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- (xiii) **Market**
- (xiv) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xv) **Microbrewery**
- (xvi) **Open Space**
- (xvii) **Office**
- (xviii) **Print Centre**
- (xix) **Radio, Television and Recording Studio**
- (xx) **Restaurant without drive thru**
- (xxi) **Specialty Food Store**
- (xxii) **Signs**
 - i. **A-board Sign;**
 - ii. **Awning Sign;**
 - iii. **Canopy Sign;**
 - iv. **Fascia Sign;**
 - v. **Freestanding Sign;**
 - vi. **Neighbourhood Identification Sign;**
 - vii. **Painted Wall Sign;**
 - viii. **Projecting Sign;**
 - ix. **Property Management Sign;**
 - x. **Under-Canopy Sign;**
 - xi. **Wall Sign; and**
 - xii. **Window Sign**
- (xxiii) **Utilities**

10.3.2 Discretionary Uses

- (a) Drive thrus are not allowed in the Riverlands Commercial District.
- (b) With the exception of the portions of Sites identified in Figure 4 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Riverlands Commercial District:
 - (i) **Accessory Use**
 - (ii) **Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016**
 - (iii) **Community Entrance Feature**
 - (iv) **Drinking Establishment (adult entertainment prohibited)**
 - (v) **²Dwelling units above the ground floor.**
 - (vi) **Gaming or Gambling Establishment**
 - (vii) **Institutional Service Facility (excluding detention and correction centres)**
 - (viii) **Liquor, Beer and/or Wine Sales**
 - (ix) **Microbrewery**
 - (x) **Outdoor display of goods and sales**
 - (xi) **Parking Structure**
 - (xii) **Public and Quasi Public Buildings**

² 3357/MM-2016

- (xiii) **Seasonal Sales Area**
- (xiv) **Social Organization**
- (xv) Temporary surface parking lot
- (xvi) Temporary surface parking lot for a minimum of ten (10) years, from the passing of Bylaw 3357/Q-2016 on December 5, 2016, on the remnant portion of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47th Street (Alexander Way) Street realignment.

10.3.3 Riverlands Commercial District Development Standards

- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.3 Riverlands Commercial District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, the Overlay District shall prevail.

10.3.3.1 Building setbacks

- (a) Building setbacks from Streets, **Movement Corridors**, and **Public Spaces** are established by **Edge Zones**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

10.3.3.2 Edge Zones

- (a) The following **Edge Zone** minimums and maximums shall be applied to new Buildings in the Riverlands Commercial District, in accordance with the Riverlands Commercial District Edge Zone (Figure 5):
 - (i) **Narrow Edge Zone**, minimum 1.5 m, maximum 2.5 m; and
 - (ii) **Wide Edge Zone**, minimum 3.0 m, maximum 5.0 m.
- (b) **Edge Zone** development standards for all uses in this District are contained in Section 10.6.3.1 **Commercial Edge Zones**.



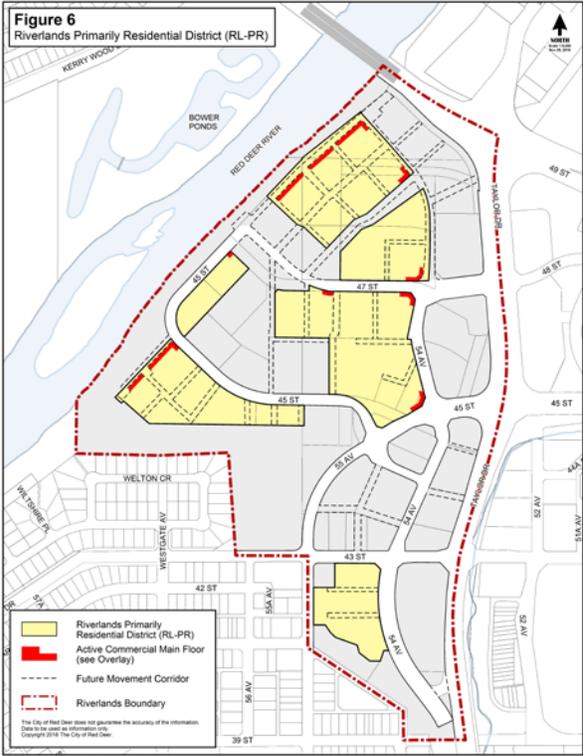
See Figure 10 Commercial Edge Zone Illustration in Section 10.6.3.1 and Figure 11 Residential Edge

Zone Illustration in Section 10.6.3.2

10.4 Riverlands Primarily Residential District (RL-PR)

General Purpose

To facilitate the redevelopment of the Riverlands area of Downtown Red Deer consistent with Riverlands Area Redevelopment Plan 2016, specific to the lands generally west of 54th Avenue (Figure 6). The Riverlands Primarily Residential District is to accommodate a mix of Residential housing types, with Commercial uses compatible with the primarily Residential function of this District. Residential Dwelling Units shall be a component of any Principal Building within the Riverlands Primarily Residential District.



10.4.1 Permitted Uses

- (a) Drive thrus are not allowed in the Riverlands Primarily Residential District.
- (b) With the exception of the portions of Sites identified in Figure 6 as Active Commercial Main Floors, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Permitted Uses in the Riverlands Primarily Residential District:
 - (i) Accessory Building
 - (ii) Artist Gallery
 - (iii) Artist Studio
 - (iv) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (v) Business Incubator
 - (vi) Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic or dog grooming salon, Commercial School or Day Care Facility)
 - (vii) Convenience Food Store
 - (viii) Home music instructor/instruction (two students)
 - (ix) Home Occupation which, in the opinion of the Development Officer, will not generate additional parking
 - (x) Information Service Provider
 - (xi) Live Work Unit

- (xii) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xiii) **Mixed Use Commercial/Office with Dwelling Units**
- (xiv) **Multi-Attached Building** (excluding 2 storey townhouses and row houses, triplexes, and fourplexes)
- (xv) **Multiple Family Building**
- (xvi) **Open Space**
- (xvii) **Show Home or Raffle Home**
- (xviii) **Signs**
 - i. **A-board Sign;**
 - ii. **Awning Sign;**
 - iii. **Canopy Sign;**
 - iv. **Fascia Sign;**
 - v. **Freestanding Sign;**
 - vi. **Neighbourhood Identification Sign;**
 - vii. **Painted Wall Sign;**
 - viii. **Projecting Sign;**
 - ix. **Property Management Sign;**
 - x. **Under-Canopy Sign;**
 - xi. **Wall Sign; and**
 - xii. **Window Sign**
- (xix) **Specialty Food Store**
- (xx) **Utilities**

10.4.2 Discretionary Uses

- (a) Drive thrus are not allowed in the Riverlands Primarily Residential District.
- (b) With the exception of the portions of Sites identified in Figure 6 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Riverlands Primarily Residential District:
 - (i) **Accessory Use**
 - (ii) **Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016**
 - (iii) **Assisted Living Facility**
 - (iv) **Commercial Service Facility (excluding financial or insurance services outlet)**
 - (v) **Community Entrance Feature**
 - (vi) **Home music instructor/instruction (six students)**
 - (vii) **Home Occupation which will generate additional parking**
 - (viii) **Multi-Attached Building**
 - (ix) **Outdoor display of goods and sales**
 - (x) **Restaurant**
 - (xi) **Seasonal Sales Area**
 - (xii) **Social Organization**
 - (xiii) **Temporary surface parking lot**

- (xiv) ³Commercial Entertainment Facility on 5589-47 Street (Condominium Plan 152 2369)
- (xv) ⁴Commercial Recreational Facility on 5589-47 Street (Condominium Plan 152 2369)
- (xvi) ⁵Office on 5589-47 Street (Condominium Plan 152 2369)

10.4.3 Riverlands Primarily Residential District Development Standards

- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.4 Riverlands Primarily Residential District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, the Overlay District shall prevail.
- (b) Any development permit application for a principle Building on 5581 – 45th Street (Lot 2 Block 1 Plan 762 1616) shall be circulated to landowners between 85 Welton Crescent and 138 Welton Crescent for comment.

10.4.3.1 *Building setbacks*

- (a) Building setbacks from Streets, **Movement Corridors**, or **Public Spaces** are established by the **Edge Zone**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

³ 3357/KK-2016

⁴ 3357/KK-2016

⁵ 3357/KK-2016

- viii. Other similar **Commercial** uses approved by the Development Authority
- (vi) A Live Work Unit shall not be individually separated through any subdivision or condominium plan.

- (xiv) Restaurant
- (xv) Signs
 - i. A-board Sign;
 - ii. Awning Sign;
 - iii. Canopy Sign;
 - iv. Fascia Sign;
 - v. Freestanding Sign;
 - vi. Painted Wall Sign;
 - vii. Projecting Sign;
 - viii. Property Management Sign;
 - ix. Under-Canopy Sign;
 - x. Wall Sign; and
 - xi. Window Sign
- (xvi) Specialty Food Store

10.5.2 Discretionary Uses

- (a) Drive thrus are not allowed in the Riverlands Primarily Residential District.
- (b) The following uses are Discretionary Uses in the Riverlands Active Commercial Main Floors Overlay District:
 - (i) Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (ii) Microbrewery

10.5.3 Riverlands Active Commercial Main Floors Overlay District Development Standards

10.5.3.1 Application

- (a) The uses and development standards of this Overlay District apply to the **Main Floors** of Sites located in whole or in part within the areas identified as **Active Commercial Main Floors** in Figure 8.
- (b) Where the uses and development standards in the **Riverlands Districts** or Section 10.6 Development Standards for Riverlands Land Use Districts contradict or will not serve to achieve the uses or development standards contained in this Overlay District, the uses and development standards in this Overlay District shall prevail.
- (c) For the purposes of this Part, Corner Sites have two (2) front boundaries.
- (d) On Corner Sites abutting two (2) Streets or a Street and a Lane, the uses and development standards in this Overlay District shall apply to a minimum of 10 m measured from the Site corner along the boundaries of both Site Frontages.
- (e) On **Interior Sites**, except for those fronting along 45th Street between 47th Street and Taylor Drive, the uses and development standards in this Overlay District shall apply to a minimum of 10 m of Frontage measured along the Front Site Boundary.

- (f) On Sites fronting 45th Street between 47th Street and 54th Avenue, the uses and development standards in this Overlay District shall apply to all **Main Floors**.
- (g) On Sites on the north side and fronting 47th Street between 54th Avenue and Taylor Drive, the uses and development standards in this Overlay District shall apply to all **Main Floors**.
- (h) On Lot 2 Block 1 Plan 762 1616, the uses and development standards in this Overlay District shall apply to the majority of **Main Floors** fronting the Red Deer River.

10.5.3.2 *Building Design*

- (a) Buildings must be designed with a front façade that runs the entire length of the Frontage, except where:
 - (i) A break in continuous façade is needed to accommodate access to parking facilities and no other access point is reasonable. The parking facility access shall be a maximum width of 7.0 m; and
 - (ii) Where the Development Authority has approved a Side Yard setback with an adjacent Site.
- (b) The entire **Main Floor** of all Buildings subject to this Overlay District shall have a minimum **Main Floor** height of 3.5 m measured from the interior floor to the underside of the floor above.

10.5.3.3 *Building setbacks*

- (a) Building setbacks from Streets, **Movement Corridors**, and **Public Spaces** are established by **Edge Zones**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

10.5.3.4 *Edge Zones*

- (a) The following **Edge Zone** minimums and maximums shall be applied to Buildings in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, in accordance with Figure 9:
 - (i) Minimal **Edge Zone**, minimum 1.4 m, maximum 2.0 m;
 - (ii) Narrow **Edge Zone**, minimum 1.5 m, maximum 2.5 m; and
 - (iii) Wide **Edge Zone**, minimum 3.0 m, maximum 5.0 m.
- (c) **Edge Zone** development standards for all uses in this District are contained in Section 10.6.3.1 Commercial **Edge Zones**.

See Figure 10 Commercial Edge Zone Illustration in Section 10.6.3.1 and Figure 11 Residential Edge Zone Illustration in Section 10.6.3.2

10.6 Development Standards for Riverlands Districts

10.6.1 Development Authority for Riverlands Districts

- (a) In exercising its approval powers, the Development Authority shall ensure that Development conforms to the general intent of the 2016 Riverlands Area Redevelopment Plan.
- (b) All development standards, site plan, site access, the relationship between Buildings, Structures and Amenity Space and Edge Zones, the architectural treatment of any Building, the provision and architecture of Landscaped Areas, and the parking layout shall be subject to approval by the Development Authority.

10.6.2 Building Setbacks for Riverlands Districts

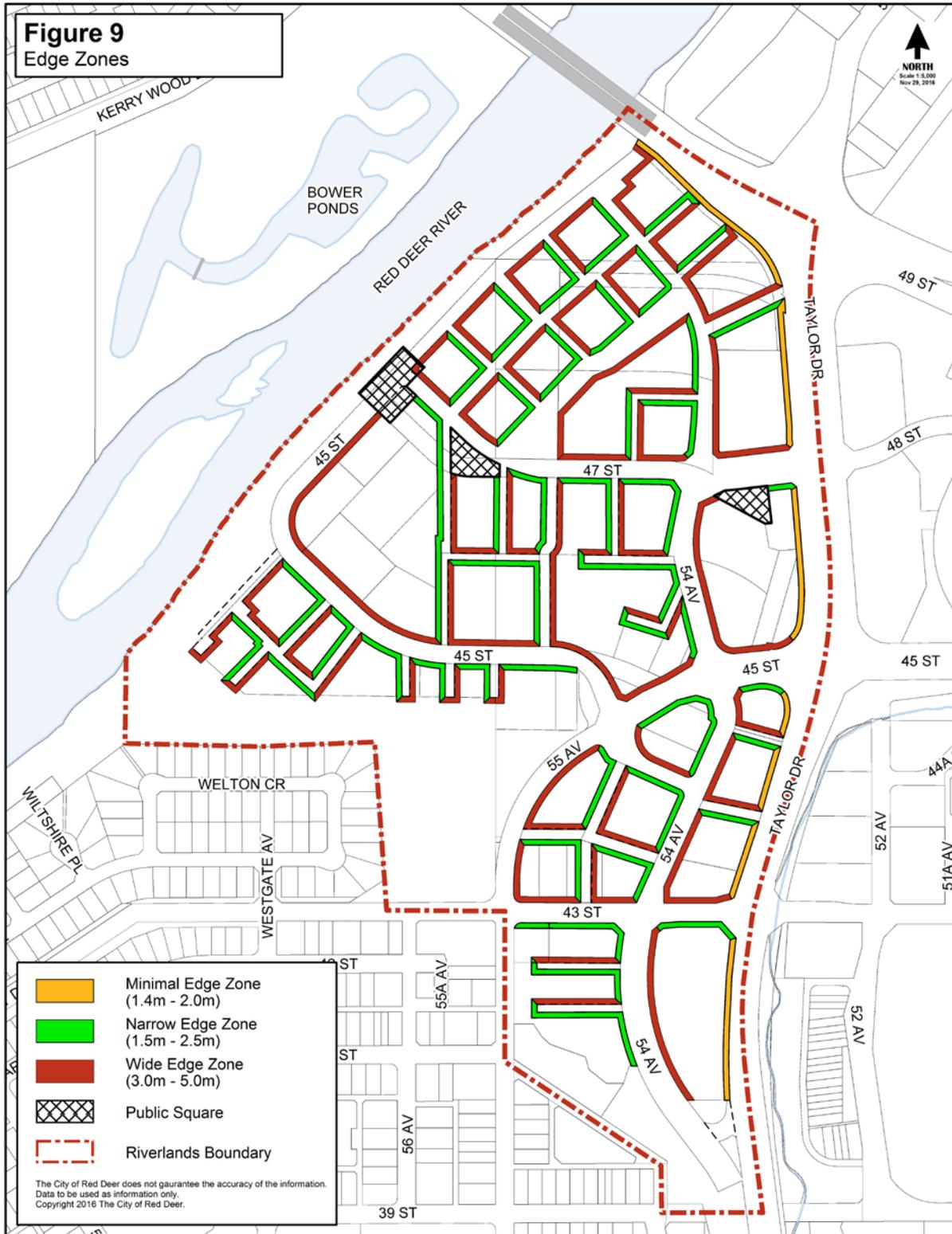
- (a) A Front Yard Building setback is determined by the Edge Zone and Section 10.6.3. Front Yard Building setbacks abutting a Street, Movement Corridor, or Public Space that is not subject to an Edge Zone shall be determined by the Development Authority.
- (b) Where Edge Zones are applied the Building shall abut the Edge Zone. Buildings shall not be setback farther than the maximum Edge Zone.
- (c) Side Yard Building setback for a Side Yard abutting a Street, Movement Corridor, or Public Space is determined by the Edge Zone in Section 10.6.3.
- (d) Side Yard Building setback for a Side Yard abutting a Site is determined by the Development Authority.
- (e) Rear Yard Building setback for a Rear Yard abutting a Street is determined by the Development Authority.
- (f) Rear Yard Building setback for a Rear Yard abutting a Site is determined by the Development Authority.

10.6.3 Edge Zone Development Standards for Riverlands Districts

- (a) For the purpose of Edge Zones all non-Residential uses shall comply with the Commercial Edge Zone Development Standards.
- (b) Edge Zones development standards shall apply to new Buildings and surface parking.
- (c) Compliance with Edge Zones for Existing Buildings and surface parking is optional but is strongly encouraged to contribute to the vision of Riverlands and improve the public realm.
- (d) Edge Zone development standards apply to any redevelopment on the front of the Main Floor of an Existing Building.
- (e) Compliance with Edge Zone development standards is encouraged for an application to develop additional storeys.

- (f) Compliance with **Edge Zones** development standards is not required for redevelopment that results in additions built within a Rear Yard or a Side Yard abutting another Site.
- (g) New Building **Edge Zones** development standards shall be applied to new Buildings abutting **Public Spaces**.
- (h) **Edge Zone** development standards shall not be varied by the Development Authority, unless allowed in this Part.
- (i) Where **Edge Zones** apply, the applicable **Edge Zone** setback and **Edge Zone** development standards apply along the entire **Building** façade.
- (j) Where a Site abuts three (3) or more Streets, **Movement Corridors**, or **Public Spaces**, the Development Authority shall ensure the requirements for **Edge Zones** are met on at least two (2) of the abutting sides. In assessing which sides of multi-face Sites should be required to comply, the Development Authority will take into consideration continuation of existing developed Streets, **Movement Corridors**, **Public Spaces**, and/or **Edge Zones** and will prioritize **Edge Zone** application to the abutting **Movement Corridors** in the following order of highest preference to lowest priority: Urban Corridor; Green Spine; Neighbourhood Connector; Local Connector; then Residential Mews (Figure 13 in Section 10.6.17)
- (k) Fencing of the **Edge Zone**, or any part of the **Edge Zone**, is subject to Section 3.20 of this Bylaw.

Figure 9
Edge Zones

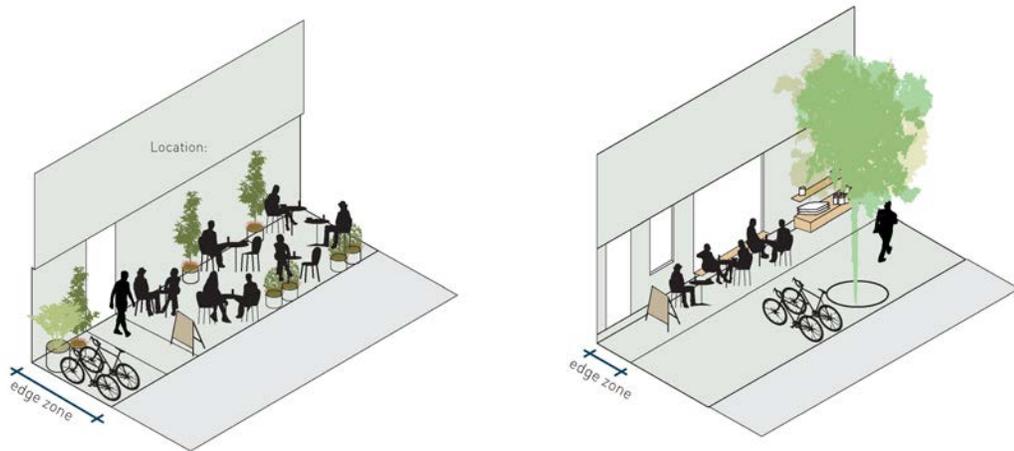


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10.6.3.1 *Commercial Edge Zones for Riverlands Districts*

- (a) **Commercial Edge Zones** are applied where the abutting **Main Floor** contains (or will contain) **Commercial** uses.
- (b) **Commercial Edge Zones** shall provide at least two (2) of the following as permanent features, in addition to the required bicycle racks described in Section 10.6.12(a):
 - (i) Art installation (for example, mosaics, murals, sculptures);
 - (ii) Product display directly associated with the abutting **Commercial** use on the same Site;
 - (iii) Seating;
 - (iv) Water feature;
 - (v) Wooden decks or decorative paving/concrete; or
 - (vi) Other feature(s) that facilitate spill-out functions of the **Commercial** uses that add life to the **Movement Corridor, Street, or Public Space**, at the discretion of the Development Authority.

Figure 10: **Commercial Edge Zone** Illustrations

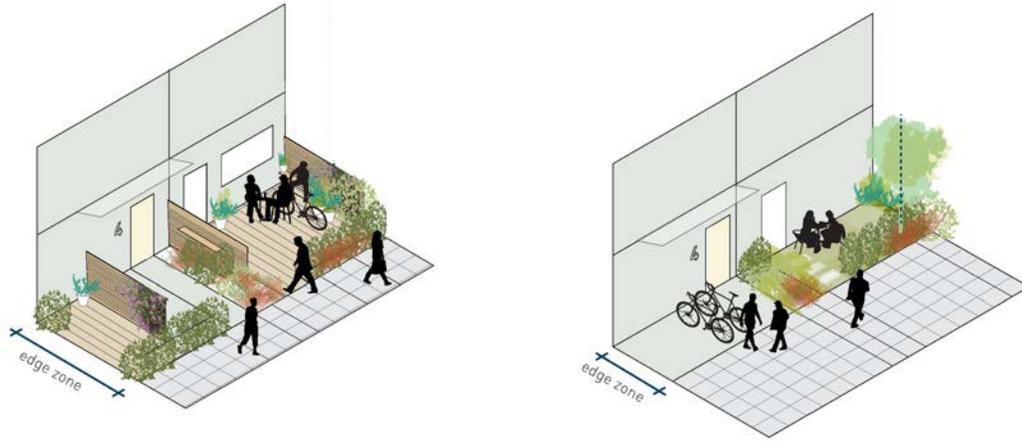


10.6.3.2 *Residential Edge Zones for Riverlands Districts*

- (a) **Residential Edge Zones** are applied where the abutting **Main Floor** contains (or will contain) **Residential** uses.
- (b) All **Residential Main Floor Dwelling Units** facing the **Movement Corridor** and/or **Street** shall incorporate the abutting **Edge Zone** as private space. The **Dwelling Units** shall use landscaping features or materials to provide privacy as well as to demarcate the private from the public.
- (c) **Residential Edge Zones** shall provide at least two (2) of the following as permanent features, in addition to the required bicycle racks described in Section 10.6.12(a):
 - (i) Art installations (for example, mosaics, murals, sculptures);
 - (ii) Garden;
 - (iii) Play structures;
 - (iv) Seating;
 - (v) Water feature;
 - (vii) Wooden decks or decorative paving/concrete; or

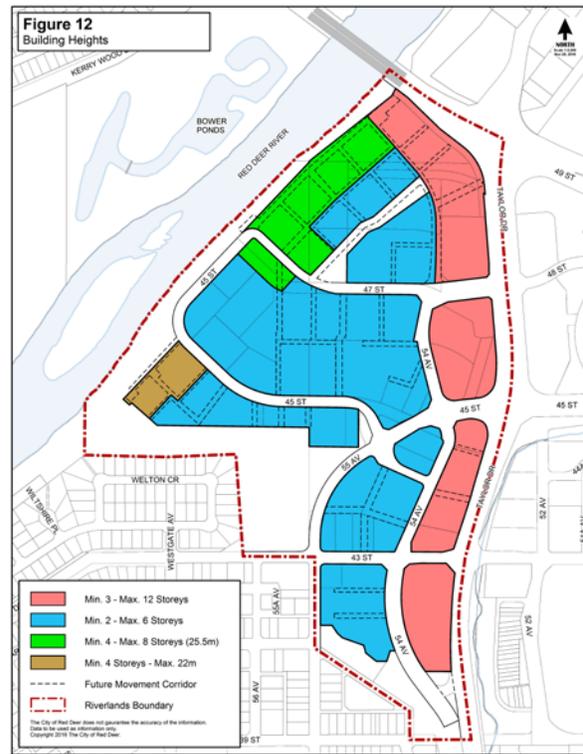
- (viii) Other feature(s) that provide a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority.

Figure 11: Residential Edge Zone Illustrations



10.6.4 Building Heights for Riverlands Districts

- (a) Building Heights may not be varied by the Development Authority.
- (b) Building Heights for all Developments in this Part shall be provided in accordance with Figure 12 Building Heights.



10.6.5 Site Coverage for Riverlands Districts

- (a) Minimum Site Coverage shall not be varied by the Development Authority to accommodate an increase in parking, with the exception of temporary surface parking lots.
- (b) Minimum Site Coverage shall be 40% of the total Site for all Developments in the Riverlands Districts.

10.6.6 Dwelling Units for Riverlands Districts

- (a) A minimum of three (3) Dwelling Units shall be provided in each Principal Building within the Riverlands Primarily Residential (RL-PR) District.
 - (i) The minimum Dwelling Units required for Principal Buildings in the Riverlands Primarily Residential (RL-PR) District may not be varied by the Development Authority.
- (b) Dwelling Units may be provided in Principal Buildings within the Riverlands Taylor Drive (RL-TD) District.
- (c) ⁶DELETED

10.6.7 Building Design for Riverlands Districts

- (a) Buildings shall define the Street and/or **Movement Corridor**, shall horizontally and vertically abut the **Edge Zones** and shall create visual spatial components to create a comfortable Street and/or **Movement Corridor** environment which contributes to walkability.
- (b) Buildings located on Corner Sites shall have equal architectural corner features and high quality elevation treatments along each **Movement Corridor**, Street, or **Public Space**.
- (c) Building entrances shall be designed and architecturally treated to emphasize the Building entrances.
- (d) **Residential** and **Commercial** entrances are encouraged to be architecturally differentiated to avoid confusion.
- (e) **Commercial** uses on the **Main Floor** shall have convenient entrances and transparent fronts with un-tinted glass windows.
- (f) Dwelling Units with any portion of the unit located at the **Main Floor** shall have individual, separate, and direct access to the **Edge Zone**.
- (g) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.

⁶ 3357/MM-2016

- (h) Building elevations abutting an **Edge Zone** shall be visually articulated at a minimum of every 6 m to a maximum of every 8 m intervals containing varied design elements such as entrances, windows, vertical accents, variation of colour and Building materials, canopies and signage, projections and roof lines.
- (i) Blank walls over 5 m in length shall be mitigated where, in the opinion of the Development Authority the blank wall is unavoidable, through a combination of the following treatments:
 - (i) Art installations (for example mosaics, murals, decorative masonry patterns, sculptures);
 - (ii) **Building Lighting**;
 - (iii) Different textures, colours, and materials;
 - (iv) Setting the wall back to provide room for landscaping or raised planter bed;
 - (v) Vertical trellis; or
 - (i) Other treatments that break up the expansive blank wall, at the discretion of the Development Authority
- (j) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be **Screened**.
- (k) With the exception of Sites identified in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, Buildings are strongly encouraged to have a minimum **Main Floor** height of 3.5 m measured from the interior floor to the underside of the floor above along the entire **Main Floor**.

10.6.8 **Amenity Space for Riverlands Districts**

- (a) All Buildings containing three or more Dwelling Units and/or Assisted Living Facility units shall provide **Amenity Space**. **Amenity Space** may be provided as **Common Amenity Space**, **Private Amenity Space**, provide linkages with abutting Sites or a combination of all three (3). **Amenity Space** locations may be provided in, but not limited to, **Edge Zones**, **Landscaped Areas**, and/or **Roof Terraces**.
- (b) Minimum **Amenity Space** is 4.5m² per Dwelling Unit, and 15.0 m² per unit for an Assisted Living Facility.
 - (i) **Private Amenity Space**:
 - i. Shall adjoin and be directly accessible from the Dwelling Unit; and
 - ii. Shall have a minimum of 1.8 m x 2.0 m in dimension.
 - (ii) **Communal Amenity Space**:
 - i. May be provided indoor and/or outdoor;
 - ii. **Communal Amenity Space** outdoor shall provide at least one of the following as permanent features:
 - (1) Art installation;
 - (2) Barbeque area with tables and garbage receptacles;
 - (3) Communal garden;
 - (4) Gazebo;
 - (5) Play structure;
 - (6) Pergola;
 - (7) Seating;
 - (8) Water feature; or

- (9) Other feature, at the discretion of the Development Authority.
- iii. Shall be accessible to all Dwelling Units or Assisted Living Facility units;
- iv. Shall have a minimum contiguous area of 50.0 m² with no dimension less than 6.0 m; and
- v. Should be located at or above Grade.

10.6.9 Pedestrian Connections for Riverlands Districts

- (a) Every Use contained in a Building that has an exterior public entrance shall have a **Walkway** connecting the public entrance to a **Sidewalk**.
- (b) Opportunities for pedestrian linkages with abutting properties shall be provided.

10.6.10 Parking Requirements for Riverlands Districts

- (a) Parking requirements are subject to Section 3.1.
- (b) Parking requirements in Table 3.1 of this Bylaw may only be varied by the Development Authority where it can be demonstrated in writing, through a parking study within the Riverlands Boundary, by the applicant, and to the Development Authority's satisfaction, the following:
 - (i) Availability and number of off-site parking stalls within the Riverlands Boundary and 500 m of the subject Site, and identification of any use restrictions, including but not limited to hours of operation, whether or not it is pay parking and if so, the duration of the paid parking component, if metered parking the allowable length of stay, and whether it is dedicated parking for a specified duration;
 - (ii) Availability of monthly parking stalls within the Riverlands Boundary and 500 m, of the subject Site;
 - (iii) Availability of transit service and the distance the proposed development is to bus stops;
 - (iv) Availability of active transportation options, including but not limited to whether or not the proposed development will provide **Bicycle Storage**, the proximity to **Sidewalks** and trails, and any additional facilities the applicant is proposing to encourage active transportation; and
 - (v) The public and **Commercial** amenities within the Riverlands Boundary and 500 m of the subject Site.
- (c) For Buildings containing Dwelling Units, the minimum allowable parking requirement shall be one (1) parking stall for every Dwelling Unit. The Development Authority shall not allow any further reduction.
- (d) The Development Authority shall not vary the minimum Site Coverage, or the landscaping requirements in the **Riverlands Districts** to accommodate an increase in parking, with the exception of temporary surface parking lots.

10.6.11 Parking Standards for Riverlands Districts

- (a) Temporary surface parking lots will be considered for a maximum of two (2) years and may be extended for a maximum of one (1) additional year following a review by the Development

Authority, with the exception of the remnant portion of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47th Street (Alexander Way) Street realignment where a temporary surface parking lot may be considered for a minimum of ten (10) years from the passing of Bylaw 3357/Q-2016 on December 5, 2016.

- (b) In addition to Section 3.2 of this Bylaw, the following Parking Standards apply to the **Riverlands Districts**.
- (c) **Edge Zones** are not applicable to temporary surface parking lots.
- (d) Parking is prohibited in the **Edge Zone** of all Sites.
- (e) Parking integrated into the Building Design is strongly encouraged.
- (f) Internal private laneways are encouraged as part of the parking design to allow for servicing, access to parking, as well as provide key pedestrian linkages.
- (g) Pedestrian **Walkway** connections are required to connect all adjacent buildings, trails, **Walkways**, **Movement Corridors** and **Sidewalks**.
- (h) Underground parking is strongly encouraged.
 - (i) Where underground parking is provided, parking entrances shall be provided at the rear of the Building or off a lane. The sizes of parking openings are strongly encouraged to be no wider than 7.0 m.
- (i) Where surface parking will be located on a Site, the following Standards shall be adhered to:
 - (i) All surface parking is subject to **Edge Zone** development standards contained in Section 10.6.3.
 - (ii) Surface parking shall be **Screened** by fencing or a continuous landscaping along the entire perimeter of the surface parking area, within the **Edge Zone**
 - i. Exception to the above is to accommodate parking access, which shall be a maximum width of 7.0 m.
 - (iii) Fencing height shall be a minimum of 0.6 m to a maximum of 0.9 m in height measured from Grade.
 - (iv) Where fence material is chain link, it shall be painted black.
 - (v) Surface parking shall not be greater than 40% of the Frontage.

10.6.11.1 *Parking Structure for Riverlands Districts*

- (a) **Parking Structures** shall define the Street and/or **Movement Corridor** horizontally and vertically abutting the **Edge Zone** and create visual spatial components to create a comfortable Street and/or **Movement Corridor** environment which contributes to walkability.
- (b) **Parking Structures** located on Corner Sites shall have equal architectural corner features and high quality elevation treatments along each **Movement Corridor**, Street, or **Public Space**.
- (c) **Parking Structure** entrances shall be well lit, well designed, and architecturally differentiated to clearly emphasize the entrances for vehicles and the entrances for pedestrians.

- (d) **Main Floors of Parking Structures** shall have a low wall, a minimum of 0.6 m to a maximum of 0.9 m in height measured from Grade, abutting all **Main Floor** parking stalls.
- (e) The low wall and the façade of the **Parking Structure** shall not contain blank walls over 2.0 m in length.
- (f) The low wall shall be designed to provide visual interest by way of integrating at least one (1) of the following as permanent features:
 - (i) Art installations (for example, mosaics, murals, decorative masonry patterns, etc.);
 - (ii) Different textures, colours, and materials;
 - (iii) Lighting;
 - (iv) Vertical trellis; or
 - (v) Other feature to provide visual interest, at the discretion of the Development Authority.
- (g) **Parking Structure** façade exterior materials shall integrate colour, or use a perforated metal with an image, and **Building Lighting**.
- (h) Where the **Parking Structure** contains blank walls over 5 m in length, it shall be mitigated where they are unavoidable in the opinion of the Development Authority, through a combination of the following treatments:
 - (i) Art installations (for example, mosaics, murals, decorative masonry patterns, sculptures);
 - (ii) **Building Lighting**;
 - (iii) Different textures, colours, and materials;
 - (iv) Settling the wall back to provide room for landscaping or raised planter beds;
 - (v) Vertical trellis; or
 - (vi) Other treatments that break up the expansive blank wall, at the discretion of the Development Authority
- (i) **Parking Structure** stairwells shall be provided along the exterior of the **Parking Structure**, shall be visually transparent from the **Movement Corridor, Street, or Public Space**, and shall provide weather protection to the satisfaction of the Development Authority.
- (j) Fully enclosed internal **Parking Structure** stairwells are prohibited unless transparent materials are used.
- (k) **Parking Structure** interiors shall be well lit and are strongly encouraged to be painted white to maximize visibility.
- (l) **Parking Structure** interiors shall provide clearly marked internal **Walkways** that link up to **Sidewalks**
- (m) **Parapet Walls** shall be integrated into the overall **Parking Structure** façade. Where this is not possible, **Parapet Walls** shall complement the façade exterior material, colour, and appearance.

10.6.12 Bicycle Facilities for Riverlands Districts

- (a) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided within the **Edge Zone** of each Building.
- (b) In addition to the secure outdoor bicycle racks required in (a) above, all Buildings containing three (3) or more Dwelling Units shall provide **Bicycle Storage**. The bicycle racks required in (a) above do not count towards this **Bicycle Storage** requirement.

10.6.13 Garbage and Recycling Facilities for Riverlands Districts

- (a) Recycling facilities shall be provided for every Building containing Dwelling Units, Office, and other **Commercial** uses.
- (b) All garbage and recycling facilities shall be fully **Screened** with a solid fence, landscaping, or a combination of both.
- (c) All garbage and recycling facilities shall be constructed of water proof materials or finishes and should be coordinated with the look and finish of the Building on the Site.
- (d) Composting facilities are strongly encouraged for all Buildings containing Dwelling Units and **Commercial** uses.
- (e) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.

10.6.14 Landscaping for Riverlands Districts

- (a) Landscaping Standards may not be varied by the Development Authority to accommodate an increase in parking, with the exception of temporary surface parking lots.
- (b) Landscaping shall be a minimum of 20% of the total Site area for all Developments in the **Riverlands Districts**. The 20% landscaping requirement is calculated by all space that is occupied or used (or will be occupied and used), for example:
 - (i) Existing trees and shrubs on Site whose health can be successfully maintained through construction;
 - (ii) Trees, shrubs, sod, and raised planters. Planters shall be of adequate design in terms of soil capacity and insulation to promote healthy plant growth;
 - (iii) **Vertical Greening** on facades, or vertical gardens. In this instance, the area of **Vertical Greening** shall be calculated using the dimensions of the base containing the roots;
 - (iv) Landscaping within an **Edge Zone**, **Courtyard**, and/or **Roof Terrace**;
 - (v) **Softscaping** or **Hardscaping** of outdoor **Amenity Space** that adheres to Section 10.6.8;
 - (vi) 50% of Softscaped materials shall be native, drought tolerant, or of low-maintenance.
- (c) Any part of the Site used for motor vehicle access, vehicle parking and garbage or recycling facilities shall not be included in the calculation of a Landscaped Area.

- (d) The **Edge Zone** shall contain landscaping in accordance with this subsection.
- (e) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturoscaping is required.
 - (i) Applicants shall use The City of Red Deer’s Naturoscaping Plant List as a guide.
- (f) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with *Contract Specifications*, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, “Tree Protection Fence”.
- (g) Crime Prevention Through Environmental Design principles are encouraged to be considered in the treatment of all landscaping and **Edge Zone** design.

10.6.15 **Lighting for Riverlands Districts**

- (a) All exterior and outdoor lighting shall be located and arranged to:
 - (i) Prevent direct rays of light directed towards any adjoining properties; and
 - (ii) Ensure direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.
- (b) **Building Lighting:**
 - (i) Shall be integrated into the overall Building design on all Building elevations adjacent to a **Movement Corridor, Street, or Public Space**; and
 - (ii) Is strongly encouraged to be integrated into all other elevations; and
 - (iii) The use of colour is encouraged in both the lighting fixture and lighting itself.
- (c) **Entrance Lighting:**
 - (i) Shall be provided above or beside primary and secondary Building entrances;
 - (ii) Where **Entrance Lighting** is provided beside the primary Building entrance, the fixture shall be positioned to be 1/3 of the height of the door if there is only one fixture, and 1/4 of the height of door where there are two fixtures (one on each side of the door).
- (d) **Amenity Space and Edge Zone lighting:**
 - (i) **Edge Zones** are strongly encouraged to integrate pedestrian lighting that is no taller than the **Main Floor** height;
 - (ii) **Trail Lighting** at or close to Grade along **Walkways** is strongly encouraged; and
 - (iii) The use of colour is encouraged in both the lighting fixture and lighting itself.

10.6.16 **Signs for Riverlands Districts**

- (a) In addition to Sections 3.3 and 3.4 of this Bylaw, the following Standards apply to Signs in the **Riverlands Districts**.
- (b) All Signs shall match or compliment through consideration of scale, massing, design and materials of the applicable Building(s) and or Site.

- (c) Signs may be located within the **Edge Zone**, on a **Building**, in a **Side Yard** abutting a **Movement Corridor**, **Street**, **Public Space**, or in the **Rear Yard**.

10.6.17 Movement Corridors

