



Braemar Baptist Church Rezoning

RS to RM h23 Rezoning
Bylaw #21196

Presented By:
Clarity Development Advisory

Public Hearing Date:
June 9, 2025



98 AVE NW

SITE

Service Rd

Park

75 ST NW



Existing Conditions



- **Current Zone:** RS - Small Scale Residential
- **Existing Uses:**
 - Community Service – Religious Assembly
 - Single Detached Housing
 - Child Care Service
- **Site Area:** 0.47 hectares

RM – Medium Scale Residential Zone

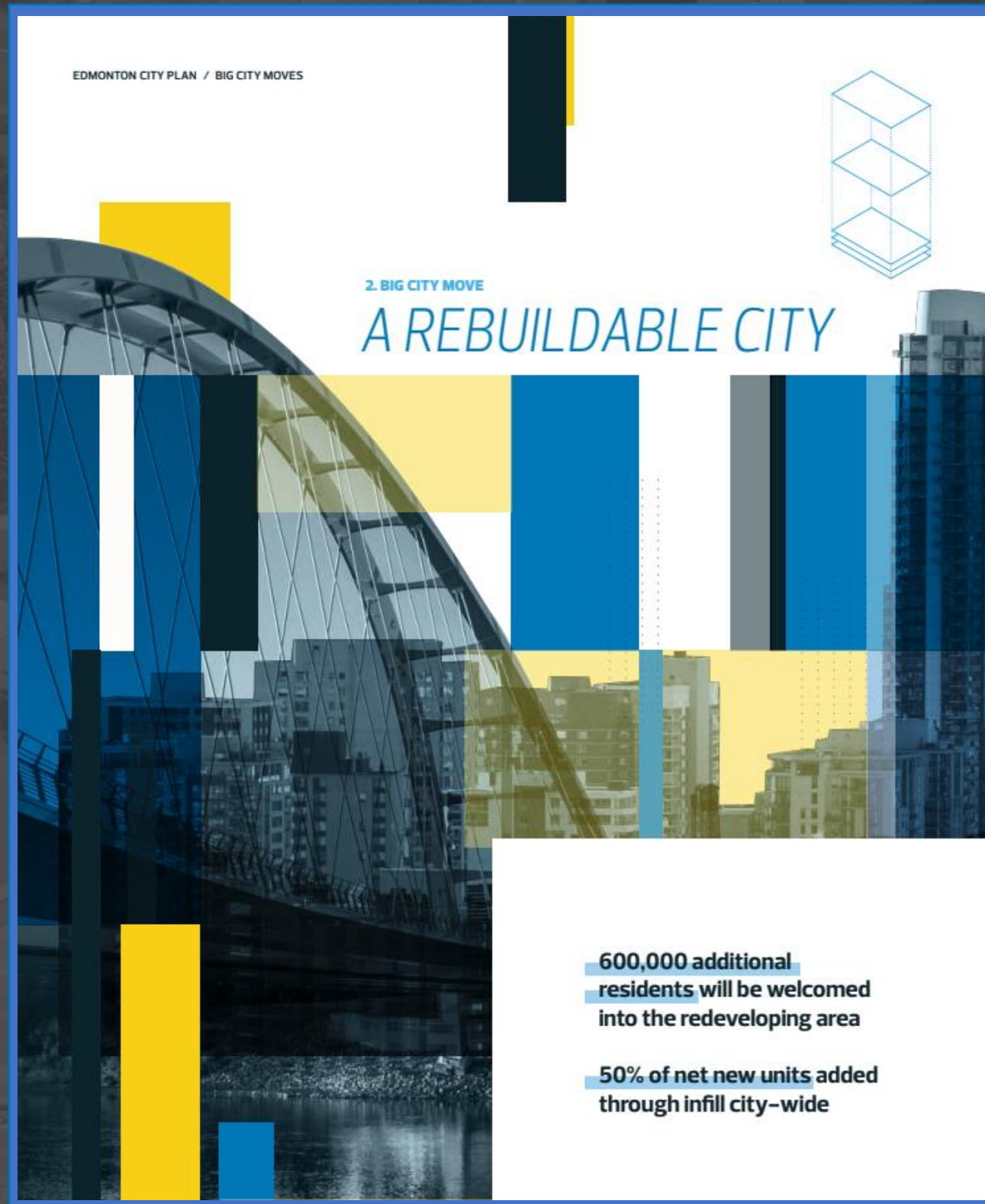
Maximum Height	Maximum FAR	Maximum Wall Length
23.0m	3.0	80m

Envisioning an **active mixed use community hub**

Opportunities for ground-oriented community and commercial development

- Multi-unit Housing
- Drink Service
- Health Service
- Indoor Sales and Services
- Minor Indoor Entertainment
- Office
- Child Care Service
- Community Service

City Plan



- 50% infill target
- 15-minute districts
- Encourage social enterprise opportunities and community development initiatives
- Ensure seniors access to services and amenities

Summary

- This application supports Braemar's vision of an **active, mixed-use community hub**
- Shaped by extensive engagement, the proposal responds to a necessary and **community-focused** transition
- The proposed zoning is well-suited to the site and is **supported by City policy direction**





Thank You.

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