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<sup>1</sup> 3357/E-2023 – Replace “Riverlands” with “Capstone” throughout Part 10

<sup>2</sup> 3357/E-2023

<sup>3</sup> 3357/E-2023

<sup>4</sup> 3357/E-2023

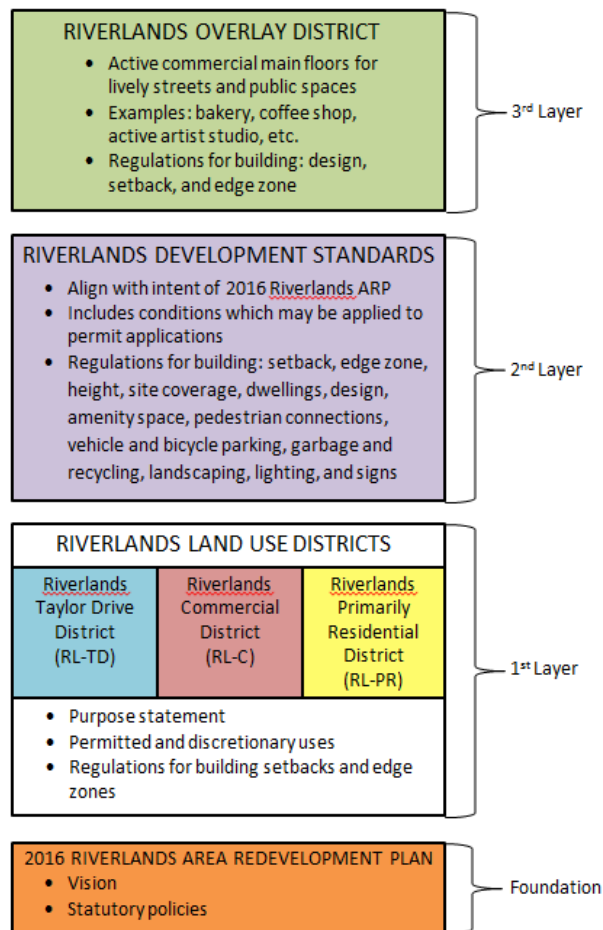
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# Part Ten: Capstone Districts and Development Standards

## 10.1 Interpretation

Part Ten: Capstone Districts and Development Standards are specific to the Capstone area Boundary, identified within figures of Part Ten, of Greater Downtown and are not applicable to Developments outside of Capstone. This Part contains uses and development standards key to facilitate the development of Capstone into a community with vibrant Streets, safe and activated Public Spaces, and great Building design. The Capstone Districts and Development Standards form part of an overall development plan for the Capstone Area. Figure 1 describes the various layers of development in the Capstone Area and how they relate.

Figure 1 LAYERS TO CREATE GREAT DEVELOPMENT



Development is guided by many layers of regulations. In Riverlands, there are three Land Use Districts which form the foundation for development. There are also Development Standards which provide an additional level of direction. In some areas of Riverlands, an Overlay District is applied. These regulations apply to specific areas in Riverlands. They have been strategically located to create lively streets and public spaces. Together, these regulations help to create a great neighbourhood.

To achieve this vibrant urban community envisioned for Capstone, where the uses and development standards contained in Parts One – Nine in the Land Use Bylaw contradict or will not serve to achieve the uses or development standards contained in Part Ten: Capstone Districts and Development Standards, the uses and development standards in Part Ten shall prevail.

Activation of the **Movement Corridors, Streets, and Public Spaces** has been designed in this Part by carefully identifying **Edge Zones** (Section 10.6.3), and strategic locations for **Movement Corridors** or **Street oriented active Commercial** uses crucial for lively **Movement Corridors, Streets, and Public Spaces** identified in Section 10.5 Capstone Active Commercial Main Floors Overlay District. Where the uses and development standards contained in the Capstone Taylor Drive District, the Capstone Commercial District and the Capstone Primarily Residential District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Active Commercial Main Floors Overlay District, the uses and development standards in Section 10.5 Active Commercial Main Floors Overlay District shall prevail.

<sup>5</sup>Sections 10.1.2 General Definitions and 10.1.3 Use Definitions are specific to this Part and do not apply to the rest of the Land Use Bylaw. It is important to note that definitions in this Part, which are capitalized for ease of reference, may be defined in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw. The definitions with the first letter bolded are contained within Part 10, the remainder of definitions are in Section 1.3 and 11.5. Where the definitions in Sections 1.3 or 11.5 contradict those contained in Sections 10.1.2 and 10.1.3 of this Part, the definitions in Sections 10.1.2 and 10.1.3 shall prevail.

This Part 10 does not alter or prohibit, nor should it be read as an intention to alter or prohibit, the uses allowed in other Districts as set out within this Bylaw. For example, while “**Coffee Shop**” is defined and listed as a use within the **Capstone Districts**, this does not prohibit the use in other districts of the Bylaw that do not have “**Coffee Shop**” specifically listed as a use.

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<sup>5</sup> 3357/B-2018

### 10.1.2 General Definitions

<sup>6</sup>*General definitions not found in this Part may be found in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw.*

<sup>7</sup>**Active Commercial Main Floor** means **Main Floor Commercial** uses which generate pedestrian engagement at the Movement Corridor and/or Street level (for example, a Coffee Shop, an Active Artist Studio, or Merchandise Sales and/or Rentals). Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.

**Amenity Space** means an indoor or outdoor space in Assisted Living Facilities or Buildings with Dwelling Units designed for active and passive recreational use (for example, sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms).

**Bicycle Storage** means an easily accessible structure that provides a cyclist with the ability to securely lock the frame of a bicycle to a secure structure, rack, railing, locker, or other structurally sound device specifically designed to securely park or store one or more bicycles in an orderly fashion. **Bicycle Storage** may be provided indoor or outdoor.

**Building Lighting** means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building (for example, accent lighting).

<sup>8</sup>**Commercial** means a use of land primarily related to or used for the buying and selling of goods and services to the public (for example, a bank, a retail outlet excluding Cannabis Retail, a restaurant, or a Hotel).

**Edge Zone** means the setback between a Building and the abutting Street, **Movement Corridor**, or **Public Space**. **Edge Zones** are intended to reflect **Movement Corridors** as identified in the Capstone Area Redevelopment Plan 2016. **Commercial Edge Zones** enable **Commercial** activities to spill-out into the public realm and add life to the Street, **Movement Corridor**, or **Public Space** (for example, outdoor serving or product display). **Residential Edge Zones** provide a privacy threshold as well as an outdoor space for **Residential** activities (for example, play areas or porches).

**Entrance Lighting** means exterior lighting that is located above or adjacent to the primary and secondary entrances of a Building.

**Hardscaping** means landscaping using hard-surfaced materials such as decorative stonework, retaining walls, **Walkways**, or other similar landscape-architectural elements. **Hardscaping** excludes **Softscaping**.

**Interior Site** means a site that is interior to the block. An **Interior Site** cannot be a **Corner Site**.

**Main Floor** means the floor of the Building that is closest to the ground level.

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<sup>6</sup> 3357/B-2018

<sup>7</sup> 3357/L-2018, 3357/L-2020

<sup>8</sup> 3357/L-2018

<sup>9</sup>DELETED

**Movement Corridor** means corridors that facilitate movement throughout the **Capstone Districts** and that balance the needs of all users: pedestrians, private vehicles, service vehicles, public transit and bicycles.

**Parapet Wall** means a low wall or barrier which is an extension of the wall at the edge of a roof, terrace, balcony, **Walkway**, or other Structure, or an architectural feature to screen mechanical equipment.

<sup>10</sup>**Public Assembly** means a Building used for public gatherings and assemblies. This use includes assembly areas used for religious, charitable, educational, or social activities. Typical examples include places of worship, community centres, auditoriums, and convention centres.

**Public Space** means a space that is available to the public on public land (for example, a public park, square, or plaza) and may incorporate amenities catering to everyday life. It is a space that is available for social interaction and public enjoyment.

**Residential** means a use of land primarily related to or used for private residence housing (for example, a Multi-attached Building, Multiple Family Building).

**Capstone Districts** mean the Capstone Taylor Drive District <sup>11</sup>(CAP-TD), the Capstone Commercial District <sup>12</sup>(CAP-C), the Capstone Primarily Residential District <sup>13</sup>(CAP-PR) and the Capstone Active Commercial Main Floors Overlay District.

**Roof Terrace** means a raised flat surface on which people can gather, that is located on top of a roof or partially recessed within the roof Structure of a Building, does not project beyond any façade of the storey below, is surrounded by guardrails, **Parapet Walls** or a similar feature, and is intended for use as an **Amenity Space**.

**Screened** means landscaping or similar materials which serve to enhance the visual appearance of a Site while mitigating the exposure of unsightly facilities.

**Sidewalk** means a hard surfaced public infrastructure path for pedestrians within the road right-of-way and part of public lands.

**Softscaping** means landscaping using plant material such as grass turf, trees, shrubs, and flowers. With the exception of manufactured materials used for containers such as planters or tree pits. **Softscaping** excludes **Hardscaping**.

**Trail Lighting** means a system of light fixtures or poles providing lighting for Walkways and gathering areas.

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<sup>9</sup> 3357/L-2018, 3357/L-2020

<sup>10</sup> 3357/E-2023

<sup>11</sup> 3357/E-2023

<sup>12</sup> 3357/E-2023

<sup>13</sup> 3357/E-2023

**Vertical Greening** means all plant material such as climbing vines or cascading ground cover that grow up, down or from the façade of a Building, privacy screen or other free standing Structure. Plant material can be rooted at the base of the Structure, in intermediate planters or on rooftops. The plant material can also be rooted into the wall itself.

**Walkway** means a passage or path for pedestrians located on private land.

### 10.1.3 Use Definitions

<sup>14</sup>*Use definitions not found in this Part may be found in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw.*

**Active Artist Studio** means a use where the general public may participate in, or spectate, art related activities and where an instructor may perform or teach the art for the general public (for example, public painting, public glass blowing, or public pottery).

**Artist Gallery** means a use where art is made available for public display. **Artist Gallery** may include the sale of art pieces.

**Artist Studio** means a use where the primary function is the creation or production of art by an artist or group of artists. **Artist Studios** may include the sale of art pieces produced by that use.

**Bakery** means a use where the primary function is the preparation and sale of items such as breads, pastries, and cakes. A **Bakery** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it will be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it will be considered a processing facility.

<sup>15</sup>**Business Incubator** means a use accommodating leasable **Commercial** space with communal washrooms and a shared reception area. The intent of a **Business Incubator** is to facilitate the need for a short term space in-between a Home Occupation and a larger independent **Commercial** space. This does not include Cannabis Retail Sales.

**Butcher** means a use where the primary function is the preparation of and sale meats. A **Butcher** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it shall be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it shall be considered a processing facility.

**Coffee Shop** means a use where the primary function is the preparation and sale of non-alcoholic beverages to the public for consumption within the premises or off the Site. A **Coffee Shop** may include the sale of food prepared within this use for public consumption as an Accessory Use. If there is a **Commercial** kitchen used for food preparation, it will be considered a Restaurant.

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<sup>14</sup> 3357/B-2018

<sup>15</sup> 3357/L-2018

<sup>16</sup>**DELETED**

<sup>17</sup>**Convenience Food Store** means a use where a limited range of daily household goods and fresh and packaged food is sold (for example, a corner store). A **Convenience Food Store** serves the adjoining neighbourhood and may have extended operating hours. A **Convenience Food Store** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption as an Accessory Use. This use does not include Cannabis Retail Sales.

**Courtyard** means an enclosed, or partially enclosed, semi-private outdoor space located on private land. A **Courtyard** facilitates access to greenspace that is sheltered from wind and noise and may provide a closed off area for children to play.

**Existing Building** means a Building that existed at the time of passing of Bylaw 3357/Q-2016 on December 5, 2016 and amendments thereto.

<sup>18</sup>**Grocery Store** means a use where a wide variety of fresh and packaged food, and household goods, is sold. A **Grocery Store** serves residents and businesses of the district in which the use is located. This use does not include Cannabis Retail Sales.

**Hotel** means a use providing temporary sleeping accommodation using rooms or suites, other than Dwelling Units, and where the rooms have access from a common interior corridor. A **Hotel** may include Accessory Uses such as, but not limited to, a Restaurant, a Drinking Establishment (adult entertainment prohibited), meeting rooms, banquet rooms, and a gift shop. A **Hotel** does not include a motel.

**Information Service Provider** means a use where services, expertise or access to information is provided to the general public without appointment (for example, a tourism information centre). An **Information Service Provider** may include counter services or line ups, but does not have storage facilities, or produce or sell goods directly to the public.

**Liquor, Beer, and/or Wine Sales** means a use where prepackaged alcoholic beverages are sold for consumption off the premises and that has been licensed by the Alberta Gaming and Liquor Commission (for example, a specialty wine store, liquor store or off-sale outlet).

<sup>19</sup>**Market** means a use where individual vendors provide goods for sale directly to the public, where the goods may be sold both inside and outside of a Building, and where the vendors may change on a frequent or seasonal basis (for example, a farmers **Market** or an artisan **Market** that sells finished consumer goods, food products, produce, flowers, handcrafted articles, antiques, or second hand goods). This use does not include Cannabis Retail Sales.

<sup>20</sup>**DELETED**

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<sup>16</sup> 3357/B-2018

<sup>17</sup> 3357/L-2018

<sup>18</sup> 3357/L-2018

<sup>19</sup> 3357/L-2018

<sup>20</sup> 3357/L-2020



<sup>21</sup>**Mixed Use Commercial/Office with Dwelling Units** means a use where there is a mix of Commercial/Office uses integrated with Residential Dwelling Units in the same Building. The arrangement of uses may be vertically or horizontally integrated. Residential Dwelling Units do not have to be located above the Main Floor. This use does not include Cannabis Retail Sales.

**Open Space** means a use where picnic areas, Open Space facilities, playgrounds or tot lots, outdoor rinks, amphitheaters, and other passive recreational activities for use by the general public may occur.

**Parking Structure** means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.

**Print Centre** means a use where printing, duplicating, binding or photographic processing of graphic and printed materials are completed on a custom order basis for individuals or businesses. A Print Centre may include self-service photocopiers and the incidental sale of products relating to the services provided by the use.

**Radio, Television, and Recording Studio** means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted.

**Seasonal Sales Area** means a temporary use with a defined start and end time frame, where seasonal goods are displayed and offered for sale and those goods are not fully contained within an enclosed Building (for example, a Christmas tree sales centre, a temporary greenhouse sales centre, or a temporary ice cream shop). A Seasonal Sales Area may or may not accompany another use.

**Social Organization** means a use where recreation, social, or cultural activities or events for the members of a group (private clubs, groups, organizations, or associations) are held. A Social Organization may include the preparation of food and non-alcoholic beverages for public consumption within the premises or off the Site as an Accessory Use and/or Office use as an Accessory Use.

<sup>22</sup>**Specialty Food Store** means a use where food and non-alcoholic beverages are made and where the food products associated with the use may be sold within the premises (for example, a specialty chocolate, cheese, or soda shop). A Specialty Food Store may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. A Specialty Food Store may include the packaging, bottling, or shipping of the products made as part of the use, but does not include a Microbrewery or Cannabis Retail Sales.

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<sup>21</sup> 3357/L-2018

<sup>22</sup> 3357/L-2018



- (ix) <sup>28</sup>Freestanding Sign.
- (x) **Grocery Store**
- (xi) Health and Medical Service
- (xii) <sup>29</sup>Deleted
- (xiii) Home Occupation which, in the opinion of the Development Officer, will not generate additional parking
- (xiv) **Hotel**
- (xv) **Information Service Provider**
- (xvi) **Market**
- (xvii) <sup>30</sup>**Merchandise Sales and/or Rentals**
- (xviii) **Mixed Use Commercial/Office with Dwelling Units**
- (xix) Office
- (xx) **Open Space**
- (xxi) **Print Centre**
- (xxii) **Radio, Television, and Recording Studio**
- (xxiii) Restaurant
- (xxiv) Show Home or Raffle Home
- (xxv) **Specialty Food Store**
- (xxvi) <sup>31</sup>Deleted
- (xxvii) Utilities

### 10.2.2 Discretionary Uses

- (a) <sup>32</sup>Drive-throughs are not allowed in the Capstone Taylor Drive District.
- (b) With the exception of the portions of Sites identified in Figure 2 as **Active Commercial Main Floors**, which are governed by Section 10.5 Capstone Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Capstone Taylor Drive 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 Entertainment Facility
  - (v) Commercial Recreational Facility
  - (vi) Commercial Service Facility
  - (vii) <sup>33</sup>Deleted
  - (viii) <sup>34</sup>Dangerous Goods Occupancy, except where the Building contains Dwelling Unit
  - (ix) Drinking Establishment (adult entertainment prohibited)
  - (x) <sup>35</sup>Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)

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<sup>28</sup> 3357/B-2018

<sup>29</sup> 3357/S-2019

<sup>30</sup> 3357/L-2018, 3357/L-2020

<sup>31</sup> 3357/B-2018

<sup>32</sup> 3357/G-2018

<sup>33</sup> 3357/B-2018

<sup>34</sup> 3357/D-2023

<sup>35</sup> 3357/B-2018

- (xi) <sup>36</sup>Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
- (xii) Gaming or Gambling Establishment
- (xiii) <sup>37</sup>Deleted
- (xiv) Home Occupation which will generate additional parking
- (xv) Institutional Service Facility (excluding detention and correction centres)
- (xvi) **Liquor, Beer, and/or Wine Sales**
- (xvii) Microbrewery
- (xviii) **Parking Structure**
- (xix) Public and Quasi Public Buildings
- (xx) Outdoor display of goods and sales
- (xxi) **Seasonal Sales Area**
- (xxii) **Social Organization**
- (xxiii) Temporary surface parking lot
- (xxiv) <sup>38</sup>Public Assembly

### 10.2.3 Capstone Taylor Drive District Development Standards

- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Capstone Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.2 Capstone Taylor Drive District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Capstone Active Commercial Main Floors Overlay District, the Overlay District shall prevail.

#### 10.2.3.1 *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

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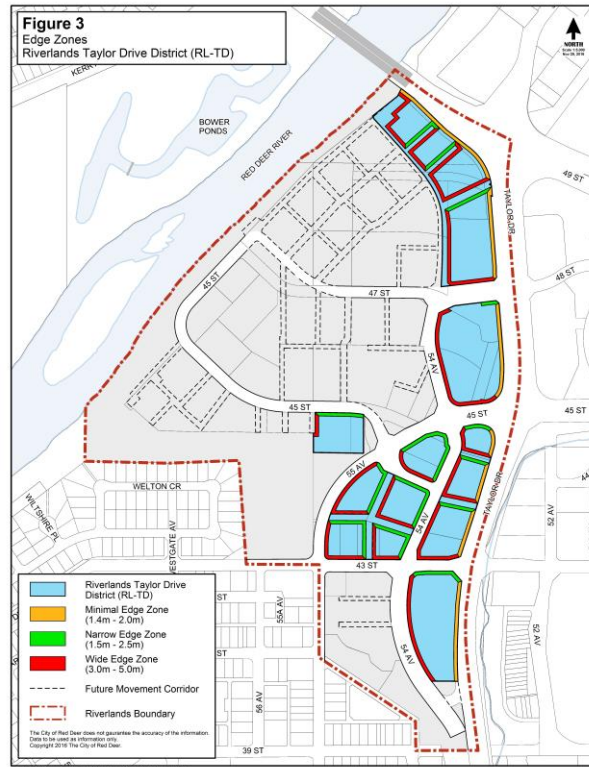
<sup>36</sup> 3357/B-2018

<sup>37</sup> 3357/S-2019

<sup>38</sup> 3357/E-2023

### 10.2.3.2 Edge Zones

- (a) The following Edge Zone minimums and maximums shall be applied to new Buildings in the Capstone Taylor Drive District, in accordance with the Capstone Taylor Drive District Edge Zone (Figure 3):
- (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.
- (b) Edge Zone development standards are split into two (2) categories; **Commercial Edge Zones** and **Residential Edge Zones**. Section 10.6.3.1 **Commercial Edge Zones** shall be applied where the abutting Main Floor contains (or will contain) **Commercial** uses. Section 10.6.3.2 **Residential Edge Zones** shall be applied where the abutting Main Floor contains (or will contain) **Residential** uses.

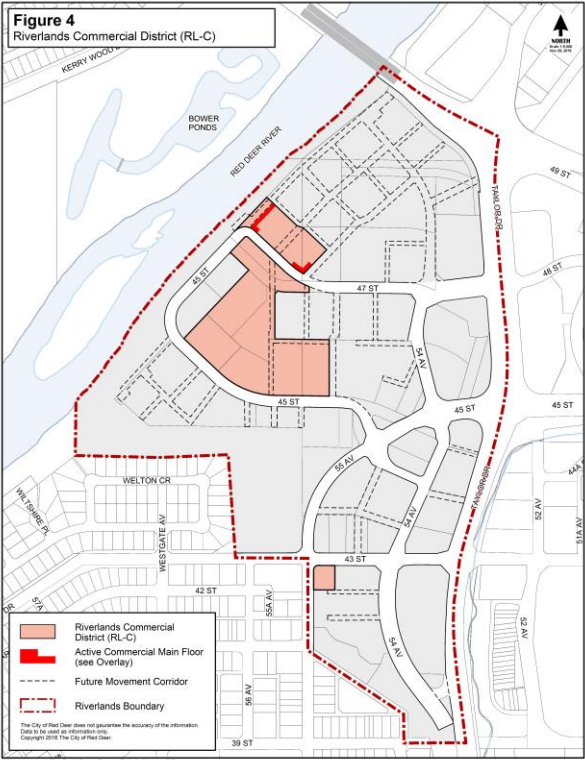


See Figure 10 Commercial Edge Zone Illustration in Section 10.6.3.1 and Figure 11 Residential Edge Zone Illustration in Section 10.6.3.2

### 10.3 Capstone Commercial District <sup>39</sup>(CAP-C)

#### General Purpose

<sup>40</sup> The Capstone Commercial District functions primarily as a Commercial/Office area with limited Residential to reflect the existing Commercial/Office uses occurring in Cronquist Business Park.



#### 10.3.1 Permitted Uses

- (a) <sup>41</sup>Drive-throughs are not allowed in the Capstone 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 Capstone Active Commercial Main Floors Overlay District of this Part, the following uses are Permitted Uses in the Capstone Commercial District:
  - (i) Accessory Building
  - (ii) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
  - (iii) **Artist Gallery**
  - (iv) **Artist Studio**
  - (v) <sup>42</sup>Building Sign
  - (vi) **Business Incubator**
  - (vii) Commercial Entertainment Facility
  - (viii) Commercial Recreation Facility
  - (ix) Commercial Service Facility

<sup>39</sup> 3357/E-2023  
<sup>40</sup> 3357/MM-2016, 3357/E-2023  
<sup>41</sup> 3357/G-2018  
<sup>42</sup> 3357/B-2018

- (x) <sup>43</sup>Freestanding Sign
- (xi) **Grocery Store**
- (xii) Health and Medical Service
- (xiii) **Hotel**
- (xiv) **Information Service Provider**
- (xv) **Market**
- (xvi) <sup>44</sup>**Merchandise Sales and/or Rentals**
- (xvii) Microbrewery
- (xviii) **Open Space**
- (xix) Office
- (xx) **Print Centre**
- (xxi) Radio, Television and Recording Studio
- (xxii) <sup>45</sup>Restaurant
- (xxiii) **Specialty Food Store**
- (xxiv) <sup>46</sup>DELETED
- (xxv) Utilities

### 10.3.2 Discretionary Uses

- (a) <sup>47</sup>Drive-throughs are not allowed in the Capstone 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 Capstone Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Capstone 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) <sup>48</sup>DELETED
  - (iv) <sup>49</sup>Dangerous Goods Occupancy, except where the Building contains Dwelling Unit
  - (v) Drinking Establishment (adult entertainment prohibited)
  - (vi) <sup>50</sup>Dwelling units above the ground floor.
  - (vii) Gaming or Gambling Establishment
  - (viii) Institutional Service Facility (excluding detention and correction centres)
  - (ix) Liquor, Beer and/or Wine Sales
  - (x) Microbrewery
  - (xi) Outdoor display of goods and sales
  - (xii) **Parking Structure**
  - (xiii) Public and Quasi Public Buildings
  - (xiv) **Seasonal Sales Area**
  - (xv) **Social Organization**

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<sup>43</sup> 3357/B-2018

<sup>44</sup> 3357/L-2018, 3357/L-2020

<sup>45</sup> 3357/G-2018, 3357/E-2023

<sup>46</sup> 3357/B-2018

<sup>47</sup> 3357/G-2018

<sup>48</sup> 3357/B-2018

<sup>49</sup> 3357/D-2023

<sup>50</sup> 3357/MM-2016



- (xvi) Temporary surface parking lot
- (xvii) 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 47<sup>th</sup> Street (Alexander Way) Street realignment.
- (xviii) <sup>51</sup>Public Assembly

### 10.3.3 Capstone Commercial District Development Standards

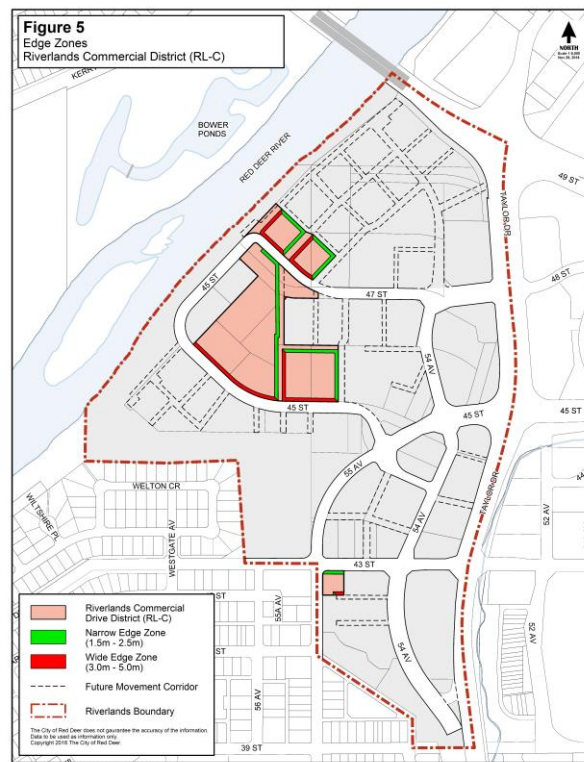
- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Capstone Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.3 Capstone Commercial District contradict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



<sup>51</sup> 3357/E-2023





- (vi) <sup>55</sup>Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic or dog grooming salon or Commercial School)
- (vii) **Convenience Food Store**
- (viii) <sup>56</sup>Deleted
- (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) <sup>57</sup>**Merchandise Sales and/or Rentals**
- (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) <sup>58</sup>DELETED
- (xix) **Specialty Food Store**
- (xx) **Utilities**
- (xxi) <sup>59</sup>Health and Medical Services on 5589 – 47 Street (Condominium Plan 1522369)

#### 10.4.2 Discretionary Uses

- (a) <sup>60</sup>Drive-throughs are not allowed in the Capstone 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 Capstone Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Capstone 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) <sup>61</sup>**Building Sign**
  - (v) **Commercial Service Facility (excluding financial or insurance services outlet)**
  - (vi) <sup>62</sup>**Dangerous Goods Occupancy on a Site that does not contain a Dwelling Unit**
  - (vii) <sup>63</sup>**Freestanding Sign**
  - (viii) <sup>64</sup>Deleted

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<sup>55</sup> 3357/E-2023

<sup>56</sup> 3357/S-2019

<sup>57</sup> 3357/L-2020

<sup>58</sup> 3357/B-2018

<sup>59</sup> 3357/I-2020

<sup>60</sup> 3357/G-2018

<sup>61</sup> 3357/B-2018

<sup>62</sup> 3357/D-2023

<sup>63</sup> 3357/B-2018

<sup>64</sup> 3357/B-2018

- (ix) <sup>65</sup>Deleted
- (x) Home Occupation which will generate additional parking
- (xi) Multi-Attached Building
- (xii) Outdoor display of goods and sales
- (xiii) Restaurant
- (xiv) **Seasonal Sales Area**
- (xv) **Social Organization**
- (xvi) Temporary surface parking lot
- (xvii) <sup>66</sup>Commercial Entertainment Facility on 5589-47 Street (Condominium Plan 152 2369)
- (xviii) <sup>67</sup>Commercial Recreational Facility on 5589-47 Street (Condominium Plan 152 2369)
- (xix) <sup>68</sup>Office on 5589-47 Street (Condominium Plan 152 2369)
- (xx) <sup>69</sup>Public Assembly
- (xxi) <sup>70</sup>Day Care Facility

### 10.4.3 Capstone 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 Capstone Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.4 Capstone Primarily Residential District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Capstone Active Commercial Main Floors Overlay District, the Overlay District shall prevail.
- (b) Any development permit application for a principle Building on 5581 – 45<sup>th</sup> 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

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<sup>65</sup> 3357/S-2019

<sup>66</sup> 3357/KK-2016

<sup>67</sup> 3357/KK-2016

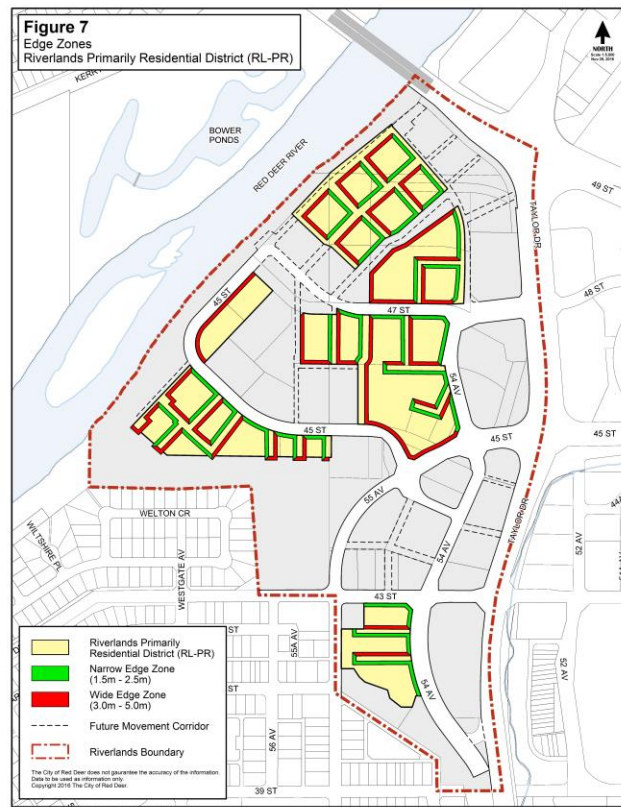
<sup>68</sup> 3357/KK-2016

<sup>69</sup> 3357/E-2023

<sup>70</sup> 3357/E-2023

### 10.4.3.2 Edge Zones

- (a) The following Edge Zone minimums and maximums shall be applied to new Buildings in the Capstone Primarily Residential District, in accordance the Capstone Primarily Residential District Edge Zone (Figure 7):
- (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 are split into two (2) categories; **Commercial Edge Zones** and **Residential Edge Zones**. Section 10.6.3.1 Commercial Edge Zones shall be applied where the abutting **Main Floor** contains (or will contain) **Commercial uses**. Section 10.6.3.2 Residential Edge Zones shall be applied where the abutting **Main Floor** contains (or will contain) **Residential uses**.



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

### 10.4.3.3 Live Work Unit Development Standards

- (a) <sup>71</sup>The following development standards shall apply unless varied by the Municipal Planning Commission
- (i) The “work” portion shall be operated at the **Main Floor** level and the “live” portion shall be located above the **Main Floor**.
  - (ii) The “work” portion shall be operated by a resident of the “live” portion.
  - (iii) Each Live Work Unit shall have individual Street level access.
  - (iv) A Live Work Unit shall not have a front attached garage.
  - (v) The following uses may be considered as the “work” portion of a Live Work Unit:
    - i. **Artist Gallery**;
    - ii. **Artist Studio**;

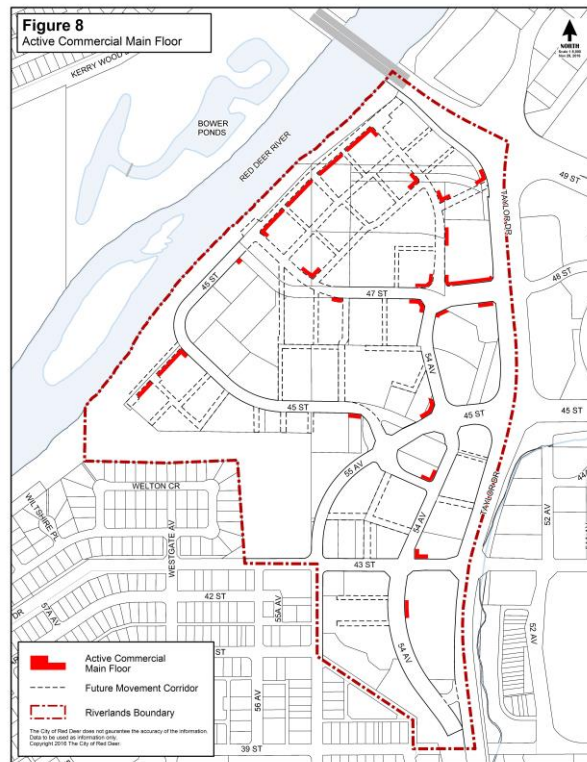
<sup>71</sup> 3357/E-2023

- iii. Beauty shop, hair salon, barber shop, massage business, tanning salon, and fitness centre;
  - iv. Counseling service;
  - v. Office;
  - vi. Repair or sales or apparel, crafts, and jewelry that are made on the premise;
  - vii. <sup>72</sup>Merchandise Sales and/or Rentals
  - 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.

## 10.5 Capstone Active Commercial Main Floors Overlay District

### General Purpose

To identify strategic locations for street oriented **Active Commercial Main Floor** uses crucial for lively Streets and **Public Spaces**. The locations applicable to this Overlay District are identified on the Capstone Active Commercial Main Floors Overlay District (Figure 8) and the development standards shall apply to the **Main Floor**, but may be applied on subsequent floors if desired. The Overlay District is related to the **Movement Corridors** in the Capstone Area Redevelopment Plan. Any change in **Movement Corridors** will require review and potential amendments to the Active Commercial Main Floors Overlay District.



### 10.5.1 Permitted Uses

- (a) <sup>73</sup>Drive -throughs are not allowed in the Capstone Active Commercial Main Floors Overlay District.
- (b) The following uses are Permitted Uses in the Capstone Active Commercial Main Floors Overlay District:
  - (i) Accessory Use
  - (ii) Active Artist Studio

<sup>72</sup> 3357/L-2020

<sup>73</sup> 3357/G-2018

- (iii) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
- (iv) **Artist Gallery**
- (v) **Bakery**
- (vi) <sup>74</sup>Building Sign
- (vii) **Butcher**
- (viii) **Coffee Shop**
- (ix) **Convenience Food Store**
- (x) Drinking Establishments (adult entertainment prohibited)
- (xi) <sup>75</sup>Freestanding Sign
- (xii) **Grocery Store**
- (xiii) **Liquor, Beer, and/or Wine Sales**
- (xiv) <sup>76</sup>Merchandise Sales and/or Rentals
- (xv) **Open Space** as identified in the 2016 Capstone Area Redevelopment Plan as public squares
- (xvi) **Restaurant**
- (xvii) <sup>77</sup>DELETED
- (xviii) **Specialty Food Store**
- (xix) <sup>78</sup>Microbrewery

### 10.5.2 Discretionary Uses

- (a) <sup>79</sup>Drive-throughs are not allowed in the Capstone Primarily Residential District.
- (b) The following uses are Discretionary Uses in the Capstone 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  
<sup>80</sup>Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit
  - (ii) <sup>81</sup>DELETED

### 10.5.3 Capstone 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.

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<sup>74</sup> 3357/B-2018

<sup>75</sup> 3357/B-2018

<sup>76</sup> 3357/L-2020

<sup>77</sup> 3357/B-2018

<sup>78</sup> 3357/E-2023

<sup>79</sup> 3357/G-2018

<sup>80</sup> 3357/D-2023

<sup>81</sup> 3357/E-2023

- (b) Where the uses and development standards in the **Capstone Districts** or Section 10.6 Development Standards for Capstone 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 45<sup>th</sup> Street between 47<sup>th</sup> 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 45<sup>th</sup> Street between 47<sup>th</sup> Street and 54<sup>th</sup> 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 47<sup>th</sup> Street between 54<sup>th</sup> 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) <sup>82</sup>Buildings must be designed with a front façade that runs 60% of the 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

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<sup>82</sup> 3357/E-2023



#### **10.5.3.4**      *Edge Zones*

- (a) The following **Edge Zone** minimums and maximums shall be applied to Buildings in Section 10.5 Capstone 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 Capstone Districts

### 10.6.1 Development Authority for Capstone Districts

- (a) In exercising its approval powers, the Development Authority shall ensure that Development conforms to the general intent of the 2016 Capstone 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 Capstone 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 Capstone Districts

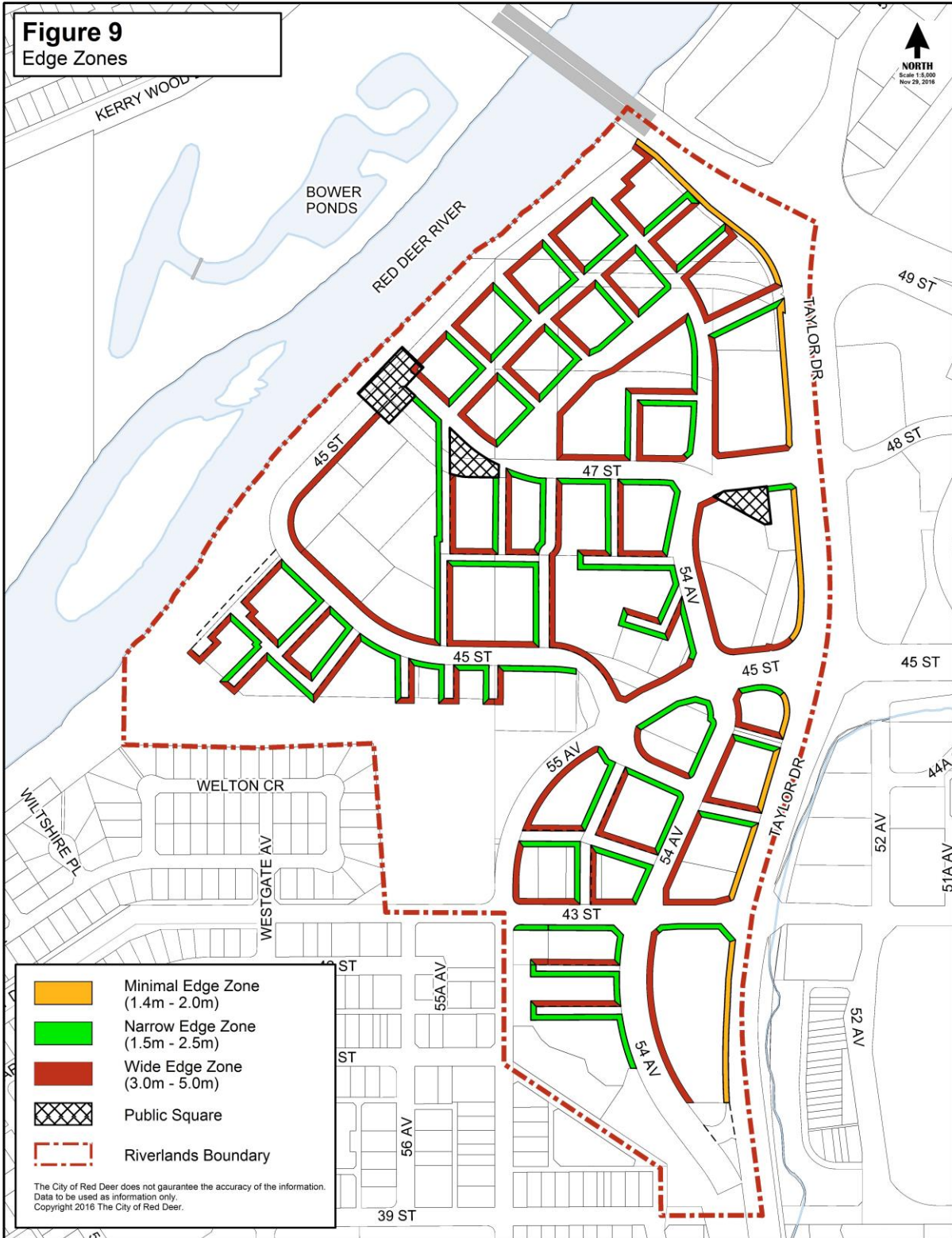
- (a) <sup>83</sup>DELETED
- (b) Edge Zones development standards shall apply to new Buildings and surface parking.
- (c) Compliance with Edge Zones for Existing Buildings and surface parking is optional but is strongly encouraged to contribute to the vision of Capstone and improve the public realm.
- (d) Edge Zone development standards apply to any redevelopment on the front of the Main Floor of an Existing Building.






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<sup>83</sup> 3357/E-2023

- (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



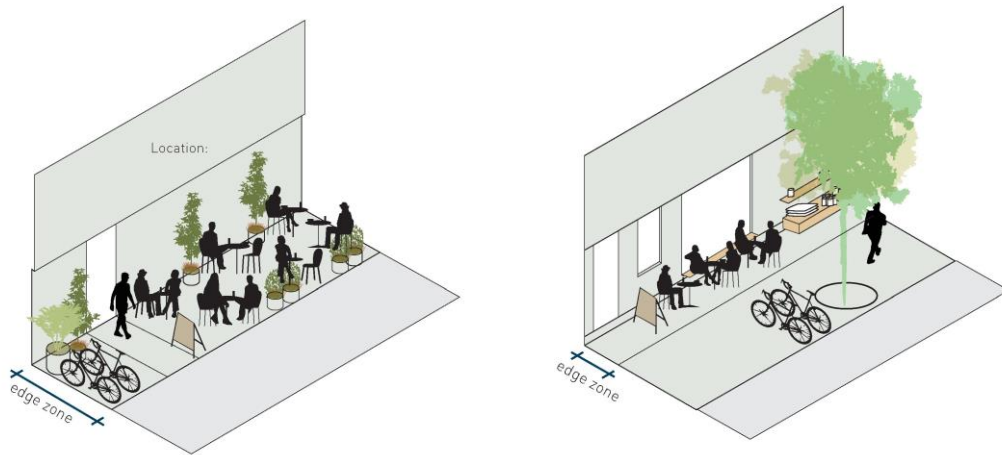
-  Minimal Edge Zone (1.4m - 2.0m)
  -  Narrow Edge Zone (1.5m - 2.5m)
  -  Wide Edge Zone (3.0m - 5.0m)
  -  Public Square
  -  Riverlands Boundary
- The City of Red Deer does not guarantee the accuracy of the information.  
Data to be used as information only.  
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IGIS Mapping and Analysis Dept - Planning/Riverlands/Processing/Riverlands - Bylaw maps.GWS

### 10.6.3.1 *Commercial Edge Zones for Capstone 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

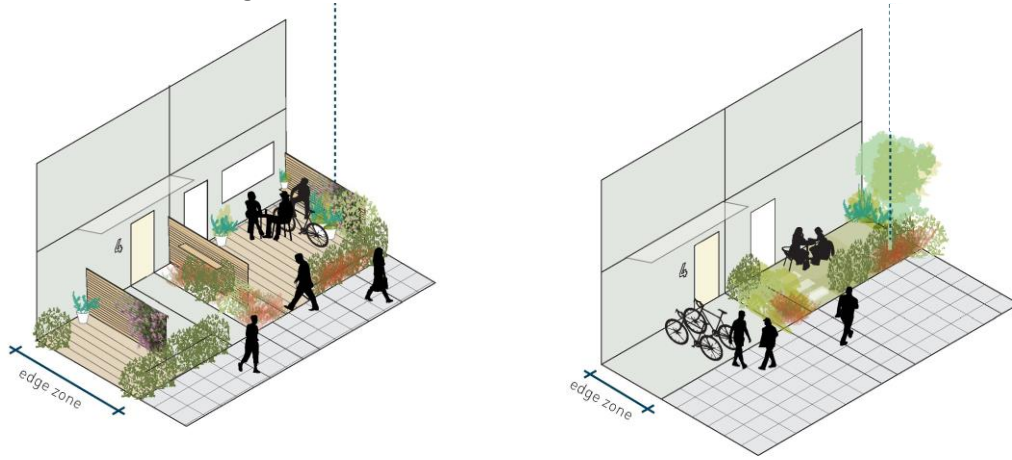


### 10.6.3.2 *Residential Edge Zones for Capstone Districts*

- (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

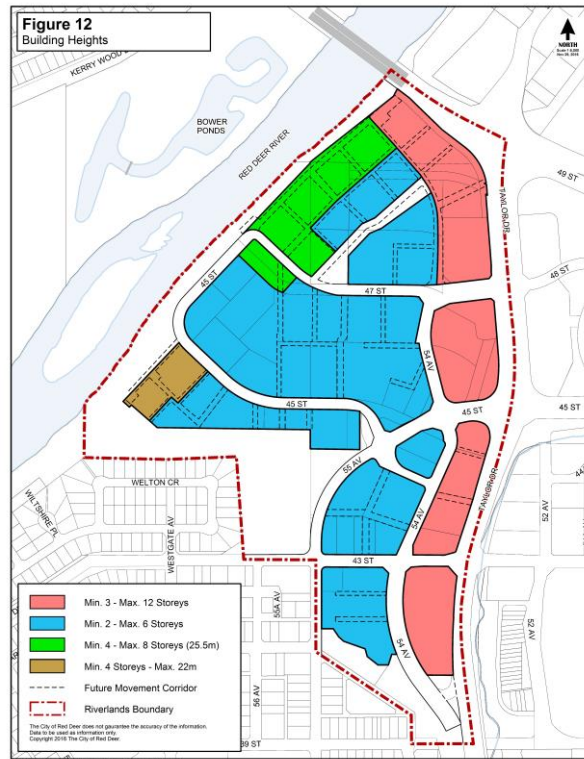
- (viii) Other feature(s) that provide a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority.

Figure 11: Residential Edge Zone Illustrations



### 10.6.4 Building Heights for Capstone Districts

- (a) <sup>84</sup>Building Heights may be varied by the Municipal Planning Commission.
- (b) <sup>85</sup>Building Heights for all Developments in this Part, excluding Accessory Buildings, shall comply with Figure 12 Building Heights.
- (c) <sup>86</sup>Accessory Buildings for Capstone Districts shall comply with sections 3.5 and 4.7.3 of this bylaw.



<sup>84</sup> 3357/E-2023  
<sup>85</sup> 3357/N-2018  
<sup>86</sup> 3357/N-2018

### 10.6.5 Site Coverage for Capstone Districts

- (a) <sup>87</sup>DELETED.
- (b) Minimum Site Coverage shall be 40% of the total Site for all Developments in the **Capstone Districts**.

### 10.6.6 Dwelling Units for Capstone Districts

- (a) A minimum of three (3) Dwelling Units shall be provided in each Principal Building within the Capstone Primarily Residential <sup>88</sup>(CAP-PR) District.
  - (i) <sup>89</sup>DELETED
- (b) Dwelling Units may be provided in Principal Buildings within the Capstone Taylor Drive <sup>90</sup>(CAP-TD) District.
- (c) <sup>91</sup>DELETED

### 10.6.7 Building Design for Capstone 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**.

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<sup>87</sup> 3357/E-2023

<sup>88</sup> 3357/E-2023

<sup>89</sup> 3357/E-2023

<sup>90</sup> 3357/E-2023

<sup>91</sup> 3357/MM-2016



- (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.
- (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 Capstone 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 Capstone 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 4.5m<sup>2</sup> per Dwelling Unit, and 15.0 m<sup>2</sup> 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 m<sup>2</sup> with no dimension less than 6.0 m; and
  - v. Should be located at or above Grade.

#### 10.6.9 Pedestrian Connections for Capstone 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 Capstone 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 Capstone Boundary, by the applicant, and to the Development Authority's satisfaction, the following:
  - (i) Availability and number of off-site parking stalls within the Capstone 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 Capstone 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 Capstone 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 **Capstone** Districts to accommodate an increase in parking, with the exception of temporary surface parking lots.



### 10.6.11 Parking Standards for Capstone 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 47<sup>th</sup> 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 **Capstone Districts**.
- (c) <sup>92</sup>DELETED.
- (d) <sup>93</sup>DELETED
- (e) <sup>94</sup>DELETED
- (f) <sup>95</sup>DELETED
- (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 Capstone Districts

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<sup>92</sup> 3357/E-2023

<sup>93</sup> 3357/E-2023

<sup>94</sup> 3357/E-2023

<sup>95</sup> 3357/E-2023

- (a) <sup>96</sup>Temporary surface parking lots will be considered
- (i) 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;
  - (ii) for a maximum of ten (10) years if paved and landscaped, and may be extended for a maximum of five (5) additional years following a review by the Development Authority; and
  - (iii) for a minimum of ten (10) years from the passing of Bylaw 3357/Q-2016 on December 5, 2016, for 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
- (b) <sup>97</sup>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**.
- (i) Edge Zones are not applicable to temporary surface parking lots.
  - (ii) Parking is prohibited in the Edge Zone of all Sites.
  - (iii) Parking integrated into the Building Design is strongly encouraged.
  - (iv) 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.
- (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**;

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- (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 Capstone 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 Capstone 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 Capstone Districts

- (a) <sup>98</sup>DELETED
- (b) Landscaping shall be a minimum of 20% of the total Site area for all Developments in the **Capstone 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 naturescaping is required.
  - (i) Applicants shall use The City of Red Deer’s Naturescaping 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 Capstone 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:**

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<sup>98</sup> 3357/E-2023

- (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 Capstone Districts

- (a) <sup>99</sup>In addition to Part Eleven: Sign Development Standards, the following locational criteria apply to Signs in the Capstone Districts.
- (b) <sup>100</sup>DELETED
- (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.

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<sup>99</sup> 3357/B-2018

<sup>100</sup> 3357/B-2018

10.6.17 Movement Corridors

