



PRESENTATION

CALDER REZONING

REZONING FROM **RS** (SMALL
SCALE RESIDENTIAL ZONE)
TO **RSM H12** (SMALL-
MEDIUM SCALE TRANSITION
RESIDENTIAL ZONE)

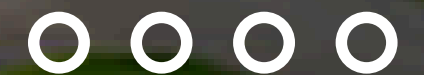


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CITY ADMINISTRATION IN: NON-SUPPORT

WHY ADMIN DOES NOT SUPPORTS THE REZONING

City Administration has reviewed the application in detail and does not recommend approval of Bylaw 21419.

District Plans

Is not located in a Node or Corridor identified in Northwest District Plan

Compatibility

Does not align with District Policy for more intense Small Scale residential development

TECHNICAL REVIEW

The site currently does not have any storm service. A storm service, offsite construction of a storm main, and onsite stormwater management with a reduced discharge rate are requirements of the proposed development.



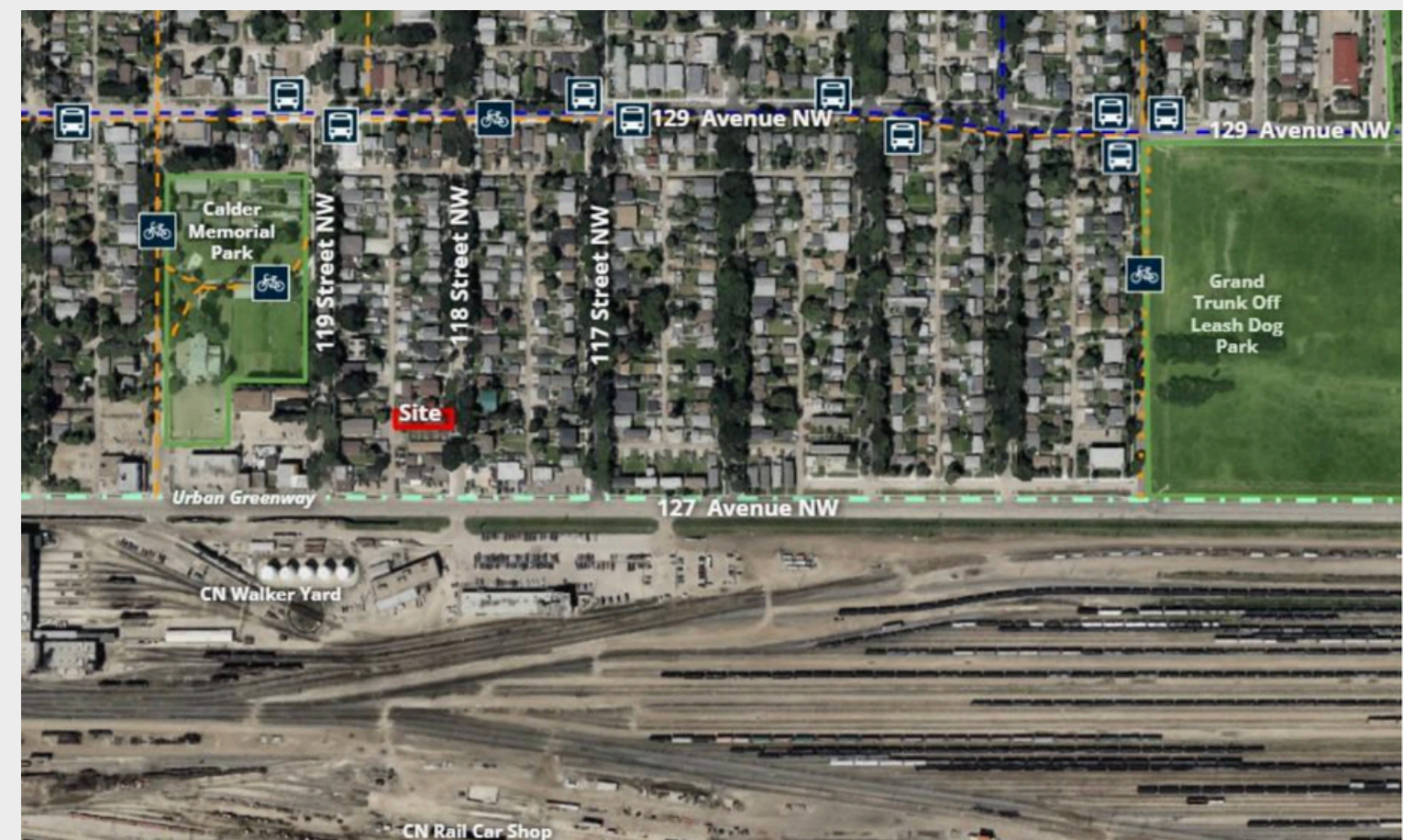
RATIONALE

- **Elimination of Known Hazards:** The existing building on site, the Oberg Block, has been identified by the community as a "problem property" associated with public safety concerns. For context, this location has been linked to severe incidents, including a homicide in the immediate vicinity in mid-2024.
- **Redevelopment as a Solution:** Administration acknowledges that there is community support for redevelopment specifically as a means to resolve these long-standing safety issues. Rezoning to RSM h12.0 facilitates the removal of the current structure and replaces it with modern, secure residential units.
- **Immediate Neighborhood Context:** On June 9, 2025, City Council approved a rezoning to the exact same RSM h12.0 zone for the property immediately to the south.



SITE CONTEXT

- **Site:** The subject site is an interior lot of approximately 0.04 hectares located in the southern portion of the Calder neighbourhood.
- **Surrounding Land Use:** Primarily small-scale residential development, including single-detached and multi-unit housing.
- **Connectivity:** The site is on 118 Street NW (a local road) and is roughly 1.0 km east of the 127 Street secondary corridor. Local bus service is available on nearby 129 Avenue NW.
- **Amenities:** It is located close to Calder Memorial Park, the Calder Community League, the Grand Trunk Fitness and Leisure Centre, and an established commercial area on 129 Avenue.





WHY THIS REZONING MAKES SENSE

- **Public Safety Mitigation:** The current property, the Oberg Block, has been identified as a "problem property" with ongoing safety concerns, and redevelopment into a modern, regulated residential building is the most direct way to eliminate these hazards.
- **Neighbourhood Consistency:** The property immediately to the south was already rezoned to RSM h12.0 in June 2025. Denying this application would create an inconsistent "zoning island" on this interior lot, whereas approval allows for a cohesive transition from small-scale to small-medium scale housing.





SUMMARY

✓ **Catalyst for Community Revitalization:** Approving this rezoning facilitates the replacement of a long-standing "problem property" with new, high-quality housing, directly responding to community safety concerns and recent criminal activity in the immediate area.

✓ **Strategic Density:** The shift to RSM h12.0 supports The City Plan's goal of 50% net new units through infill, providing a modest and compatible increase in height and site coverage that mirrors the newly approved zoning on the adjacent property to the south.

✓ **Precedence:** Since Council recently approved the same transition zone for the neighboring lot, granting this application prevents a "zoning island" and ensures a consistent, predictable development pattern along 118 Street NW.





THANK YOU

*We look forward to working
with you*

