



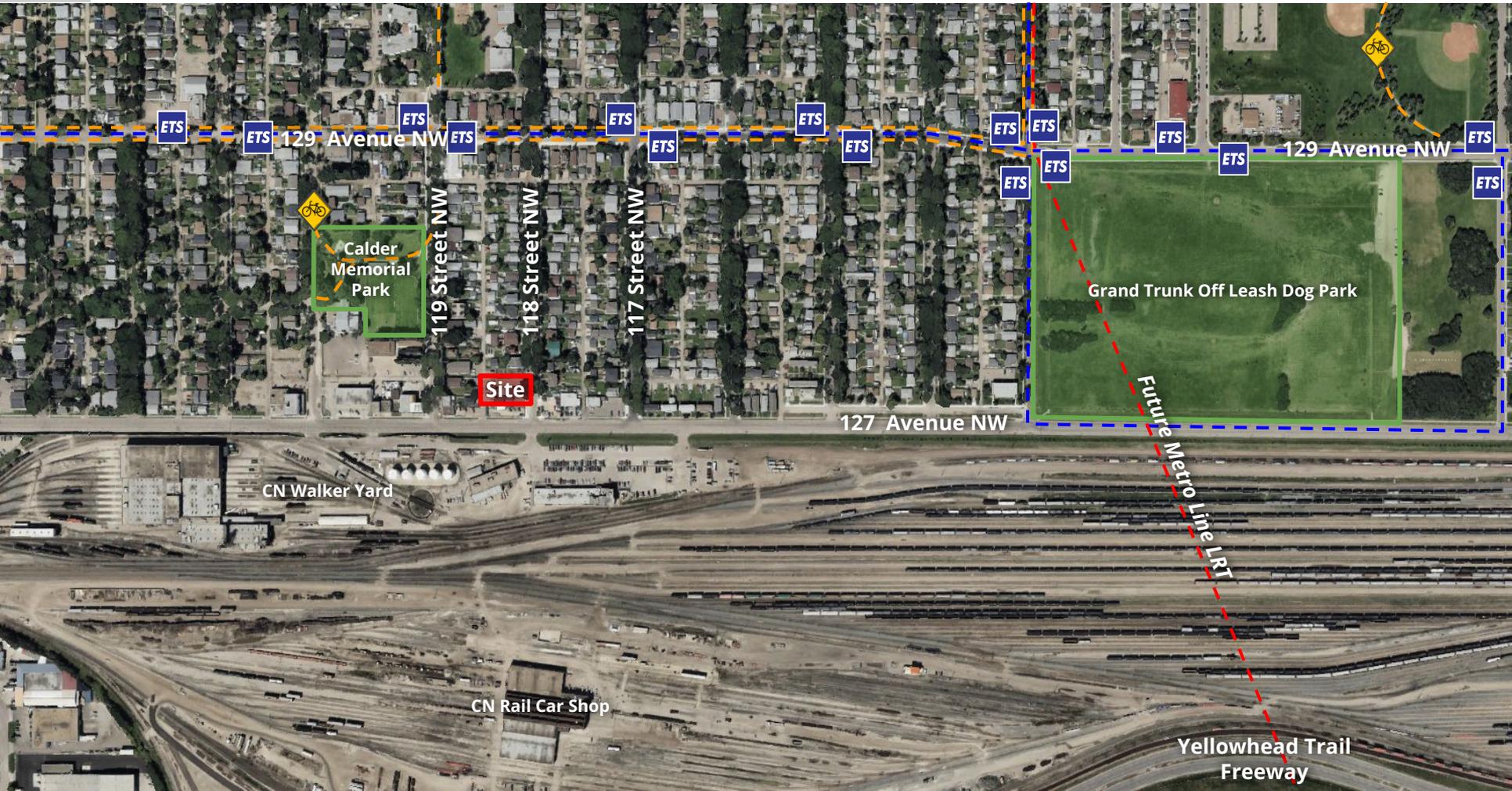
Aerial Image captured Fall 2024

ITEMS 3.34
BYLAW 21167
CALDER

DEVELOPMENT
SERVICES
June 9, 2025



SITE CONTEXT



Comments (2)

General support



CITY WEBPAGE
Aug 23, 2024



MAILED NOTICE
Sept 5, 2024



SITE SIGNAGE
Sept 24, 2024

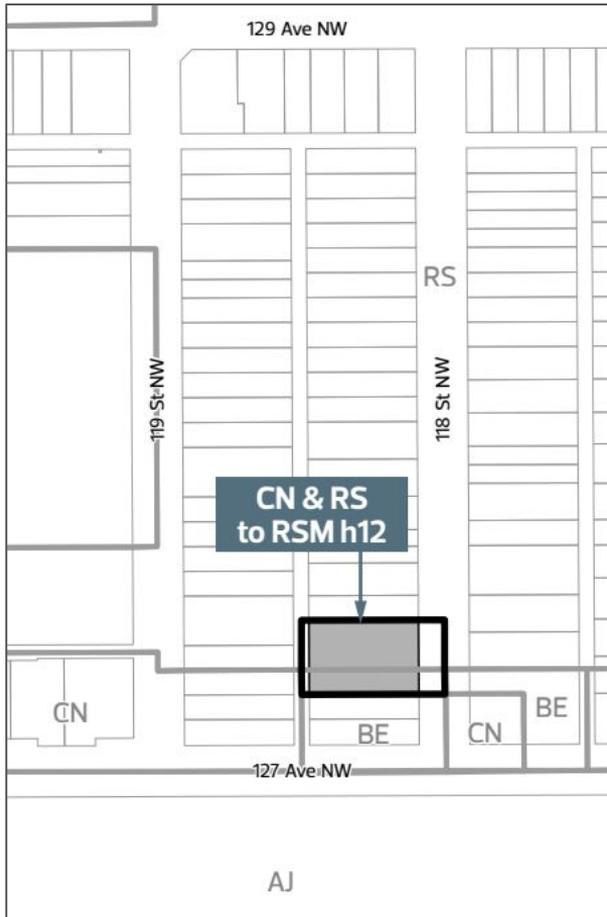


PUBLIC HEARING NOTICE
May 15, 2025



JOURNAL AD
May 23, 2025 & May 31, 2025

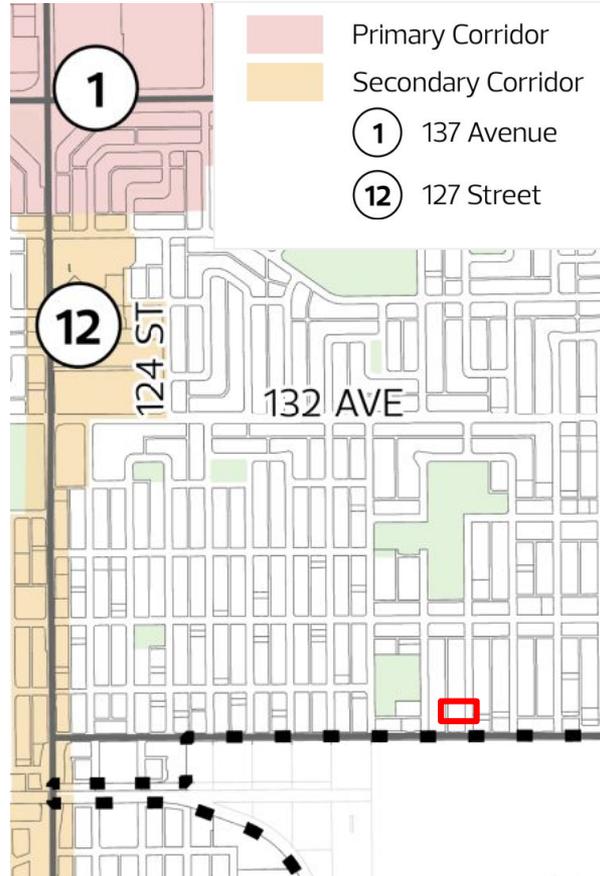
PROPOSED ZONING



REGULATION	CN Current Zoning	RS Current Zoning	RSM h12 Current Zoning
Principal Building	Commercial	Residential	Residential
Height	12.0 m	10.5 m	12.0 m
Dwelling units	limited above commercial	max 8	min 5 No max
Site Coverage	N/A	45 %	60%
Setbacks			
Front	3.0 m	4.5 m	3.0 - 4.5 m
Side	3.0 m	1.2 m	1.2- 1.5 m
Side (Flanking)	3.0 m	1.5 m	2.0 m
Rear	0.0 m	10.0	5.5 m

Consider additional scale in locations that **meet at least two** of the following criteria:

- In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
 - Within 400 metres of a Mass Transit Station,
 - Along an Arterial Roadway or a Collector Roadway,
 - At a corner site or adjacent to a park or open space,
-  Adjacent to a site zoned for greater than Small Scale development.



NORTHWEST DISTRICT PLAN
Nodes and Corridors



NORTHWEST DISTRICT PLAN
Nodes and Corridors



Aerial Image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **REFUSAL**

