

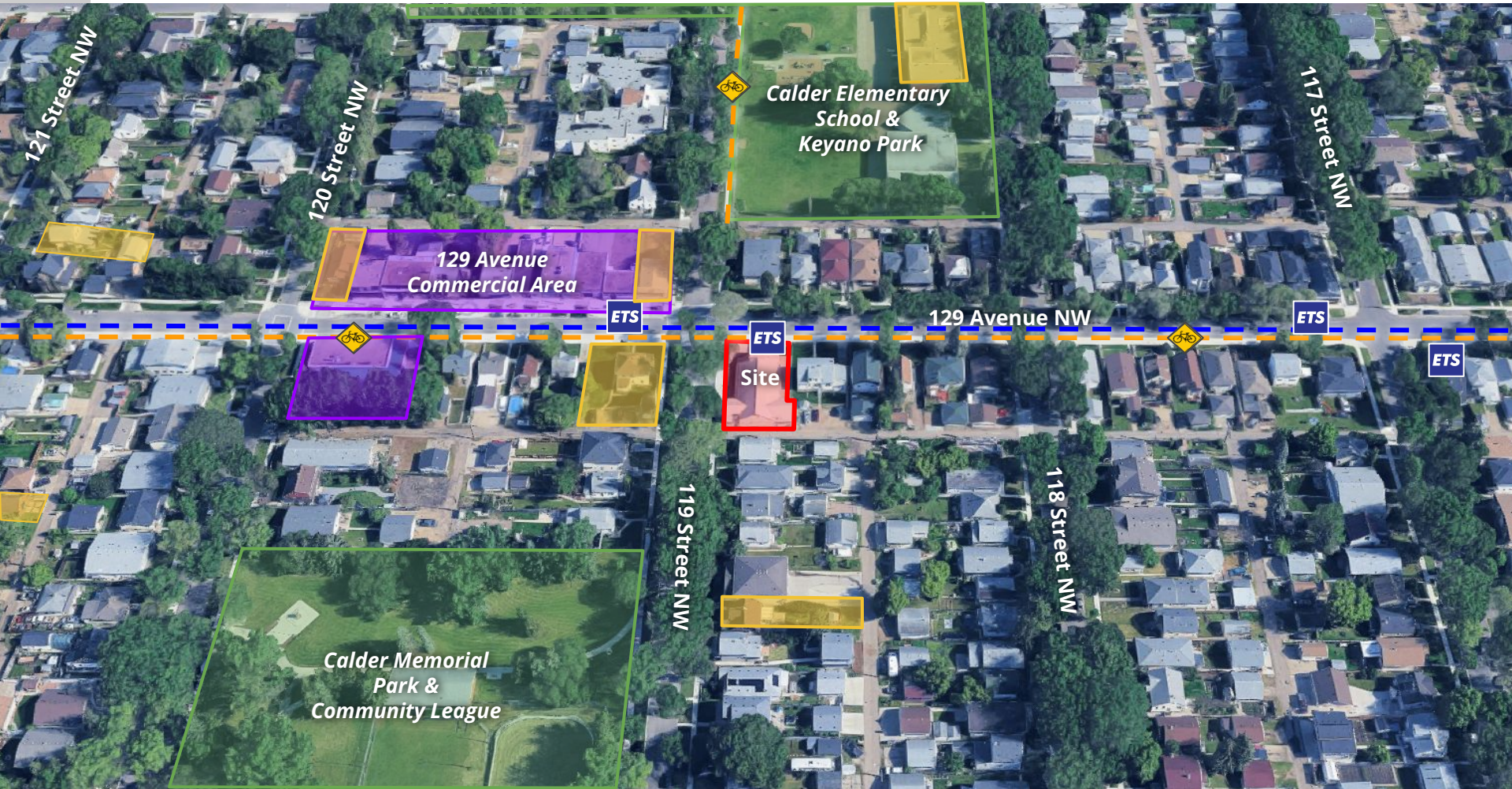


Aerial Image captured in 2024

ITEM 3.17  
BYLAW 21334  
CALDER

DEVELOPMENT  
SERVICES  
NOV 19, 2025





3

# SITE VIEW



## Respondents (2)

## Opposition (2)

- Childcare won't work in existing building (2)
- Lack of parking, traffic congestion (2)
- Area safety (1)
- Community character, loss of historic feel (1)



CITY WEBPAGE  
June 12, 2024



MAILED NOTICE  
June 18, 2024



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
June 17, 2024



PUBLIC HEARING  
NOTICE  
October 23, 2025



JOURNAL AD  
October 31 &  
November 8, 2025

# 5 PROPOSED ZONING

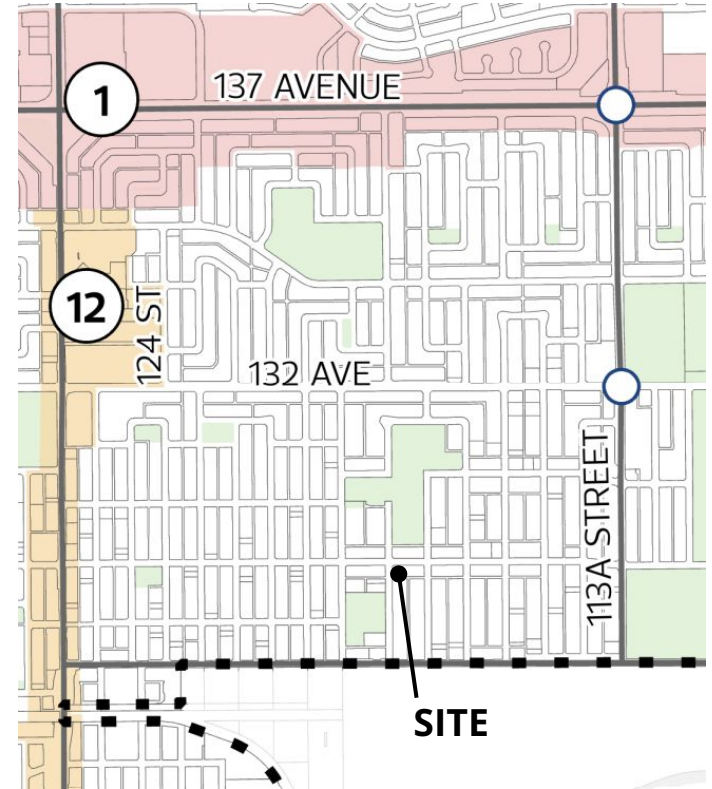


REGULATION	RS Current Zoning	MUN Proposed Zoning
<b>Principal Building</b>	Small Scale Residential	Low Rise Multi-Unit with Commercial at grade
<b>Height</b>	10.5 m	16.0 m
<b>Max. Site Coverage / FAR</b>	45% coverage	3.5 FAR
<b>Min. Setbacks</b> North (129 Ave) South (Alley) East West (119 St)	4.5 m 10.0 m 1.2-1.9 m 1.2-2.0 m	1.0 m 1.0 m 3.0 m 1.0-3.0 m
<b>Max Floor Area Commercial Units</b>	300 m <sup>2</sup>	1000 m <sup>2</sup>

Image illustrates policy concepts for 2.4.5 Local Nodes.



LOCAL NODE POLICY



NORTHWEST DISTRICT PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**