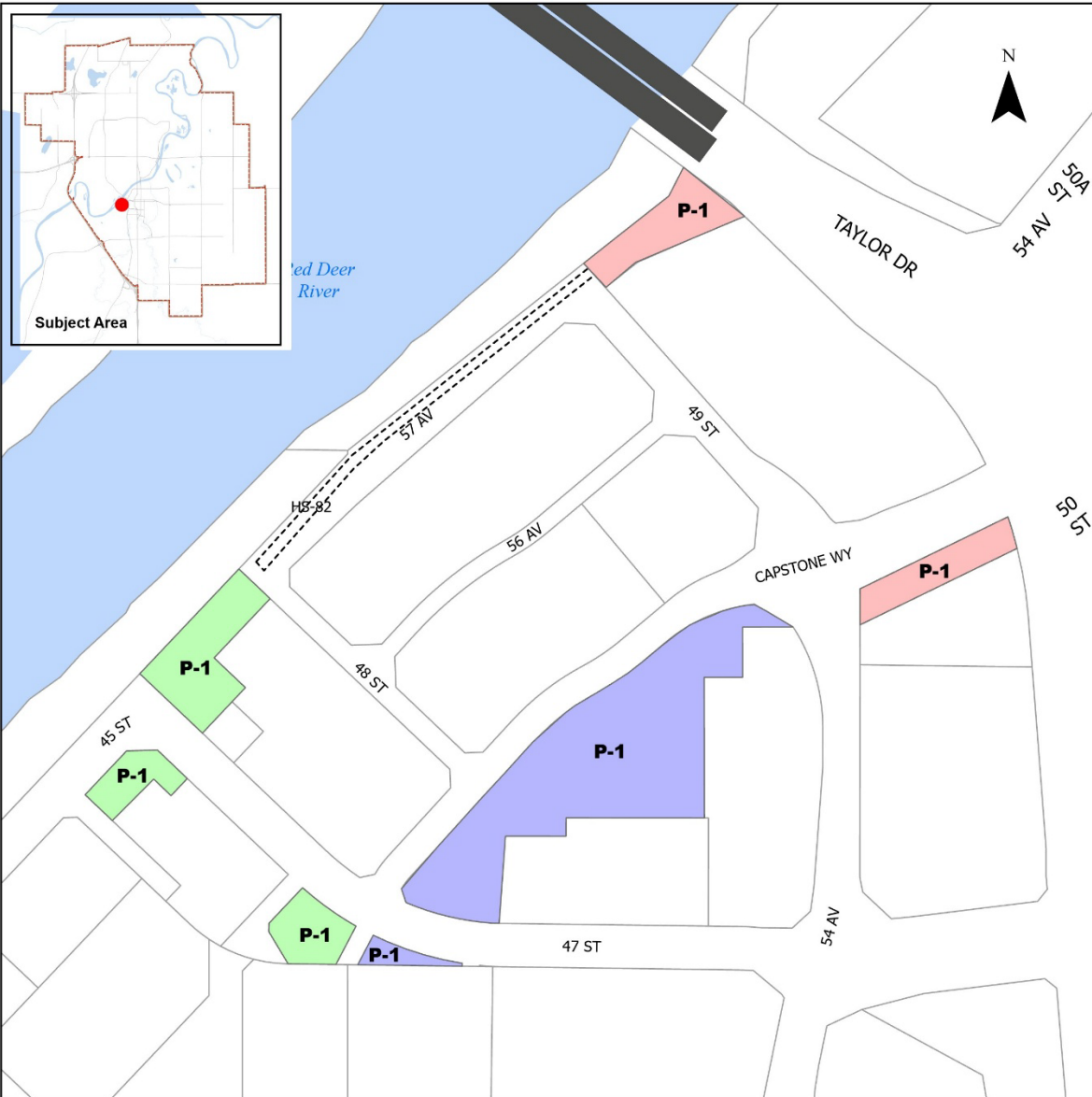







Schedule "A"



Proposed Amendment to Zoning Bylaw 3357/2024



**Change Zone:**

-  CAP-TD - Capstone Taylor Drive Zone to P1 - Parks and Recreation Zone
-  CAP-PR - Capstone Primarily Residential Zone to P1 - Parks and Recreation Zone
-  CAP-C - Capstone Commercial Zone to P1 - Parks and Recreation Zone

**Proposed Amendment**

Map: 4/2026  
Bylaw: 3357/E-2026  
Date: Feb 18, 2026

# SCHEDULE B

## Part 10 Capstone Zones and Regulations

### 10.10 Interpretation

- 10.10.1 Capstone Zones and Regulations are specific to the Capstone area Boundary, identified in the figures of Part 10, and are not applicable to Developments outside of the Capstone area.
- 10.10.2 Part 10 contains uses and regulations key to facilitate the Development of Capstone into a community with vibrant Streets, safe and activated public spaces, and great Building design. The Capstone Zones and regulations form part of an overall Development plan for the Capstone Area.
- 10.10.3 Where other regulations contradict or will not serve to achieve the uses or regulations in Part 10, the uses and regulations in Part 10 will prevail.
- 10.10.4 Area activation was designed in Part 10 by carefully identifying Edge Zones, Commercial uses and public spaces.

### 10.20 General Regulations for Capstone Zones

#### 10.20.1 Development Authority

- 10.20.1.1 In exercising its approval powers, the Development Authority must ensure that Development conforms to the general intent of the 2016 Capstone Area Redevelopment Plan.
- 10.20.1.2 All regulations, 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 will be subject to approval by the Development Authority.

#### 10.20.2 Building Setback for Capstone Zones

- 10.20.2.1 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.

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.

**10.20.3 Edge Zone Regulations for Capstone Zones**

10.20.3.1 Edge Zone regulations apply to new Buildings.

10.20.3.2 Compliance with Edge Zones for Capstone Existing Building and surface Parking uses is optional, but encouraged, to contribute to the vision of Capstone and improve the public realm.

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.

10.20.3.4 Compliance with Edge Zone regulations is encouraged for an application to develop additional storeys.

10.20.3.5 Compliance with Edge Zone regulations is not required for redevelopment that results in additions built in a Rear Yard or a Side Yard Abutting another Site.

10.20.3.6 Where Edge Zones apply, the applicable Edge Zone Setback and Edge Zone regulations apply along the entire Building Façade abutting the Edge Zone.

10.20.3.7 Where a Site Abuts 3 or more Roads, the Development Authority must ensure the regulations for Edge Zones are met on at least 2 of the Abutting sides, where:

10.20.3.7.1 in assessing which sides of multi-face Sites should be required to comply, the Development Authority must take into consideration continuation of existing developed Roads or Edge Zones and must prioritize Edge Zone application in the following order of highest to lowest priority: Wide Edge Zone; then Narrow Edge Zone.

10.20.3.8 Fencing of the Edge Zone, or any part of the Edge Zone, is subject to the general fencing regulations of this Bylaw.



#### 10.20.4 Commercial Edge Zones for Capstone Zones

10.20.4.1 Commercial Edge Zones are applied where the Main Floor Abutting a Road contains, or will contain, Commercial uses.

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;

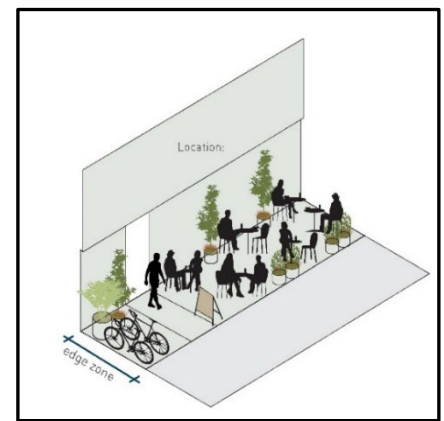
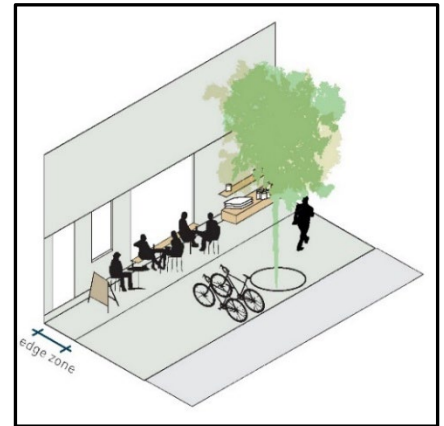
10.20.4.2.2 product display directly associated with the Abutting Commercial use on the same Site;

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 Road at the discretion of the Development Authority.



*Examples of Commercial Edge Zones*

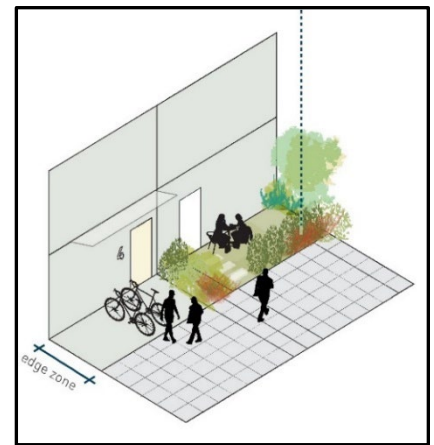
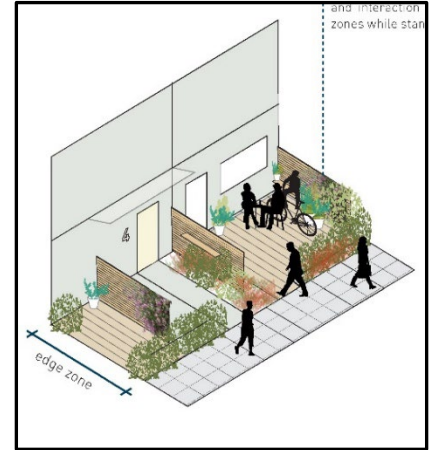
#### 10.20.5 Residential Edge Zones for Capstone Zones

10.20.5.1 Residential Edge Zones are applied where the Abutting Main Floor contains, or will contain, Residential uses.

10.20.5.2 All Residential Main Floor Dwelling Units facing the Road must incorporate the 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 private and public space.

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:

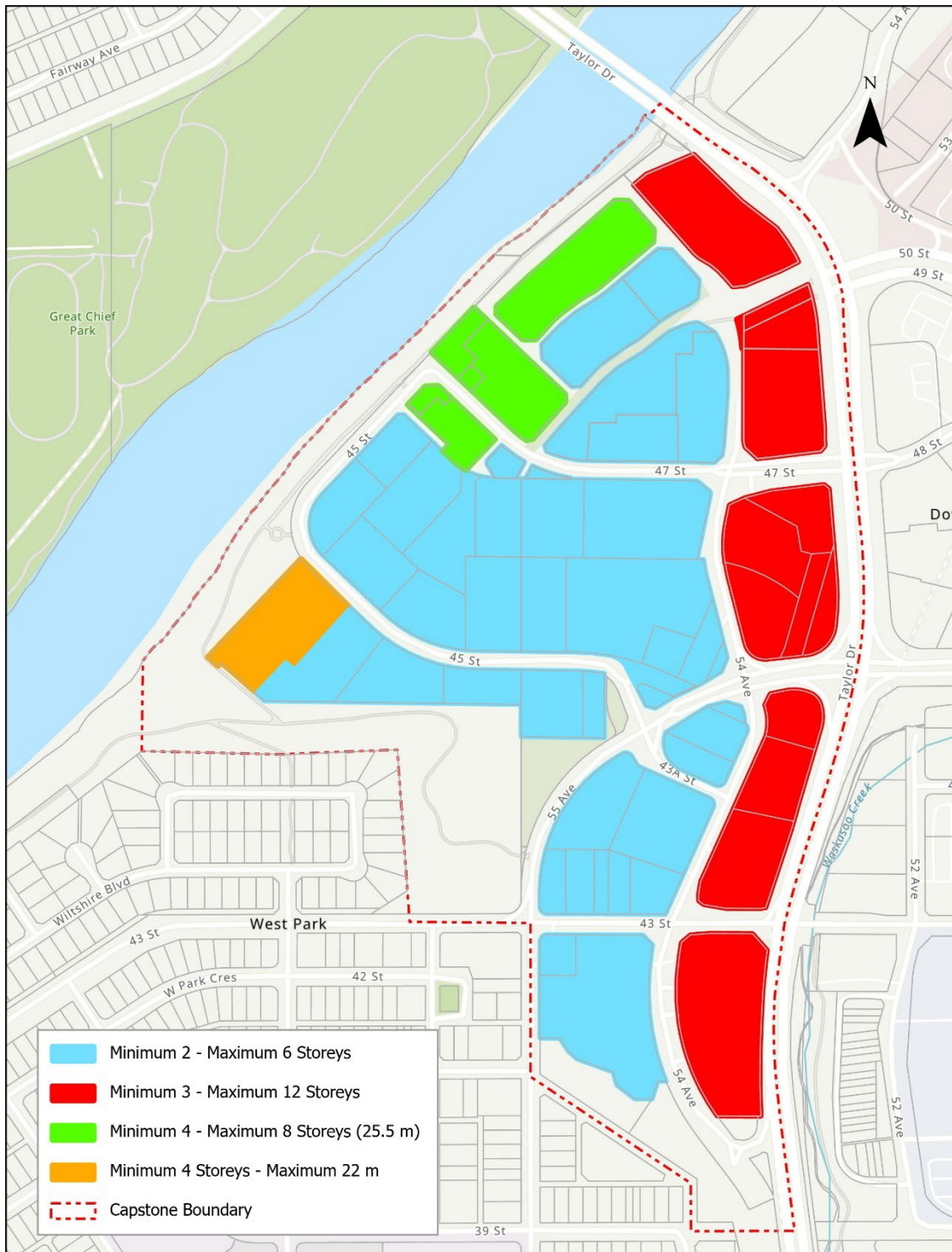
- 10.20.5.3.1 art installations such as mosaics, murals, and sculptures;
- 10.20.5.3.2 garden;
- 10.20.5.3.3 play structures;
- 10.20.5.3.4 seating;
- 10.20.5.3.5 water feature;
- 10.20.5.3.6 wooden Decks, decorative paving, or decorative concrete; or
- 10.20.5.3.7 other features that provide a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority.



*Examples of Residential Edge Zones*

#### 10.20.6 Building Heights for Capstone Zones

- 10.20.6.1 Building Heights may be varied by the Municipal Planning Commission.
- 10.20.6.2 Building Heights for all Developments in Part 10, excluding Accessory Buildings, must comply with Building Heights.
- 10.20.6.3 Accessory Buildings for Capstone Zones must comply with the Accessory Building regulations of this Bylaw.



**Figure 10.20-2: Capstone Building Heights**

10.20.7 **Site Coverage for Capstone Zones**

10.20.7.1 Minimum Site Coverage must be 40% of the total Site for all Developments in the Capstone Zones.

10.20.8 **Dwelling Units for Capstone Zones**

10.20.8.1 A minimum of 3 Dwelling Units must be provided in each Principal Building in the Capstone Primarily Residential Zone (CAP-PR).

10.20.8.2 Dwelling Units may be provided in Principal Buildings in the Capstone Taylor Drive Zone (CAP-TD).

10.20.9 **Building Design for Capstone Zones**

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

10.20.9.2 Buildings on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Road or public space.

10.20.9.3 Building entrances must be designed and architecturally treated to emphasize the Building entrances.

10.20.9.4 Residential and Commercial entrances are encouraged to be architecturally differentiated to avoid confusion.

10.20.9.5 Commercial uses on the Main Floor must have convenient entrances and transparent fronts with un-tinted glass windows.

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.

10.20.9.7 More than 1 type of high-quality Building material such as brick, stone, concrete, hardy board, and cement stucco must be used in a variety of combinations for ornamentation and articulation.

10.20.9.8 Building elevations Abutting an Edge Zone must be visually articulated at a minimum of every 6.0m to a maximum of every 8.0m intervals containing varied design elements such as entrances, windows, vertical accents, variation of colour and Building materials, canopies, Signs, Projections, and roof lines.

- 10.20.9.9 Blank walls over 5.0m in length must be mitigated where, in the Development Authority's opinion the blank wall is unavoidable, through a combination of the following treatments:
  - 10.20.9.9.1 art installations such as mosaics, Murals, decorative masonry patterns, and sculptures;
  - 10.20.9.9.2 Building lighting;
  - 10.20.9.9.3 different textures, colours, and materials;
  - 10.20.9.9.4 setting the wall back to provide room for landscaping or raised planter bed;
  - 10.20.9.9.5 vertical trellis; or
  - 10.20.9.9.6 other treatments that break up the expansive blank wall, at the discretion of the Development Authority.
- 10.20.9.10 Mechanical and operational elements such as air conditioning units, electrical equipment, service areas, and waste receptacles must be Screened.
- 10.20.9.11 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.

**10.20.10 Pedestrian Connections for Capstone Zones**

- 10.20.10.1 Every Use contained in a Building that has an exterior public entrance must have a Walkway connecting the public entrance to a Sidewalk.
- 10.20.10.2 Opportunities for pedestrian linkages with Abutting properties must be provided.

**10.20.11 General Parking Regulations for Capstone Zones**

- 10.20.11.1 Parking regulations of this Bylaw may only be varied by the Development Authority where it may be demonstrated in writing, through a Parking study in the Capstone Boundary, by the applicant, and to the Development Authority's satisfaction, the following:
  - 10.20.11.1.1 availability and number of off-Site Parking stalls in the Capstone Boundary and 500.0m 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;

- 10.20.11.1.2 availability of monthly Parking stalls in the Capstone Boundary and 500.0m of the subject Site;
- 10.20.11.1.3 availability of transit service and the distance the proposed Development is to bus stops;
- 10.20.11.1.4 availability of active transportation options, including but not limited to whether 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
- 10.20.11.1.5 the public and Commercial amenities in the Capstone Boundary and 500.0m of the subject Site.

#### 10.20.12 **Parking Layout Regulations for Capstone Zones**

- 10.20.12.1 Temporary surface Parking will be considered for a maximum of 2 years and may be extended for a maximum of 1 additional year following a review by the Development Authority, with the exception of 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 where a temporary surface Parking may be considered for a minimum of 10 years from the passing of Bylaw 3357/Q-2016 on December 5, 2016.
- 10.20.12.2 Walkway connections are required to connect all Adjacent Buildings, trails, Walkways, Roads and Sidewalks.
- 10.20.12.3 Underground Parking is encouraged.
- 10.20.12.4 Where underground Parking is provided, Parking entrances must be provided at the rear of the Building or off a lane. The sizes of Parking openings are encouraged to be no wider than 7.0m.
- 10.20.12.5 Surface Parking access may not exceed a maximum width of 7.0m.
- 10.20.12.6 Fencing height must be a minimum of 0.6m to a maximum of 0.9m in height measured from Grade.

10.20.12.7 Where fence material is chain link, it must be painted black.

10.20.12.8 Surface Parking must not be greater than 40% of the Frontage.

**10.20.13 Parking Structures for Capstone Zones**

10.20.13.1 Temporary surface Parking will be considered:

10.20.13.1.1 for a maximum of 2 years and may be extended for a maximum of 1 additional year by the Development Authority;

10.20.13.1.2 for a maximum of 10 years if paved and landscaped, and may be extended for a maximum of 5 additional years following a review by the Development Authority; and

10.20.13.1.3 for a minimum of 10 years from the passing of Bylaw 3357/Q-2016 on December 5, 2016, for 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.

10.20.13.2 Parking Structures on Corner Sites must have equal architectural corner features and high-quality elevation treatments along each Road or public space, where:

10.20.13.2.1 Parking is prohibited in the Edge Zone of all Sites;

10.20.13.2.2 Parking integrated into the Building design is encouraged;

10.20.13.2.3 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.

10.20.13.3 Parking Structure entrances must be well lit, well designed, and architecturally differentiated to clearly emphasize the entrances for vehicles and the entrances for pedestrians.

10.20.13.4 Main Floors of Parking Structures must have a low wall, a minimum of 0.6m to a maximum of 0.9m in height measured from Grade, Abutting all Main Floor Parking stalls.

10.20.13.5 The low wall and the façade of the Parking Structure must not contain blank walls over 2.0m in length.

- 10.20.13.6 The low wall must provide visual interest by way of integrating at least 1 of the following as permanent features:
  - 10.20.13.6.1 art installations such as mosaics, Murals, and decorative masonry patterns;
  - 10.20.13.6.2 different textures, colours, and materials;
  - 10.20.13.6.3 lighting;
  - 10.20.13.6.4 vertical trellis; or
  - 10.20.13.6.5 other feature to provide visual interest, at the discretion of the Development Authority.
- 10.20.13.7 Parking Structure Façade exterior materials must integrate colour, or use a perforated metal with an image, and Building lighting.
- 10.20.13.8 Where the Parking Structure contains blank walls over 5.0m in length, it must be mitigated where they are unavoidable in the Development Authority's opinion, through a combination of the following treatments:
  - 10.20.13.8.1 art installations (for example, mosaics, Murals, decorative masonry patterns, sculptures);
  - 10.20.13.8.2 Building lighting;
  - 10.20.13.8.3 different textures, colours, and materials;
  - 10.20.13.8.4 setting the wall back to provide room for landscaping or raised planter beds;
  - 10.20.13.8.5 vertical trellis; or
  - 10.20.13.8.6 other treatments that break up the expansive blank wall, at the discretion of the Development Authority.
- 10.20.13.9 Parking Structure stairwells must be provided along the exterior of the Parking Structure, must be visually transparent from the Road or public space, and must provide weather protection to the satisfaction of the Development Authority.
- 10.20.13.10 Fully enclosed internal Parking Structure stairwells are prohibited unless transparent materials are used.
- 10.20.13.11 Parking Structure interiors must be well lit and are encouraged to be painted white to maximize visibility.

- 10.20.13.12 Parking Structure interiors must provide clearly marked Walkways that link up to Sidewalks.
- 10.20.13.13 Parapet Walls must be integrated into the overall Parking Structure façade. Where this is not possible, Parapet Walls must complement the Façade's exterior material, colour, and appearance.

10.20.14 **Bicycle Facilities for Capstone Zones**

- 10.20.14.1 Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack must be provided in the Edge Zone of each Building.
- 10.20.14.2 In addition to the secure outdoor bicycle racks required in subsection 10.20.14.1, all Buildings containing 3 or more Dwelling Units must provide Bicycle Storage. The bicycle racks required in subsection 10.20.14.1 do not count towards this Bicycle Storage requirement.

10.20.15 **Waste and Recycling Containers for Capstone Zones**

- 10.20.15.1 Recycling containers must be provided for every Building containing Dwelling Units, office, and other Commercial uses.
- 10.20.15.2 All waste and recycling containers must be fully Screened with a solid fence, landscaping, or a combination of both.
- 10.20.15.3 All waste and recycling containers must be constructed of waterproof materials or finishes and should be coordinated with the look and finish of the Building on the Site.
- 10.20.15.4 Composting facilities are encouraged for all Buildings containing Dwelling Units and Commercial uses.
- 10.20.15.5 Sufficient space must be allotted aside from Parking requirements to provide appropriate waste and recycling collection vehicle access.

10.20.16 **Landscaping for Capstone Zones**

- 10.20.16.1 Landscaping must be a minimum of 20% of the total Site Area for all Developments in the Capstone Zones. The 20% landscaping requirement is calculated by accounting for all space that is occupied or used (or will be occupied and used), for example:

- 10.20.16.1.1 existing trees and shrubs on the Site whose health may be successfully maintained through construction;
- 10.20.16.1.2 trees, shrubs, sod, and raised planters. Planters must be of adequate design in terms of soil capacity and insulation to promote healthy plant growth;
- 10.20.16.1.3 Vertical Greening on façades, or vertical gardens. In this instance, the area of Vertical Greening must be calculated using the dimensions of the base containing the roots;
- 10.20.16.1.4 landscaping in an Edge Zone, Courtyard, or Roof Terrace;
- 10.20.16.1.5 50% of softscape materials must be native, drought tolerant, or of low-maintenance.
- 10.20.16.2 Any part of the Site used for motor vehicle access, vehicle Parking and waste or recycling containers must not be included in the calculation of a Landscaped Area.
- 10.20.16.3 The Edge Zone must contain landscaping in accordance with subsection 10.20.16.
- 10.20.16.4 All plant material provided must be of a species capable of healthy growth in Red Deer. Incorporation of naturescaping is required.
  - 10.20.16.4.1 Applicants must use The City's naturescaping plant list as a guide.
- 10.20.16.5 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 the Contract Specifications.
- 10.20.16.6 Crime Prevention Through Environmental Design principles are encouraged to be considered in the treatment of all landscaping and Edge Zone design.

**10.20.17 Lighting for Capstone Zones**

- 10.20.17.1 All exterior and outdoor lighting must be located and arranged to:
  - 10.20.17.1.1 prevent direct rays of light directed towards any adjoining properties; and

10.20.17.1.2 ensure direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.

10.20.17.2 **Building lighting:**

10.20.17.2.1 must be integrated into the overall Building design on all Building elevations Adjacent to a 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.

10.20.17.3 **Entrance Lighting:**

10.20.17.3.1 must be provided above or beside primary and secondary Building entrances;

10.20.17.3.2 where provided beside the Principal Building entrance, the fixture must be positioned to be  $\frac{1}{3}$  of the height of the door if there is only 1 fixture, and  $\frac{1}{4}$  of the height of door where there are 2 fixtures (1 on each side of the door).

10.20.17.4 **Amenity Space and Edge Zone lighting:**

10.20.17.4.1 is encouraged in Edge Zones to integrate pedestrian lighting that is no taller than the Main Floor height;

10.20.17.4.2 is encouraged to include trail Lighting at or close to Grade along Walkways; and

10.20.17.4.3 is encouraged to use colour in both the lighting fixture and lighting itself.

10.20.18 **Signs for Capstone Zones**

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 Road or public space, or in the Rear Yard.

## 10.30 Capstone Taylor Drive Zone: CAP-TD

### Key Information

- 10.30.1 The Capstone Taylor Drive Zone functions primarily as an office or Commercial transition area between the historic downtown, the Red Deer Regional Hospital, and the Residential area in Capstone. Due to the proximity of this Zone to the historic downtown and the Red Deer Regional Hospital, the emphasis of this Zone is on office and Commercial uses, with a mix of Residential Dwelling Units. Office or Commercial uses must be a component of any Principal Building in the Capstone Taylor Drive Zone.

#### 10.30.2 Permitted Uses

- 10.30.2.1 Accessory Building
- 10.30.2.2 Building Sign
- 10.30.2.3 Capstone Existing Building
- 10.30.2.4 Communication Facility
- 10.30.2.5 Commercial Service Facility
- 10.30.2.6 Cultural Facility
- 10.30.2.7 Freestanding Sign
- 10.30.2.8 Health and Medical Services
- 10.30.2.9 Home Occupation Minor
- 10.30.2.10 Hostel
- 10.30.2.11 Hotel
- 10.30.2.12 Information Service Provider
- 10.30.2.13 Merchandise Sales and Rentals
- 10.30.2.14 Mixed-Use Building
- 10.30.2.15 Open Space
- 10.30.2.16 Professional Office
- 10.30.2.17 Restaurant
- 10.30.2.18 Show Home

10.30.2.19 Specialty Food Services

**10.30.3 Discretionary Uses**

- 10.30.3.1 Any expansion or intensification of Capstone Existing Building
- 10.30.3.2 Commercial Entertainment Facility
- 10.30.3.3 Commercial School
- 10.30.3.4 Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit
- 10.30.3.5 Day Care Facility
- 10.30.3.6 Drinking Establishment (Adult Entertainment prohibited)
- 10.30.3.7 Dynamic Fascia Sign, on Sites described in the Downtown Sign Overlay
- 10.30.3.8 Dynamic Freestanding Sign, on Sites described in the Downtown Sign Overlay
- 10.30.3.9 Gaming or Gambling Establishment
- 10.30.3.10 Government Services
- 10.30.3.11 Home Occupation Major
- 10.30.3.12 Hospital
- 10.30.3.13 Indoor Recreation Facility
- 10.30.3.14 Liquor, Beer, and Wine Sales
- 10.30.3.15 Microbrewery
- 10.30.3.16 Outdoor Display or Sale of Goods
- 10.30.3.17 Parking Structure
- 10.30.3.18 Public Assembly
- 10.30.3.19 Secured Facility
- 10.30.3.20 Supportive Living Accommodation
- 10.30.3.21 Temporary Use

**10.30.4 Prohibited Uses**

- 10.30.4.1 Drive-Through

## Regulations

### 10.30.5 Building Setbacks

- 10.30.5.1 Setbacks where Edge Zones are applicable are established in subsection 10.30.6.
- 10.30.5.2 All other Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones.

### 10.30.6 Edge Zones

- 10.30.6.1 The following Edge Zone setback minimums and maximums must be applied to new Buildings in the Capstone Taylor Drive Zone, in accordance with Figure 10.20-1.

Edge Zone	Minimum	Maximum
Narrow Edge Zone	1.5m	2.5m
Wide Edge Zone	3.0m	5.0m

- 10.30.6.2 Edge Zone regulations are split into 2 categories - Commercial Edge Zones and Residential Edge Zones, where:
  - 10.30.6.2.1 Commercial Edge Zones must be applied where the Abutting Main Floor contains (or will contain) Commercial uses.
  - 10.30.6.2.2 Residential Edge Zones must be applied where the Abutting Main Floor contains (or will contain) Residential uses.

## 10.40 Capstone Primarily Residential Zone: CAP-PR

### Key Information

- 10.40.1 The Capstone Primarily Residential Zone is to allow a mix of Residential housing types, with Commercial uses compatible with the primarily Residential function of this Zone. Residential Dwelling Units must be a component of any Principal Building in the Capstone Primarily Residential Zone.

#### **10.40.2 Permitted Uses**

- 10.40.2.1 Accessory Building
- 10.40.2.2 Apartment
- 10.40.2.3 Business Incubator
- 10.40.2.4 Capstone Existing Building
- 10.40.2.5 Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic, or dog grooming salon)
- 10.40.2.6 Cultural Facility
- 10.40.2.7 Day Care Facility
- 10.40.2.8 Health and Medical Services on 5589 – 47 Street (Condominium Plan 1522369)
- 10.40.2.9 Home Occupation Minor
- 10.40.2.10 Information Service Provider
- 10.40.2.11 Merchandise Sales and Rentals
- 10.40.2.12 Mixed-Use Building with the following uses on Main Floor:
  - 10.40.2.12.1 Commercial Service Facility
  - 10.40.2.12.2 Cultural Facility
  - 10.40.2.12.3 Health and Medical Services
  - 10.40.2.12.4 Information Service Provider
  - 10.40.2.12.5 Merchandise Sales and Rentals

10.40.2.12.6 Professional Office

10.40.2.13 Open Space

10.40.2.14 Show Home

10.40.2.15 Specialty Food Services

**10.40.3 Discretionary Uses**

10.40.3.1 Any expansion or intensification of Capstone Existing Building

10.40.3.2 Building Sign

10.40.3.3 Commercial Entertainment Facility on 5589-47 Street  
(Condominium Plan 1522369)

10.40.3.4 Commercial Recreational Facility on 5589-47 Street  
(Condominium Plan 1522369)

10.40.3.5 Commercial School

10.40.3.6 Commercial Service Facility (excluding financial or institutional  
services outlet)

10.40.3.7 Dangerous Goods Occupancy on a Site without a Dwelling Unit

10.40.3.8 Drinking Establishment (Adult Entertainment prohibited)

10.40.3.9 Freestanding Sign

10.40.3.10 Home Occupation Major

10.40.3.11 Liquor, Beer, and Wine Sales

10.40.3.12 Microbrewery

10.40.3.13 Mixed-Use Building with the following uses on Main Floor:

10.40.3.13.1 Commercial Entertainment Facility

10.40.3.13.2 Indoor Recreation Facility

10.40.3.13.3 Restaurant

10.40.3.13.4 Specialty Food Services

10.40.3.14 Outdoor Display or Sale of Goods

10.40.3.15 Parking Lot (Temporary)

10.40.3.16 Professional Office on 5589-47 Street (Condominium Plan  
1522369)

10.40.3.17	Public Assembly
10.40.3.18	Restaurant
10.40.3.19	Supportive Living Accommodation
10.40.3.20	Temporary Use
10.40.3.21	Townhouse
<b>10.40.4</b>	<b>Prohibited Uses</b>
10.40.4.1	Drive-Through

Regulations

10.40.5 Any Development Permit application for a Principal Building on 5581 – 45 Street (Lot 2 Block 1 Plan 762 1616) must be circulated to landowners between 85 Welton Crescent and 138 Welton Crescent for comment.

**10.40.6 Building Setbacks**

10.40.6.1 Setbacks where Edge Zones are applicable are established in subsection 10.40.7.

10.40.6.2 All other Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones.

**10.40.7 Edge Zones**

10.40.7.1 The following Edge Zone setback minimums and maximums must be applied to new Buildings in the Capstone Primarily Residential Zone, in accordance with Figure 10.20-1.

Edge Zone	Minimum	Maximum
Narrow Edge Zone	1.5m	2.5m
Wide Edge Zone	3.0m	5.0m

10.40.7.2 Edge Zone regulations are split into 2 categories - Commercial Edge Zones and Residential Edge Zones, where:

10.40.7.2.1 Commercial Edge Zones must be applied where the Abutting Main Floor contains (or will contain) Commercial uses.

10.40.7.2.2 Residential Edge Zones must be applied where the Abutting Main Floor contains (or will contain) Residential uses.

10.40.8 **Mixed-use Building Regulations**

10.40.8.1 The following regulations apply unless varied by the Municipal Planning Commission:

10.40.8.1.1 each Building must have a minimum of 3 Residential units;

10.40.8.1.2 Commercial and Residential must have individual Road level access that is not shared;

10.40.8.1.3 the Building must not have a front attached Garage.

## 10.50 **Capstone Commercial Zone: CAP-C**

### Key Information

- 10.50.1 The Capstone Commercial Zone functions primarily as a Commercial and office area with limited Residential to reflect the existing Commercial and office uses occurring in Cronquist Business Park.

#### **10.50.2 Permitted Uses**

- 10.50.2.1 Accessory Building
- 10.50.2.2 Building Sign
- 10.50.2.3 Business Incubator
- 10.50.2.4 Capstone Existing Building
- 10.50.2.5 Commercial Entertainment Facility
- 10.50.2.6 Commercial School
- 10.50.2.7 Commercial Service Facility
- 10.50.2.8 Communication Facility
- 10.50.2.9 Cultural Facility
- 10.50.2.10 Day Care Facility
- 10.50.2.11 Freestanding Sign
- 10.50.2.12 Health and Medical Services
- 10.50.2.13 Hostel
- 10.50.2.14 Hotel
- 10.50.2.15 Indoor Recreation Facility
- 10.50.2.16 Information Service Provider
- 10.50.2.17 Merchandise Sales and Rentals
- 10.50.2.18 Microbrewery
- 10.50.2.19 Open Space
- 10.50.2.20 Professional Office
- 10.50.2.21 Restaurant

10.50.2.22 Specialty Food Services

**10.50.3 Discretionary Uses**

- 10.50.3.1 Any expansion or intensification of Capstone Existing Building
- 10.50.3.2 Dangerous Goods Occupancy except where a Building contains a Dwelling Unit
- 10.50.3.3 Drinking Establishment (Adult Entertainment prohibited)
- 10.50.3.4 Dwelling Units above ground floor
- 10.50.3.5 Gaming or Gambling Establishment
- 10.50.3.6 Government Services
- 10.50.3.7 Hospital
- 10.50.3.8 Liquor, Beer, and Wine Sales
- 10.50.3.9 Outdoor Display or Sale of Goods
- 10.50.3.10 Parking Structure
- 10.50.3.11 Public Assembly
- 10.50.3.12 Seasonal Sales Area
- 10.50.3.13 Secured Facility
- 10.50.3.14 Surface Parking Lot (Temporary)
- 10.50.3.15 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.
- 10.50.3.16 Temporary Use

**10.50.4 Prohibited Uses**

- 10.50.4.1 Drive-Through

## Regulations

**10.50.5 Building Setbacks**

- 10.50.5.1 Setbacks where Edge Zones are applicable are established in subsection 10.50.6.

10.50.5.2 All other Setbacks are established in subsection 10.20.2 Building Setbacks for Capstone Zones.

10.50.6 **Edge Zones**

10.50.6.1 The following Edge Zone setback minimums and maximums apply to new Buildings in the Capstone Commercial Zone, in accordance with Figure 10.20-1.

<b>Edge Zone</b>	<b>Minimum</b>	<b>Maximum</b>
Narrow Edge Zone	1.5m	2.5m
Wide Edge Zone	3.0m	5.0m

10.50.6.2 Edge Zone regulations for all uses in this Zone are the Commercial Edge Zone regulations.