



118 Ave NW
MU h16
f3.5 cf

RM h16

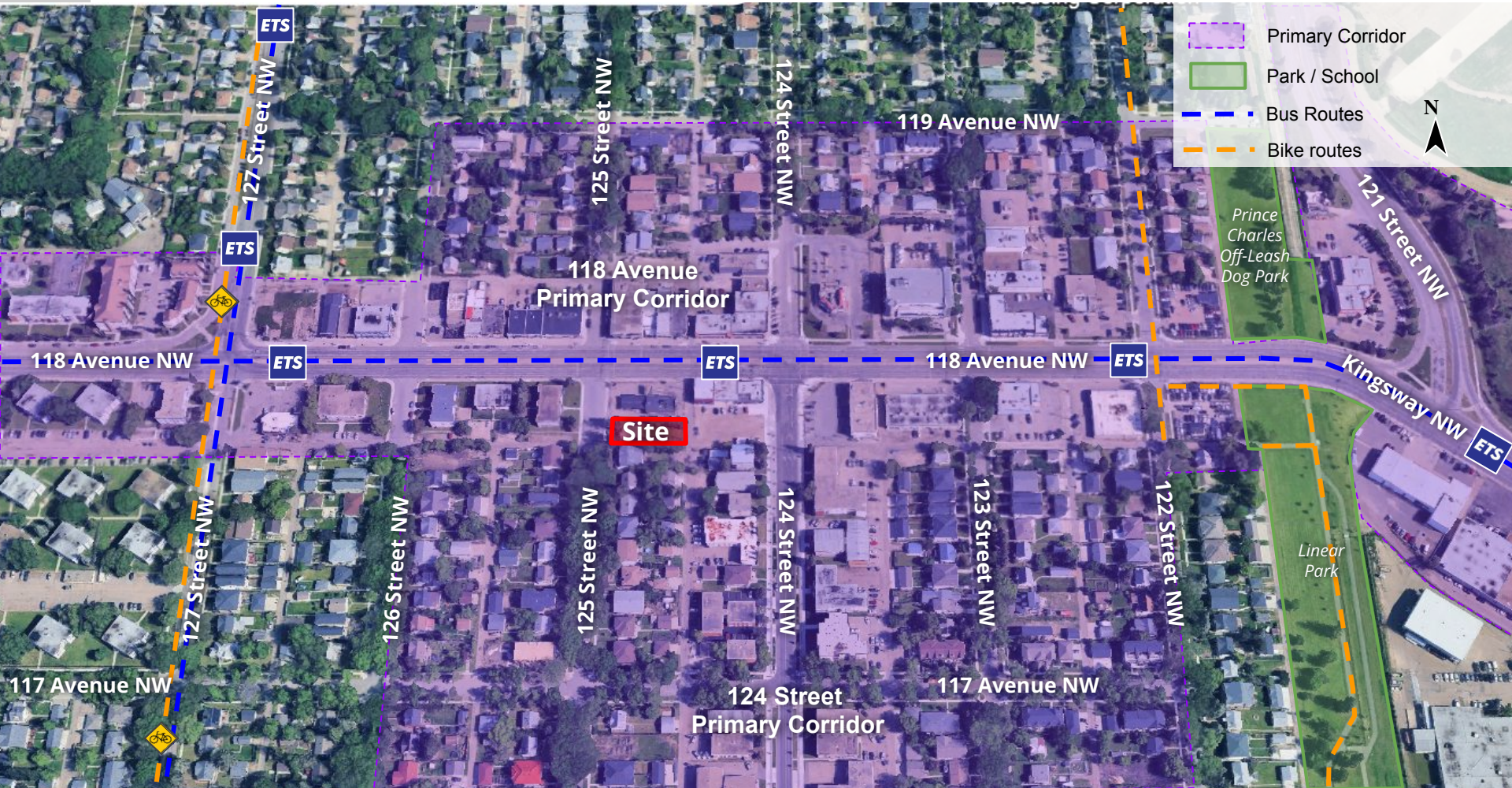
MU h16 f3.5 cf
to RM h16

RM h23

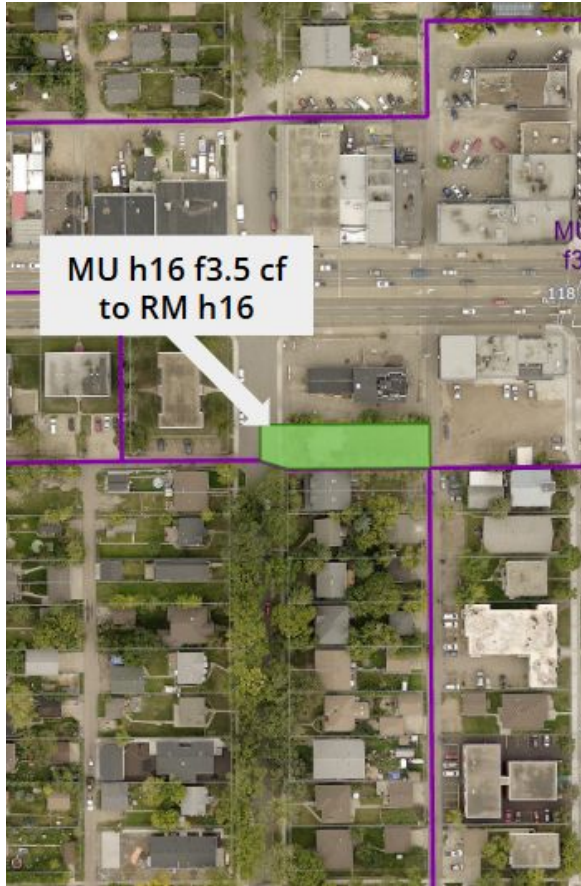
ITEM 3.7
BYLAW 21310
INGLEWOOD

DEVELOPMENT
SERVICES
NOV 19, 2025

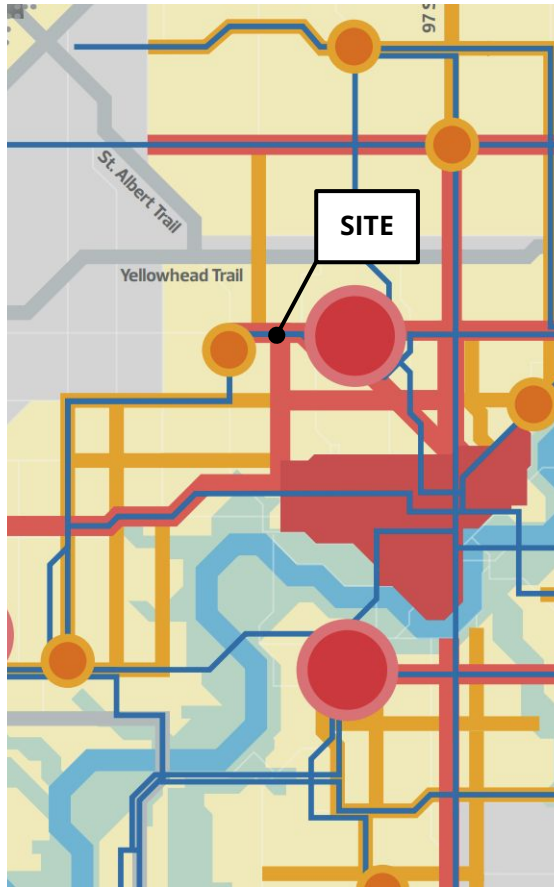




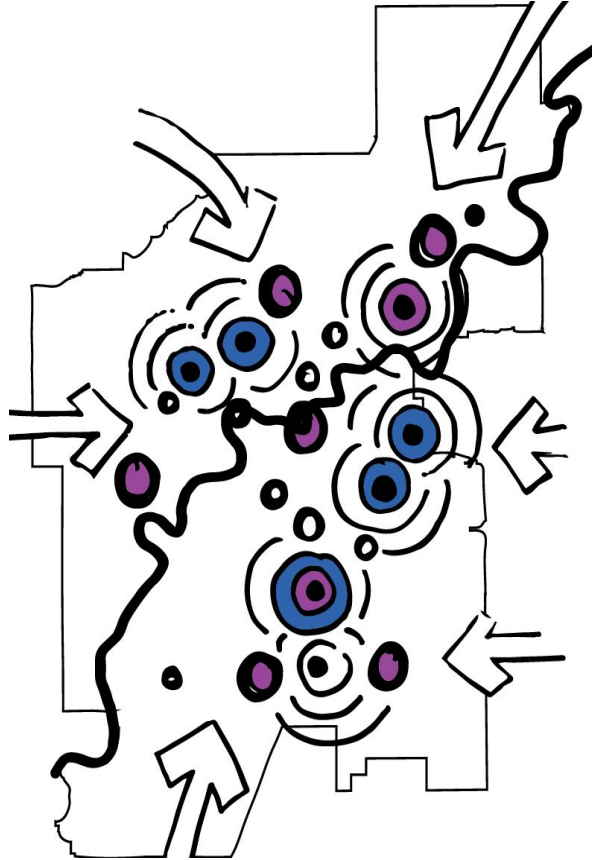
3 PROPOSED ZONING



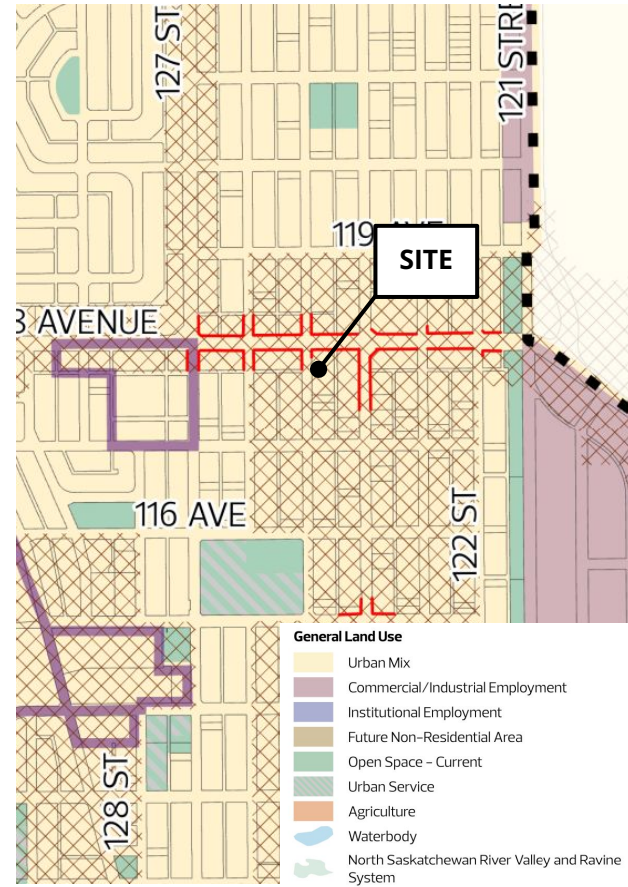
REGULATION	MU h16 f3.5 cf Current Zoning	RM h16 Proposed Zoning
Typical Uses	Mixed Use Development	Multi-Unit Housing
Height	16.0 m	16.0 m
FAR	3.5	2.3
Setbacks North (MU Site) South (RS Site) East (Alley) West (125 Street)	0 m 3.0 m 1.0 m 4.5 m	3.0 m 3.0 m 3.0 m 4.5 m
Commercial Uses	Typically required at Grade	Limited opportunities at Grade



CITY PLAN



Rebuildable City



CENTRAL DISTRICT PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**