

McArthur Site Rezoning

13640 – 142 ST NW

IM to RM h23 Rezoning

Bylaw #21426

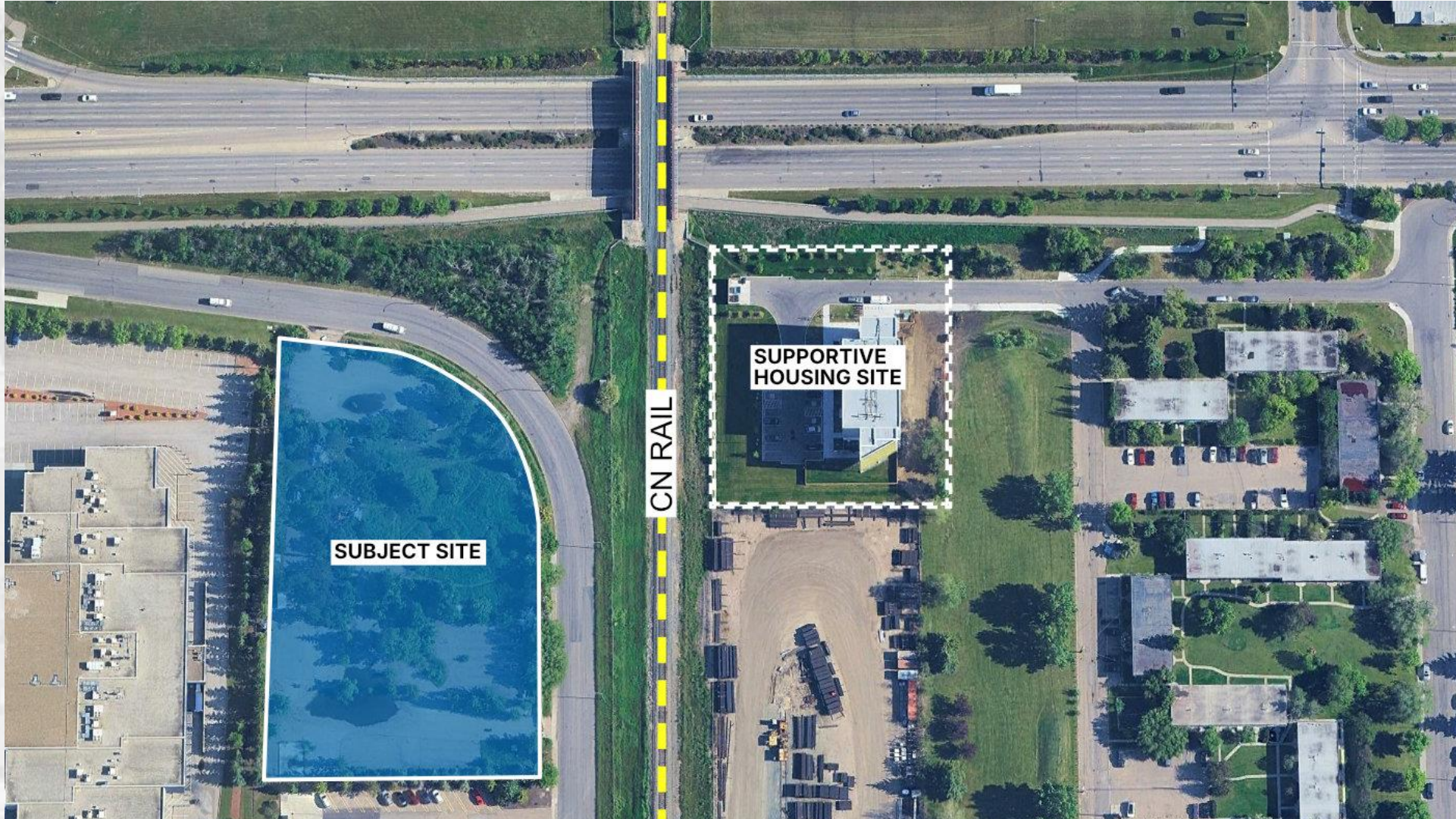
Clarity Development Advisory

Public Hearing Date: Feb 24, 2026



Site Context

- ~1.0 ha vacant site in McArthur Industrial
- On 142 Street NW, within **137 Avenue Primary Corridor**
- **Edges:** major commercial site to the west; office/employment to the south
- **CN rail right-of-way** to the east



RM h23 Zone – Key Outcomes

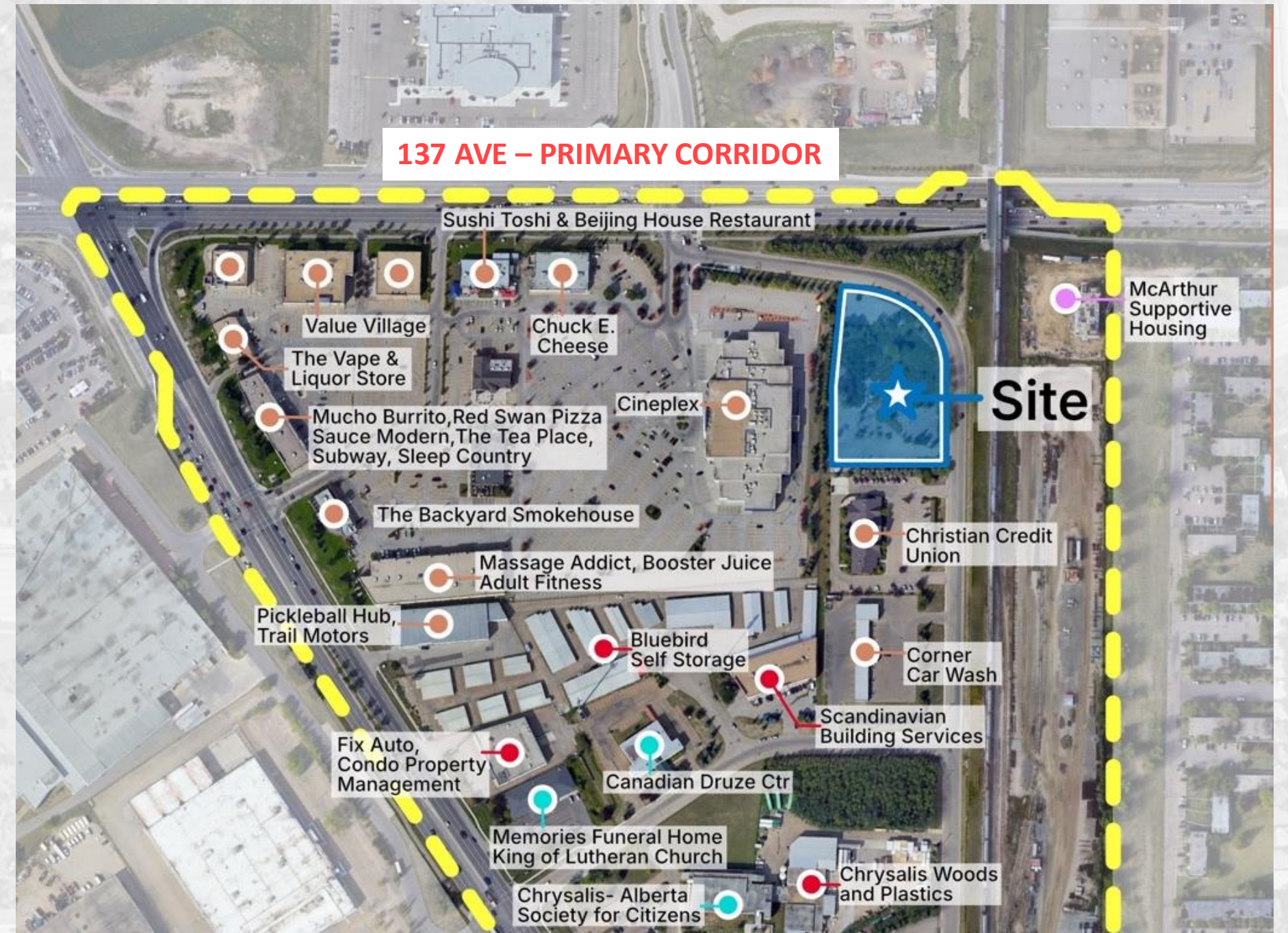
- Multi-unit residential up to 23.0 m (\approx 6 storeys)
- Floor Area Ratio up to 3.0
- Minimum 75 dwellings/ha
- Allows limited ground-floor commercial opportunities



Compatibility

Compatibility with Surrounding Uses

- Mid-rise form located on a **Primary Corridor** edge
- Sits between commercial uses and existing residential **across the rail corridor**
- Better matches the surrounding built character than the current **IM zoning**



Neighbourhood Context Map

Legend

- Commercial Use
- Industrial Use
- Community Use
- Residential Use

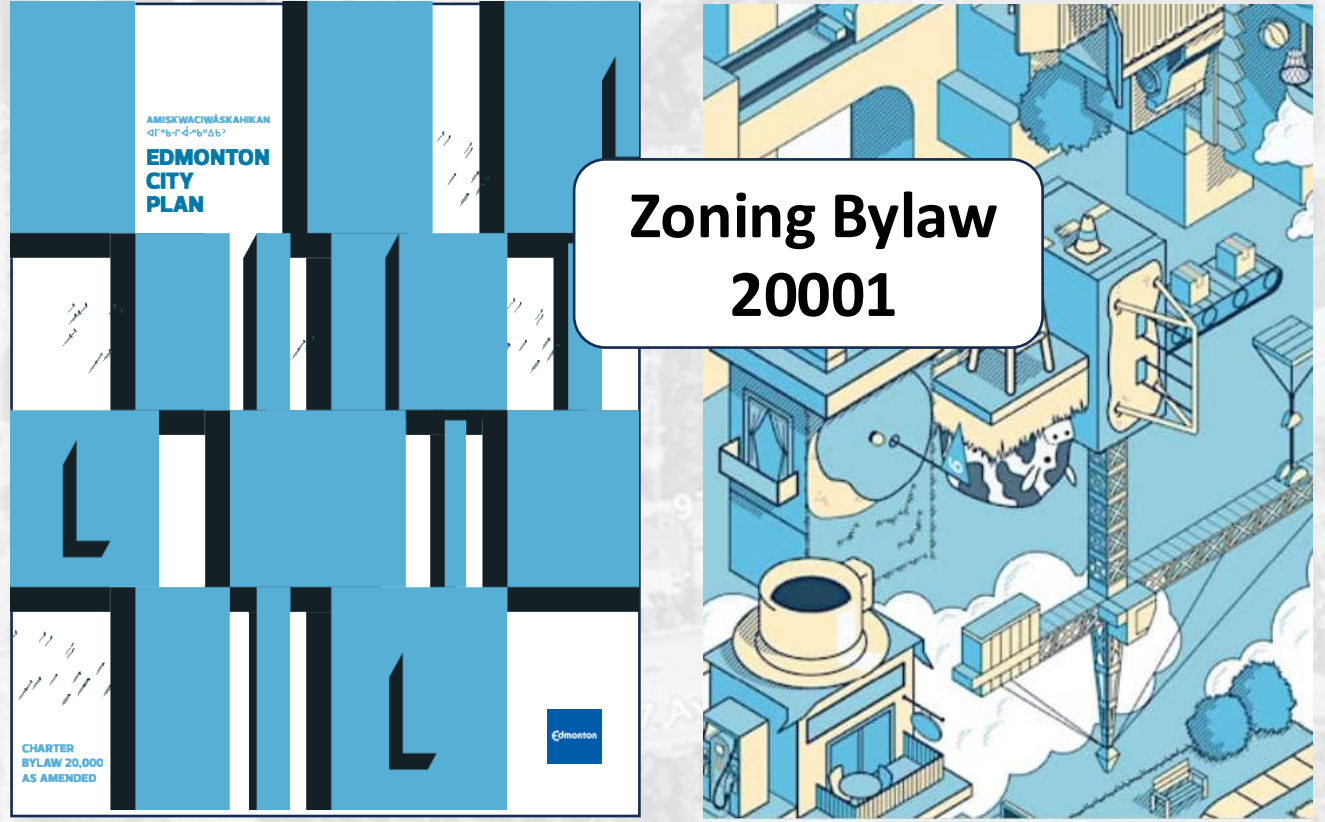
Housing Choice Near Services

- Adds a **mid-rise multi-unit housing option** to the area
- Places new homes next to existing retail and day-to-day services
- Supports access to nearby amenities, including community league programming



Policy Alignment & Summary

- Aligns with the **City Plan** and **Northwest District Plan** direction for Primary Corridors
- **RM h23** enables mid-rise multi-unit housing **up to 23 m (≈ 6 storeys)**
- The District Plan land use map update shifts the site to **Urban Mix**, supporting housing in a realistic corridor-edge location
- Provides transition between **adjacent commercial and employment uses**
- **Request:** Approve Bylaw 21426 (IM → RM h23)



Thank you.

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