

Proposed Track Changes of Section 992 Special Area and Section 992.4 (RVRH) Riverview Row Housing Zone

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~~Strikethrough:~~ Proposed deletion from Section 992
Underline: Proposed addition to Section 992

992 Special Area Riverview

992.1 General Purpose

To designate portions of the Riverview area, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of the The Uplands Neighbourhood Structure Plan, ~~Stillwater Neighbourhood Structure Plan~~, and the Riverview Neighbourhood 3 Neighbourhood Structure Plan (Rivers Edge).

992.2 Area of Application

The designation, location, and boundaries of each Land Use Zone created through this Section may be applied within the area indicated on Appendix I to this Section.

992.3 Zones Created By Special Area Provisions

Zones, as contained in Section 992, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw 12800.

992.4 (RVRH) Riverview Row Housing Zone

Appendix 1 - Riverview Special Area

Rationale

This will allow the opportunity for the Special Area Riverview Zone to be applied to the Stillwater neighbourhood

Track Changes of Proposed Section 992.4 (RVRH) Riverview Row Housing Zone Against Current Section 992.4 (RVRH) Riverview Row Housing Zone

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Strikethrough:	Proposed deletion from Section 992.4
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992.4 Special Area Riverview

1. General Purpose

To allow for the development of street oriented Multi-Unit Housing in the form of row housing that allows a greater building Height and the opportunity for development on individual shallow lots where access is from a Lane ~~to a rear attached Garage.~~

This will provide for attached or detached garages.

2. Permitted Uses

1. Minor Home Based Business
2. Multi-unit Housing, in the form of row housing
3. Secondary Suite
4. Supportive Housing, Restricted to Limited Supportive Housing
5. Urban Gardens
6. Urban Outdoor Farms
7. Fascia On-premises Signs

3. Discretionary Uses

1. Child Care Services
2. Major Home Based Business
3. Residential Sales Centre
4. Freestanding On-premises Signs
5. Temporary On-premises Signs

4. Development Regulations

1. The minimum density shall be 65 dwellings/ha.
2. Site area and Site dimensions shall be in accordance with table 1.

This will ensure density targets will be achieved at the time of development.

Table 1 Site Area and Site Dimensions			
	minimum Site Area	minimum Site Width	minimum Site Depth
i. Multi-unit Housing - Internal Dwelling	90 m ²	3.6 m	25.0 m
ii. Multi-unit Housing - End Dwelling	120 m ²	4.8 m	25.0 m
iii. Multi-unit Housing - Corner Dwelling	150 m ²	6.0 m	25.0 m

3. Each Multi-unit Housing building shall not exceed a maximum of 48 m in width.
4. The maximum Height shall not exceed 13.0 m.
5. The maximum total Site Coverage shall be in accordance with Table 2.

Table 2 Site Coverage	
i. Multi-unit Housing - Internal Dwelling	57%
ii. Multi-unit Housing - End Dwelling	45%
iii. Multi-unit Housing - Corner Dwelling	40%

6. The minimum Front Setback shall be 4.5 m.
7. The minimum Rear Setback shall be 5.5 m, *except that it shall be 1.2 m for a detached Garage where the vehicle door faces a Lane.*
8. The minimum Side Setback shall be 1.2 m, except that it shall be 2.4 m for a Corner Lot where the Side Yard Abuts a flanking public roadway other than a Lane.
9. Vehicular access shall be from a Lane.
10. Each *Principal* Dwelling unit within the Multi-unit Housing building shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
11. Each Multi-unit Housing building shall be limited to a maximum of 5 principal Dwelling units.

This addition will provide for appropriate setbacks for detached garages.

This addition will provide clear direction that the regulation will only apply to principal dwelling units

12. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
13. Multi-unit Housing shall not repeat the same architectural features more than six times on a block face.
14. Signs shall comply with the regulations found in Schedule 59A.