



**RM h16 to
MU h16 f2.3**

ITEMS 3.22
BYLAW 21248
CALDER

DEVELOPMENT
SERVICES
SEPT 15, 2025



Aerial Image captured Fall 2024



3 PROPOSED ZONING



REGULATION	RM h16 Current Zoning	MU h16 f2.3 Proposed Zoning
Typical building	Multi-Unit Housing	Mixed Use
Height	16.0 m	16.0 m
Density	Min: 45 du/ha FAR: 2.3	No min density FAR: 2.3
Setbacks North South (128 Street) East (127 Street) West (Alley)	3.0 m 3.0 m 1.0 m - 4.5 m 3.0 m	3.0 m 1.0 m - 4.5 m 1.0 m - 4.5 m 0.0 m
Commercial Uses Permitted	Permitted at Grade	Permitted at Grade

Respondents (0)



CITY WEBPAGE
May, 2025



MAILED NOTICE
May 5, 2025



SITE SIGNAGE
June 23, 2025



PUBLIC HEARING
NOTICE
Aug 25, 2025

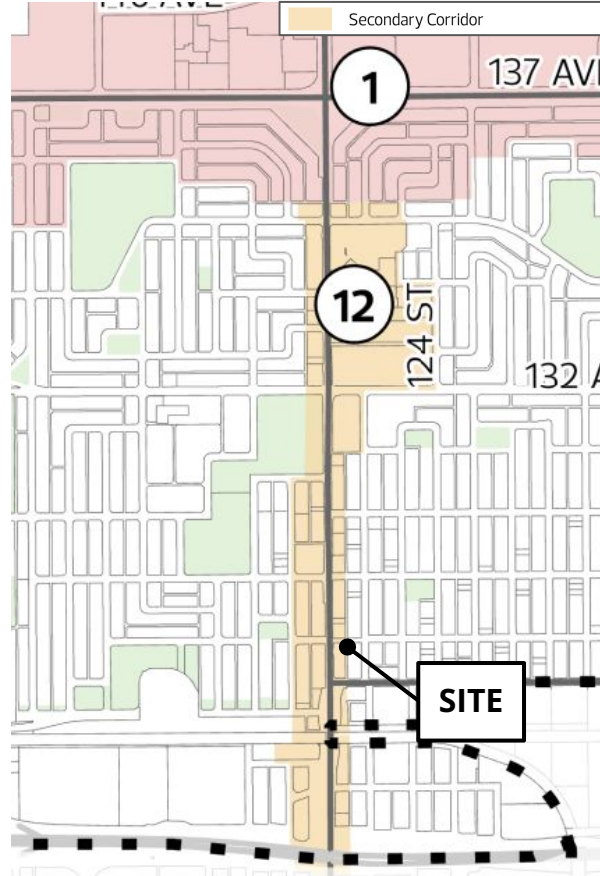


JOURNAL AD
Aug 29 & Sept 6,
2025

Secondary Corridors

Secondary Corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential over time.

2.4.7.1 Support Low Rise development throughout Secondary Corridors.



Northwest District Plan:
Nodes and Corridors



Northwest District Plan:
Land Use Concept to 1.25 Million



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**