



RM h16 to
RM h23

ITEM 4.6
BYLAW 21489
SOUTH TERWILLEGAR

DEVELOPMENT
SERVICES
APR 27, 2026





Respondents (2)

Common Comments Include:

- Loss of green space.
- Traffic impacts and parking availability.
- Negative impacts to wildlife.
- Inadequate snow clearing and public transit.
- Property taxes are too high.



CITY WEBPAGE
Jan 13 2026



MAILED NOTICE
Jan 29, 20256



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Feb 10, 2026

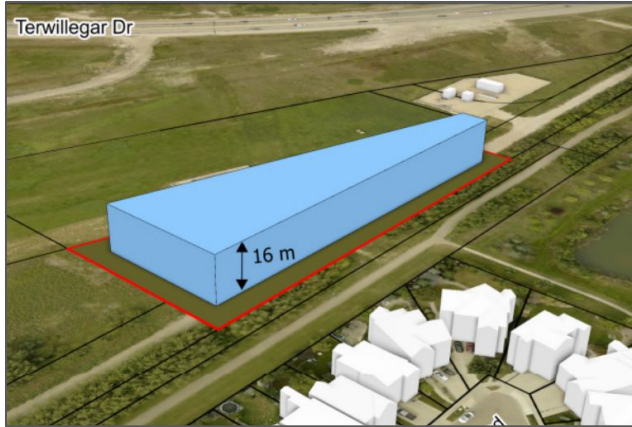


PUBLIC HEARING
NOTICE
Apr 7, 2026

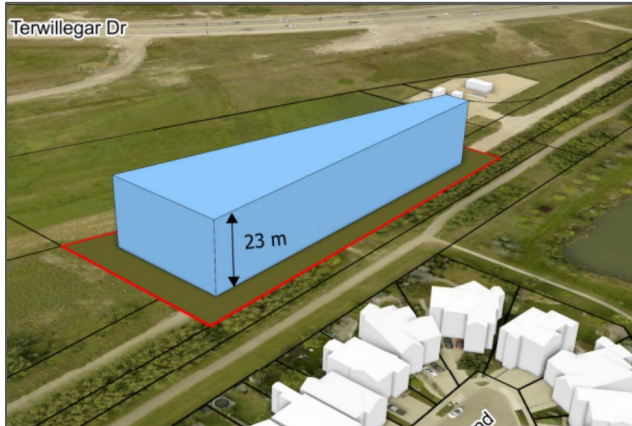


JOURNAL AD
Apr 10 & 18,
2026

PROPOSED ZONING

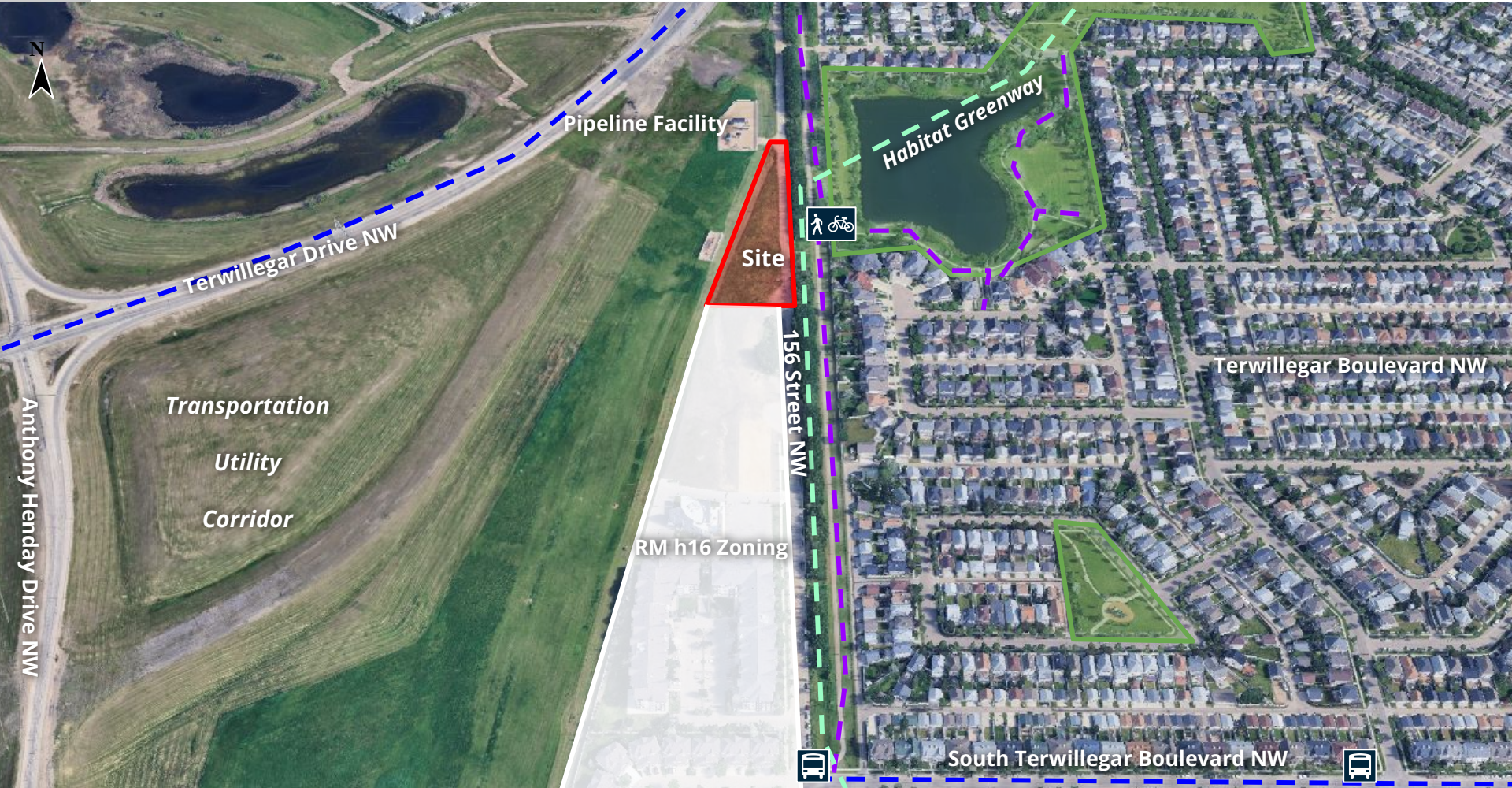


Current RM h16 Zone



Proposed RM h23 Zone

REGULATION	RM h16 Current Zoning	RM h23 Proposed Zoning
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	16.0 m	23.0 m
Density	Min: 28 dwellings Max: None	Min: 47 dwellings Max: None
Maximum Floor Area Ratio	2.3	3.0
Minimum Setbacks North and South East and West	3.0 m to 4.5 m 3.0 m	3.0 m to 4.5 m 3.0 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



Pipeline Facility

Terwillegar Drive NW

Anthony Henday Drive NW

Transportation
Utility
Corridor

Site

Habitat Greenway

156 Street NW

RM h16 Zoning

Terwillegar Boulevard NW

South Terwillegar Boulevard NW





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**