### SPECIAL AREA RIVERVIEW TOWN CENTRE – FRONT SECTION

#### XXX.1 General Purpose

To designate a portion of The Uplands Neighbourhood, as shown on Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the development objectives in The Uplands Neighbourhood Structure Plan and Riverview Area Structure Plan.

#### XXX.2 Area of Application

The designation, location, and boundaries of each Land Use Zone created through this Section shall apply as shown on Appendix I to this Section.

#### XXX.3 Zones Created by Special Area Provisions

Zones, as contained in this Section, have been created in accordance with Section 900 of the Edmonton Zoning Bylaw 12800. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

#### XXX.4 Definitions

The following definitions are common to all the Riverview Town Centre Special Area Zones.

1. **Development Area** means the area subject to a Development Permit application. A Development Area may include publicly accessible private roads. Instead of the area of the Site, Development Area shall be used to calculate the Floor Area Ratio of a building or structure.

2. **Publicly Accessible Private Roads** shall include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general accordance with Appendix III. The Pedestrian Through Zone and Furnishing Zone shall be developed on a minimum of one side of the road, but similar treatment is encouraged on the opposite side of the road, where appropriate.

3. Notwithstanding the definition of **Setback** provided in Zoning Bylaw Section 6.1, **Setback** is defined as follows: **Setback** means the distance that a development, or a specified portion of it, must be set back from either a property line, Public Road, Publicly Accessible Private Road, and/or a Publicly Accessible Private Park easement boundary.

#### XXX.5 Riverview Town Centre Wide Regulations

The following definitions are common to all Riverview Town Centre Special Area Zones. Further regulations are described under individual zones.

1. The maximum Floor Area Ratio of the entire Special Area shall be 2.3
2. The maximum Floor Area of the entire Special Area shall be 550,000 m\(^2\)

3. The maximum number of Dwelling Units of the Special Area shall be 3,500 Units

4. The maximum office space shall be 100,000 m\(^2\).

5. In addition to Section 13.2 of the Zoning Bylaw, the owner shall also include a context plan at Development Permit stage to provide the information listed below, for the proposed portion and any portion in the Special Area that already obtained a Development Permit. A context plan shall include the following:
   
   a. Proposed development location;
   
   b. Location of the Development Area, as situated within the Special Area.
   
   c. Dimensions of the Development Area, and dimensions of building footprint and Setbacks;
   
   d. Floor Area of retail/office area including before and after the proposed development;
   
   e. Floor Area Ratio for the Development Area and for all the approved Development Areas of the entire Special Area;
   
   f. Number of Dwelling Units of the entire Special Area including before and after the proposed portion;
   
   g. Development phasing for the individual Zone where the development is located; and
   
   h. Road network for the Development Area including public roads and Publicly Accessible Private Roads, as applicable.

6. If the calculation for the entire Special Area exceeds 3,500 residential units and/or 100,000 m\(^2\) of retail/office area the owner shall provide additional technical analysis at the request of the City of Edmonton to support the exceeding portion of the development.

7. Overhangs shall be permitted within the space of the Setback.

8. Separation Space shall be as follows:
   
   a. On the periphery of the Development Area the minimum Separation Space shall be reduced to match the Setback requirement.
   
   b. Between buildings on the same Development Area, the minimum Separation Space shall be reduced to a distance the equivalent of the total Setbacks that would be required for each building on its own Development Area.
   
   c. Notwithstanding the above, Separation Space shall not be required where side walls of adjacent buildings face each other, and habitable windows are not located directly opposite each other, such that privacy is not impacted.
9. Amenity Areas shall be as follows:

   a. A minimum Private Outdoor Amenity Area of 4.0 m² per Dwelling unit shall be provided.
   
   b. Notwithstanding Section 46 of the Zoning Bylaw, Balconies or Platform Structures with a minimum depth of 1.5 m may be used to satisfy required Private Outdoor Amenity Area.
   
   c. Publicly accessible rooftop terraces and green roof may be included as Amenity Areas.

10. Vehicle access and circulation shall be developed in general accordance with Appendix II.

11. Publicly Accessible Private Roads, as illustrated on Appendix II, shall include a minimum 2.0 m Pedestrian Through Zone, and a minimum 0.5 m Furnishing Zone, as well as a carriageway.

12. On-street parking is allowed along publicly accessible private roads.

13. A reduction to the minimum number of parking spaces may be granted if the owner can demonstrate, to the satisfaction of the Development Officer in consultation with City Planning, through the provision of a Parking Impact Assessment, that the parking required is less than the minimum set out in Section 54.2 Schedule 1 of the Zoning Bylaw.

14. Notwithstanding Section 54 of the Zoning Bylaw, bicycle parking spaces shall be provided at the rate of 5% of the number of vehicular parking spaces required, 5 Bicycle Parking spaces being the minimum.

15. Loading and storage areas shall be located to the rear of buildings and shall be screened from adjacent views in accordance with Section 55 of the Zoning Bylaw. Garbage collection and storage shall be located within parking structures or buildings and screened from view of adjacent residential developments.

16. Service function areas, such as loading docks, truck parking, and utility meters, shall be incorporated into the overall design theme of the building and/or landscape.

17. Mechanical equipment, including roof mechanical units, shall be concealed by screening.

18. Floor Area exemptions:

   a. The Floor Area for Apartment Hotels shall not be counted toward the total Floor Area for non-Residential Uses. The number of Sleeping Units shall count toward the total number of Dwellings for the Special Area.

   b. Indoor Amenity Areas shall be exempted from Floor Area Ratio calculations.
c. The Floor Area for Parking areas accommodated above grade within parking structures shall not be counted toward the total Floor Area.

19. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.

20. Notwithstanding Section 14.2.1 of the Zoning Bylaw, a Wind Impact Statement or Wind Impact Study, or both, shall be submitted for a proposed development having Height greater than 23.0 m, to the satisfaction of the Development Officer, where applicable.

21. Notwithstanding Section 14.3.1 of the Zoning Bylaw, a Sun Shadow Impact Study shall be submitted for a proposed development having Height greater than 23.0 m, to the satisfaction of the Development Officer, where applicable.

22. Prior to the approval of the first Development Permit, the owner(s) shall register a Public Access Easement to ensure public access throughout the Special Area to the satisfaction of City Planning.

XXX.6 (RTCC) Riverview Town Centre Commercial Zone
XXX.7 (RTCR) Riverview Town Centre Residential Zone
XXX.8 (RTCMR) Riverview Town Centre Medium Rise Zone
Appendix I – Special Area Riverview Town Centre
Appendix II – Illustrative Concept Plan: Riverview Town Centre
Appendix III – Schematic Cross Section for Publicly Accessible Private Roads
Appendix IV – 45 Degree Angular Plane
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
c. 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
i. 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.
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 m²

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 m² of Public Space

p. Stacked Row Housing

q. Rural Farms, lawfully existing prior to December 31, 2018

r. Urban Gardens
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 850m$^2$. 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 m$^2$ 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. Buildings 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.
XXX.8 (RTCMR) Riverview Town Centre Medium Rise Zone

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 m²
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
Appendix IV
45 Degree Angular Plane
Riverview Town Centre (RTC)
Special Area
Edmonton, Alberta