1. **General Purpose**

   The purpose of this zone is to accommodate low to medium density residential developments with limited commercial uses at grade. The intent is to incorporate appropriate development controls to allow development grow and intensify over the long term as the market evolves and the neighbourhood matures.

2. **Permitted Uses**

   a. Apartment Housing
   b. Child Care Services
   c. Convenience Retail Stores
   d. Group Homes
   e. Limited Group Homes
   f. Lodging Houses
   g. Major Home Based Business
   h. Minor Home Based Business
   i. Personal Service Shops, excluding Body Rub Centres
   j. Row Housing
   k. Rural Farms, lawfully existing prior to December 31, 2018
   l. Specialty Food Services
   m. Stacked Row Housing
   n. Urban Gardens
   o. Fascia On-premises Signs
   p. Projecting On-premises Signs

3. **Discretionary Uses**

   a. General Retail Stores, up to a maximum Floor Area of 200 m$^2$
b. Household Repair Services

c. Residential Sales Centre

d. Freestanding On-premises Signs

4. Development Regulations

a. The maximum Floor Area Ratio for the entire Zone shall be 2.5.

b. Building Heights shall be as follows:

i. The maximum Height shall not exceed 23.0 m.

ii. The maximum Height shall be further limited by the building envelope created by a 45-degree angular plane beginning at grade at the property line of the adjacent Site which is zoned to allow Single-detached Housing as a Permitted Use, in general accordance with Appendix IV. A diagram, illustrating proposed building Heights and conformance to the angular plane, shall be provided to the Development Officer with the Development Permit application.

c. Setbacks shall be as follows:

i. The minimum Setback shall be 3.0 m where a development abuts a public road.

ii. A minimum Setback of 7.5 m shall be provided where the development abuts a Site zoned to allow Single or Semi-detached Housing as a Permitted Use.

d. Notwithstanding Section 48 of the Zoning Bylaw, a minimum of 1.0 m Separation Space for each Storey or partial Storey, up to a maximum of 4.5 m, except that a total of at least 2.0 shall be provided in all cases.

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

f. Commercial and Community Uses shall not be permitted in any freestanding structure separate from a structure containing Residential or Residential-related Uses. The principal entrance to these Uses shall be a separate, outside entrance.

g. Commercial and Community Uses shall only be permitted in locations where they front onto either an arterial or collector road.

h. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw

i. 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.
5. **Urban Design Regulations**

a. Building shall generally be designed to frame the corners of collector and arterial road intersections.

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. 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.

d. 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 ravel path to ensure they are not obstacles to building access.

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

Project No.: 15-059
Date: January 2019
Appendix IV

45 Degree Angular Plane

Riverview Town Centre (RTC)
Special Area

Edmonton, Alberta