

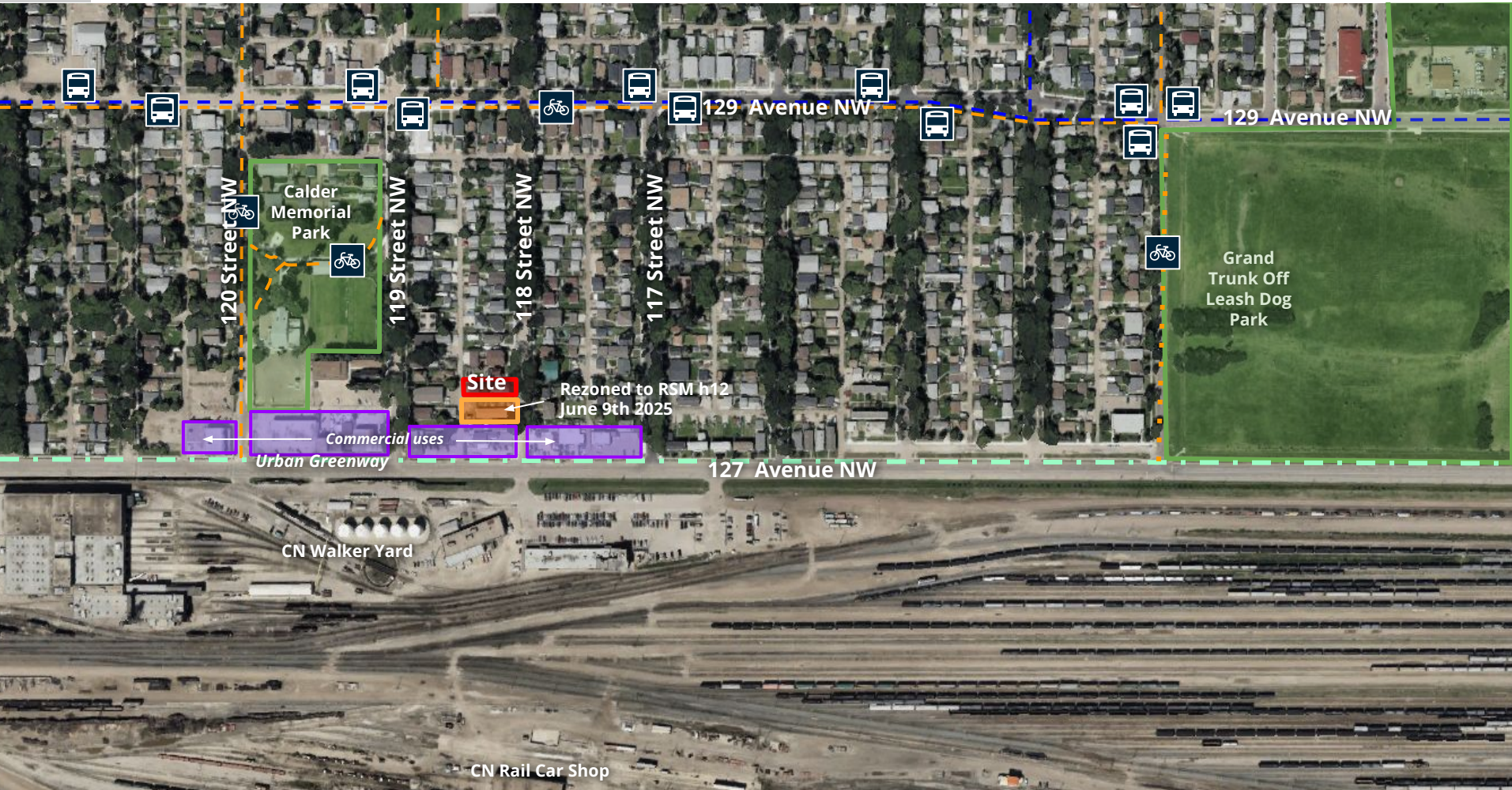


RS to RSM h12

ITEMS 3.19
BYLAW 21419
CALDER

DEVELOPMENT
SERVICES
FEB 24, 2026





3 SITE CONTEXT - Heritage

Municipal Heritage Inventory: The Oberg Block

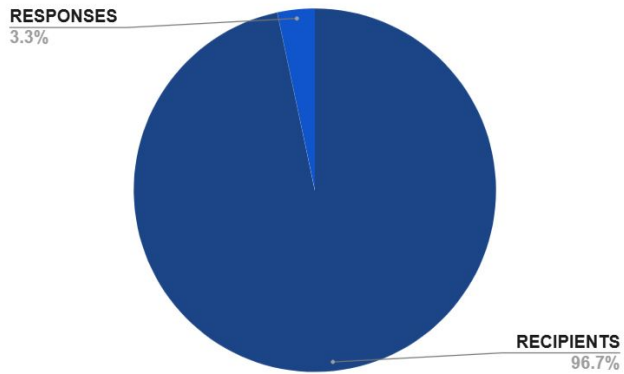


The Oberg Block, May 2025 (Google Streetview)



The Oberg Block circa 1930s

4 COMMUNITY INSIGHTS



- Opposition (2)
 - Safety concerns with existing building
 - Insufficient parking
 - Incompatible scale proposed
 - Not aligned with policy
- Support (1)
 - Redevelopment desired due safety concerns with existing building



CITY WEBPAGE
Oct 3, 2025



MAILED NOTICE
Nov 4, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Dec 1, 2025



PUBLIC HEARING
NOTICE
Jan 29, 2026



JOURNAL AD
Feb 6 & 14, 2026

5 PROPOSED ZONING

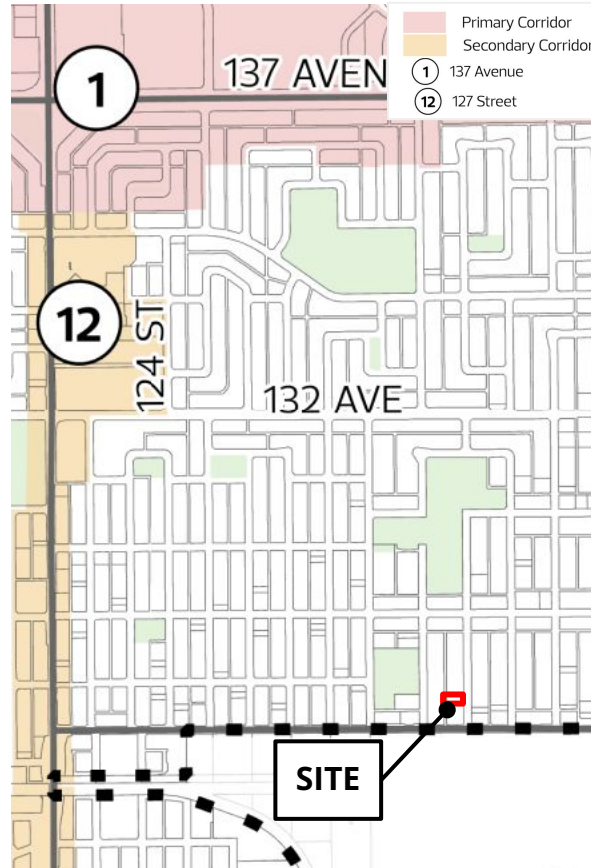


REGULATION	RS Current Zoning	RSM h12 Proposed Zoning
Typical Uses	Small scale residential	Small scale residential
Height	10.5 m	12.0 m
Dwelling units	Max: 5	Max: None
Site Coverage	45%	60%
Setbacks Front Sides Rear	4.5 m 1.2 -1.9 m 10.0 m	3.0 - 4.5 m 1.2 - 1.5 m 5.5 m

2.5.2.4 Support Small Scale housing in Urban Mix areas outside of Nodes and Corridors.

2.5.2.5 *Notwithstanding 2.5.2.4*, within the Redeveloping Area 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 400 metres of a Mass Transit Station, or ✗
- c. Along an Arterial Roadway or a Collector Roadway. ✗



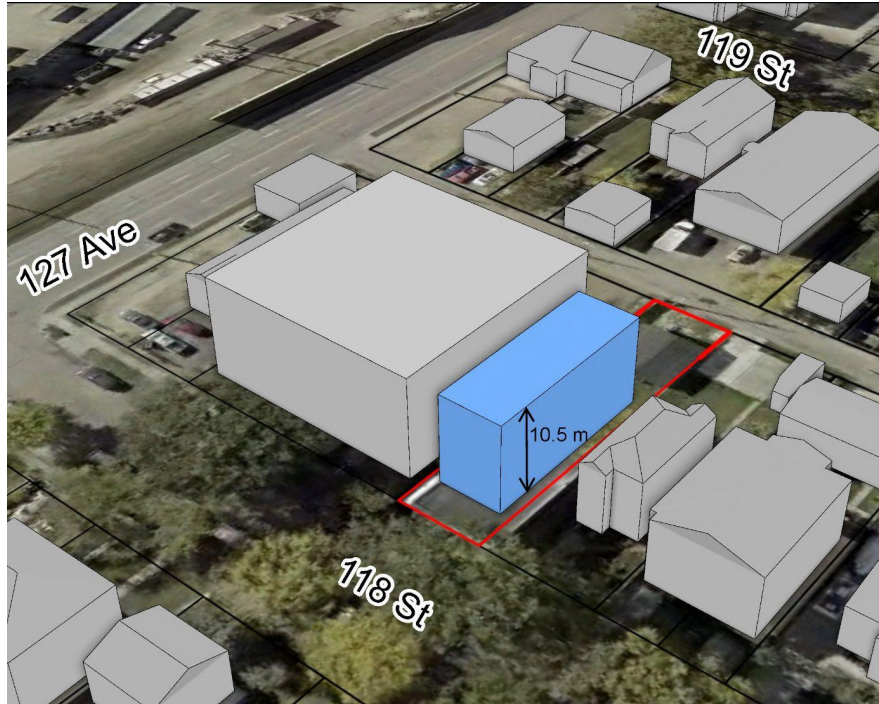
NORTHWEST DISTRICT PLAN
Nodes and Corridors



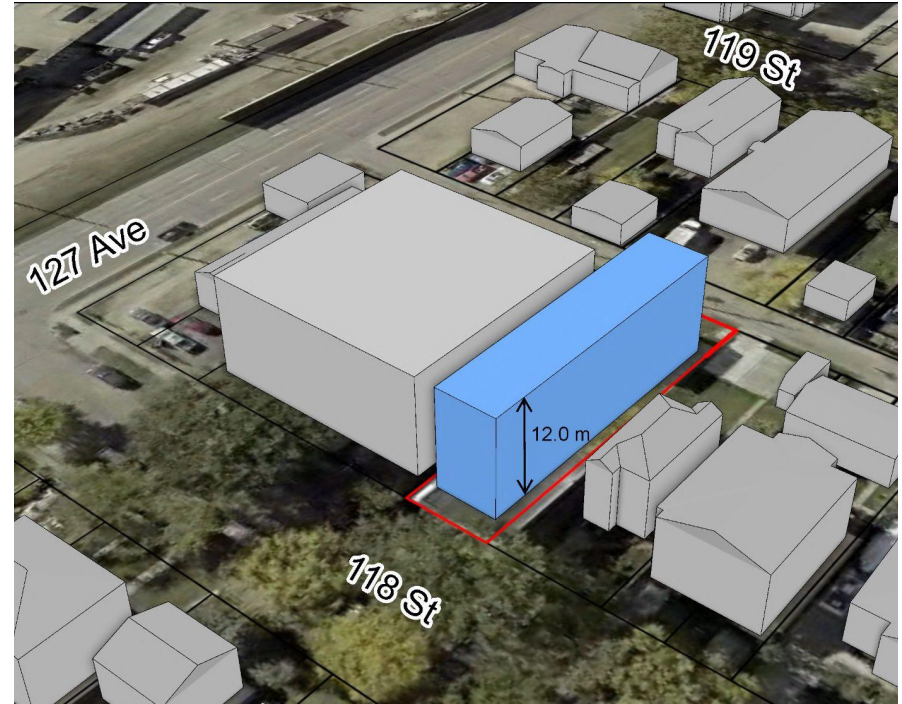
NORTHWEST DISTRICT PLAN
Land Use Concept to 1.25 Million



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone