

Existing and Proposed *Zoning Bylaw* Changes

This document contains a detailed breakdown of how the proposed changes to the *Zoning Bylaw* will differentiate from the existing *Zoning Bylaw*. This cover page is provided as a summary of the changes to help readers get a sense of what these detailed changes affect in a more concise format.

The City is proposing amendments that include:

- Rezoning of public lands to align with new property boundaries and current or proposed public spaces
- Removing movement corridors
- Revising the Active Commercial Main Floor Overlay
- Simplifying edge zones

These changes also result in small updates to other sections of the Bylaw, which have been included for consistency.

Capstone ARP Comparison

Text changes identified in red font

- New text – normal text
- Deleted text – ~~strike through~~
- Information added to explain change - **starred italicized text**

Comparison – Existing and Proposed Zoning Bylaw.

Sections not included in the table below do not have proposed changes.

Existing Zoning Bylaw	Proposed Zoning Bylaw
<p>1.50 General Definitions</p> <p>Active Commercial Main Floor means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor or Road level such as a coffee shop, an art gallery, or boutique, as identified in the Capstone Area Redevelopment Plan;</p> <p>Edge Zone means the Setback between a Building and the Abutting Road, Movement Corridor, or Public Space;</p> <p>Movement Corridor means corridors that facilitate movement of all users as shown in the Capstone Area Redevelopment Plan;</p>	<p>1.50 General Definitions</p> <p>Active Commercial Main Floor means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor or Road level such as a coffee shop, an art gallery, or boutique, as identified in the Capstone Area Redevelopment Plan;</p> <p>Edge Zone means the Setback between a Building and the Abutting Road, Movement Corridor, or Public Space;</p> <p>Movement Corridor means corridors that facilitate movement of all users as shown in the Capstone Area Redevelopment Plan;</p>
<p>10.10 Interpretation</p> <p>10.10.4 Area activation was designed in Part 10 by carefully identifying Edge Zones and strategic locations for lively Movement Corridors, Road oriented active Commercial and public spaces as identified in section 10.30 - Capstone Active Commercial Main Floors Overlay.</p>	<p>10.10 Interpretation</p> <p>10.10.4 Area activation was designed in Part 10 by carefully identifying Edge Zones and uses to create lively spaces as strategic locations for lively Movement Corridors, Road oriented active Commercial and public spaces as identified in section 10.30 - Capstone Active Commercial Main Floors Overlay.</p>
<p>10.20.2 Building Setback for Capstone Zones</p> <p>10.20.2.1 A Front Yard Building Setback is determined by the Edge Zone and subsection 10.20.3. Front Yard Building Setbacks Abutting a Road, Movement Corridor, or public</p>	<p>10.20.2 Building Setback for Capstone Zones</p> <p>10.20.2.1 A Front Yard Building Setback is determined by the Edge Zone and subsection 10.20.3. Front Yard Building Setbacks Abutting a Road, Movement Corridor, or public</p>

<p>space that is not subject to an Edge Zone will be determined by the Development Authority.</p> <p>10.20.2.3 Side Yard Building Setback for a Side Yard Abutting a Road, Movement Corridor, or Public Space is determined by the Edge Zone in section 10.20.3.</p>	<p>space that is not subject to an Edge Zone will be determined by the Development Authority.</p> <p>10.20.2.3 Side Yard Building Setback for a Side Yard Abutting a Road, Movement Corridor, or Public Space is determined by the Edge Zone in section 10.20.3.</p>
<p>10.20.3 Edge Zone Regulations for Capstone Zones</p> <p>10.20.3.1 Edge Zones regulations will apply to new Buildings and surface Parking.</p> <p>10.20.3.8 Where a Site Abuts 3 or more Roads, Movement Corridors, or Public Spaces, the Development Authority will ensure the regulations for Edge Zones are met on at least 2 of the Abutting sides, where:</p> <p>10.20.3.8.1 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, 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 10.20-3).</p>	<p>10.20.3 Edge Zone Regulations for Capstone Zones</p> <p>10.20.3.1 Edge Zones regulations will apply to new Buildings and surface Parking. <i>*Removed requirement for surface Parking to align with definition of Edge Zone*</i></p> <p>10.20.3.8 Where a Site Abuts 3 or more Roads, Movement Corridors, or Public Spaces, the Development Authority will ensure the regulations for Edge Zones are met on at least 2 of the Abutting sides, where:</p> <p>10.20.3.8.1 in assessing which sides of multi-face Sites should be required to comply, the Development Authority will take into consideration continuation of existing developed Roads Streets, Movement Corridors, public spaces, 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 10.20-3); in the following order of highest preference to lowest priority: Wide Edge Zone; then Narrow Edge Zone.</p>
<p>Figure 10.20-1: Capstone Edge Zones</p>	<p>Figure 10.20-1: Capstone Edge Zones</p>

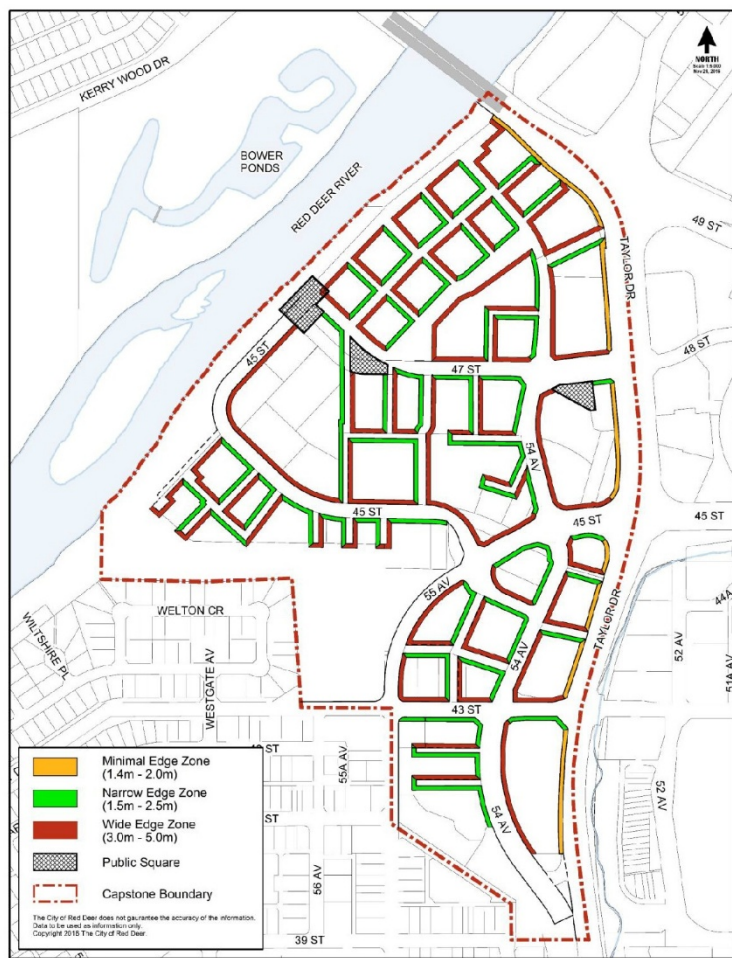


Figure 10.20-1: Capstone Edge Zones

10.20.4 Commercial Edge Zones for Capstone Zones

10.20.4.2 Commercial Edge Zones must provide at least 2 of the following as permanent features, in addition to any required bicycle racks:

10.20.4.2.1 art installation such as mosaics, murals, or sculptures;

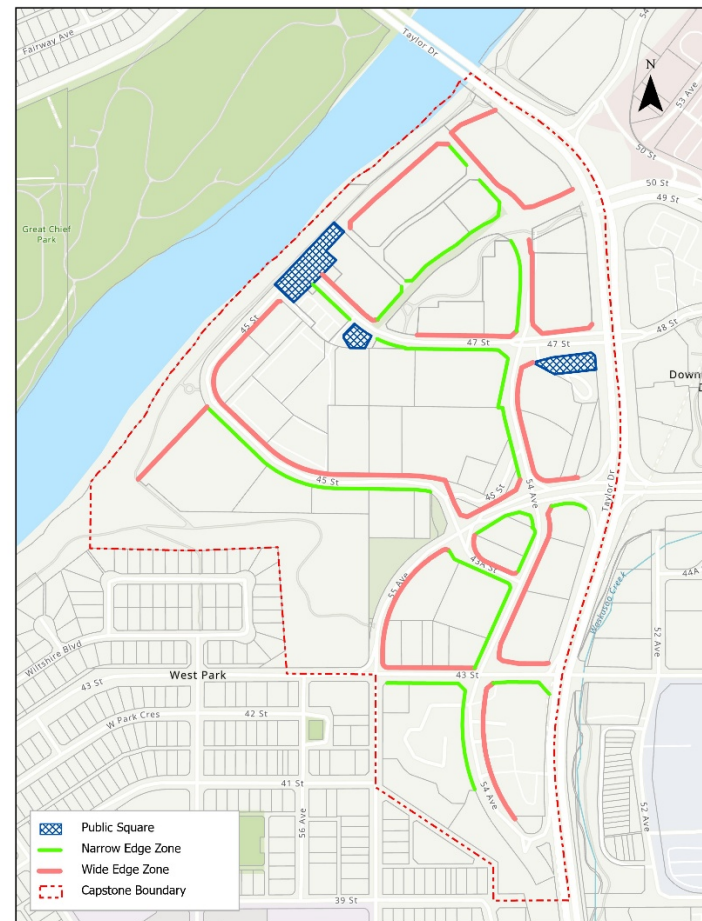


Figure 10.20-1: Capstone Edge Zones

Edge Zones are now only located along roadways, Minimal Edge Zones have been removed

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10.20.4.2.1 art installation such as mosaics, murals, or sculptures;

<p>10.20.4.2.2 product display directly associated with the Abutting Commercial use on the same Site; 10.20.4.2.3 seating; 10.20.4.2.4 water feature; 10.20.4.2.5 wooden Decks, decorative paving, or decorative concrete; or 10.20.4.2.6 other features that facilitate spill-out functions of the Commercial uses that add life to the Movement Corridor, Road, or public space, at the discretion of the Development Authority.</p>	<p>10.20.4.2.2 product display directly associated with the Abutting Commercial use on the same Site; 10.20.4.2.3 seating; 10.20.4.2.4 water feature; 10.20.4.2.5 wooden Decks, decorative paving, or decorative concrete; or 10.20.4.2.6 other features that facilitate spill-out functions of the Commercial uses that add life to the Movement Corridor, Road, or public space, at the discretion of the Development Authority.</p>
<p>10.20.5 Residential Edge Zones for Capstone Zones</p> <p>10.20.5.2 All Residential Main Floor Dwelling Units facing the Movement Corridor or Road must incorporate the Abutting Edge Zone as private space. The Dwelling Units may use landscaping features or materials to provide privacy as well as to demarcate the private from the public.</p>	<p>10.20.5 Residential Edge Zones for Capstone Zones</p> <p>10.20.5.2 All Residential Main Floor Dwelling Units facing the Movement Corridor or Road must incorporate the Abutting Edge Zone as private space. The Dwelling Units may use landscaping features or materials to provide privacy as well as to demarcate the private from the public.</p>
<p>10.20.6 Building Heights for Capstone Zones</p>	

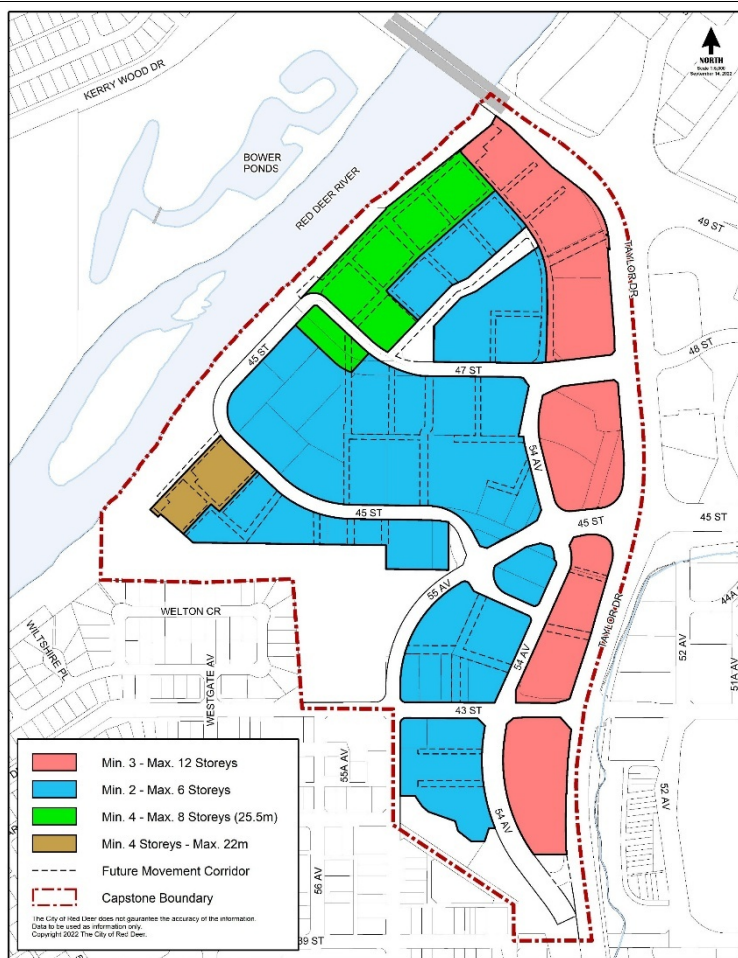


Figure 10.20-2: Capstone Building Heights

10.20.9 Building Design for Capstone Zones

10.20.9.1 Buildings must define the Road or Movement Corridor, must horizontally and vertically Abut the Edge Zones and must create visual spatial components to create a comfortable Road or Movement Corridor environment which contributes to walkability.

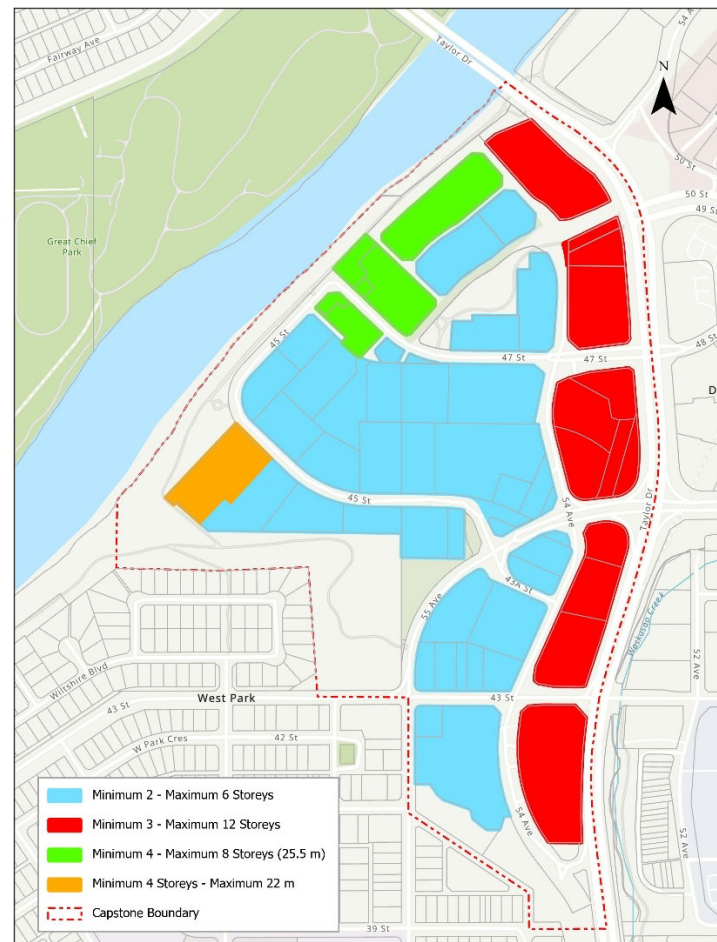


Figure 10.20-2: Capstone Building Heights

Movement Corridors have been removed from image

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<p>10.20.9.2 Buildings on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Movement Corridor, Road, or public space.</p> <p>10.20.9.11 Except for Sites identified in the Capstone Active Commercial Main Floors Overlay, Buildings are encouraged to have a minimum Main Floor height of 3.5m measured from the interior floor to the underside of the floor above along the entire Main Floor.</p>	<p>10.20.9.2 Buildings on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Movement Corridor, Road, or public space.</p> <p>10.20.9.11 Except for Sites identified in the Capstone with Active Commercial Main Floors Overlay, Buildings are encouraged to have a minimum Main Floor height of 3.5m measured from the interior floor to the underside of the floor above along the entire Main Floor.</p>
<p>10.20.12 Parking Layout Regulations for Capstone Zones</p> <p>10.20.12.5 Where surface Parking will be on a Site, the following regulations must be adhered to:</p> <ul style="list-style-type: none"> 10.20.12.5.1 all surface Parking is subject to Edge Zone regulations; 10.20.12.5.2 surface Parking must be Screened by fencing or a continuous landscaping along the entire perimeter of the surface Parking area, in the Edge Zone. <p>10.20.12.2 Walkway connections are required to connect all Adjacent Buildings, trails, Walkways, Movement Corridors and Sidewalks.</p>	<p>10.20.12 Parking Layout Regulations for Capstone Zones</p> <p>10.20.12.5 Where surface Parking will be on a Site, the following regulations must be adhered to:</p> <ul style="list-style-type: none"> 10.20.12.5.1 all surface Parking is subject to Edge Zone regulations; DELETE <i>*Removed to align with definition of Edge Zone*</i> 10.20.12.5.2 surface Parking must be Screened by fencing or a continuous landscaping along the entire perimeter of the surface Parking area, in the Edge Zone. <p>10.20.12.2 Walkway connections are required to connect all Adjacent Buildings, trails, Walkways, Movement Corridors Roads and Sidewalks.</p>
<p>10.20.13 Parking Structures for Capstone Zones</p> <p>10.20.13.2 Parking Structures on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Movement Corridor, Road, or public space, where:</p> <ul style="list-style-type: none"> 10.20.13.2.1 Edge Zones are not applicable to temporary surface Parking; 10.20.13.2.2 Parking is prohibited in the Edge Zone of all Sites; 10.20.13.2.3 Parking integrated into the Building design is encouraged; 10.20.13.2.4 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. <p>10.20.13.9 Parking Structure stairwells must be provided along the exterior of the Parking Structure, must be visually transparent from the Movement Corridor, Road, or public space, and must provide weather protection to the satisfaction of the Development Authority.</p>	<p>10.20.13 Parking Structures for Capstone Zones</p> <p>10.20.13.2 Parking Structures on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Movement Corridor, Road, or public space, where:</p> <ul style="list-style-type: none"> 10.20.13.2.1 Edge Zones are not applicable to temporary surface Parking; DELETE <i>*Removed to align with definition of Edge Zone*</i> 10.20.13.2.2 Parking is prohibited in the Edge Zone of all Sites; 10.20.13.2.3 Parking integrated into the Building design is encouraged; 10.20.13.2.4 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. <p>10.20.13.9 Parking Structure stairwells must be provided along the exterior of the Parking Structure, must be visually transparent from the Movement Corridor, Road, or public space, and must provide weather protection to the satisfaction of the Development Authority.</p>
<p>10.20.17 Lighting for Capstone Zones</p> <p>10.20.17.2 Building lighting:</p>	<p>10.20.17 Lighting for Capstone Zones</p> <p>10.20.17.2 Building lighting:</p>

<p>10.20.17.2.1 must be integrated into the overall Building design on all Building elevations Adjacent to a Movement Corridor, Road, or public space; and 10.20.17.2.2 is encouraged to be integrated into all other elevations; and 10.20.17.2.3 is encouraged to use colour in both the lighting fixture and lighting itself.</p>	<p>10.20.17.2.1 must be integrated into the overall Building design on all Building elevations Adjacent to a Movement Corridor, Road, or public space; and 10.20.17.2.2 is encouraged to be integrated into all other elevations; and 10.20.17.2.3 is encouraged to use colour in both the lighting fixture and lighting itself.</p>
<p>10.20.18 Signs for Capstone Zones</p> <p>10.20.18.1 In addition to the Sign Regulations of Part 5, the following locational criteria apply to Signs in the Capstone Zones: 10.20.18.1.1 Signs may be in the Edge Zone, on a Building, in a Side Yard Abutting a Movement Corridor, Road, public space, or in the Rear Yard.</p>	<p>10.20.18 Signs for Capstone Zones</p> <p>10.20.18.1 In addition to the Sign Regulations of Part 5, the following locational criteria apply to Signs in the Capstone Zones: 10.20.18.1.1 Signs may be in the Edge Zone, on a Building, in a Side Yard Abutting a Movement Corridor, Road, or public space, or in the Rear Yard.</p>
<p>10.20.19 Movement Corridor</p>	<p>10.20.19 Movement Corridor DELETED</p> <p><i>*Image deleted*</i></p>

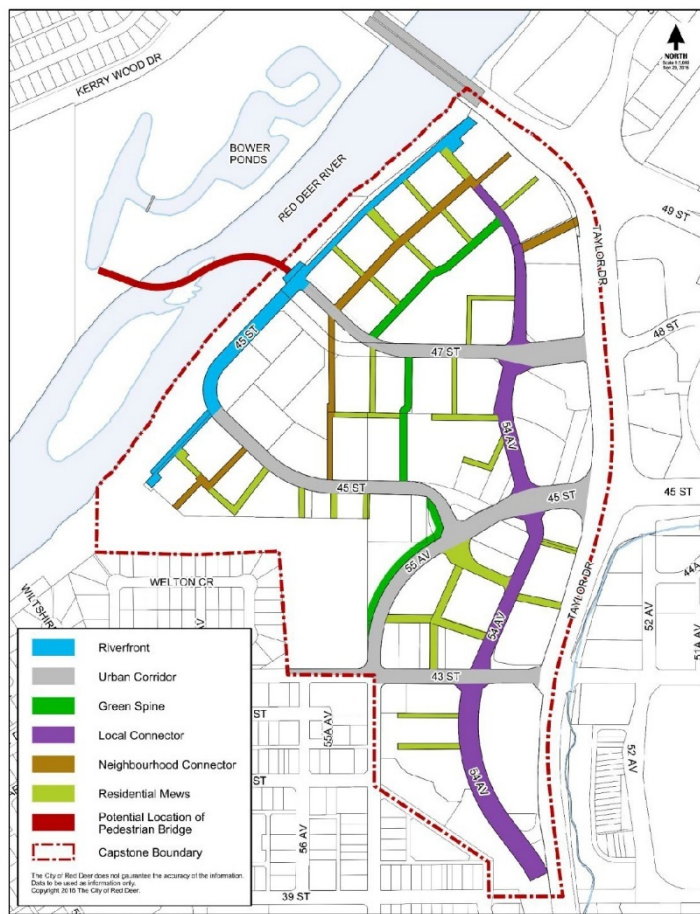


Figure 10.20-3: Capstone Movement Corridors

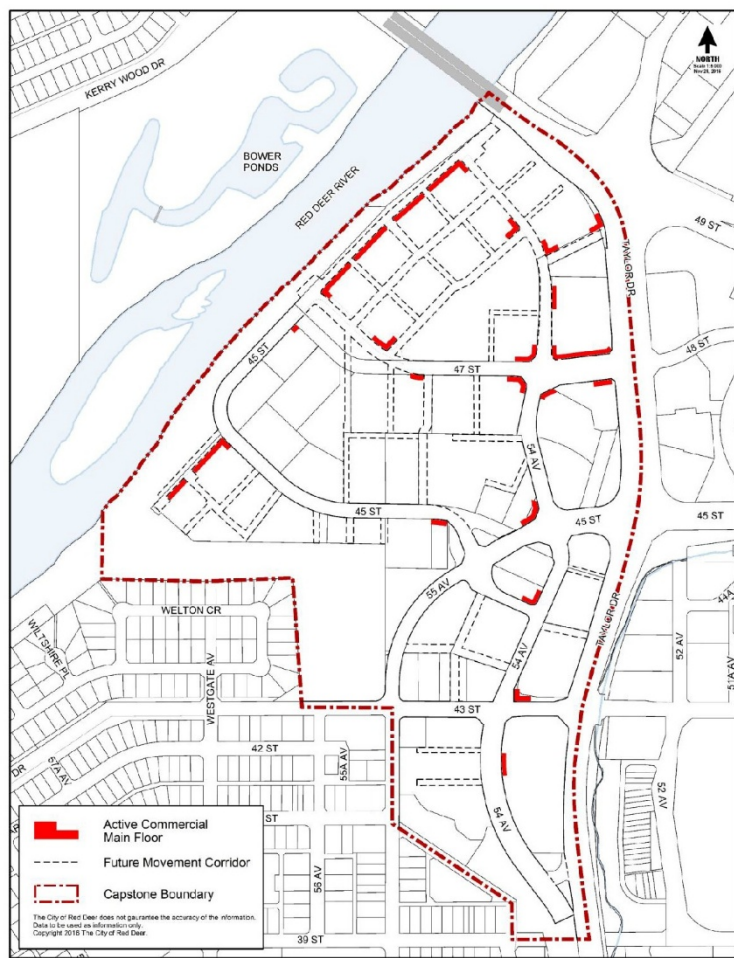
10.30 Capstone Active Commercial Main Floors Overlay

10.30.1 The purpose of this Overlay is to identify strategic locations for street oriented Active Commercial Main Floors uses crucial for lively Roads and public spaces.

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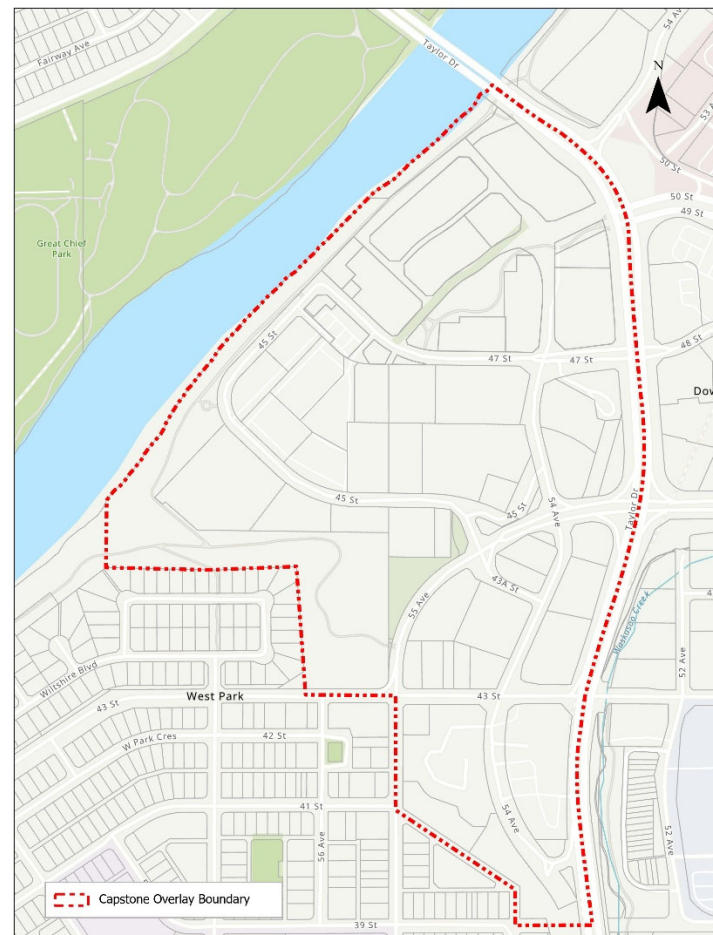
10.30.1 The purpose of this Overlay is to allow for strategic Commercial uses on the Main Floors of Buildings that support active and vibrant spaces. identify strategic locations for street oriented Active Commercial Main Floors uses crucial for lively Roads and public spaces:

<p>10.30.2 The locations applicable to this Overlay are identified in Figure 10.30-1 and the regulations will apply to the Main Floor but may be applied on subsequent floors by the applicant if desired.</p> <p>10.30.3 The Overlay 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.</p> <p>10.30.4 Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.</p>	<p>10.30.2 This Overlay applies the Main Floor on lands in Figure 10.30-1 within a Capstone Zone. The Overlay may be applied to additional floors if desired by the applicant. The locations applicable to this Overlay are identified in Figure 10.30-1 and the regulations will apply to the Main Floor but may be applied on subsequent floors by the applicant if desired.</p> <p>10.30.3 The Overlay 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. DELETED</p> <p>10.30.4 Attributes which contribute to an Active Commercial Main Floor typically include Patios, transparent store fronts, window displays, and outdoor seating.</p>
<p>Figure 10.30-1: Capstone Active Commercial Main Floors Overlay</p>	<p>Figure 10.30-1: Capstone Active Commercial Main Floors Overlay</p>



10.30.8 Application

10.30.8.1 The uses and regulations of this Overlay apply to the Main Floors of Sites located in whole or in part in the areas identified as Active Commercial Main Floors in Figure 10.30-1.



10.30.8 Application

10.30.8.1 The uses and regulations of this Overlay are encouraged on apply to the Main Floors of Sites identified in Figure 10.30-1 within a Capstone Zone. located in whole or in part in the areas identified as Active Commercial Main Floors in Figure 10.30-1:

<p>10.30.8.2 Where the uses and regulations in the Capstone Zones contradict or will not serve to achieve the uses or regulations in this Overlay, the uses and regulations in this Overlay will prevail.</p> <p>10.30.8.3 For the purposes of this Overlay, Corner Sites have 2 Front Boundaries.</p> <p>10.30.8.4 On Corner Sites Abutting 2 Roads or a Road and a lane, the uses and regulations in this Overlay will apply to a minimum of 10.0m measured from the Site corner along the boundaries of both Site Frontages.</p> <p>10.30.8.5 On Sites that are not Corner Sites, except for those fronting along 45 Street between 47 Street and Taylor Drive, the uses and regulations in this Overlay will apply to a minimum of 10.0m of Frontage measured along the Front Site Boundary.</p> <p>10.30.8.6 On Sites fronting 45 Street between 47 Street and 54 Avenue, the uses and regulations in this Overlay will apply to all Main Floors.</p> <p>10.30.8.7 On Sites on the north side and fronting 47 Street between 54 Avenue and Taylor Drive, the uses and regulations in this Overlay will apply to all Main Floors.</p> <p>10.30.8.8 On Lot 2 Block 1 Plan 762 1616, the uses and regulations in this Overlay will apply to the majority of Main Floors fronting the Red Deer River.</p>	<p>10.30.8.2 Where the uses and regulations in the Capstone Zones contradict or will not serve to achieve the uses or regulations in this Overlay, the uses and regulations in this Overlay will prevail.</p> <p>10.30.8.3 For the purposes of this Overlay, Corner Sites have 2 Front Boundaries.</p> <p>10.30.8.4 On Corner Sites Abutting 2 Roads or a Road and a lane, the uses and regulations in this Overlay should will apply to a minimum of 10.0m measured from the Site corner along the boundaries of both Site Frontages.</p> <p>10.30.8.5 On Sites that are not Corner Sites, except for those fronting along 45 Street between 47 Street and Taylor Drive, the uses and regulations in this Overlay will apply to a minimum of 10.0m of Frontage measured along the Front Site Boundary. DELETED</p> <p>10.30.8.6 On Sites fronting 45 Street between 47 Street and 54 Avenue, the uses and regulations in this Overlay will apply to all Main Floors. DELETED</p> <p>10.30.8.7 On Sites on the north side and fronting 47 Street between 54 Avenue and Taylor Drive, the uses and regulations in this Overlay will apply to all Main Floors. DELETED</p> <p>10.30.8.8 On Lot 2 Block 1 Plan 762 1616, the uses and regulations in this Overlay will apply to the majority of Main Floors fronting the Red Deer River. DELETED</p> <p><i>* 10.30.8.5, 10.30.8.6, 10.30.8.7, and 10.30.8.8 have been deleted as the overlay is now encouraged for all of Capstone.*</i></p>
<p>10.30.9 Building Design</p> <p>10.30.9.1 Buildings must be designed with a front façade that runs 60% of the length of the Frontage, except where:</p> <p>10.30.9.1.1 a break in continuous Façade is needed to allow access to Parking facilities and no other access point is reasonable. The Parking facility access must be a maximum width of 7.0m; and</p> <p>10.30.9.1.2 the Development Authority has approved a Side Yard Setback with an Adjacent Site.</p>	<p>10.30.9 Building Design</p> <p>10.30.9.1 Buildings should must be designed with a front façade that runs 60% of the length of the Frontage, except where:</p> <p>10.30.9.1.1 a break in continuous Façade is needed to allow access to Parking facilities and no other access point is reasonable. The Parking facility access should must be a maximum width of 7.0m; and</p> <p>10.30.9.1.2 the Development Authority has approved a Side Yard Setback with an Adjacent Site.</p>

10.30.9.2 The entire Main Floor of all Buildings subject to this Overlay must have a minimum Main Floor height of 3.5m measured from the interior floor to the underside of the floor above.	10.30.9.2 The entire Main Floor of all Buildings subject to this Overlay should must have a minimum Main Floor height of 3.5m measured from the interior floor to the underside of the floor above.																								
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Figure 10.40-1: Capstone Taylor Drive Zone	<i>* Delete, Active Commercial Main Floors have been replaced and zones are a duplication of the Zoning Bylaw maps*</i>																								

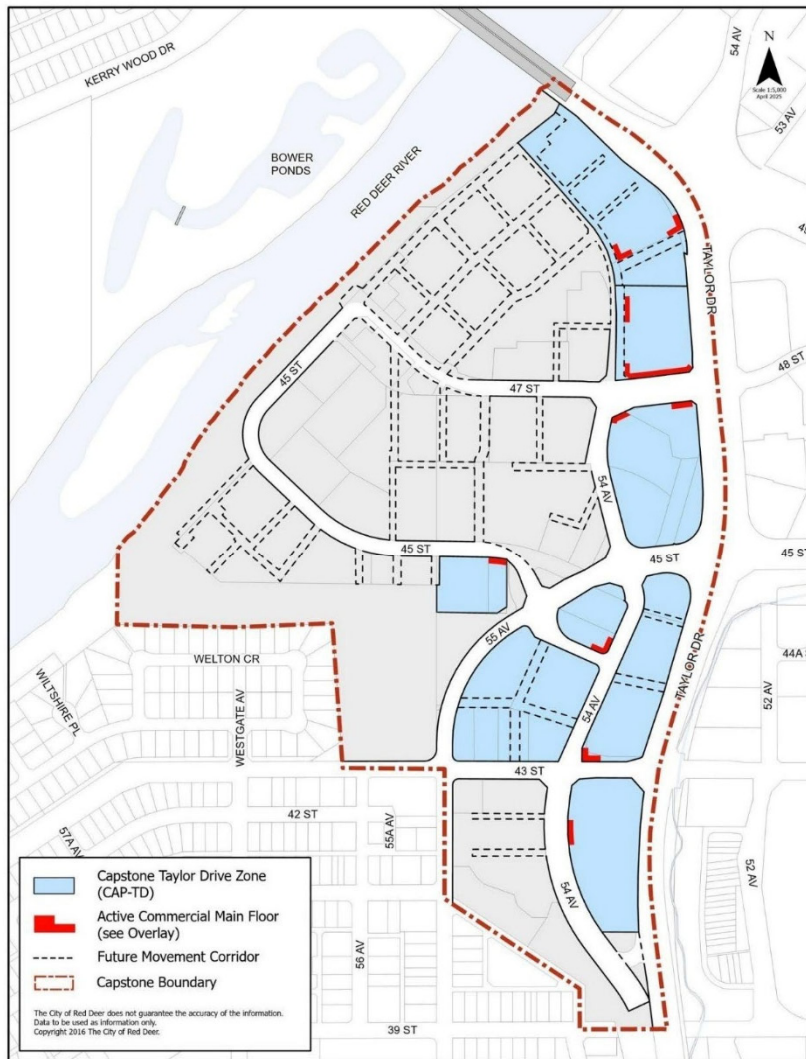


Figure 10.40-1: Capstone Taylor Drive Zone

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and the uses in Capstone Taylor Drive Zone contradict or will not serve to achieve the uses or regulations in the Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.	and the uses in Capstone Taylor Drive Zone contradict or will not serve to achieve the uses or regulations in the Capstone Active Commercial Main Floors Overlay, the Overlay will prevail. DELETED <i>*Delete, this is a duplication of 10.30.8.2.*</i>																								
10.40.6 Building Setbacks 10.40.6.1 Building Setbacks from Streets, Movement Corridors, and public spaces are established by subsection 10.40.7 Edge Zones.	10.40.6 Building Setbacks 10.40.6.1 Building Setbacks from Roads Streets, Movement Corridors, and public spaces are established by subsection 10.40.7 Edge Zones.																								
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Figure 10.40-2: Capstone Taylor Drive Zone’s Edge Zones	<i>*Delete, this is a duplication of Figure 10.20-1: Capstone Edge Zones.*</i>																								

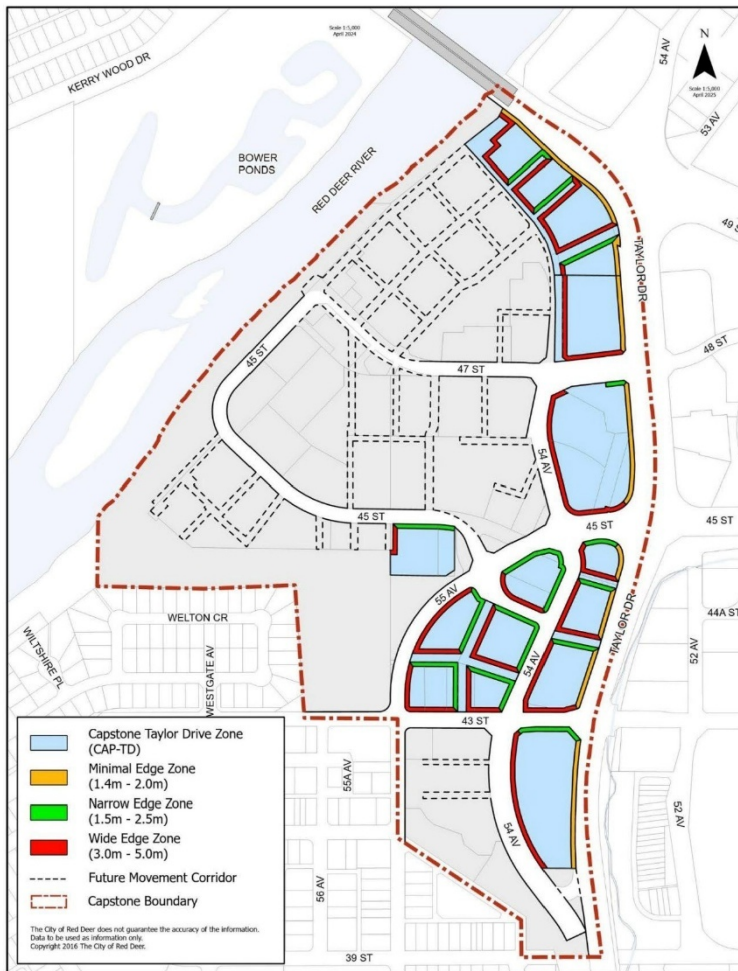


Figure 10.40-2: Capstone Taylor Drive Zone's Edge Zones

Figure 10.50-1: Capstone Primarily Residential Zone

** Delete, Active Commercial Main Floors have been replaced and zones are a duplication of the Zoning Bylaw maps**

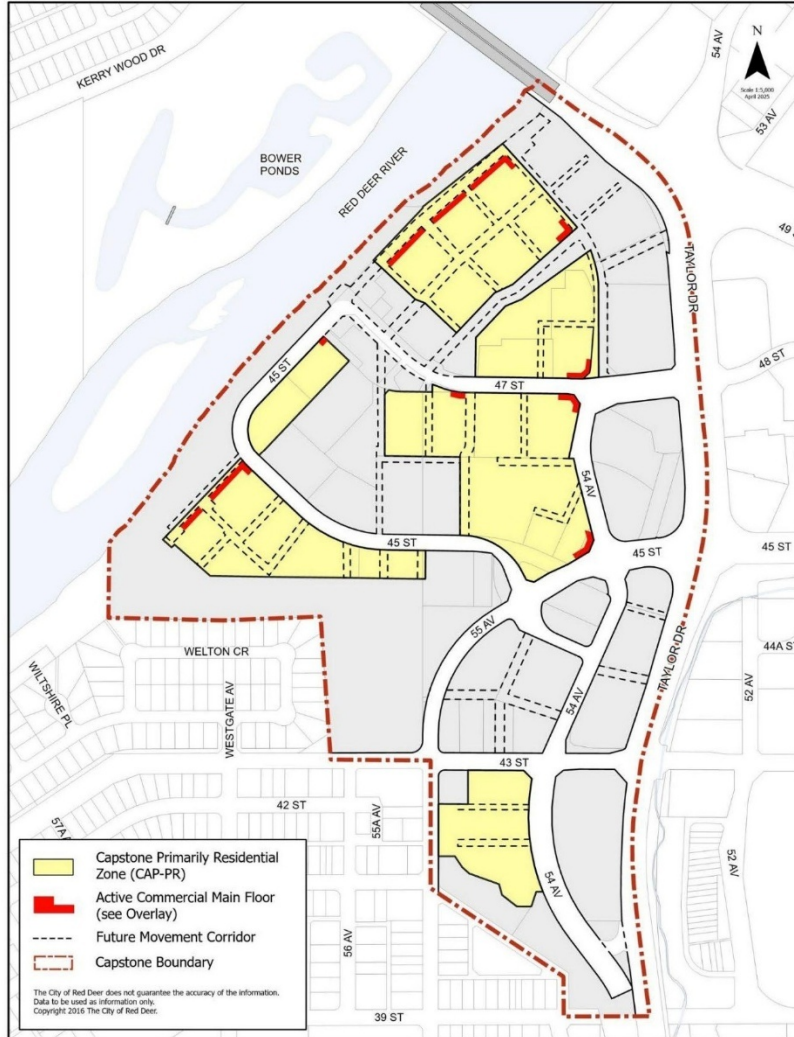


Figure 10.50-1: Capstone Primarily Residential Zone

10.50.5 Some Sites in this Zone will be subject to the uses and regulations in Capstone Active Commercial Main Floors Overlay. Where the regulations and the uses in the

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10.50.7 Building Setbacks 10.50.7.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.50.8 Edge Zones.	10.50.7 Building Setbacks 10.50.7.1 Building Setbacks from Roads, Movement Corridors , and public spaces are established by subsection 10.50.8 Edge Zones.																								
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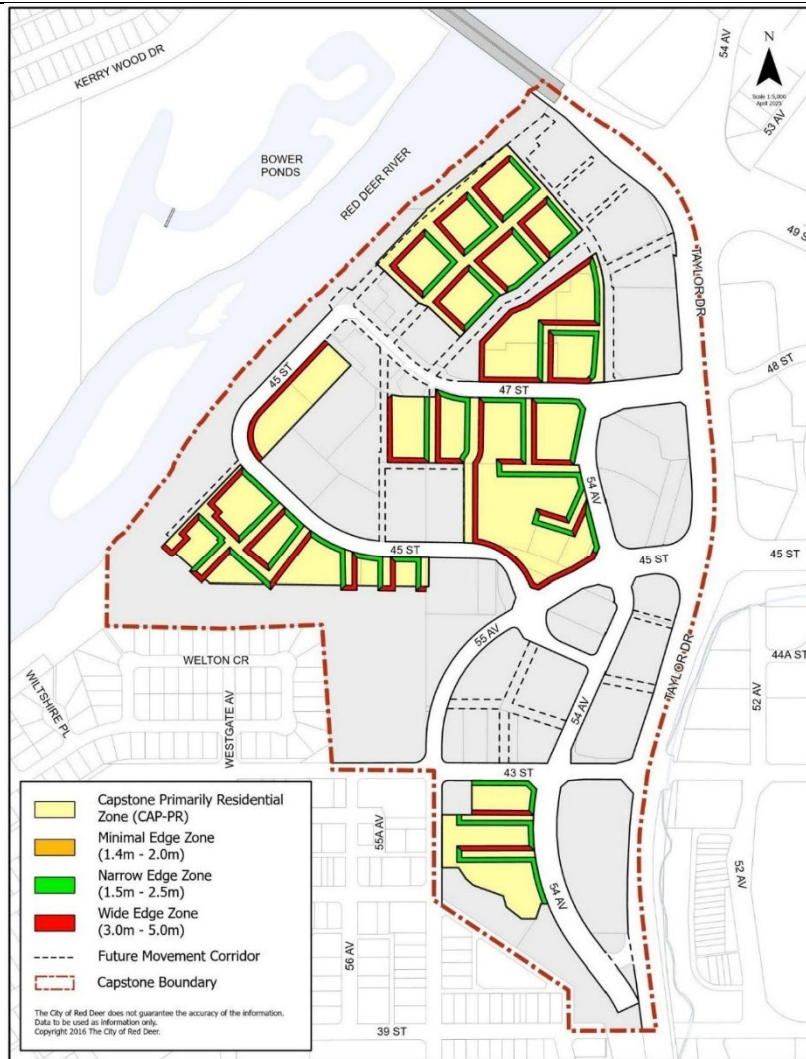
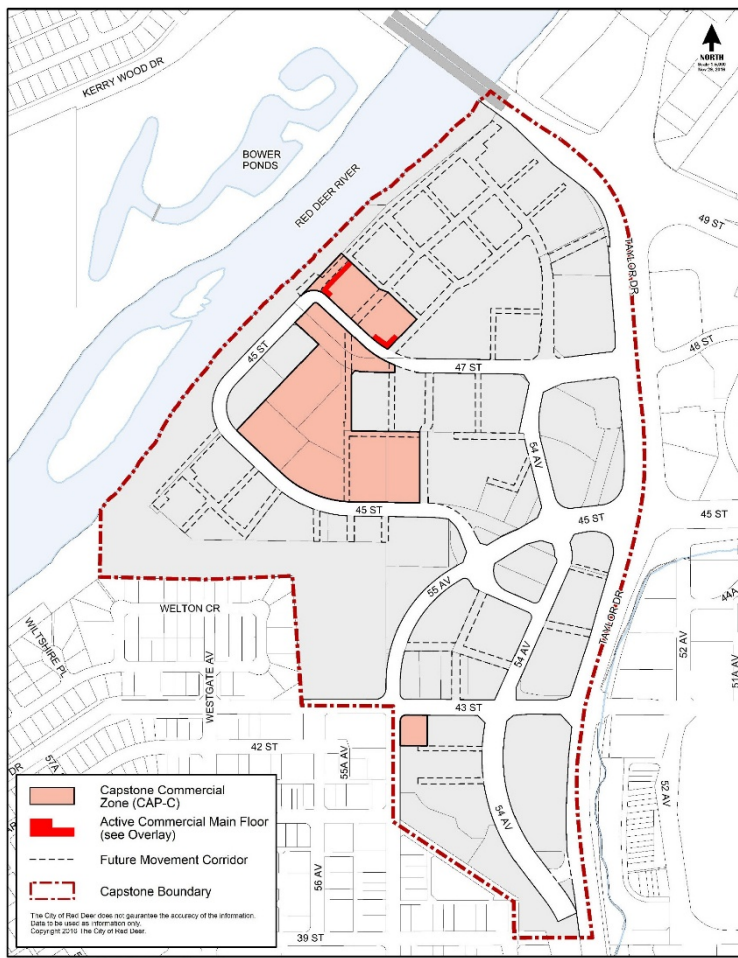


Figure 10.50-2: Capstone Primarily Residential Zone's Edge Zones

Figure 10.60-1: Capstone Commercial Zone

** Delete, Active Commercial Main Floors have been replaced and zones are a duplication of the Zoning Bylaw maps**



10.60.5 Some Sites in this Zone will be subject to the uses and regulations in the Capstone Active Commercial Main Floors Overlay. Where the regulations in this Zone and the uses in the Capstone Active Commercial Main Floors Overlay contradict or will not serve to achieve the uses or regulations in the Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.

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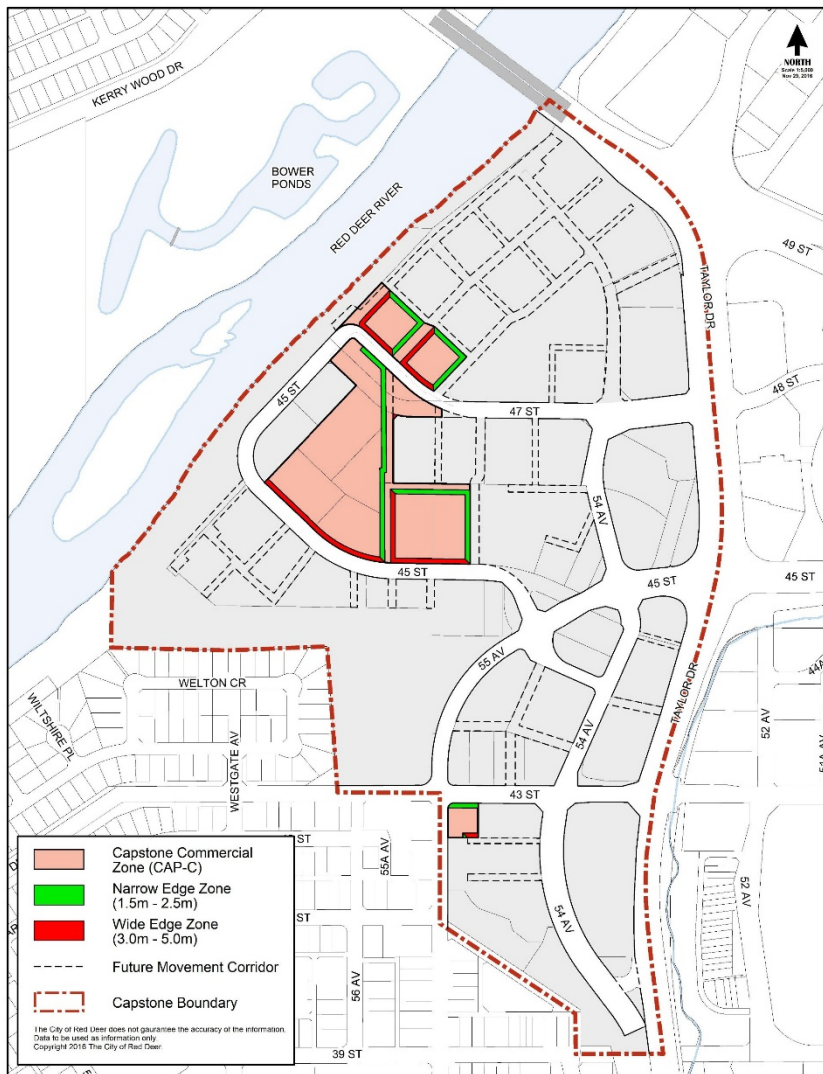


Figure 10.60-2: Capstone Commercial Zone's Edge Zones