

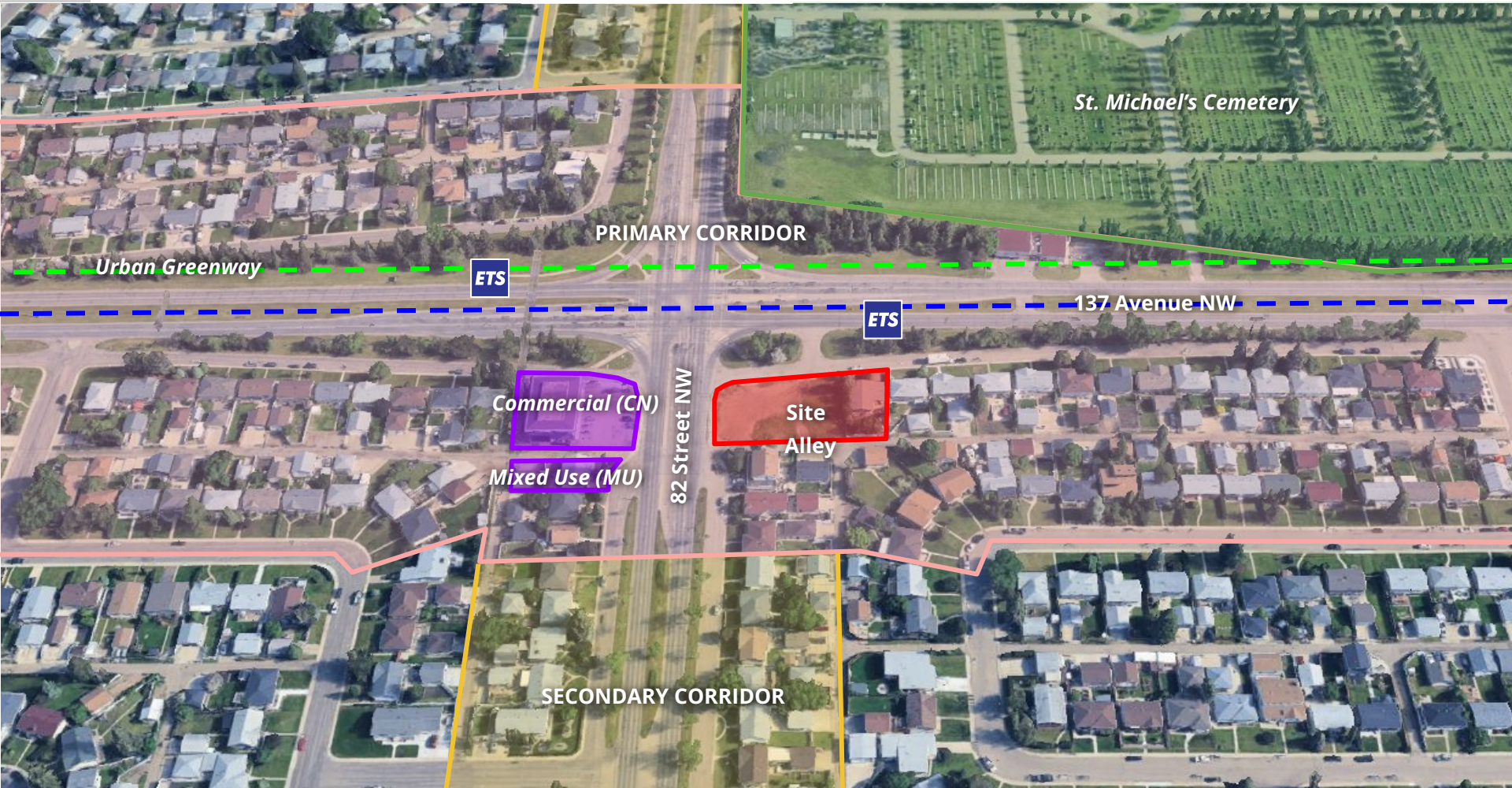


Aerial Image captured Fall 2024

ITEMS 3.15  
BYLAW 21321  
DELWOOD

DEVELOPMENT  
SERVICES  
Nov 19, 2025





Respondents (1)

Questions (1)



CITY WEBPAGE  
Nov 24, 2023



MAILED NOTICE  
Nov 30 2023 & Feb  
19, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Sept 29, 2025



PUBLIC HEARING  
NOTICE  
Oct 23, 2025

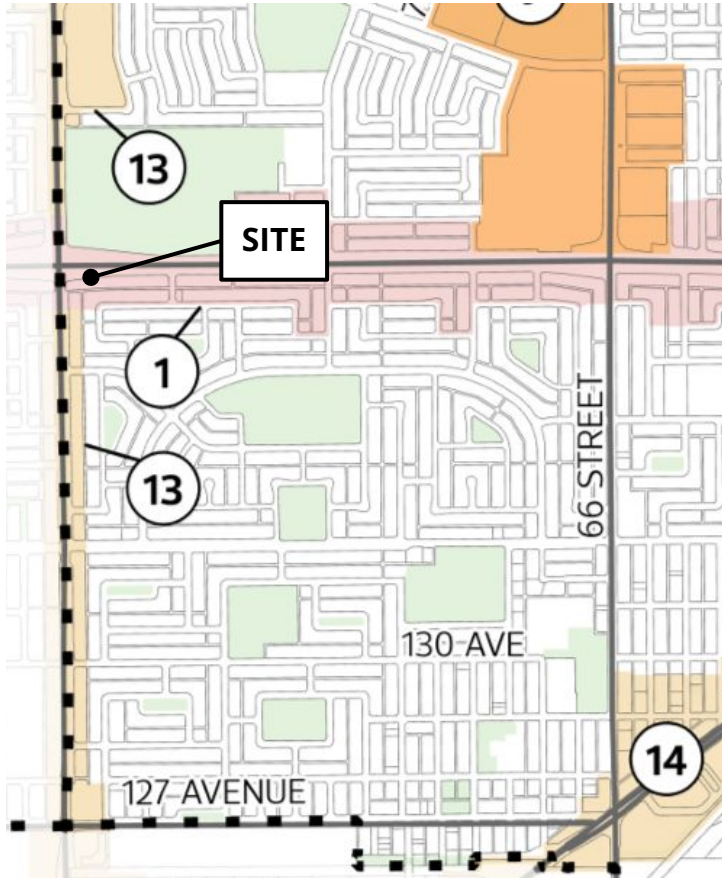


JOURNAL AD  
Oct 31 & Nov 8,  
2025

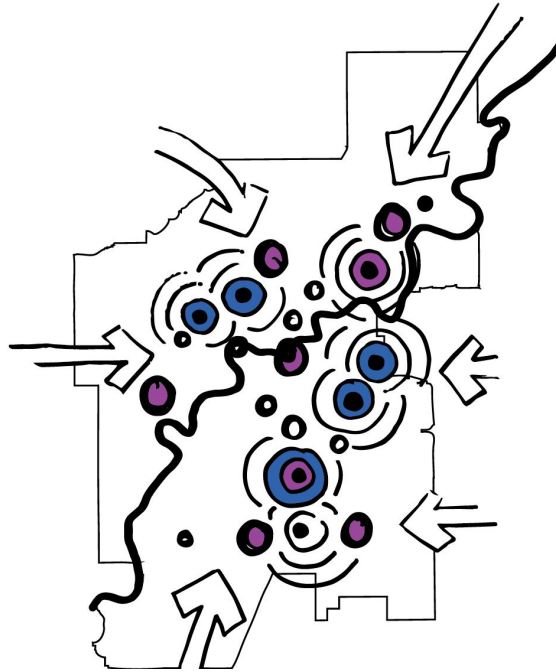
# PROPOSED ZONING



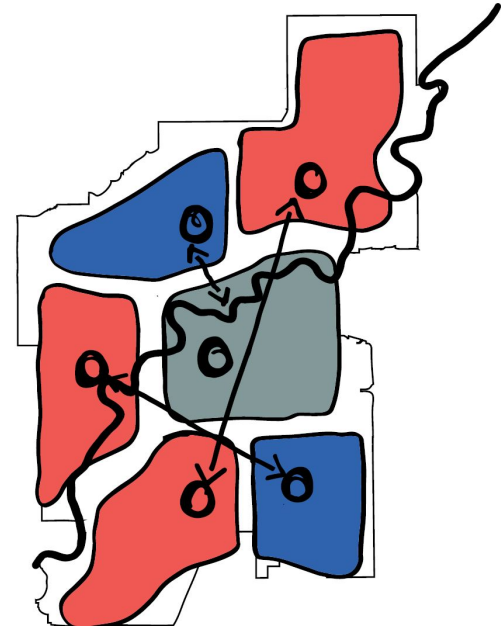
<b>REGULATION</b>	<b>RS</b> Current Zoning	<b>CN</b> Current Zoning	<b>MU h16f2</b> Proposed Zoning
<b>Principal Building</b>	Residential	Commercial	Low Rise Mixed Use Development
<b>Height</b>	10.5 m	12.0 m	16.0 m
<b>FAR</b>	N/A	2.0	2.0
<b>Setbacks</b>			
Front	4.5 m	3.0 m	1.0 m - 3.0 m
Interior Side	1.2 m - 1.9 m	3.0 m	3.0 m
Flanking Side	1.2 - 2.0 m	0.0 m	0.0 m
Back (alley)	10.0 m	0.0 m	0.0 m



Northeast District Plan: Map 3:  
Nodes and Corridors



Rebuildable City



Community of Communities



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

# 7 FLOOR AREA RATIO (FAR)

