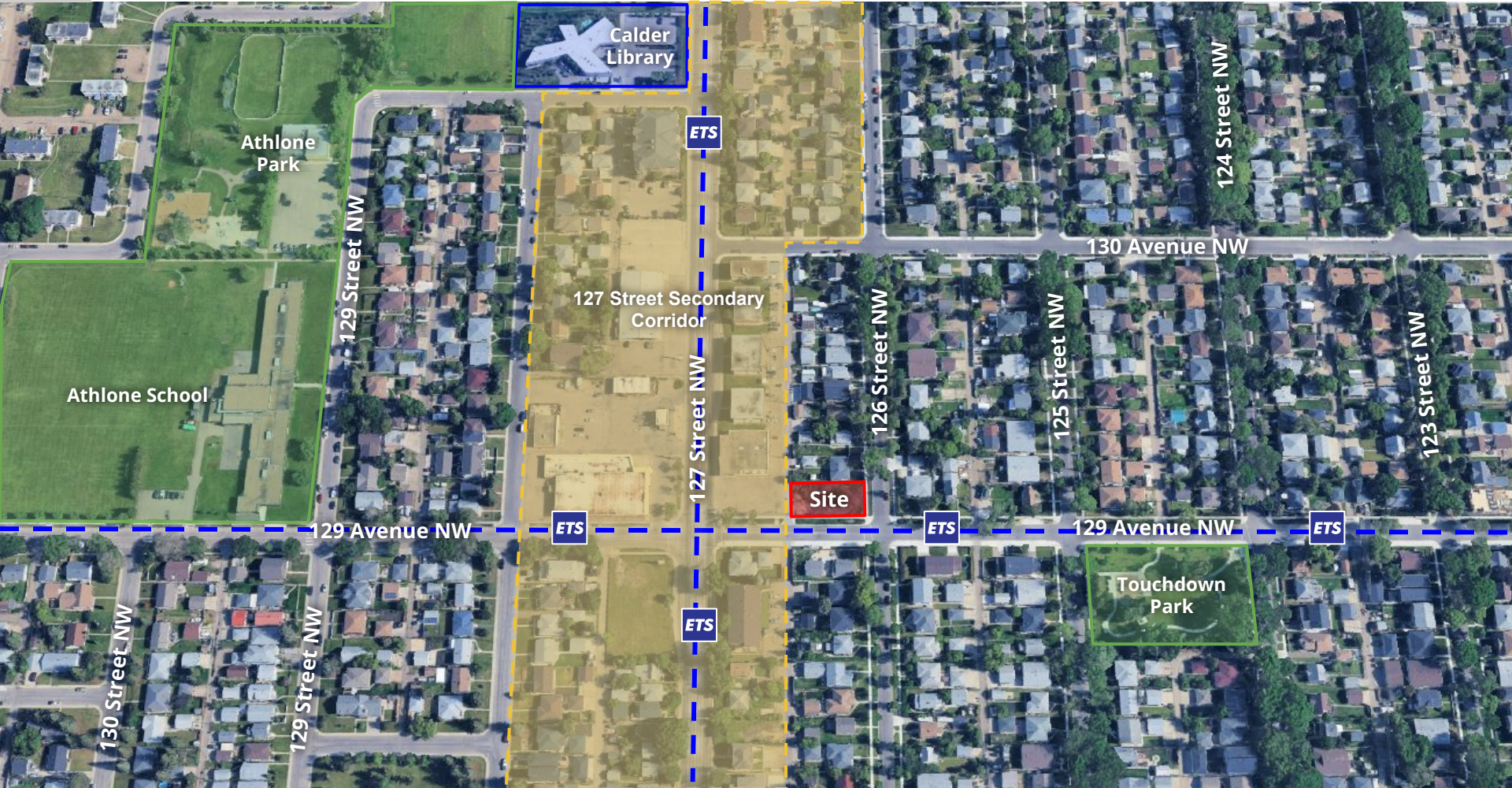


ITEM 3.23
BYLAW 21298
CALDER

DEVELOPMENT
SERVICES
SEPTEMBER 15, 2025





3 PROPOSED ZONING



REGULATION	RS Current Zoning	RSM h12 Revised Proposal
<p>Height (Max)</p>	<p>10.5 m (3 storeys)</p>	<p>12.0 m (3 storeys)</p>
<p>Site Coverage/FAR (Max)</p>	<p>45%</p>	<p>60%</p>
<p>Setbacks Front (78 Ave) Rear (Alley) Interior</p>	<p>4.5 m 10.0 m 1.5 m</p>	<p>3.0 m 5.5 m 1.5 m</p>

Respondents (2)

Opposition (1)

- Parking and traffic congestion
- Impact on neighbourhood character

Mixed (1)

- Supports additional units, but worries about parking issues



CITY WEBPAGE
June 2025



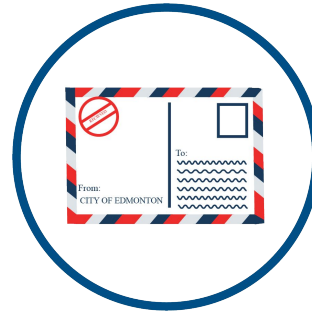
MAILED NOTICE
July 10, 2025



SITE SIGNAGE
July 28, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Aug 26



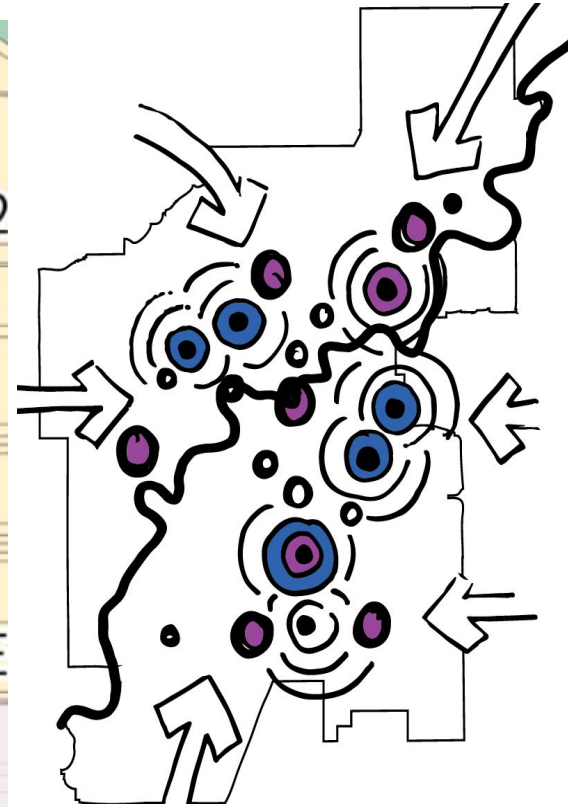
JOURNAL AD
Aug 9 & Sep 6,
2025

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:

- ✓ a) **Within 100 metres of a Node or Corridor Area**
- b) Within 400m of a Mass Transit Station
- ✓ c) **Along an Arterial/Collector Roadway**



Northwest District Plan- Map 4: Land Use Concept to 1.25 Million



Rebuildable City



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**