

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
- Removing the Active Commercial Main Floor Overlay
- Simplifying edge zones
- Grammatical and typo corrections in Part 10 Capstone Zones and Regulations; these do not affect the intent of the proposed amendments, and only provide clarity for ease of interpretation and implementation

These changes also resulted in updates to other sections of the *Zoning Bylaw*, these updates are included in this document.

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. **Section numbers in the proposed columns are not final and may change in the actual bylaw.**

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, Commercial uses and public spaces. 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>10.10.5 Where the uses or regulations in a Capstone Zone (CAP-TD, CAP-PR, CAP-C) contradict or will not serve to achieve the uses or regulations in section 10.30 – Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.</p>	<p>10.10.5 Where the uses or regulations in a Capstone Zone (CAP-TD, CAP-PR, CAP-C) contradict or will not serve to achieve the uses or regulations in section 10.30 – Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.</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 space that is not subject to an Edge Zone will be determined by the Development Authority.</p> <p>10.20.2.2 Where Edge Zones are applied, the Building must Abut the Edge Zone. Buildings must not be set back farther than the maximum Edge Zone.</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>10.20.2.4 Side Yard Building Setback for a Side Yard Abutting a Site is determined by the Development Authority.</p> <p>10.20.2.5 Rear Yard Building Setback for a Rear Yard Abutting a Road is determined by the Development Authority.</p> <p>10.20.2.6 Rear Yard Building Setback for a Rear Yard Abutting a Site is determined by the Development Authority.</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 space that is not subject to an Edge Zone will be determined by the Development Authority. A Setback is determined by the Edge Zone as shown in Figure 10.20-1 and subsection 10.20.3. Where Edge Zones are not applicable, a Setback will be determined by the Development Authority.</p> <p>10.20.2.2 Where Edge Zones are applied, the Building must Abut the Edge Zone. Buildings must not be set back farther than the maximum Edge Zone.</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>10.20.2.4 Side Yard Building Setback for a Side Yard Abutting a Site is determined by the Development Authority.</p> <p>10.20.2.5 Rear Yard Building Setback for a Rear Yard Abutting a Road is determined by the Development Authority.</p> <p>10.20.2.6 Rear Yard Building Setback for a Rear Yard Abutting a Site is determined by the Development Authority.</p> <p>\Deleted subsections are combined for simplicity\</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>10.20.3.2 Compliance with Edge Zones for Capstone Existing Buildings and surface Parking is optional but is encouraged to contribute to the vision of Capstone and improve the public realm.</p> <p>10.20.3.3 Edge Zone regulations apply to any redevelopment on the front of the Main Floor of a Capstone Existing Building.</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. \Removed requirement for surface Parking to align with definition of Edge Zone\</p> <p>10.20.3.2 Compliance with Edge Zones regulations for Capstone Existing Buildings and surface Parking uses is optional, but is encouraged, to contribute to the vision of Capstone and improve the public realm.</p> <p>10.20.3.3 Despite subsection 10.20.3.2, Edge Zone regulations apply to any redevelopment on the front of the Main Floor of a Capstone Existing Building.</p>

<p>10.20.3.6 New Building Edge Zones regulations will be applied to new Buildings Abutting Public Spaces.</p> <p>10.20.3.7 Where Edge Zones apply, the applicable Edge Zone Setback and Edge Zone regulations apply along the entire Building Façade.</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>10.20.3.6 New Building Edge Zones regulations will be applied to new Buildings Abutting Public Spaces. \Deleted.as.Edge.Zones.are.only.along.roads\</p> <p>10.20.3.7 Where Edge Zones apply, the applicable Edge Zone Setback and Edge Zone regulations apply along the entire Building Façade abutting the Edge Zone.</p> <p>10.20.3.8 Where a Site Abuts 3 or more Roads, Movement Corridors, or Public Spaces, the Development Authority will must 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 must take into consideration continuation of existing developed Roads Streets, Movement Corridors, public spaces, or Edge Zones and will must 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 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>

<p>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:</p> <ul style="list-style-type: none"> 10.20.4.2.1 art installation such as mosaics, murals, or sculptures; 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>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:</p> <ul style="list-style-type: none"> 10.20.4.2.1 art installation such as mosaics, murals, or sculptures; 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 similar pedestrian-oriented 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>10.20.5 Residential Edge Zones for Capstone Zones</p> <p>10.20.5.1 Residential Edge Zones are applied where the Abutting Main Floor contains (or will contain) Residential uses.</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>10.20.5.3 Residential Edge Zones must provide at least 2 of the following as permanent features, in addition to any required bicycle racks:</p> <ul style="list-style-type: none"> 10.20.5.3.7 other feature that provides a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority. 	<p>10.20.5 Residential Edge Zones for Capstone Zones</p> <p>10.20.5.1 Residential Edge Zones are applied where the Abutting Main Floor contains, (or will contain), Residential uses.</p> <p>10.20.5.2 All Residential Main Floor Dwelling Units facing the Movement Corridor or Road must incorporate the Abutting Edge Zone Abutting that Road as private space. The Dwelling Units may use landscaping features or materials to provide privacy as well as to demarcate the private from the and public space.</p> <p>10.20.5.3 Residential Edge Zones must provide at least 2 of the following as permanent features, in addition to any required bicycle racks:</p> <ul style="list-style-type: none"> 10.20.5.3.7 other features s that provides a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority.
<p>10.20.6 Building Heights for Capstone Zones</p>	<p>10.20.6 Building Heights for Capstone Zones</p>

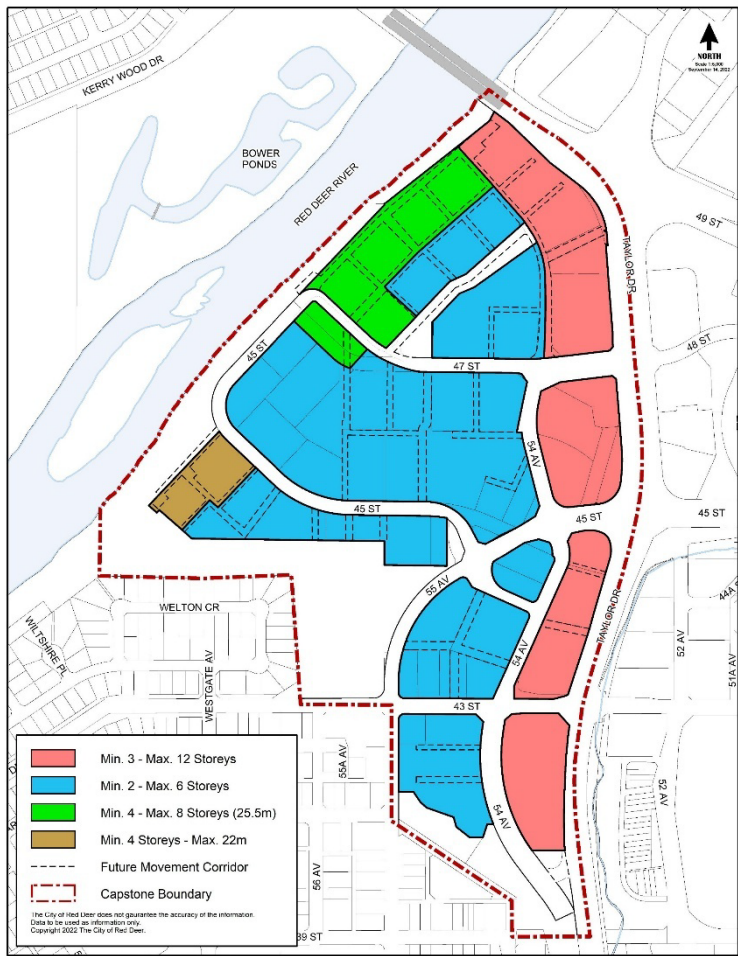


Figure 10.20-2: Capstone Building Heights

10.20.9 Building Design for Capstone Zones

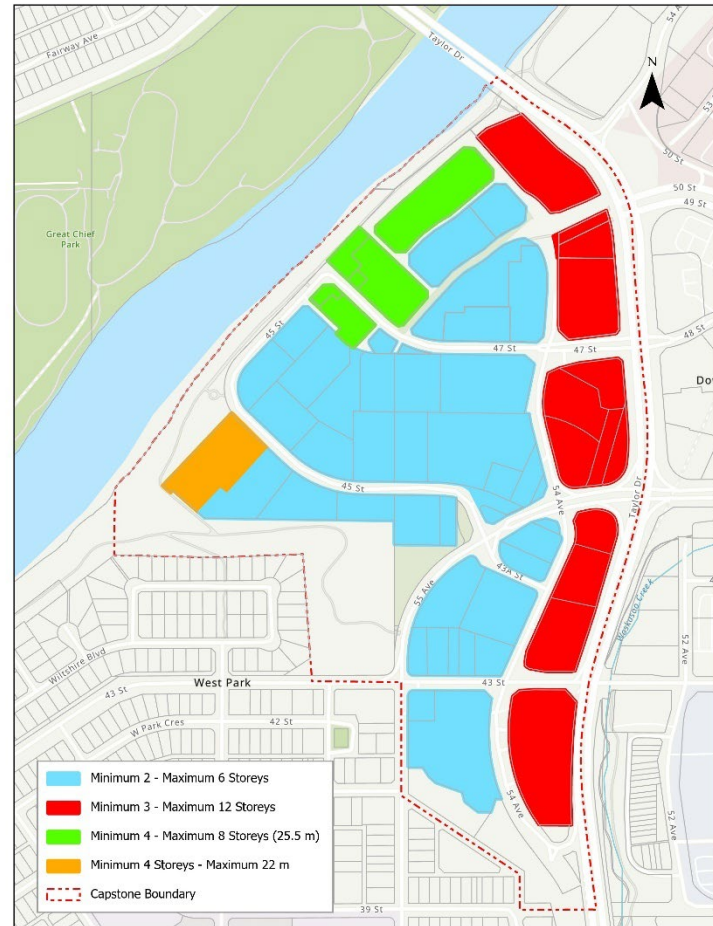


Figure.76j86_8jCapstone.Building.Heights

~~Movement Corridors have been removed from image~~

10.20.9 Building Design for Capstone Zones

<p>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.</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>10.20.9.6 Dwelling Units with any part of the unit located at the Main Floor must have individual, separate, and direct access to the Edge Zone.</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>10.20.9.1 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.</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>10.20.9.6 Dwelling Units with any part of the unit located at the Main Floor must have individual, separate, and direct access to the Edge Zone, Walkway or Sidewalk.</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>10.20.12 Parking Layout Regulations for Capstone Zones</p> <p>10.20.12.2 Walkway connections are required to connect all Adjacent Buildings, trails, Walkways, Movement Corridors and Sidewalks.</p> <p>10.20.12.5 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>10.20.12.6 Exception to the above is to allow Parking access, which must be a maximum width of 7.0m.</p>	<p>10.20.12 Parking Layout Regulations for Capstone Zones</p> <p>10.20.12.2 Walkway connections are required to connect all Adjacent Buildings, trails, Walkways, Movement Corridors Roads and Sidewalks.</p> <p>10.20.12.5 Where surface Parking will be on a Site, the following regulations must be adhered to: DELETE</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. \Removed.to.align.with.definition.of.Edge.Zone\ <p>10.20.12.6 Exception to the above is to allow Surface Parking access, which must be may not exceed a maximum width of 7.0m. \Revised.to.reflect.deleted.section.above\</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; 	<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 \Removed.to.align.with.definition.of.Edge.Zone\ 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;

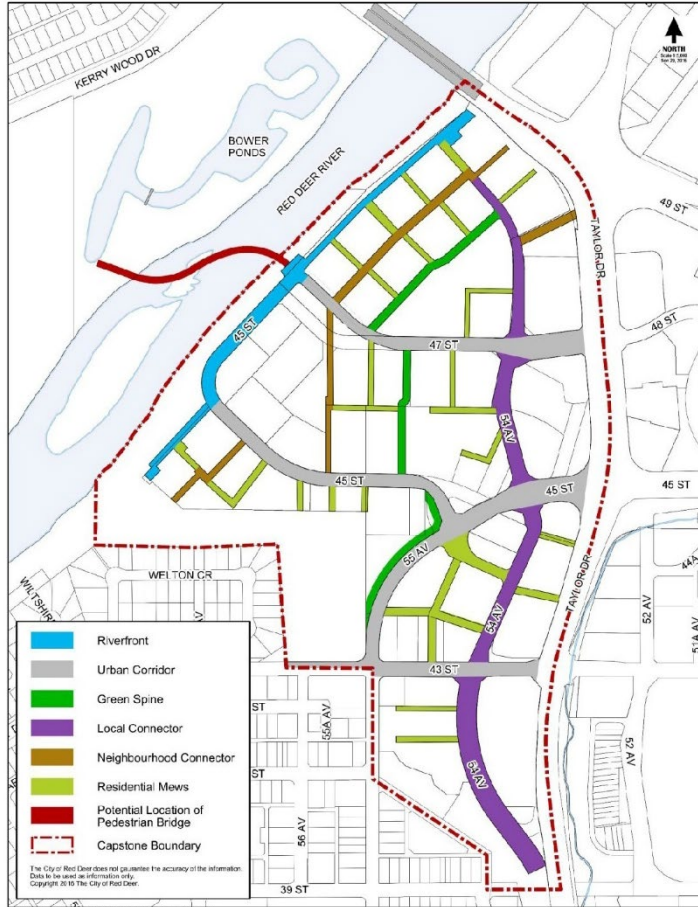


Figure.76;86_9;Capstone.Movement.Corridors

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.

10.30 ~~Capstone Active Commercial Main Floors Overlay~~ DELETED

~~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.~~

<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 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>\Section.is.deleted.for.flexibility.in.where.main.floor.commercial.uses.can.occurj.Majority.of.uses.listed.in.the.overlay.are.already.listed.in.each.Capstone.Zonej.Those.that.aren't.have.been.added.as.discretionary.uses.to.each.zone\</p>
<p>Figure 10.30-1: Capstone Active Commercial Main Floors Overlay</p>	<p>Figure 10.30-1: Capstone Active Commercial Main Floors Overlay DELETED</p> <p>\Image.deleted\</p>

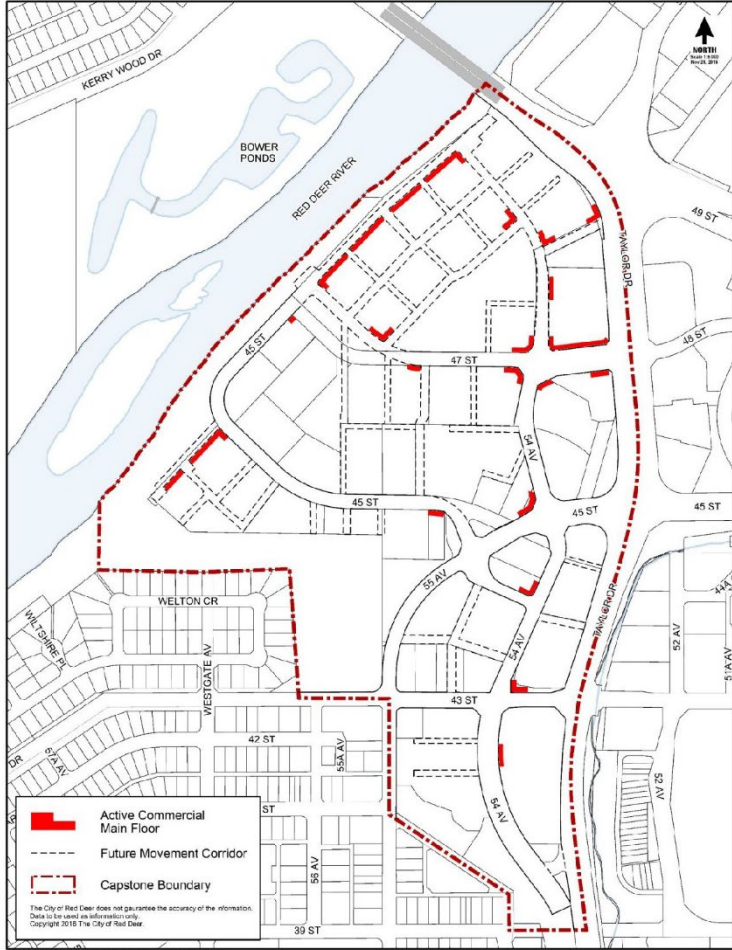


Figure 10.30-1: Capstone Active Commercial Main Floors Overlay

10.30.5 Permitted Uses

- 10.30.5.1 Building Sign
- 10.30.5.2 Capstone Existing Building
- 10.30.5.3 Cultural Facility
- 10.30.5.4 Drinking Establishments (Adult Entertainment prohibited)

10.30.5 Permitted Uses

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<p>10.30.5.5 Freestanding Sign 10.30.5.6 Liquor, Beer, and Wine Sales 10.30.5.7 Merchandise Sales and Rentals 10.30.5.8 Microbrewery 10.30.5.9 Open Space, as identified in the 2016 Capstone Area Redevelopment Plan as public squares 10.30.5.10 Restaurant 10.30.5.11 Specialty Food Services</p>	<p>10.30.5.5 Freestanding Sign 10.30.5.6 Liquor, Beer, and Wine Sales 10.30.5.7 Merchandise Sales and Rentals 10.30.5.8 Microbrewery 10.30.5.9 Open Space, as identified in the 2016 Capstone Area Redevelopment Plan as public squares 10.30.5.10 Restaurant 10.30.5.11 Specialty Food Services</p> <p>*Deleted; All uses are already included in Capstone Zones except;</p> <ul style="list-style-type: none"> • Drinking Establishments (Adult Entertainment prohibited) • Liquor, Beer, and Wine Sales. • Microbrewery <p>which are not current uses in the CAP_PR Zone;</p> <p>These three uses have been added as discretionary uses to the CAP_PR Zone\</p>
<p>10.30.6 Discretionary Uses 10.30.6.1 Any expansion or intensification of Capstone Existing Building 10.30.6.2 Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit</p>	<p>10.30.6 Discretionary Uses 10.30.6.1 Any expansion or intensification of Capstone Existing Building 10.30.6.2 Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit</p> <p>*Deleted; These uses are already included in Capstone Zones\</p>
<p>10.30.7 Prohibited Uses 10.30.7.1 Drive-Through</p>	<p>10.30.7 Prohibited Uses 10.30.7.1 Drive-Through</p> <p>*Deleted; These uses are already included in Capstone Zones\</p>
<p>10.30.8 Application</p> <p>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.</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 Application-DELETED</p> <p>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.</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 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>10.30.8.4 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>\Section.is.deleted.for.flexibility.in.where.main.floor.commercial.uses.can.occur;.Majority.of.uses.listed.in.the.overlay.are.already.listed.in.each.Capstone.Zone;.Those.that.aren't.have.been.added.as.discretionary.uses.to.each.zone\</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>10.30.9.2 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.</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>10.30.9.2 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:</p> <p>\Section.is.deleted?underlying.building.design.regulations.will.apply;</p>
<p>10.30.10 Building Setbacks</p>	<p>10.30.10 Building Setbacks</p>

<p>10.30.10.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.30.11 Edge Zones.</p> <p>10.30.10.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones</p>	<p>10.30.10.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.30.11 Edge Zones.</p> <p>10.30.10.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones</p> <p>\Section.is.deleted?duplicate.of.underlying.zone.setbacks;</p>																								
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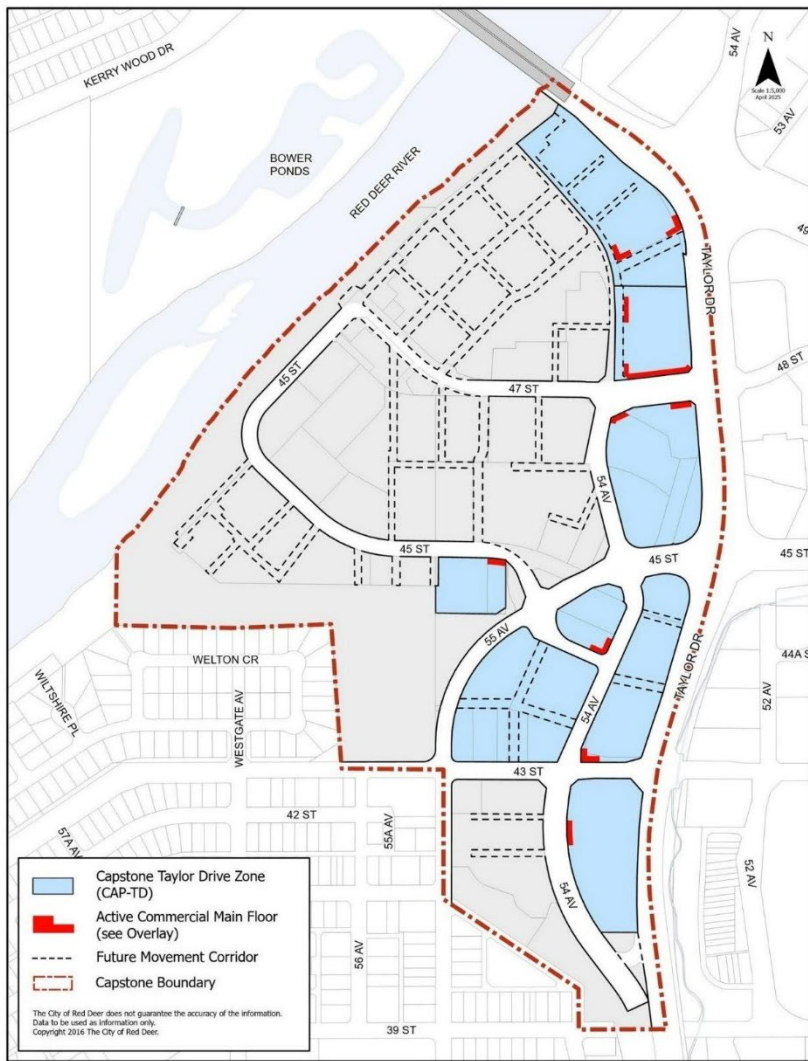


Figure 10.40-1: Capstone Taylor Drive Zone

10.40.2 Permitted Uses

10.40.2 Permitted Uses

<p>10.40.2.1 Permitted Uses identified in the Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors</p> <p>10.40.2.2 Accessory Building</p> <p>10.40.2.3 Building Sign</p> <p>10.40.2.4 Capstone Existing Building</p> <p>10.40.2.5 Communication Facility</p> <p>10.40.2.6 Commercial Services Facility</p> <p>10.40.2.7 Cultural Facility</p> <p>10.40.2.8 Freestanding Sign</p> <p>10.40.2.9 Health and Medical Service</p> <p>10.40.2.10 Home Occupation Minor</p> <p>10.40.2.11 Hostel</p> <p>10.40.2.12 Hotel</p> <p>10.40.2.13 Information Service Provider</p> <p>10.40.2.14 Merchandise Sales and Rentals</p> <p>10.40.2.15 Mixed-Use Building</p> <p>10.40.2.16 Open Space</p> <p>10.40.2.17 Professional Office</p> <p>10.40.2.18 Restaurant</p> <p>10.40.2.19 Show Home</p> <p>10.40.2.20 Specialty Food Store</p>	<p>10.40.2.1 Permitted Uses identified in the Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors</p> <p>DELETED</p> <p>10.40.2.2 Accessory Building</p> <p>10.40.2.3 Building Sign</p> <p>10.40.2.4 Capstone Existing Building</p> <p>10.40.2.5 Communication Facility</p> <p>10.40.2.6 Commercial Services Facility</p> <p>10.40.2.7 Cultural Facility</p> <p>10.40.2.8 Freestanding Sign</p> <p>10.40.2.9 Health and Medical Services</p> <p>10.40.2.10 Home Occupation Minor</p> <p>10.40.2.11 Hostel</p> <p>10.40.2.12 Hotel</p> <p>10.40.2.13 Information Service Provider</p> <p>10.40.2.14 Merchandise Sales and Rentals</p> <p>10.40.2.15 Mixed-Use Building</p> <p>10.40.2.16 Open Space</p> <p>10.40.2.17 Professional Office</p> <p>10.40.2.18 Restaurant</p> <p>10.40.2.19 Show Home</p> <p>10.40.2.20 Specialty Food Store</p>
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<p>10.40.3.13 Indoor Recreation Facility 10.40.3.14 Liquor, Beer, and Wine Sales 10.40.3.15 Microbrewery 10.40.3.16 Outdoor Display or Sale of Goods 10.40.3.17 Parking Structure 10.40.3.18 Public Assembly 10.40.3.19 Secured Facility 10.40.3.20 Supportive Living Accommodation 10.40.3.21 Temporary Use 10.40.3.22 ⁵⁴Day Care Facility</p>	<p>10.40.3.13 Indoor Recreation Facility 10.40.3.14 Liquor, Beer, and Wine Sales 10.40.3.15 Microbrewery 10.40.3.16 Outdoor Display or Sale of Goods 10.40.3.17 Parking Structure 10.40.3.18 Public Assembly 10.40.3.19 Secured Facility 10.40.3.20 Supportive Living Accommodation 10.40.3.21 Temporary Use 10.40.3.22 ⁵⁴Day Care Facility</p>																								
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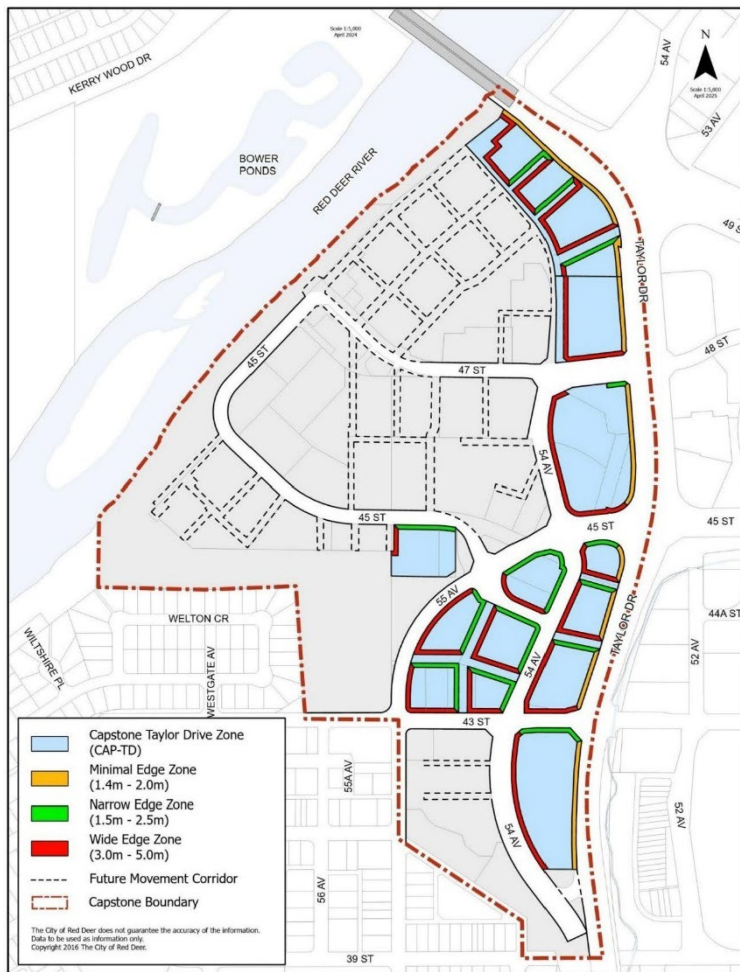


Figure 10.40-2: Capstone Taylor Drive Zone's Edge Zones

Figure 10.50-1: Capstone Primarily Residential Zone

~~Active.Commercial.Main.Floors.have.been.removed.and.zones.are.a.duplication.of.the.Zoning.Bylaw.maps\~~

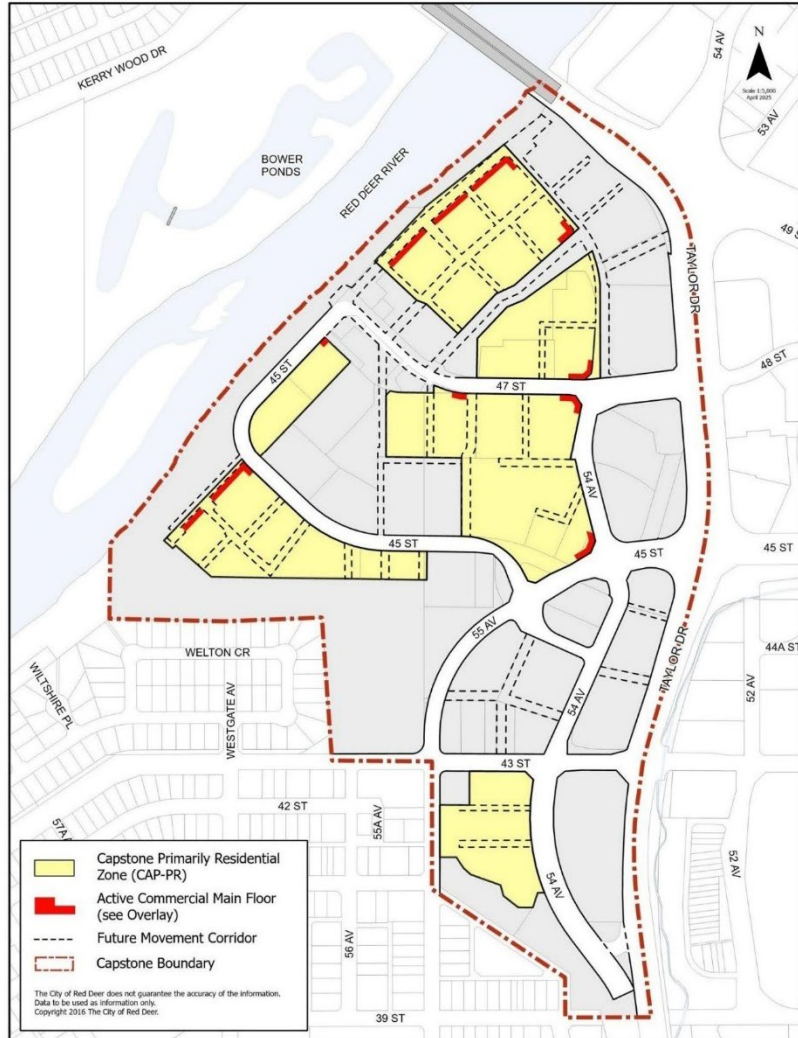


Figure 10.50-1: Capstone Primarily Residential Zone

10.50.2 Permitted Uses

10.50.2 Permitted Uses

<p>10.50.2.1 Permitted Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floor</p> <p>10.50.2.2 Accessory Building</p> <p>10.50.2.3 Apartment</p> <p>10.50.2.4 Business Incubator</p> <p>10.50.2.5 Capstone Existing Building</p> <p>10.50.2.6 Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic, or dog grooming salon)</p> <p>10.50.2.7 Cultural Facility</p> <p>10.50.2.8 Health and Medical Services on 5589 – 47 Street (Condominium Plan 1552369)</p> <p>10.50.2.9 Home Occupation Minor</p> <p>10.50.2.10 Information Service Provider</p> <p>10.50.2.11 Merchandise Sales and Rentals</p> <p>10.50.2.12 Mixed-Use Building with the following uses on Main Floor:</p> <ul style="list-style-type: none"> 10.50.2.12.1 Commercial Service Facility 10.50.2.12.2 Cultural Facility 10.50.2.12.3 Health and Medical Services 10.50.2.12.4 Information Service Provider 10.50.2.12.5 Merchandise Sales and Rentals 10.50.2.12.6 Professional Office <p>10.50.2.13 Open Space</p> <p>10.50.2.14 Show Home</p> <p>10.50.2.15 Specialty Food Services</p> <p>10.50.2.16 ⁵⁷Day Care Facility</p>	<p>10.50.2.1 Permitted Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floor DELETED</p> <p>10.50.2.2 Accessory Building</p> <p>10.50.2.3 Apartment</p> <p>10.50.2.4 Business Incubator</p> <p>10.50.2.5 Capstone Existing Building</p> <p>10.50.2.6 Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic, or dog grooming salon)</p> <p>10.50.2.7 Cultural Facility</p> <p>10.50.2.8 Health and Medical Services on 5589 – 47 Street (Condominium Plan 1552369)</p> <p>10.50.2.9 Home Occupation Minor</p> <p>10.50.2.10 Information Service Provider</p> <p>10.50.2.11 Merchandise Sales and Rentals</p> <p>10.50.2.12 Mixed-Use Building with the following uses on Main Floor:</p> <ul style="list-style-type: none"> 10.50.2.12.1 Commercial Service Facility 10.50.2.12.2 Cultural Facility 10.50.2.12.3 Health and Medical Services 10.50.2.12.4 Information Service Provider 10.50.2.12.5 Merchandise Sales and Rentals 10.50.2.12.6 Professional Office <p>10.50.2.13 Open Space</p> <p>10.50.2.14 Show Home</p> <p>10.50.2.15 Specialty Food Services</p> <p>10.50.2.16 ⁵⁷Day Care Facility</p>
<p>10.50.3 Discretionary Uses</p> <p>10.50.3.1 Discretionary Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors</p> <p>10.50.3.2 Any expansion or intensification of Capstone Existing Building</p> <p>10.50.3.3 Building Sign</p> <p>10.50.3.4 Commercial Entertainment Facility on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.5 Commercial Recreational Facility on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.6 Commercial School</p> <p>10.50.3.7 Commercial Service Facility (excluding financial or institutional services outlet)</p> <p>10.50.3.8 Dangerous Goods Occupancy on a Site without a Dwelling Unit</p>	<p>10.50.3 Discretionary Uses</p> <p>10.50.3.1 Discretionary Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors DELETED</p> <p>10.50.3.2 Any expansion or intensification of Capstone Existing Building</p> <p>10.50.3.3 Building Sign</p> <p>10.50.3.4 Commercial Entertainment Facility on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.5 Commercial Recreational Facility on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.6 Commercial School</p> <p>10.50.3.7 Commercial Service Facility (excluding financial or institutional services outlet)</p>

<p>10.50.3.9 ⁵⁸Deleted</p> <p>10.50.3.10 Freestanding Sign</p> <p>10.50.3.11 Home Occupation Major</p> <p>10.50.3.12 Mixed-Use Building with the following uses on Main Floor:</p> <ul style="list-style-type: none"> 10.50.3.12.1 Commercial Entertainment Facility 10.50.3.12.2 Indoor Recreation Facility 10.50.3.12.3 Restaurant 10.50.3.12.4 Specialty Food Service <p>10.50.3.13 Outdoor Display or Sale of Goods</p> <p>10.50.3.14 Parking Lot (Temporary)</p> <p>10.50.3.15 Professional Office on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.16 Public Assembly</p> <p>10.50.3.17 Restaurant</p> <p>10.50.3.18 Supportive Living Accommodation</p> <p>10.50.3.19 Temporary Use</p> <p>10.50.3.20 Townhouses</p>	<p>10.50.3.8 Dangerous Goods Occupancy on a Site without a Dwelling Unit</p> <p>10.50.3.9 ⁵⁸Deleted</p> <p>10.50.3.10 Freestanding Sign</p> <p>10.50.3.11 Home Occupation Major</p> <p>10.50.3.12 Mixed-Use Building with the following uses on Main Floor:</p> <ul style="list-style-type: none"> 10.50.3.12.1 Commercial Entertainment Facility 10.50.3.12.2 Indoor Recreation Facility 10.50.3.12.3 Restaurant 10.50.3.12.4 Specialty Food Services <p>10.50.3.13 Outdoor Display or Sale of Goods</p> <p>10.50.3.14 Parking Lot (Temporary)</p> <p>10.50.3.15 Professional Office on 5589-47 Street (Condominium Plan 1522369)</p> <p>10.50.3.16 Public Assembly</p> <p>10.50.3.17 Restaurant</p> <p>10.50.3.18 Supportive Living Accommodation</p> <p>10.50.3.19 Temporary Use</p> <p>10.50.3.20 Townhouses</p> <p>10.50.3.21 Drinking Establishment (Adult Entertainment prohibited)</p> <p>10.50.3.22 Liquor, Beer, and Wine Sales</p> <p>10.50.3.23 Microbrewery</p>
<p>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 Capstone Primarily Residential Zone contradict or will not serve to achieve the uses or regulations in Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.</p>	<p>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 Capstone Primarily Residential Zone contradict or will not serve to achieve the uses or regulations in Capstone Active Commercial Main Floors Overlay, the Overlay will prevail.</p> <p>DELETED</p> <p>\Delete?overlay.is.removed\</p>
<p>10.50.7 Building Setbacks</p> <p>10.50.7.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.50.8 Edge Zones.</p> <p>10.50.7.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones.</p>	<p>10.50.7 Building Setbacks</p> <p>10.50.7.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.50.8 Edge Zones. Setbacks where Edge Zones are applicable are established in subsection 10.50.8.</p> <p>10.50.7.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones.</p>
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applied to new Buildings in the Capstone Primarily Residential Zone, in accordance with Figure 10.50-2:

Edge Zone	Minimum	Maximum
Minimal Edge Zone	1.4m	2.0m
Narrow Edge Zone	1.5m	2.5m
Wide Ege Zone	2.0m	5.0m

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

applied to new Buildings in the Capstone Primarily Residential Zone in accordance with Figure ~~10.40-2~~ 10.20-1.

Edge Zone	Minimum	Maximum
Minimal Edge Zone	1.4m	2.0m
Narrow Edge Zone	1.5m	2.5m
Wide Ege Zone	2 3.0m	5.0m

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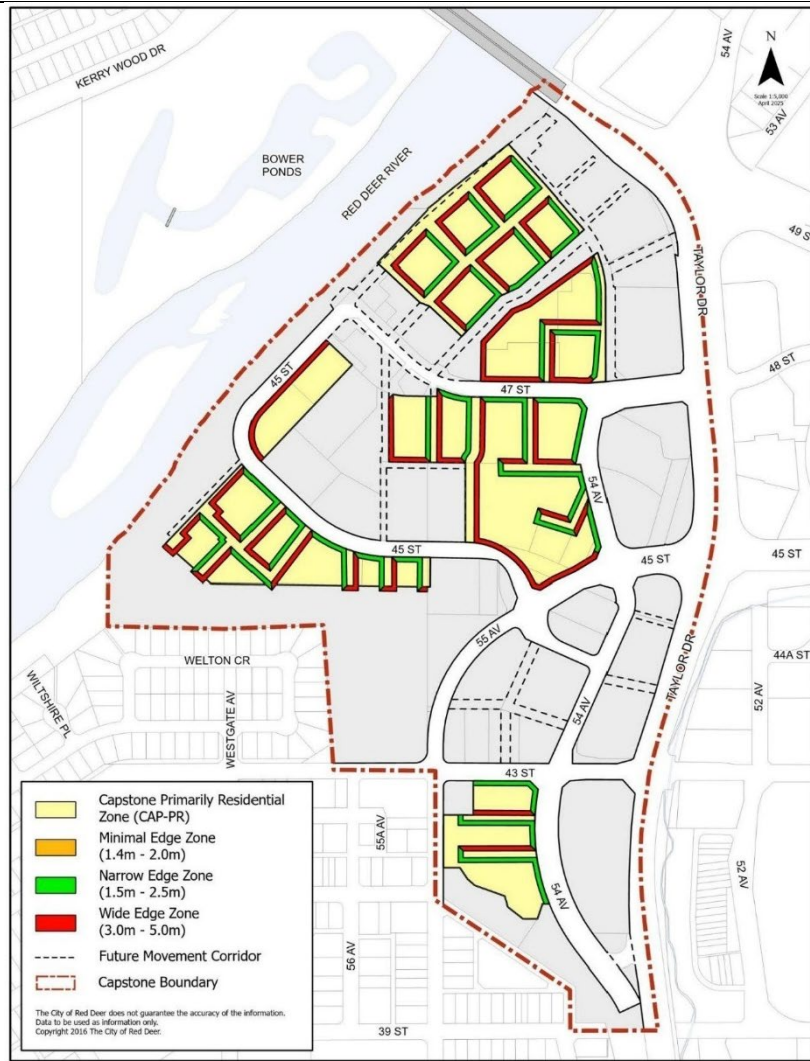


Figure 10.50-2: Capstone Primarily Residential Zone's Edge Zones

Figure 10.60-1: Capstone Commercial Zone

~~Active Commercial Main Floors have been removed and zones are a duplication of the Zoning Bylaw maps~~

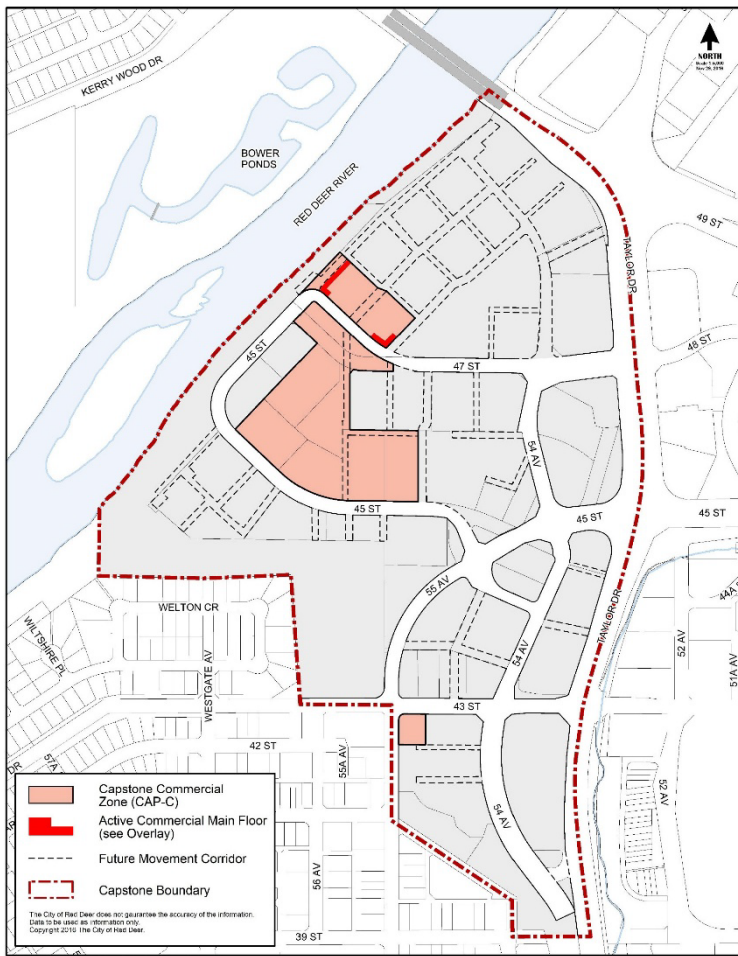


Figure 10.60-1: Capstone Commercial Zone

10.60.2 Permitted Uses

- 10.60.2.1 Permitted Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors
- 10.60.2.2 Accessory Building
- 10.60.2.3 Building Sign

10.60.2 Permitted Uses

- ~~10.60.2.1 Permitted Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors~~ DELETED
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- 10.60.2.3 Building Sign

<ul style="list-style-type: none"> 10.60.2.4 Business Incubator 10.60.2.5 Capstone Existing Building 10.60.2.6 Cultural Facility 10.60.2.7 Commercial Entertainment Facility 10.60.2.8 Commercial School 10.60.2.9 Commercial Service Facility 10.60.2.10 Communication Facility 10.60.2.11 Freestanding Sign 10.60.2.12 Health and Medical Service 10.60.2.13 Hostel 10.60.2.14 Hotel 10.60.2.15 Indoor Recreation Facility 10.60.2.16 Information Service Provider 10.60.2.17 Merchandise Sales and Rentals 10.60.2.18 Microbrewery 10.60.2.19 Open Space 10.60.2.20 Professional Office 10.60.2.21 Restaurant 10.60.2.22 Specialty Food Services 10.60.2.23 ⁶¹Day Care Facility 	<ul style="list-style-type: none"> 10.60.2.4 Business Incubator 10.60.2.5 Capstone Existing Building 10.60.2.6 Cultural Facility 10.60.2.7 Commercial Entertainment Facility 10.60.2.8 Commercial School 10.60.2.9 Commercial Service Facility 10.60.2.10 Communication Facility 10.60.2.11 Freestanding Sign 10.60.2.12 Health and Medical Service 10.60.2.13 Hostel 10.60.2.14 Hotel 10.60.2.15 Indoor Recreation Facility 10.60.2.16 Information Service Provider 10.60.2.17 Merchandise Sales and Rentals 10.60.2.18 Microbrewery 10.60.2.19 Open Space 10.60.2.20 Professional Office 10.60.2.21 Restaurant 10.60.2.22 Specialty Food Services 10.60.2.23 ⁶¹Day Care Facility
<ul style="list-style-type: none"> 10.60.3 Discretionary Uses <ul style="list-style-type: none"> 10.60.3.1 Discretionary Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors 10.60.3.2 Any expansion or intensification of Capstone Existing Building 10.60.3.3 Dangerous Goods Occupancy except where a Building contains a Dwelling Unit 10.60.3.4 Drinking Establishment (Adult Establishment prohibited) 10.60.3.5 Dwelling Units above ground floor 10.60.3.6 Gaming or Gambling Establishment 10.60.3.7 Government Services 10.60.3.8 Hospital 10.60.3.9 Liquor, Beer, and Wine Sales 10.60.3.10 Microbrewery 10.60.3.11 Outdoor Display or Sale of Goods 10.60.3.12 Parking Structure 10.60.3.13 Public Assembly 10.60.3.14 Seasonal Sales Area 10.60.3.15 Secured Facility 	<ul style="list-style-type: none"> 10.60.3 Discretionary Uses <ul style="list-style-type: none"> 10.60.3.1 Discretionary Uses identified in Capstone Active Commercial Main Floors Overlay for parts of a Site identified as Active Commercial Main Floors DELETED 10.60.3.2 Any expansion or intensification of Capstone Existing Building 10.60.3.3 Dangerous Goods Occupancy except where a Building contains a Dwelling Unit 10.60.3.4 Drinking Establishment (Adult Establishment prohibited) 10.60.3.5 Dwelling Units above ground floor 10.60.3.6 Gaming or Gambling Establishment 10.60.3.7 Government Services 10.60.3.8 Hospital 10.60.3.9 Liquor, Beer, and Wine Sales 10.60.3.10 Microbrewery Duplication of Permitted Use\ 10.60.3.11 Outdoor Display or Sale of Goods 10.60.3.12 Parking Structure 10.60.3.13 Public Assembly 10.60.3.14 Seasonal Sales Area

<p>10.60.3.16 Surface Parking Lot (Temporary) 10.60.3.17 Surface Parking Lot (Temporary) for a minimum of 10 years, from the passing of Bylaw 3357/Q-2016 on December 5, 2016, on the remnant part of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47 Street (Alexander Way) Street realignment. 10.60.3.18 Temporary Use</p>	<p>10.60.3.15 Secured Facility 10.60.3.16 Surface Parking Lot (Temporary) 10.60.3.17 Surface Parking Lot (Temporary) for a minimum of 10 years, from the passing of Bylaw 3357/Q-2016 on December 5, 2016, on the remnant part of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47 Street (Alexander Way) Street realignment. 10.60.3.18 Temporary Use</p>																		
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<p>10.60.6 Building Setbacks</p> <p>10.60.6.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.60.7 Edge Zones.</p> <p>10.60.6.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones</p>	<p>10.60.6 Building Setbacks</p> <p>10.60.6.1 Building Setbacks from Roads, Movement Corridors, and public spaces are established by subsection 10.60.7 Edge Zones. Setbacks where Edge Zones are applicable are established in subsection 10.60.7.</p> <p>10.60.6.2 All other Yard Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones</p>																		
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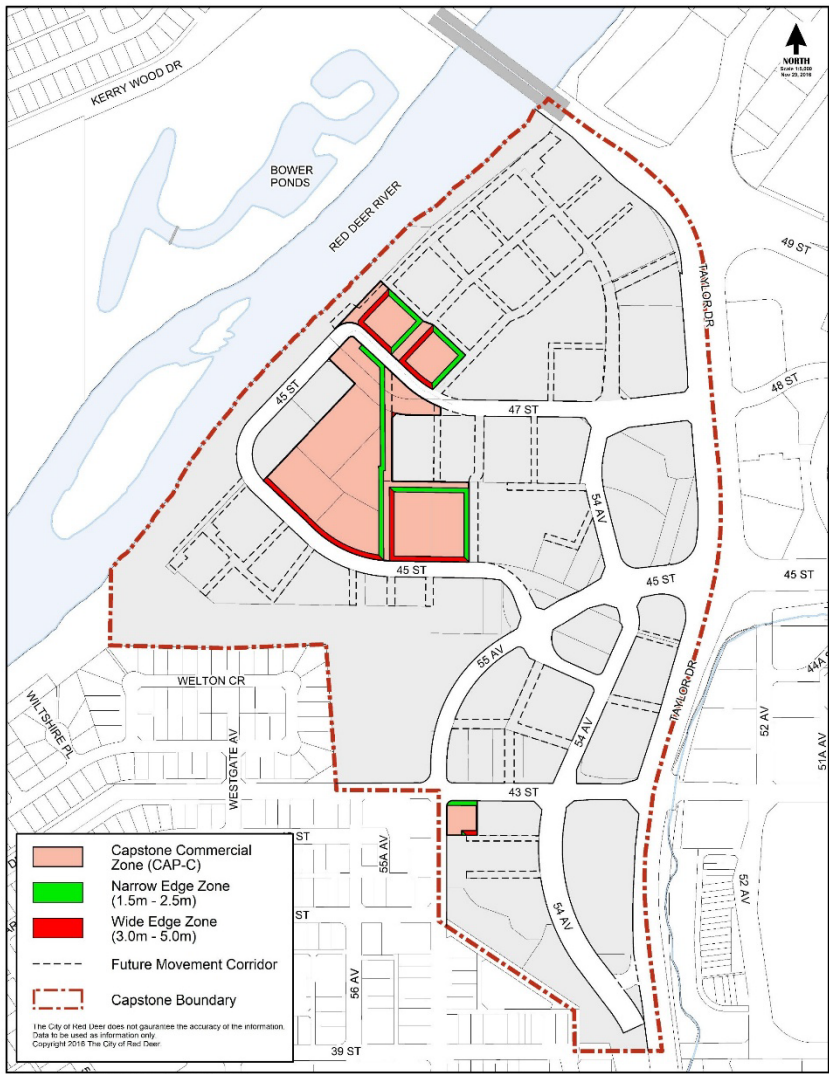


Figure 10.60-2: Capstone Commercial Zone's Edge Zones