



Aerial Image captured Fall 2024

ITEMS 3.26
BYLAW 21262
CALDER

DEVELOPMENT
SERVICES
Aug 18, 2025

Edmonton

SITE CONTEXT



Respondents(1)

Opposition (1)

- Increased height
- Lack of transit
- Industrial area



CITY WEBPAGE
May 23, 2025



MAILED NOTICE
June 6, 2025



SITE SIGNAGE
June 20, 2025



PUBLIC HEARING
NOTICE
July 24, 2025



JOURNAL Aug 1 &
Aug 9, 2025

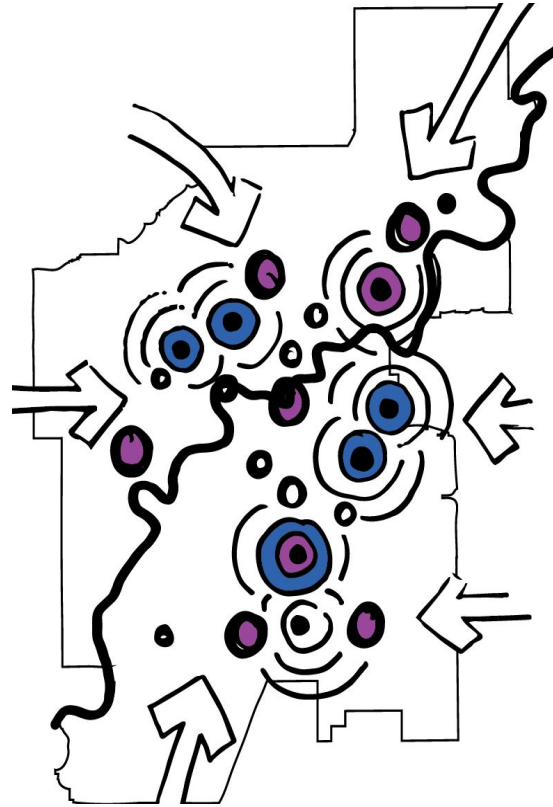
4 PROPOSED ZONING



| REGULATION | RS Current Zoning | RSM h12 Revised Proposal |
|--|-----------------------------------|--|
| Height (Max) | 10.5 m | 12.0 m |
| Site Coverage/FAR (Max) | 45% | 60% |
| Min Density Max Units | N/A 8 | 45 Dwellings/ha 24 units per lot (intent) |
| Setbacks Front (125 Street) Rear (Alley) Interior Flanking (127 Ave) | 4.5 m 10.0 m 1.2 m 2.0 m | 3.0 m 5.5 m 1.5 m 2.0 m |



Northwest District Plan



Rebuildable City

Support more intense Small Scale residential development with greater massing on corner sites in locations outside of a Node or Corridor Area that meet at least one of the following criteria:

- Within 100 metres of a Node or Corridor Area,
- Within 400 metres of a Mass Transit Station, or
- ✓ **Along an Arterial Roadway or a Collector Roadway**

District Policy



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**