



ITEM 4.3
CHARTER BYLAW 20208
HUFF BREMNER ESTATE INDUSTRIAL

DEVELOPMENT
SERVICES
August 16, 2022



3 THE SITE

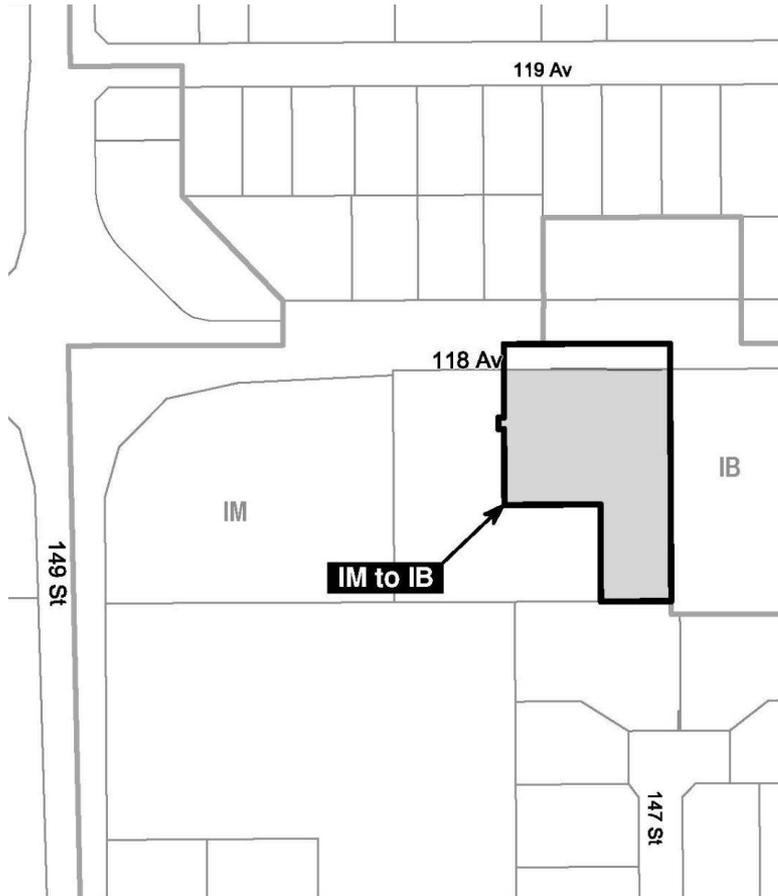


VIEW OF THE SITE LOOKING SOUTH FROM 118 AVENUE NW



VIEW FROM 118 AVENUE NW TO THE SECOND BUILDING AND THIRD BUILDING AT THE REAR OF SITE

PROPOSED ZONING



REGULATION	IM Current Zoning	IB Proposed Zoning
Max. Height	18.0 m	12.0 m
F.A.R (Floor Area Ratio)	2.0	1.2
Setbacks		
Front	3.0 m	6.0 m
Side	0.0 m	0.0 m
Rear (Lane)	0.0 m	0.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

