

## **BYLAW NO. 3574/B-2026**

Being a Bylaw to amend Bylaw No. 3574/2016, the Capstone Area Redevelopment Plan of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3574/2016 is hereby amended as follows:

1. The last paragraph in section 2.2.1 Existing Natural Features is deleted and replaced with:

There are several businesses in the area with enhanced landscaping. Additionally, the boulevard tree planting along 55 Ave and the vegetated river embankment contribute to the aesthetics of the neighbourhood. The City will continue to invest in the landscaping of the Riverwalk and municipally owned green spaces within the Capstone development.

2. The third bullet point in the third paragraph of section 3.3 General Development Concept is deleted and replaced with:

- A major shift in roadway layout from that shown in Map 7: Movement Concept Plan

3. Footnotes 2 to 5 on page 16 are deleted.

4. Section 4.2.1 Variety of Commercial Development Forms is deleted and replaced with:

#### **4.2.1 Variety of Commercial Development Forms**

Commercial spaces will be developed with a pedestrian and auto-oriented mix of retail, office and commercial uses in different densities, styles, and types. Active commercial main floors serving pedestrian traffic will be encouraged throughout the plan area to create lively streets and public spaces.

5. The last paragraph in section 4.2.7 Parks, Open Spaces and Recreation is deleted.

6. Footnotes 6 and 7 on page 22 are deleted.

7. Section 4.3.6 Pedestrian Network Improvements is deleted and replaced with:

#### **4.3.6 Pedestrian Network Improvements**

Pedestrian connections provide multiple routes not only within the neighbourhood but also to historic downtown, the Red Deer River, Waskasoo Park Trail and other city neighbourhoods, including provisions for a new pedestrian bridge across the

Red Deer River west to Bower Ponds (See *Map 7: Movement Concept Plan* for potential bridge location). New crossings at 47 Street (Alexander Way) serve as a major entry into the area.

8. Section 4.3.7 New Bicycle Connections to the City's Network is deleted and replaced with:

#### **4.3.7 New Bicycle Connections to the City's Network**

Continue to develop new connections to the City's bicycle network, including potential routes along roadways and municipally owned lands.

See *Map 7: Movement Concept Plan* for location of corridors.

9. Footnote 8 on page 24 is deleted.
10. Section 4.4.1 New Comprehensive Neighbourhood Movement Corridors is deleted and replaced with:

#### **4.4.1 New Comprehensive Neighbourhood Movement System**

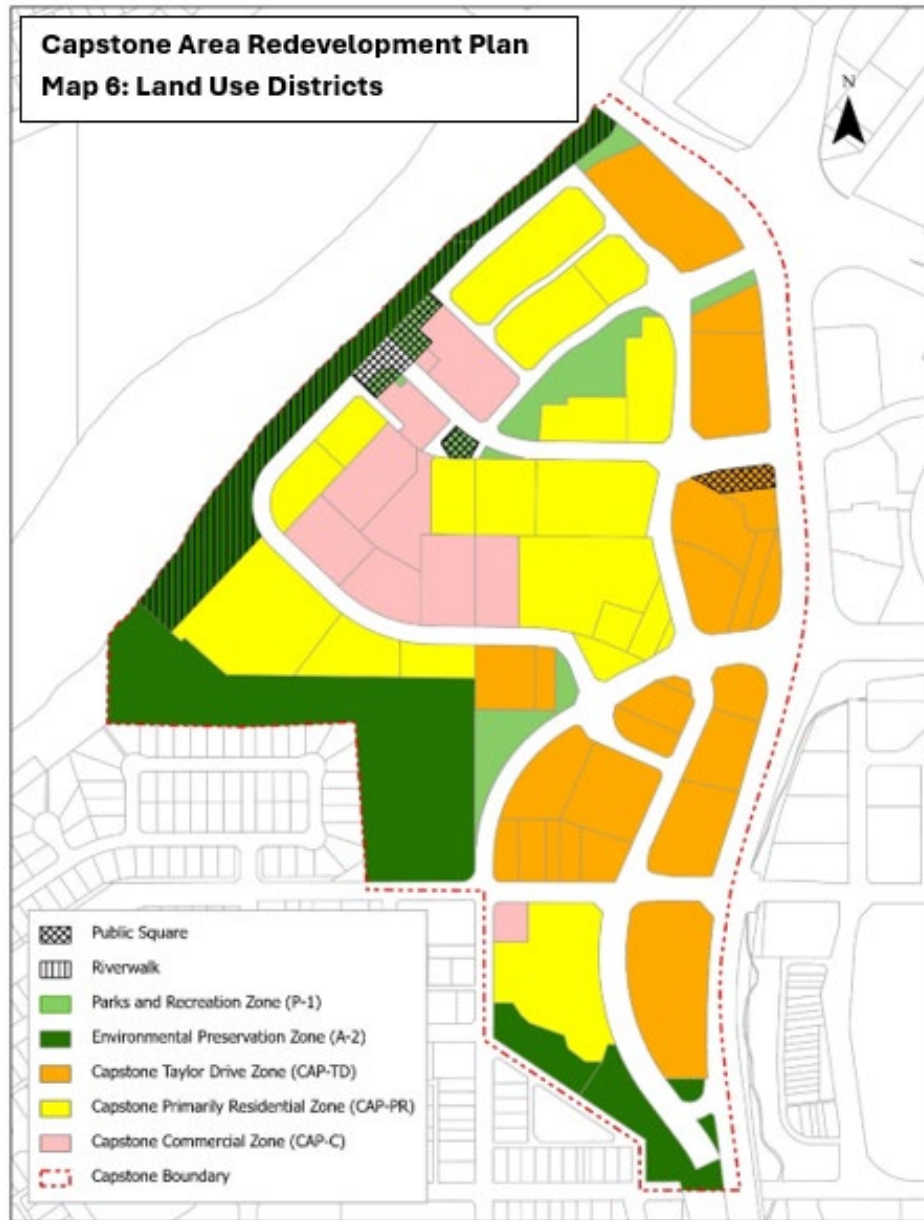
Establish a new comprehensive neighbourhood movement system for Capstone that balances the needs of all users: pedestrians, private vehicles, service vehicles, public transit and bicycles. This movement system will provide connections to the river and throughout the neighbourhood. The scale and quality of the movement system will be a critical component in establishing the vision of Capstone as a culturally based, mixed-used residential neighbourhood in the heart of Red Deer.

The proposed movement layout is described on *Map 7: Movement Concept Plan*.

11. The first sentence in section 4.7.7 Active Edge Zones is deleted and replaced with:

Edge zones, or the semi-public realm for spill out functions of a development, will be incorporated within the front yard setback (and side yard setback for corner lots) and will be required for new development along roadways.

12. Map 6: Land Use Districts is deleted and replaced with the following:



13. Map 7: Movement Corridors is deleted and replaced with the following:

