

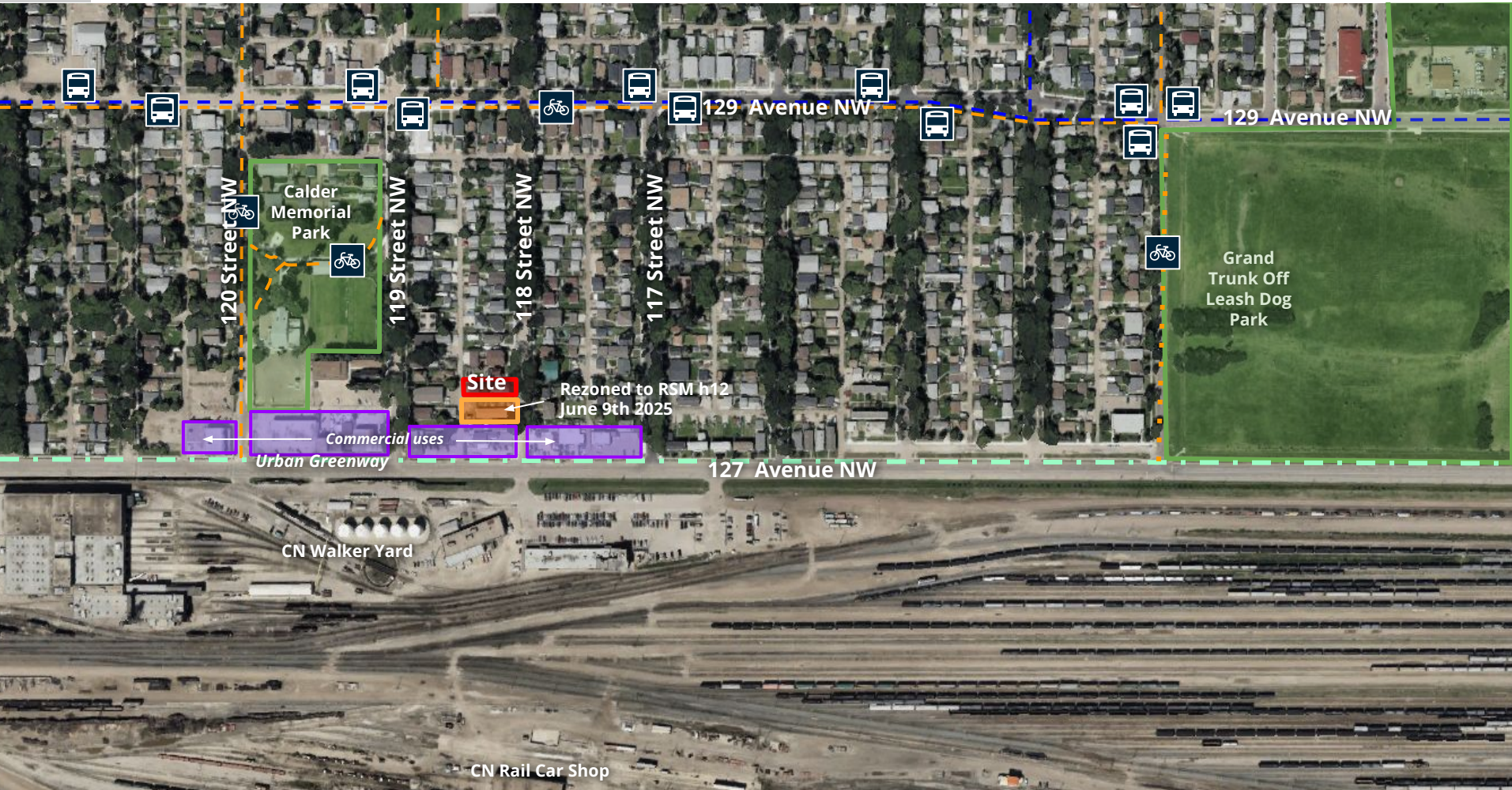


**RS to RSM h12**

ITEMS 3.21  
BYLAW 21419  
CALDER

DEVELOPMENT  
SERVICES  
FEB 24, 2026





### 3 SITE CONTEXT - Heritage

## Municipal Heritage Inventory: The Oberg Block



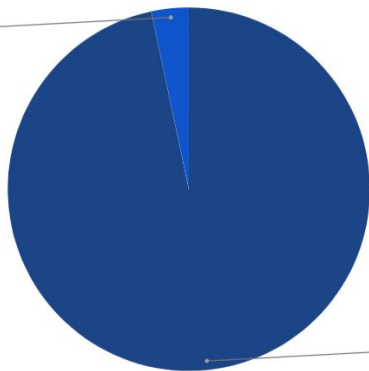
*The Oberg Block, May 2025 (Google Streetview)*



*The Oberg Block circa 1930s*

# 4 COMMUNITY INSIGHTS

RESPONSES  
3.3%



RECIPIENTS  
96.7%



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

## 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

# 5 PROPOSED ZONING

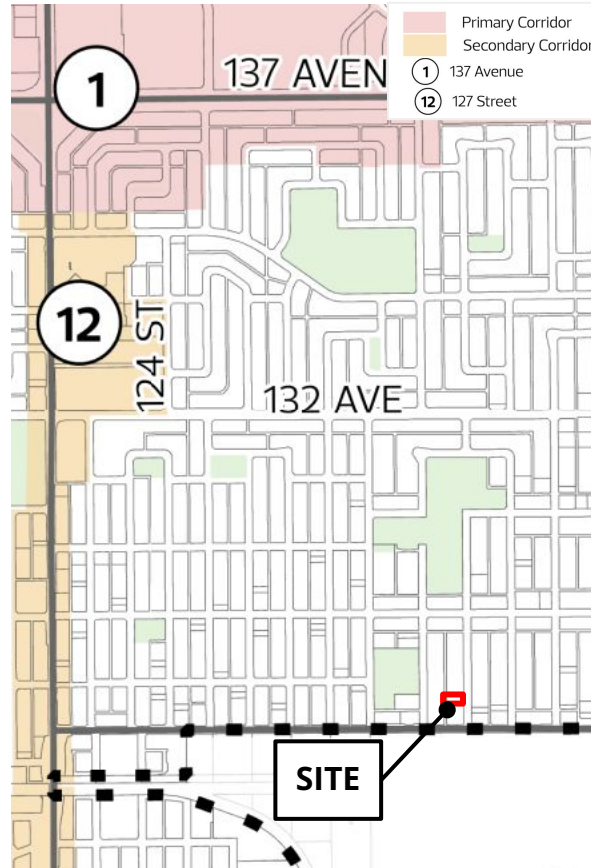


REGULATION	RS Current Zoning	RSM h12 Proposed Zoning
Typical Uses	Small scale residential	Small scale residential
Height	10.5 m	12.0 m
Dwelling units	Max: 5	Max: None
Site Coverage	45%	60%
Setbacks Front Sides Rear	4.5 m 1.2 -1.9 m 10.0 m	3.0 - 4.5 m 1.2 - 1.5 m 5.5 m

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. ✗



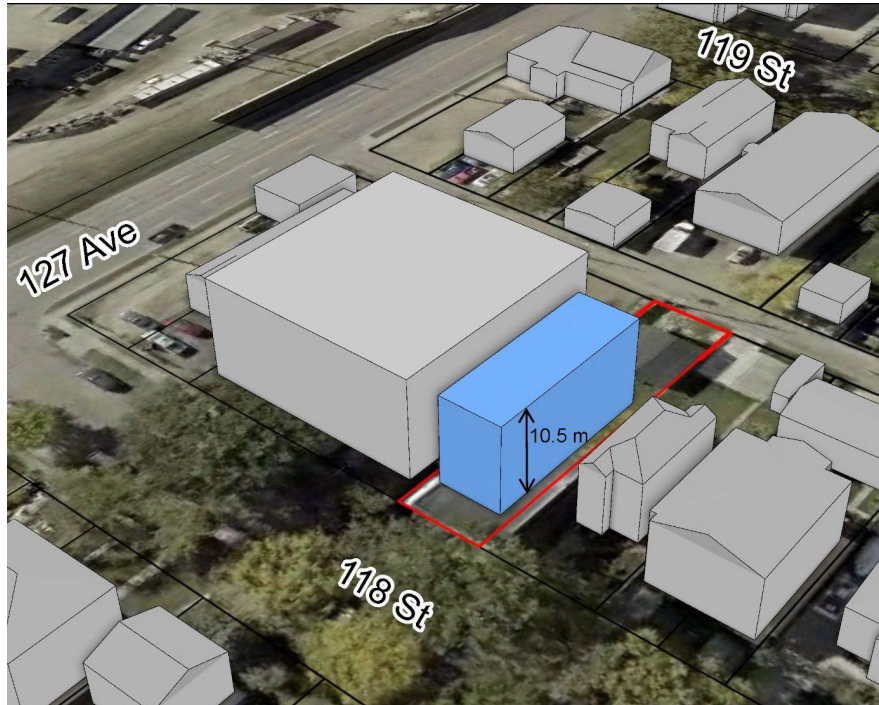
NORTHWEST DISTRICT PLAN  
Nodes and Corridors



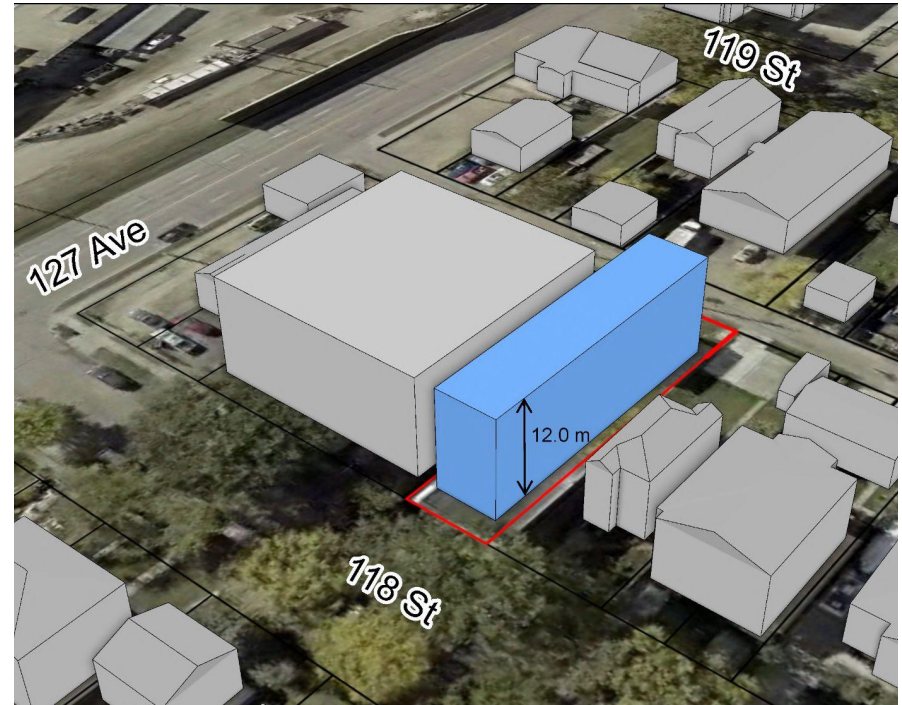
NORTHWEST DISTRICT PLAN  
Land Use Concept to 1.25 Million



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**



**CURRENT:** RS Zone



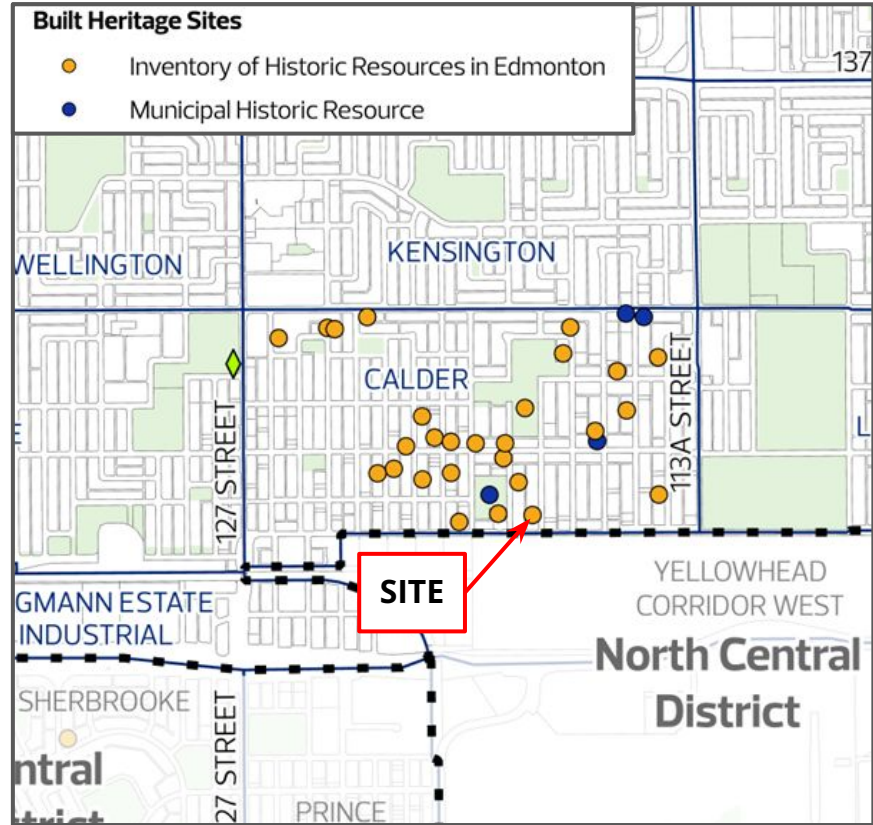
**PROPOSED:** RSM h12.0 Zone

# 9 CALDER HERITAGE:

## Designated Municipal Historic Resources (4):

- Calder Cenotaph (1949)
- Coates Residence (1931)
- Frederick S Jones Residence (1926)
- Shop Easy Grocery (1948)

## Inventory of Historic Resources (27)



NORTHWEST DISTRICT PLAN  
Heritage and Culture