

Charter Bylaw 18958

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2854

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
 - a) Inserting Section 993 “Special Area Riverview Town Centre” with the following: “Section 993.1 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.”
 - b) Inserting “Section 993.2 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.”
 - c) Inserting “Section 993.3 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.”
 - d) Inserting “Section 993.4 Definitions” attached hereto as Schedule “A” and forming part of this Bylaw.
 - e) Inserting “Section 993.5 Riverview Town Centre Wide Regulations” attached hereto as Schedule “B” and forming part of this Bylaw.
 - f) Inserting Section 993.6 “(RTCC) Riverview Town Centre Commercial Zone” attached hereto as Schedule “C” and forming part of this Bylaw.

- g) Inserting Section 993.7 “(RTCR) Riverview Town Centre Residential Zone” attached hereto as Schedule “D” and forming part of this Bylaw.
- h) Inserting Section 993.8 “(RTC MR) Riverview Town Centre Medium Rise Zone” attached hereto as Schedule “E” and forming part of this Bylaw.
- i) Adding the Appendix entitled “Appendix I: Special Area Riverview Town Centre” attached hereto as Schedule “F” and forming part of this Bylaw;
- j) Adding the Appendix entitled “Appendix II: Illustrative Concept Plan: Riverview Town Centre” attached hereto as Schedule “G” and forming part of this Bylaw.

READ a first time this	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON

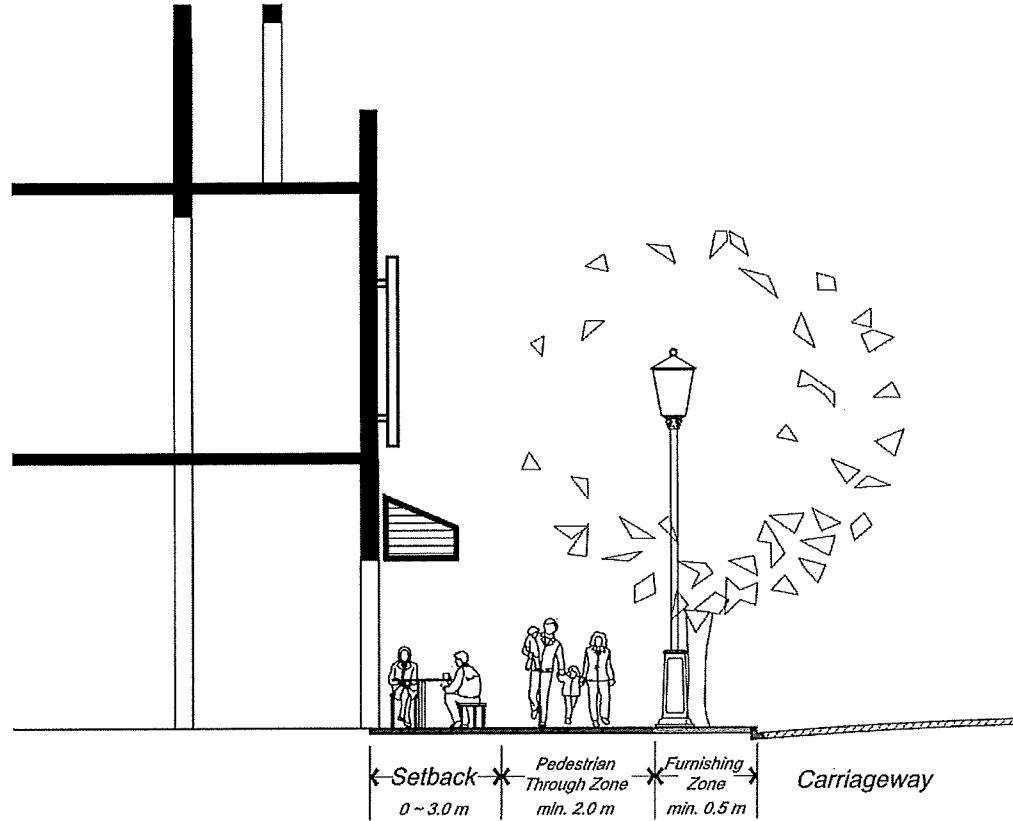
MAYOR


A. K. Gilron
CITY CLERK

993.4 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 the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone shall be developed on a minimum of one side of the road, but similar treatment shall be incorporated on the opposite side of the road, where appropriate.
 - a. **Pedestrian Through Zone:** The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling
 - b. **Furnishing Zone:** This area is located between the Pedestrian Through Zone and carriageway and serves as a safety separation, and as an area to place items such as traffic signs, street lights, transit shelters, benches, trees, landscaping, and snow storage.



Publicly Accessible Private Roadway Concept

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 the closer of a property line, Public Road, Publicly Accessible Private Road, or Publicly Accessible Private Park easement boundary. A Setback is not a Yard, Amenity Space or Separation Space.

993.5 Riverview Town Centre Wide Regulations

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

1. In addition to the requirements outlined in Section 13.2 of the Zoning Bylaw, the owner shall also include a context plan with the initial and each subsequent Development Permit application. 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;
 - e. Floor Area Ratio for the Development Area;
 - f. Number of Dwelling Units;
 - g. Development phasing for the geographic area where each individual Zone applies to and where the development is located; and
 - h. Road network for the Development Area including public roads and Publicly Accessible Private Roads, as applicable.
2. 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 1.8 m may be used to satisfy the required Private Outdoor Amenity Area.
3. Vehicle access and circulation shall be developed in general accordance with Appendix II.
4. 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.
5. On-street parking is allowed along Publicly Accessible Private Roads.
6. 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, that the parking required is less than the requirements set out in Section 54.2 Schedule 1 of the Zoning Bylaw.
7. 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 or screened from view of adjacent residential developments.

8. 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.
9. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
10. Floor Area shall be calculated in accordance with the following:
 - a. Indoor Amenity Areas shall be exempted from Floor Area Ratio calculations.
 - b. The Floor Area of above ground Parking Areas contained within parking structures shall not be counted toward the total Floor Area.
11. 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 the applicable City department.

993.6 (RTCC) Riverview Town Centre Commercial Zone

993.7 (RTCR) Riverview Town Centre Residential Zone

993.8 (RTCMR) Riverview Town Centre Medium Rise Zone

Appendix I – Special Area Riverview Town Centre

Appendix II – Illustrative Concept Plan: Riverview Town Centre

993.6 (RTCC) Riverview Town Centre Commercial Zone**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. Liquor Stores

- t. Live Work Unit
- u. Lodging Houses
- v. Major Home Based Business
- w. Media Studios
- x. Minor Amusement Establishments
- y. Minor Home Based Business
- z. Natural Science Exhibits
- aa. Nightclubs
- bb. Non-Accessory Parking
- cc. Personal Service Shops, excluding Body Rub Centres
- dd. Private Clubs
- ee. Private Education Services
- ff. Professional, Financial and Office Support Services
- gg. Protective and Emergency Services
- hh. Publicly Accessible Private Park
- ii. Public Education Services
- jj. Public Libraries and Cultural Exhibits
- kk. Religious Assembly
- ll. Residential Sales Centre
- mm. Restaurants
- nn. Rural Farms
- oo. Secondhand Stores
- pp. Specialty Food Services
- qq. Spectator Entertainment Establishments
- rr. Urban Gardens
- ss. Urban Outdoor Farms
- tt. Veterinary Services

- uu. Fascia On-premises Signs
- vv. Freestanding On-premises Signs
- ww. 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. Equipment Rentals
- f. Gas Bars
- g. Group Home
- h. Limited Contractor Services
- i. Major Amusement Establishments
- j. Market
- 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 non-Residential Uses shall be 2.0, and the maximum Floor Area Ratio for all other Uses, or any combination of Uses, in this Zone shall be 2.5.
- b. The maximum building Height shall be 40.0 m.
- c. The maximum residential Density for this Zone shall be 150 Dwellings / ha.
- d. The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings / ha, where it can be demonstrated that the road and drainage networks can accommodate the increased density, to the satisfaction of the Development Officer in consultation with City Planning (Drainage and Transportation).
- e. The portion of a Tower greater than 20m in Height shall be limited to a maximum Floor Plate of 850m². 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. Setbacks shall be as follows:
 - i. the maximum Setback from a Publicly Accessible Private Road shall be 2.0 m. The minimum Setback shall be 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. The minimum Setback shall be 0 m.
 - iv. the maximum Setback from 199 Street shall be 3.0 m. The minimum Setback shall be 0 m.
 - v. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.
- 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. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018

5. Urban Design Regulations

- a. The total length of any building Façade shall be limited to 48.0 m.
- b. Buildings shall front onto public roads, Publicly Accessible Private Roads, or the Publicly Accessible Private Park.
- c. Buildings shall allow for engagement with pedestrians, through elements such as transparent glazing, building entrances, and patios.
- d. Building Facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- e. Buildings shall be designed to frame the corner of collector and arterial road intersections.
- 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 these are required.
- g. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, 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 hard or soft landscaped pedestrian connection shall be provided through the Site in general accordance with Appendix II.
- 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 in general accordance with Appendix II, 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. 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. Parking for Apartment Hotels and Hotels shall be accommodated underground or within parking structures.

993.7 (RTCR) Riverview Town Centre Residential Zone**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, not exceeding 200 m2 of Floor Area
- f. Limited Group Home
- g. Live Work Unit
- h. Lodging Houses
- i. Major Home Based Business
- j. Minor Home Based Business
- k. Personal Service Shops, excluding Body Rub Centres
- l. Publicly Accessible Private Park
- m. Row Housing
- n. Specialty Food Services, not exceeding 100 m2 of Public Space
- o. Stacked Row Housing
- p. Rural Farms
- q. Urban Gardens
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs

- t. Projecting On-premises Signs

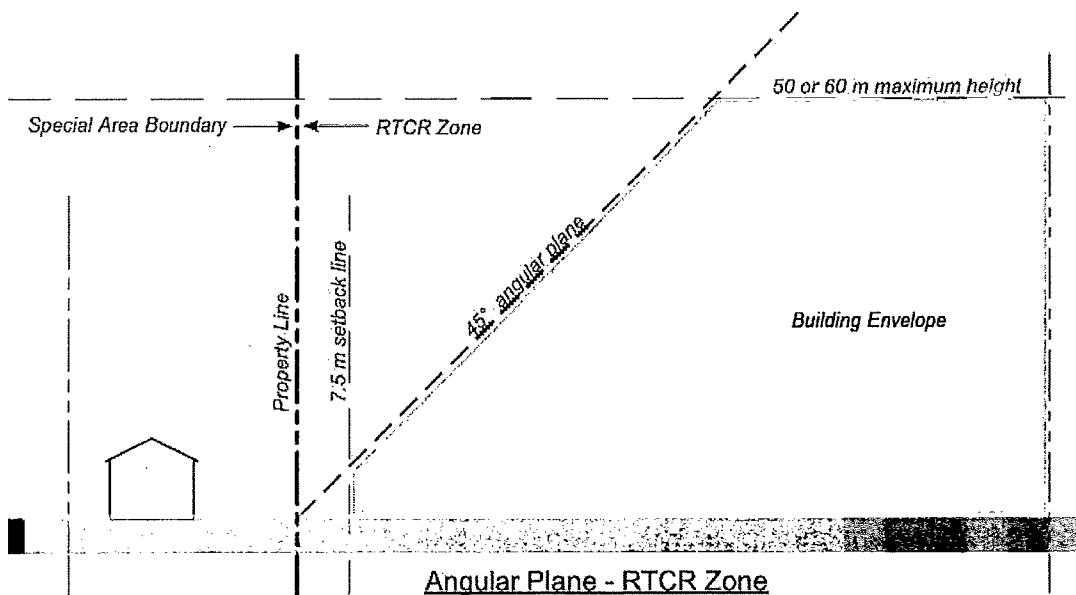
3. Discretionary Uses

- a. Business Support Services
- b. Commercial Schools
- c. Community Recreation Services
- d. Creation and Production Establishments
- e. General Retail Stores, exceeding 200 m² but less than 500 m² of Floor Area
- f. Group Home
- 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 shall be 3.0, and the maximum Floor Area Ratio for non-Residential Uses, or any combination of Uses, in this Zone shall be 1.0.
- b. The maximum residential Density for this Zone shall be 150 Dwellings / ha.
- c. The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings / ha, where it can be demonstrated that the road and drainage networks can accommodate the increased density, to the satisfaction of the Development Officer in consultation with City Planning (Drainage and Transportation).
- d. Building Heights shall be as follows:

- i. The maximum Height, for any building that is taller than 12 m shall be defined as follows:
 - A. building Height shall be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern boundaries of the Special Area Riverview Town Centre (as shown on Appendix I);
 - B. buildings shall be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane; and
 - C. a diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, shall be provided to the Development Officer with the Development Permit Application.
- ii. Notwithstanding 993.7(4)(d)(i), the maximum Height shall not exceed:
 - A. 60.0 m for buildings located west of 199 Street NW; and 50.0 m for buildings located east of 199 Street NW.



- e. Setbacks shall be as follows:
 - i. the maximum Setback from a Publicly Accessible Private Road shall be 3.0 m. The minimum Setback shall be 0 m.
 - ii. the maximum Setback from a public road, other than a Lane, shall be 3.0

- m. The minimum Setback shall be 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.
- f. The portion of a Tower greater than 20m in Height shall be limited to a maximum Floor Plate of 850 m². 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.
- 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 of Floor Area 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 or south of Uplands Boulevard, and oriented toward Uplands Boulevard or a Publicly Accessible Private Street.
- k. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018

5. Urban Design Regulations

- a. The total length of any building façade shall be limited to 48.0 m.
- b. Buildings Abutting Uplands Boulevard shall allow for engagement between pedestrians and the building, through elements such as transparent glazing, building entrances, and patios.
- c. Building facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add

architectural interest.

- d. Building shall be designed to frame the corners of collector road intersections.
- e. 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.
- f. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities 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.
- g. 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 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, in general accordance with Appendix II, 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, and loading zones.
- c. Parking for Apartment Hotels shall be accommodated underground or within parking structures.

993.8 (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 and smaller commercial uses at ground level. The intent is to incorporate appropriate development controls to allow the development to 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 Home
- e. Limited Group Home
- 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
- l. Specialty Food Services
- m. Stacked Row Housing
- n. Urban Gardens
- o. Fascia On-premises Signs
- p. Projecting On-premises Signs

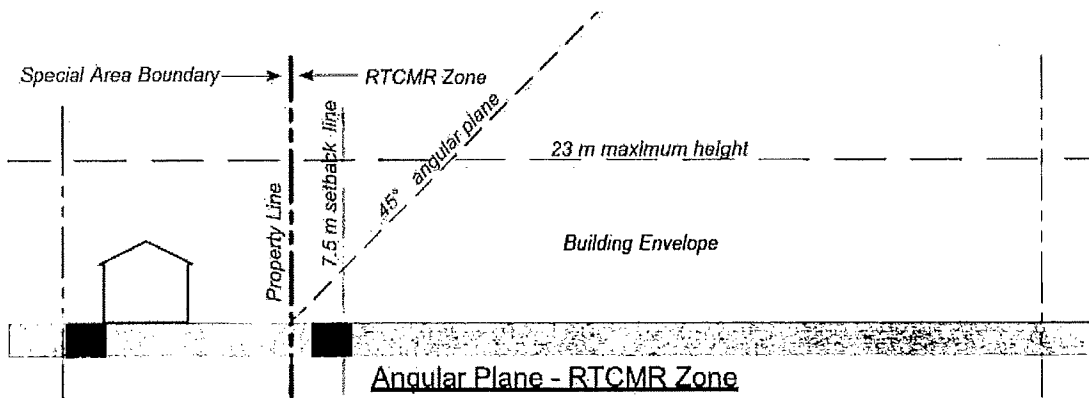
3. Discretionary Uses

- a. General Retail Stores, not exceeding a 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 shall be 2.5.
- b. The maximum residential Density shall be 224 Dwellings / ha.
- c. Building Heights shall be as follows:
 - i. The maximum Height, for any building that is taller than 12 m shall be defined as follows:
 - A. building Height shall be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern boundaries of the Special Area Riverview Town Centre (as shown on Appendix I);
 - B. buildings shall be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane; and
 - C. a diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, shall be provided to the Development Officer with the Development Permit Application.
 - ii. Notwithstanding 993.8(4)(c)(i), the maximum Height shall not exceed 23.0 m.

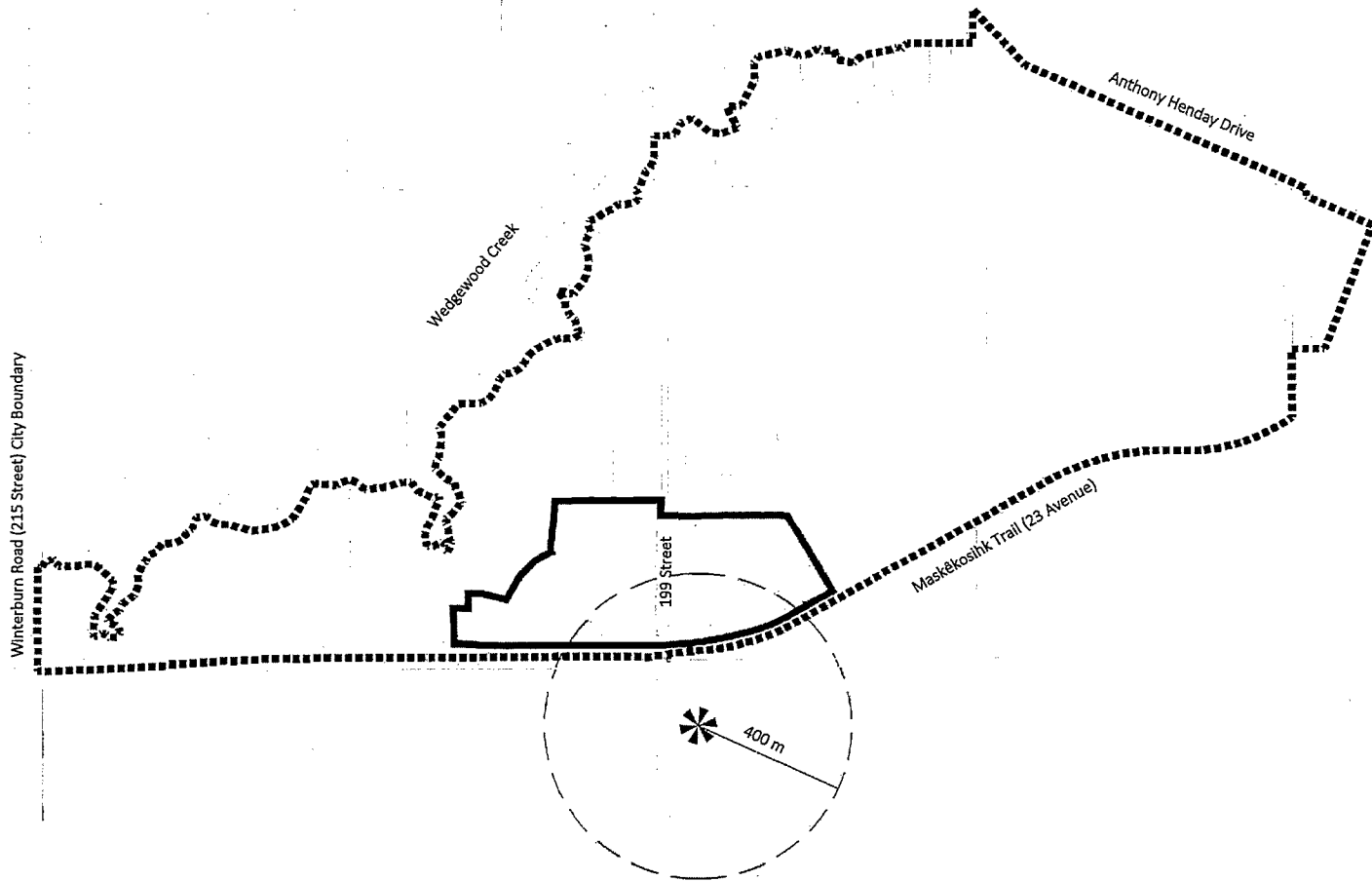






- d. Setbacks shall be as follows:
 - i. The minimum Setback shall be 3.0 m where a development Abuts a public road.

- 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.
- e. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- f. For a Row Housing Development all roof leaders from the Dwelling shall be connected to the individual storm sewer service for each Lot.
- g. 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 separate and have direct access from the street.
- h. Commercial and Community Uses shall only be permitted in locations where they front onto either an arterial or collector road.
- i. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018.
- j. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw.
- k. 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

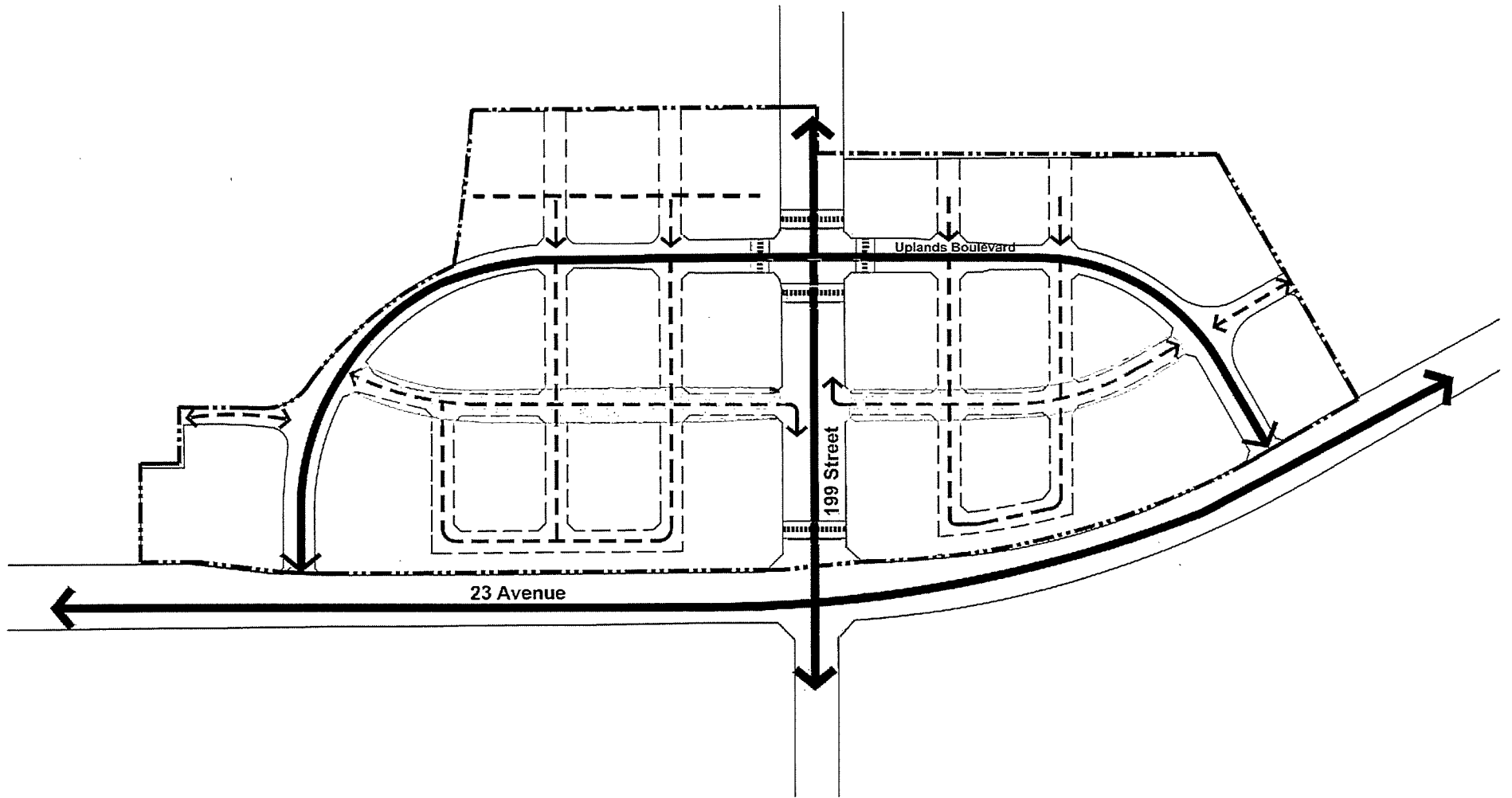
- a. Building shall be designed to frame the corners of collector and arterial road intersections.
- b. Building facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- c. Principal building entrances for any Use as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, 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



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

APPENDIX I
Special Area
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
- ▬ Conceptual Pedestrian Connection
(Combination of hard and soft landscaping)

Note: The road network shown shall not prescribe their exact alignment or locations but rather illustrate the need for an interconnected mobility network.

APPENDIX II
Illustrative Concept Plan
 Riverview Town Centre
 Special Area

Edmonton, Alberta