

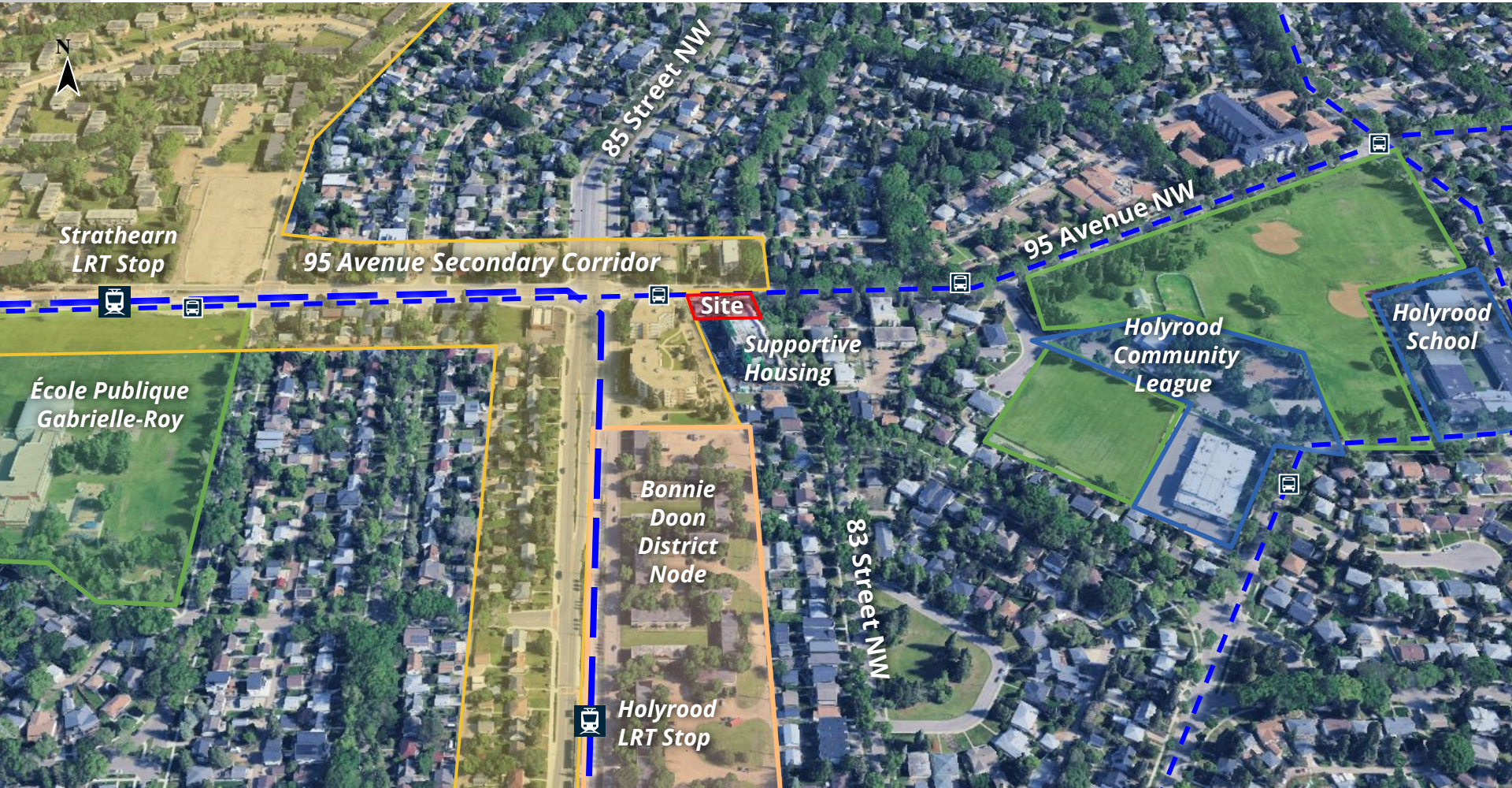


Aerial Image captured Fall 2024

ITEM 3.4
BYLAW 21401
HOLYROOD

DEVELOPMENT
SERVICES
FEB 3, 2026





Respondents (2)

- Questions
 - Future redevelopment
 - Current development permit



CITY WEBPAGE
Jul 25, 2025



MAILED NOTICE
Oct 16, 2025



SITE SIGNAGE
Oct 15, 2025



1:1 COMMUNICATION
Ongoing



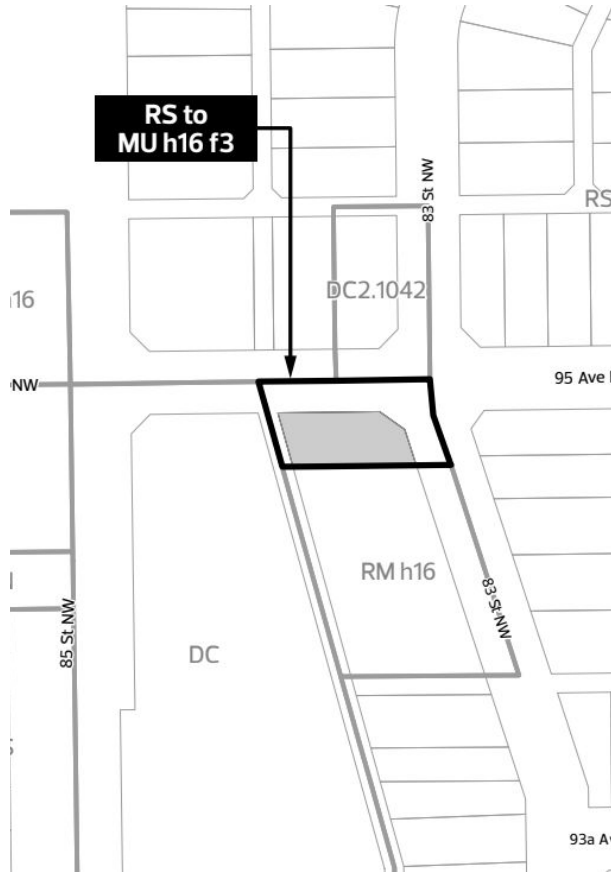
PUBLIC HEARING
NOTICE
Jan 8, 2026



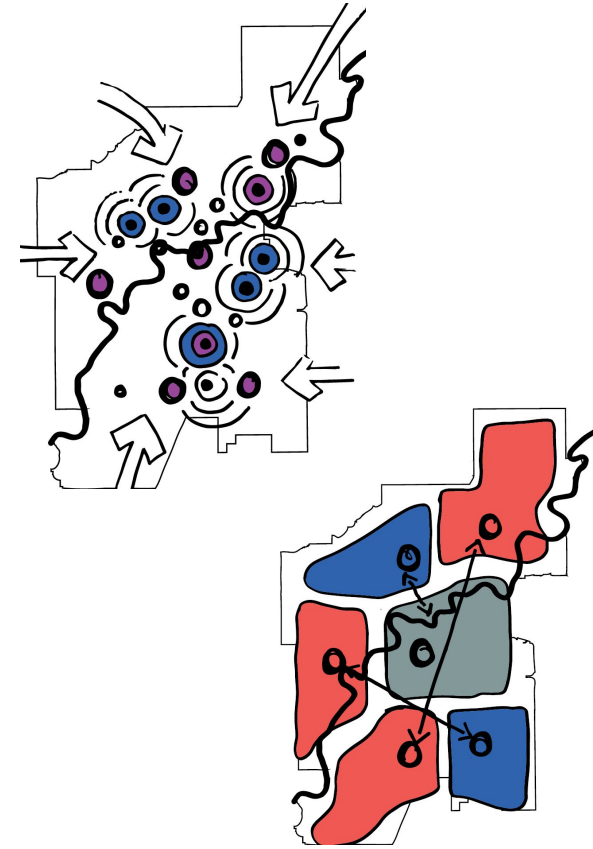
JOURNAL ADS
Jan 16 & 24, 2026



REGULATION	RS Current Zoning	MU h16 f3 Proposed Zoning
Principal Building	Single/semi detached housing	Multi-unit housing and commercial
Height	10.5 m	16.0 m
Site Coverage / Floor Area Ratio	45% site coverage	FAR 3.0
Setbacks North (95 Ave) South (RM parcel) East (83 St) West (Alley)	1.2 m 1.2 m 4.5 m 10.0 m	4.5 m 3.0 m 4.5 m 0.0 m



REZONING MAP

SOUTHEAST DISTRICT PLAN -
NODES & CORRIDORSTHE CITY PLAN - REBUILDABLE CITY &
COMMUNITY OF COMMUNITIES



Aerial Image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

