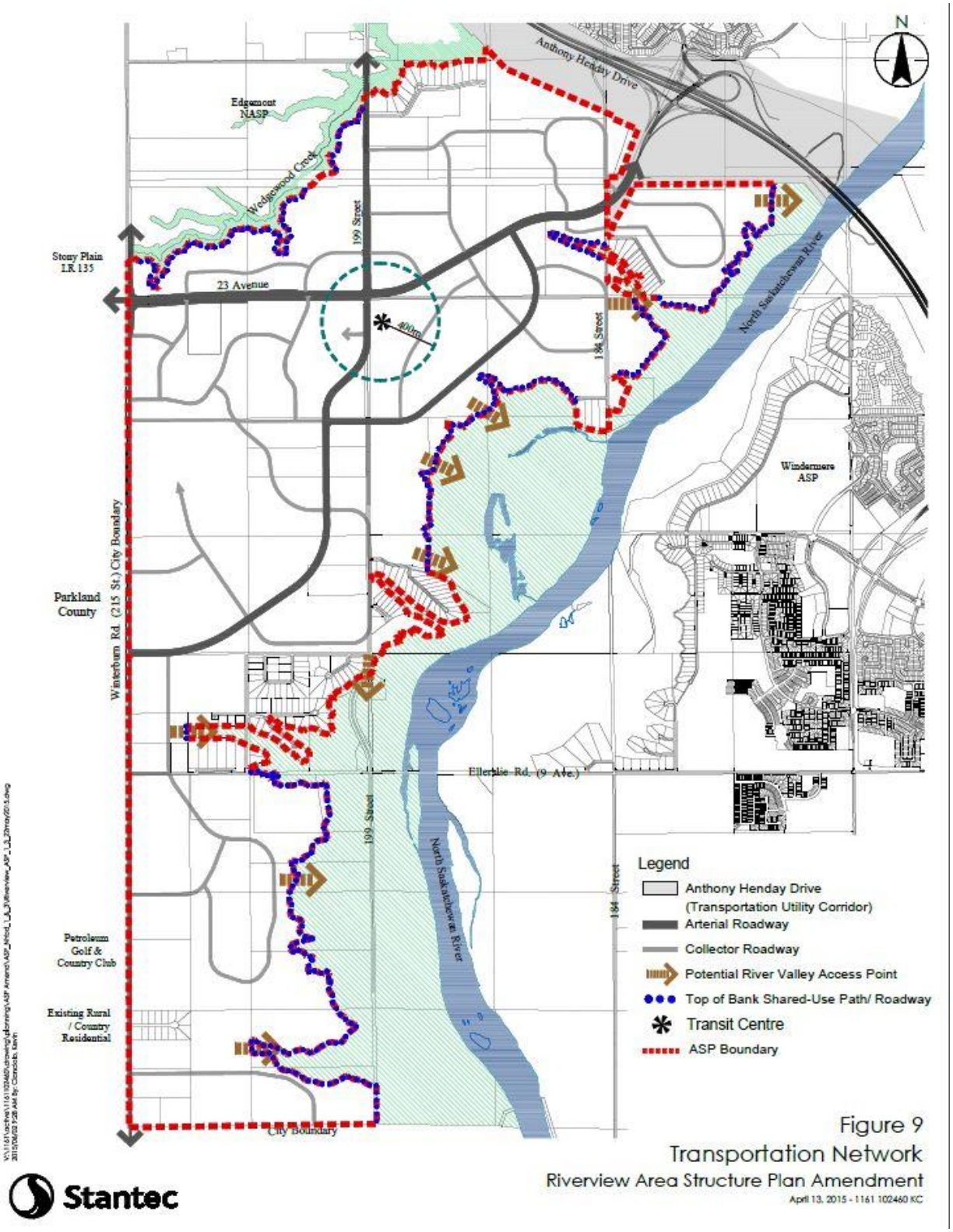

Figure 9
Transportation Network
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

Bylaw 17267

Approved on September 22, 2015

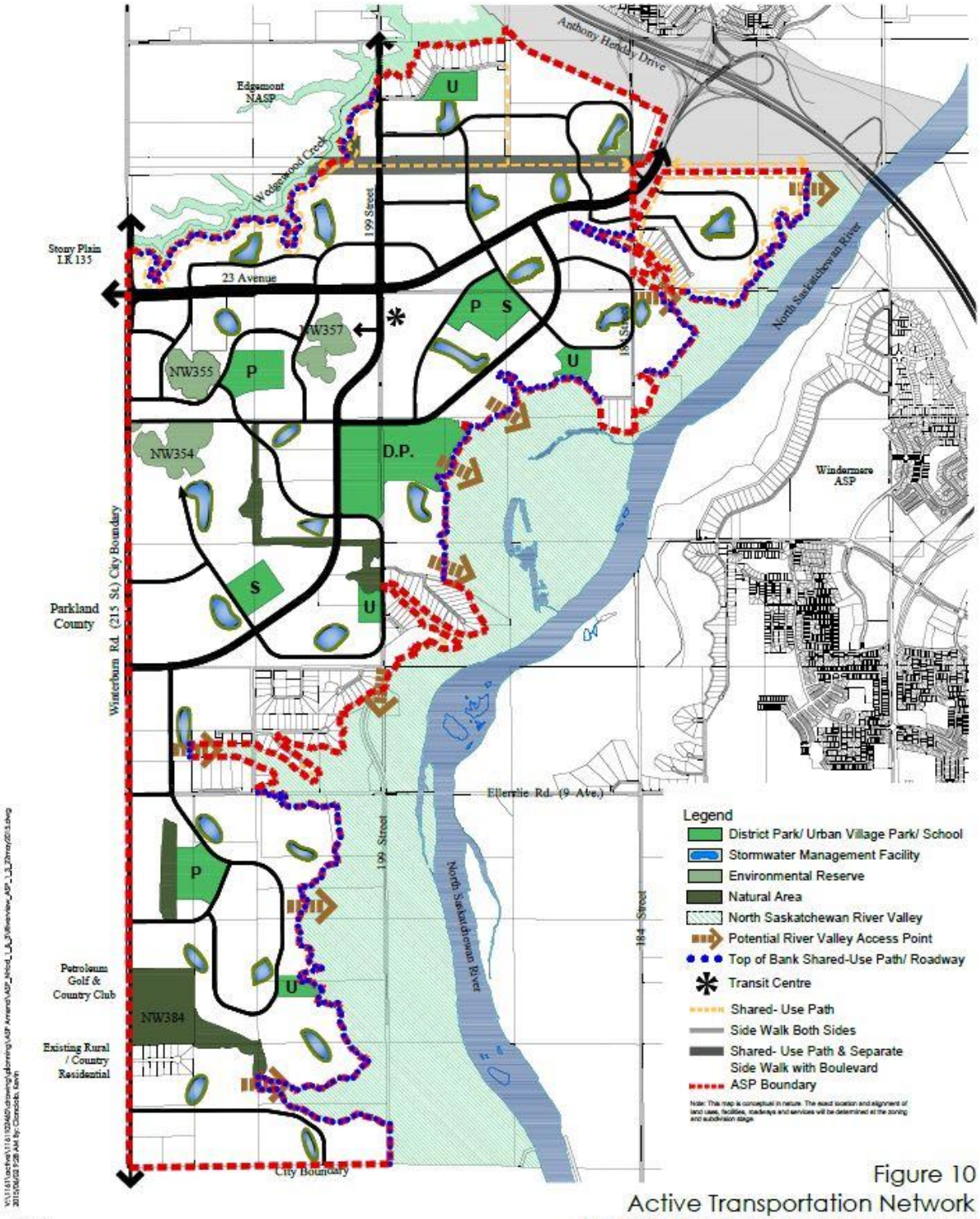

Figure 10
Active Transportation Network
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

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Approved on September 22, 2015

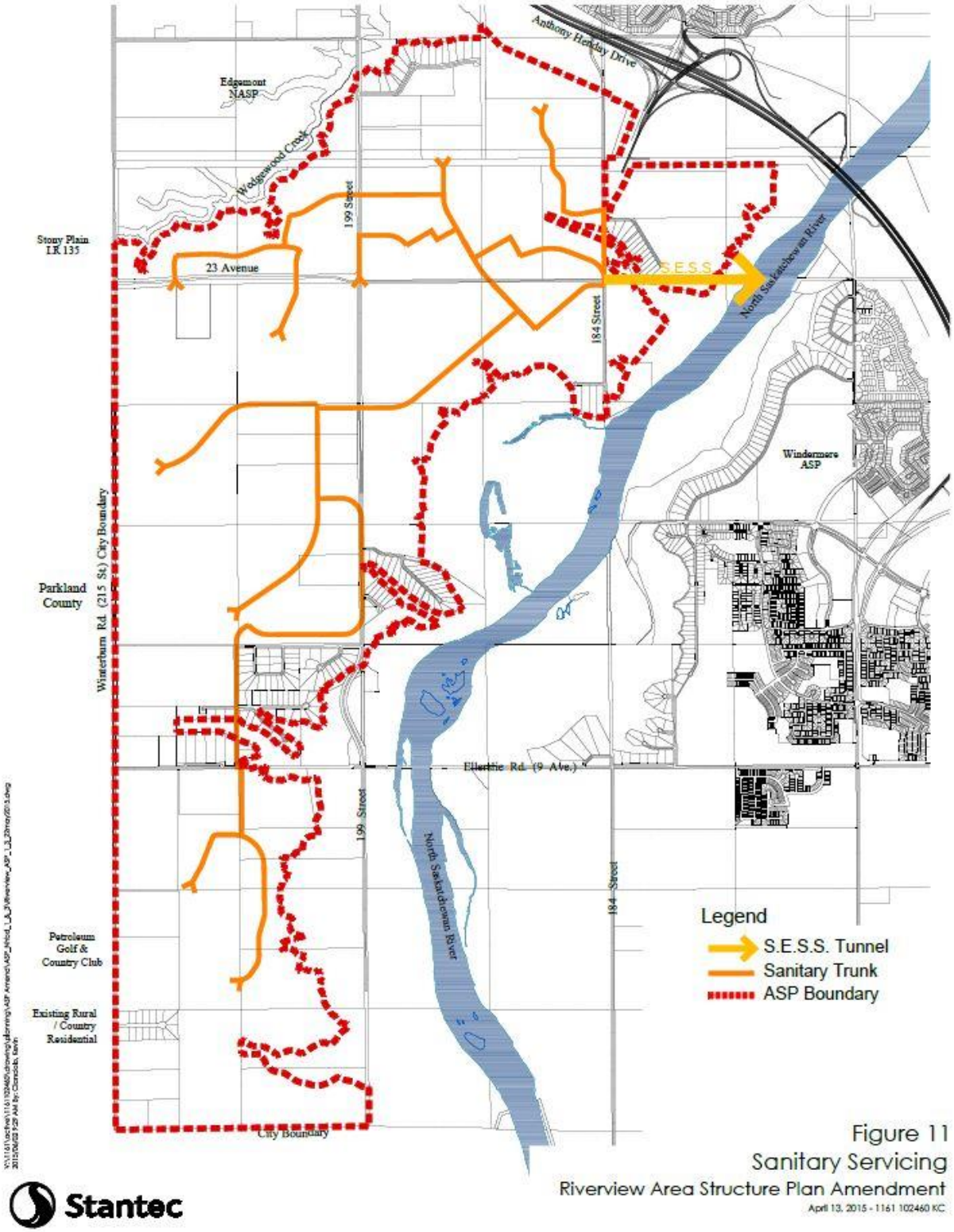

Figure 11
Sanitary Servicing
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

Bylaw 17267

Approved on September 22, 2015

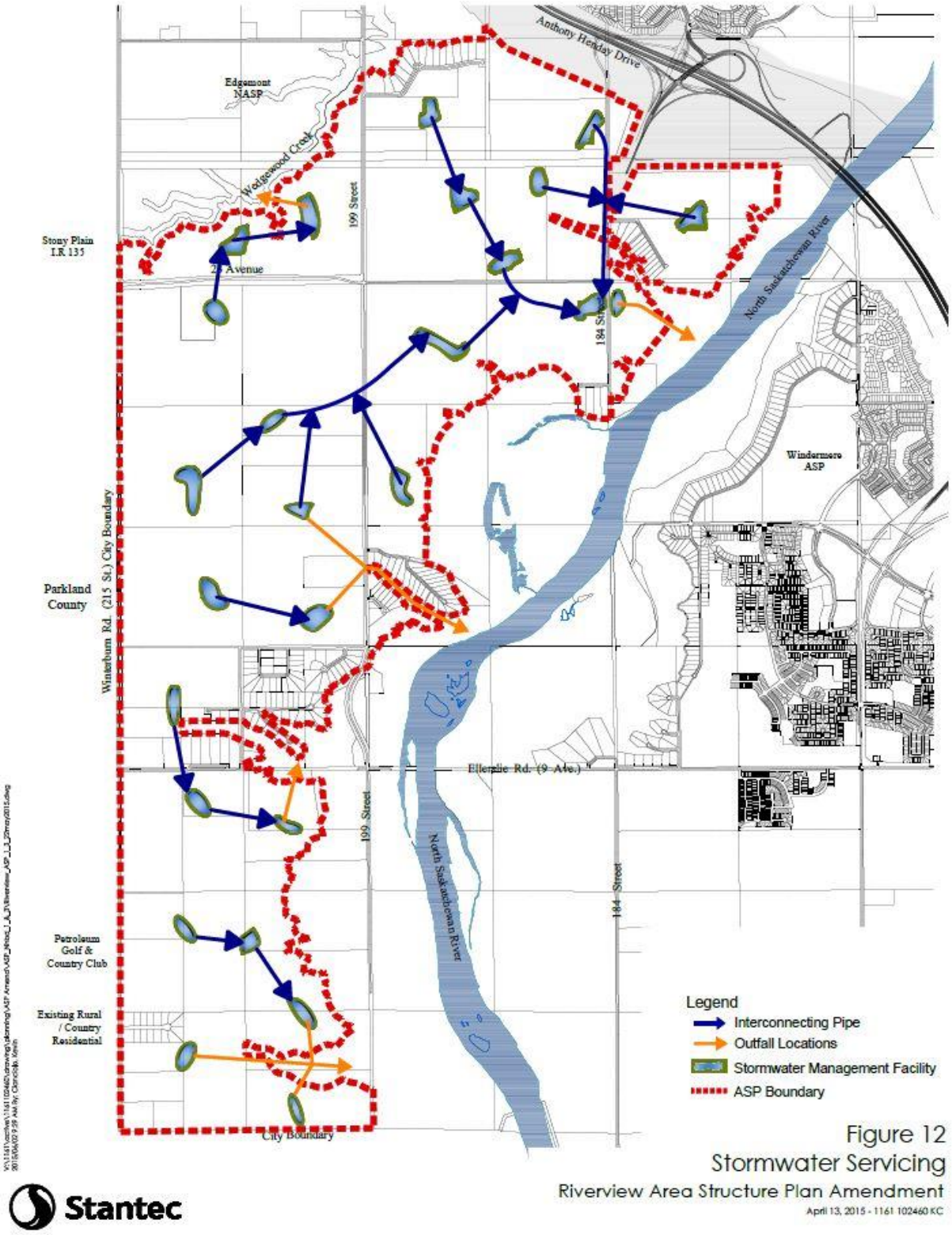

Figure 12
Stormwater Servicing
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

Bylaw 17267

Approved on September 22, 2015

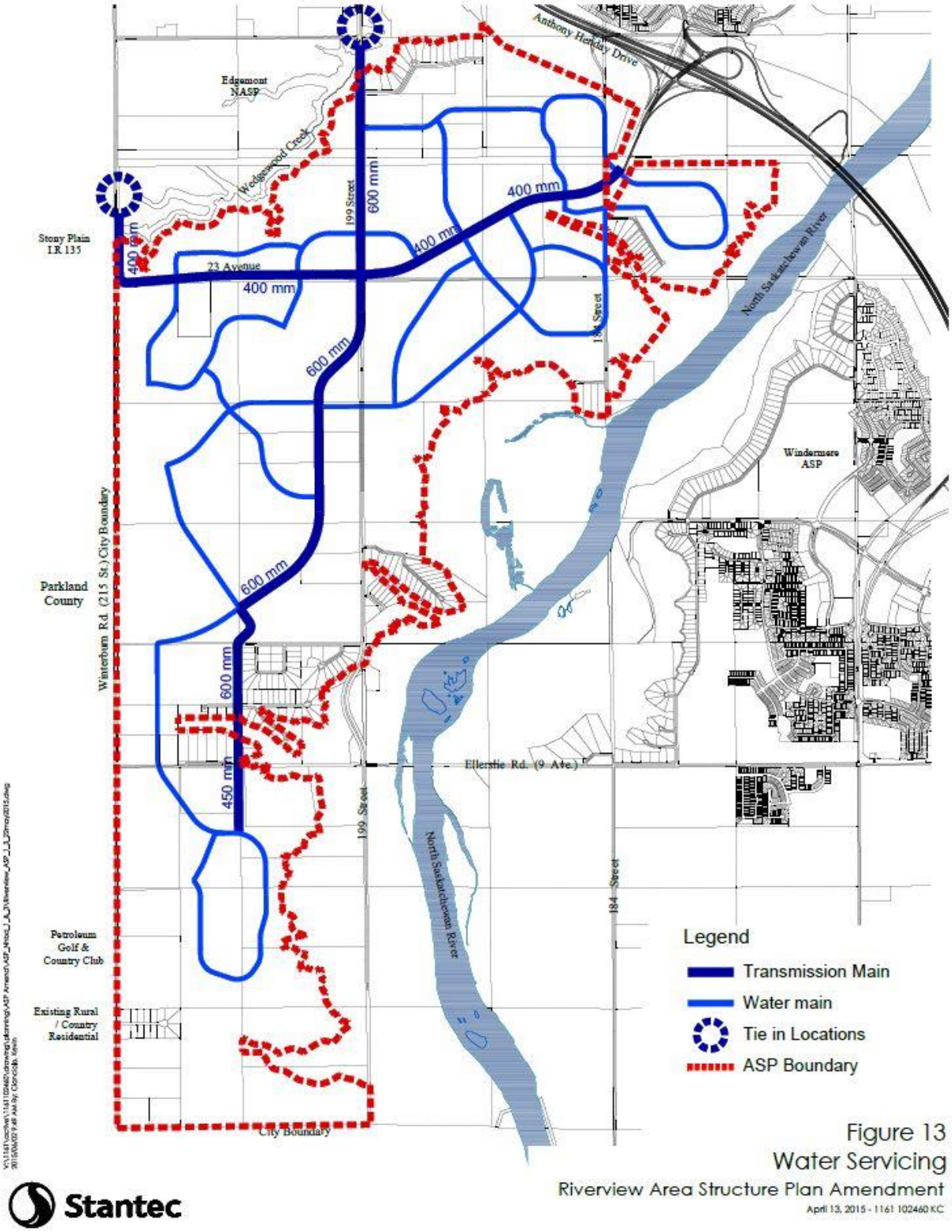

Figure 13
Water Servicing
Riverview Area Structure Plan Amendment
April 13, 2015 - 1161 102460 KC

Stantec

Bylaw 17267

Approved on September 22, 2015

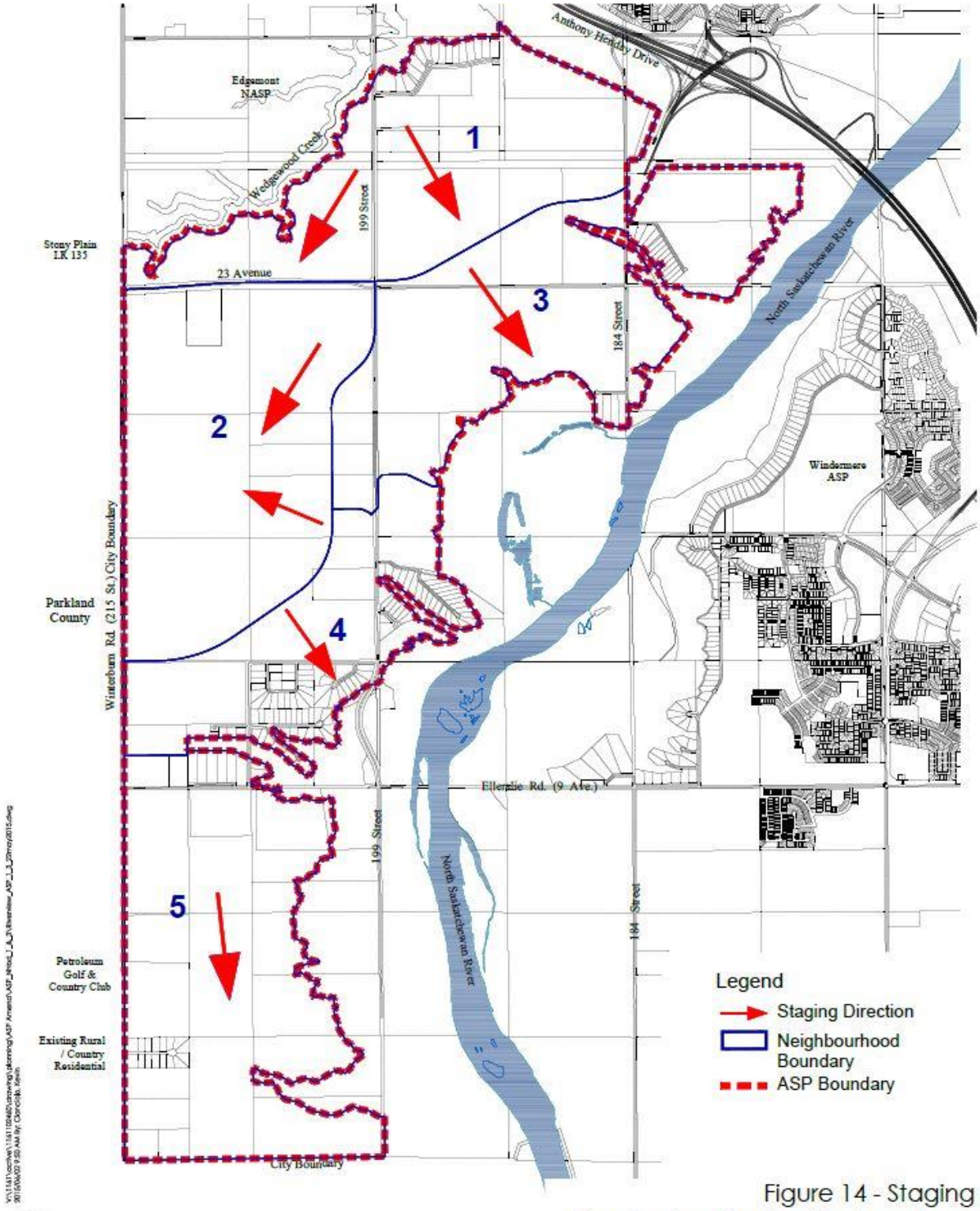

Figure 14 - Staging

Riverview Area Structure Plan Amendment

April 13, 2015 - 1161 102460 KC

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