1. **General Purpose**

The purpose of this zone is to accommodate medium to high density residential, integrated with commercial uses at ground, fronting onto Uplands Boulevard and the intersection with 199 Street. The intent is to incorporate appropriate development controls to allow development to grow and intensify over the long term as the market evolves and the neighbourhood matures.

2. **Permitted Uses**

a. Apartment Hotels  
b. Apartment Housing  
c. Child Care Services  
d. Convenience Retail Stores  
e. General Retail Stores, up to a maximum Floor Area of 200 m$^2$  
f. Limited Group Homes  
g. Live Work Units  
h. Lodging Houses  
i. Major Home Based Business  
j. Minor Home Based Business  
k. Lodging Houses  
l. Personal Service Shops, excluding Body Rub Centres  
m. Publicly Accessible Private Park  
n. Row Housing  
o. Specialty Food Services, for less than 100 m$^2$ of Public Space  
p. Stacked Row Housing  
q. Rural Farms, lawfully existing prior to December 31, 2018  
r. Urban Gardens
s. Fascia On-premises Signs

t. Freestanding On-premises Signs

u. Projecting On-premises Signs

3. Discretionary Uses

a. Business Support Services

b. Commercial School

c. Community Recreation Services

d. Creation and Production Establishments

e. General Retail Stores, with a Floor Area not exceeding 500 m²

f. Group Homes

g. Health Services

h. Household Repair Services

i. Private Education Services

j. Professional, Financial and Office Support Services

k. Residential Sales Centre

l. Restaurants, not exceeding 250 m² of Public Space

m. Minor Digital Off-premises Signs

n. Minor Digital On-premises Signs

o. Temporary On-premises Signs

4. Development Regulations

a. The maximum Floor Area Ratio for the entire Zone shall be 3.0, and the maximum Floor Area Ratio for non-Residential Uses in this Zone shall be 1.0

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

c. Building Heights shall be as follows:

i. The maximum building Height shall not exceed 60.0 m west of 199 Street NW.
ii. The maximum building Height shall not exceed 50.0 m east of 199 Street NW of this Zone.

iii. The maximum building Height shall be further limited by the building envelope created by a 45-degree angular plane beginning at grade at the property line of an adjacent Site which is zoned to allow Single or Semi-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.

d. Setbacks shall be as follows:

i. the maximum Setback from a Publicly Accessible Private Road shall be 3.0 m.

ii. the maximum Setback from a public road, other than a Lane, shall be 3.0 m.

iii. 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.

iv. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.

e. 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.

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.

h. General Retail Stores exceeding 200 m² shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.
i. Restaurants shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.

j. Specialty Food Services shall be located on and oriented toward Uplands Boulevard or a Publicly Accessible Private Street.

5. Urban Design Regulations

a. Buildings abutting Uplands Boulevard shall provide 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. Building shall generally be designed to frame the corners of collector road intersections.

d. Buildings located at the corners of 199 Street NW and Uplands Boulevard 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 applicable.

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

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

d. Parking for Apartment Hotels shall be accommodated underground or within parking structures.
APPENDIX I
Special Area
Riverview Town Centre
Special Area

Edmonton, Alberta

Legend
- Special Area Boundary
- The Uplands NSP Boundary
- Future Transit Centre
- 400 metre radius

RTCC Riverview Town Centre Commercial Zone
RTCR Riverview Town Centre Residential Zone
RMR Riverview Medium Rise Residential Zone

Project No.: 15-059
Date: January 11, 2019
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