1. **General Purpose**

The purpose of this zone is to provide a diverse and compatible mix of commercial, residential and institutional uses, with a commercial focus, promoting pedestrian orientation and allowing synergies to be created between employment opportunities and amenities within the Town Centre area.

2. **Permitted Uses**

   a. Animal Hospitals and Shelters
   b. Apartment Hotels
   c. Apartment Housing
   d. Bars and Neighbourhood Pubs
   e. Business Support Services
   f. Cannabis Retail Sales
   g. Child Care Services
   h. Commercial Schools
   i. Community Recreation Services
   j. Convenience Retail Stores
   k. Creation and Production Establishments
   l. Exhibition and Convention Facilities
   m. General Retail Stores
   n. Government Services
   o. Health Services
   p. Hotels
   q. Household Repair Services
   r. Indoor Participant Recreation Services
   s. Live Work Units
t. Lodging Houses
u. Major Alcohol Sales
v. Major Home Based Business
w. Media Studios
x. Minor Alcohol Sales
y. Minor Amusement Establishments
z. Minor Home Based Business
aa. Natural Science Exhibits
bb. Nightclubs
cc. Non-Accessory Parking
dd. Personal Service Shops, excluding Body Rub Centres
e. Private Clubs
ff. Private Education Services
gg. Professional, Financial and Office Support Services
hh. Protective and Emergency Services
ii. Publicly Accessible Private Park
jj. Public Education Services
kk. Public Libraries and Cultural Exhibits
ll. Religious Assembly
mm. Residential Sales Centre
nn. Restaurants
oo. Rural Farms, lawfully existing prior to December 31, 2018
pp. Secondhand Stores
qq. Specialty Food Services
rr. Spectator Entertainment Establishments
ss. Urban Gardens
tt. Urban Outdoor Farms
uu. Veterinary Services

vv. Fascia On-premises Signs

ww. Freestanding On-premises Signs

xx. Projecting On-premises Signs

3. Discretionary Uses

a. Automotive and Equipment Repair Shops

b. Breweries, Wineries, and Distilleries

c. Carnivals

d. Drive-in Food Services

e. Flea Markets

f. Equipment Rentals

g. Gas Bars

h. Group Homes

i. Limited Contractor Services

j. Major Amusement Establishments

k. Minor Service Stations

l. Mobile Catering Food Services

m. Rapid Drive-through Vehicle Services

n. Recycling Depots

o. Warehouse Sales

p. Fascia Off-premises Signs

q. Major Digital Signs

r. Minor Digital Off-premises Signs

s. Minor Digital On-premises Signs

t. Temporary On-premises Signs
4. Development Regulations

a. The maximum Floor Area Ratio for the entire Zone shall be 2.5, and the maximum Floor Area Ratio for non-Residential Uses in this Zone shall be 2.0.

b. The maximum building Height shall be 40.0 m

c. The maximum density for this Zone shall be 150 Dwellings / ha

d. The portion of a Tower greater than 30m in Height shall be limited to a maximum Floor Plate of 850m². However, this maximum may be varied by the Development Officer in consideration of other architectural features such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic or required technical studies.

e. Setbacks shall be as follows:
   i. the maximum Setback from a Publicly Accessible Private Road shall be 3.0 m.
   ii. the minimum Setback from 23 Avenue shall be 10.0 m.
   iii. the maximum Setback from Uplands Boulevard shall be 3.0 m.
   iv. the maximum Setback from 199 Street shall be 3.0 m.
   v. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.

f. The required Amenity Areas may be developed as a courtyard, open space, arcade, plaza, parkette, square, outdoor seating area, or stormwater management system, and may be developed with landscaping, planting beds, public art, street furniture, water features, or other enhancing elements.

g. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
   i. one additional projecting sign may be permitted to identify businesses that are located entirely at or above the second Storey level.
   ii. signs shall be comprised of materials that are visually interesting, durable, are of high quality and compatible with the architecture theme of the respective building.
   iii. prior to an initial Development Permit, the Owner shall submit a Comprehensive Sign Design Plan and Schedule for the Development Area. Such plan and schedule shall be addressed and updated as appropriate for all subsequent Development Permit applications.
5. Urban Design Regulations

a. All building facades shall front onto public roads, Publicly Accessible Private Roads, or Publicly Accessible Private Park and shall have active Frontages.

b. Building facades shall include design elements, finishing material and variations that will reduce any perceived mass and linearity of buildings and add architectural interest.

c. Buildings shall generally be designed to frame the corner of collector and arterial road intersections.

d. Buildings located at the corners of 199 Street NW and 23 Avenue NW shall be enhanced architecturally in consideration of this being the gateway into the Riverview Town Centre.

e. A minimum 60% of the commercial frontage shall contain glazing that is transparent, non-reflective, untinted, and unobscured on the ground floor portion of the façade.

f. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study where this is required.

g. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

h. Parking structures shall be wrapped with other Uses or otherwise architecturally treated to form active street frontages on the ground floor.

6. Access, Circulation and Parking

a. A landscaped pedestrian connection shall be provided through the Site.

b. Publicly Accessible Private Roads shall provide vehicular and pedestrian connections to 199 Street and the Uplands Boulevard in general accordance with Appendix II. The location and alignment of a publicly accessible private road shall be confirmed at the Development Permit stage.

c. Publicly Accessible Private Roads shall function as access and service corridors. Multiple access points will be provided along their lengths to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, loading zones, etc.

d. Enhanced parking islands with walkways shall be provided to facilitate safe pedestrian movement from the parking areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, lighting or
bollards shall be provided at significant points of pedestrian and vehicular crossings.

e. Publicly Accessible Private Roads shall provide high-quality urban street furniture at appropriate intervals. This street furniture may include, but is not limited to: benches, lighting, pedestrian-level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.

f. Screening for surface parking shall be provided with landscaping elements in accordance with Section 55.3 of the Zoning Bylaw.

g. Large parking areas shall be “broken up” by means of landscaped islands, on-Site private roads, amenity spaces, and/ or pedestrian walkways.

h. Parking for Apartment Hotels and Hotels shall be accommodated underground or within parking structures.
APPENDIX II
Illustrative Concept Plan
Riverview Town Centre
Special Area
Edmonton, Alberta

Legend
- Special Area Riverview Town Centre Boundary
- Conceptual Publicly Accessible Private Road
- Public Road
- Conceptual Vehicle Access and Circulation
- Pedestrian Crossing at Key Intersections

Note: The road network shown shall not prescribe their exact alignment or locations but rather illustrate the need for an interconnected mobility network.
APPENDIX III
Schematic Cross Section for Publicly Accessible Private Road
Riverview Town Centre (RTC)
Special Area

Edmonton, Alberta
Appendix IV
45 Degree Angular Plane
Riverview Town Centre (RTC)
Special Area
Edmonton, Alberta