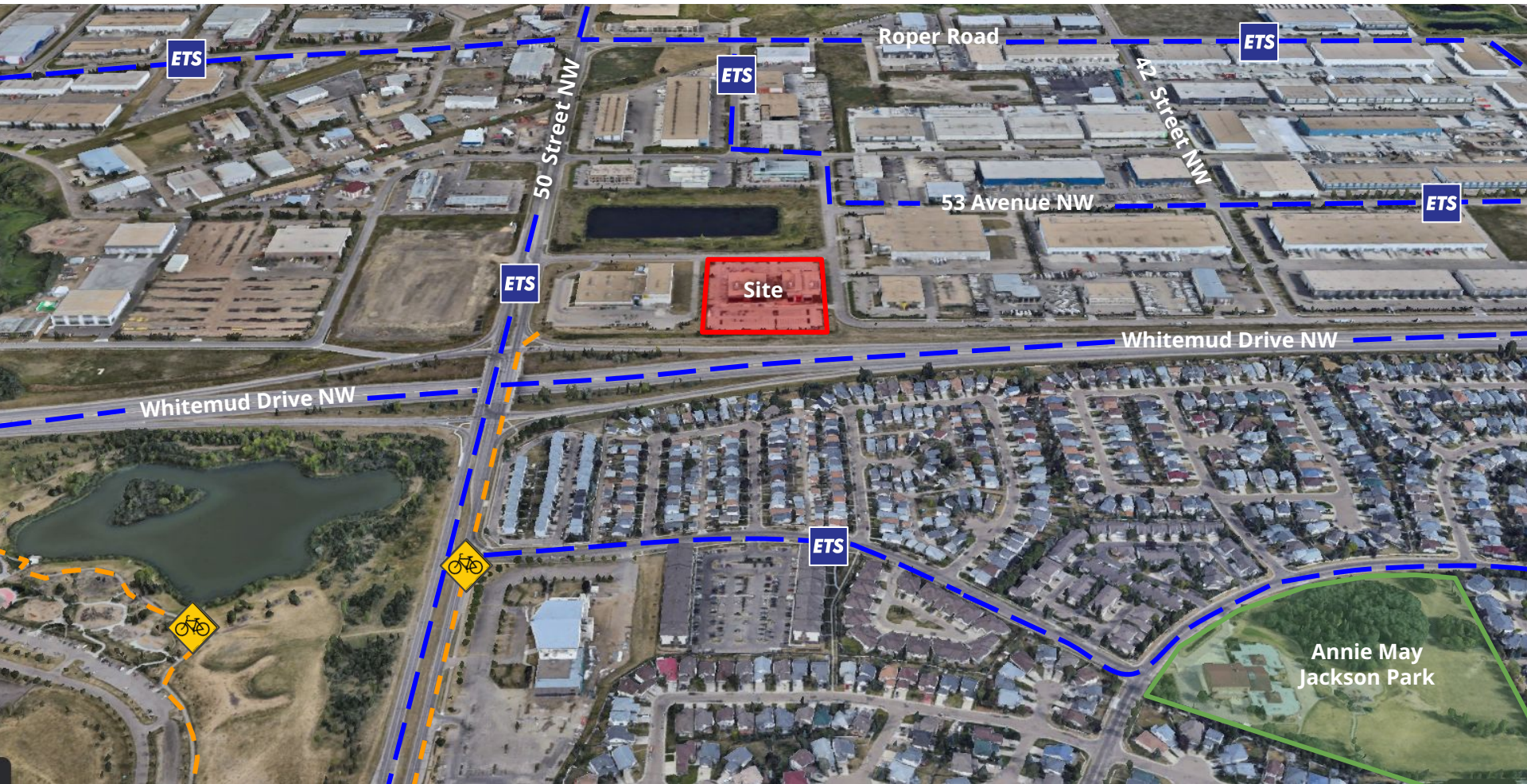


ITEMS 4.4 & 4.5
BYLAW 20198 & CHARTER BYLAW 20199
PYLYPOW INDUSTRIAL

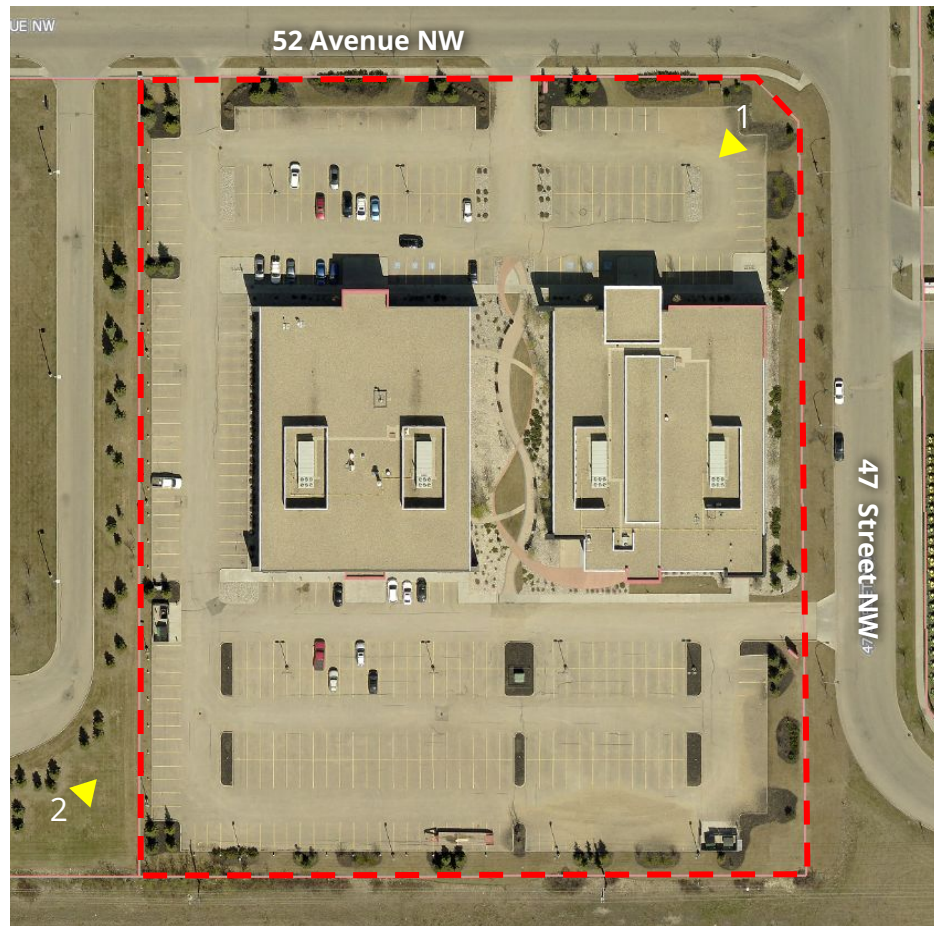
DEVELOPMENT
SERVICES
August 16, 2022

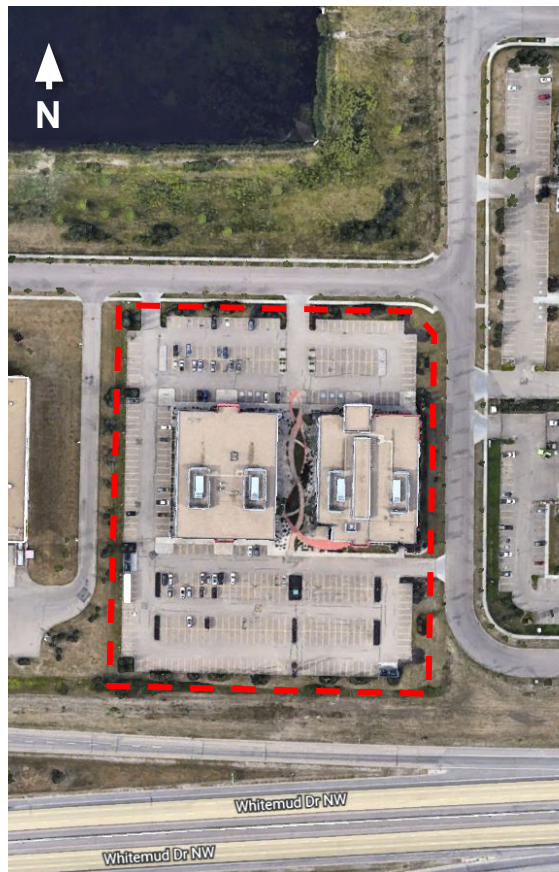
Edmonton



3

SITE VIEW

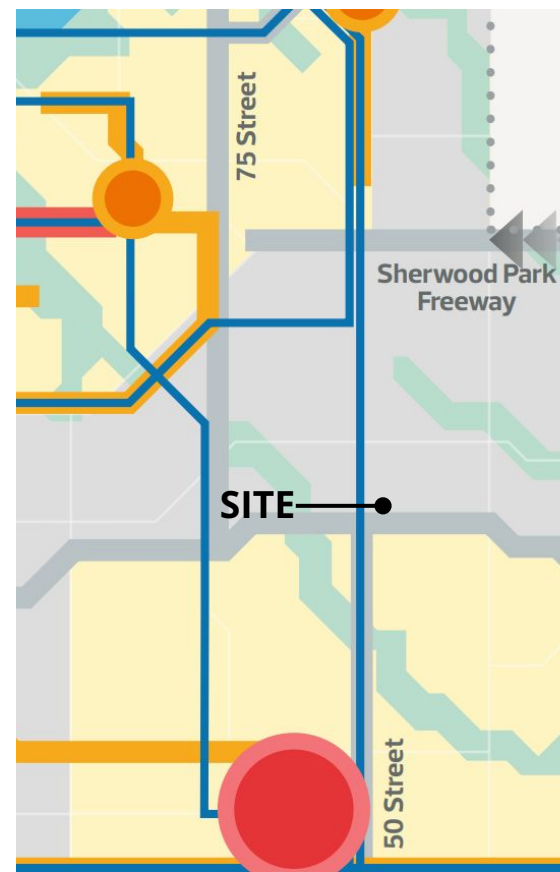




SUBJECT SITE



SOUTHEAST INDUSTRIAL ASP



THE CITY PLAN

5

PROPOSED ZONING



REGULATION	IB Current Zone	DC2 Proposed Zone
Uses	Various industrial business, office, commercial uses	Uses of IB, plus Private and Public Education Services
Height	12.0 m, up to 14.0 m in certain cases	
Floor Area Ratio	Max. 1.2	
Setbacks North, east, south	6.0 m	
Additional DC2 Regulations		<ul style="list-style-type: none"> Off-site transportation improvements Limits on uses potentially harmful to a school

Comments

- Questions about amenity space and parking/traffic management



ADVANCE NOTICE
June 9, 2022



CITY WEBPAGE
June 15, 2022



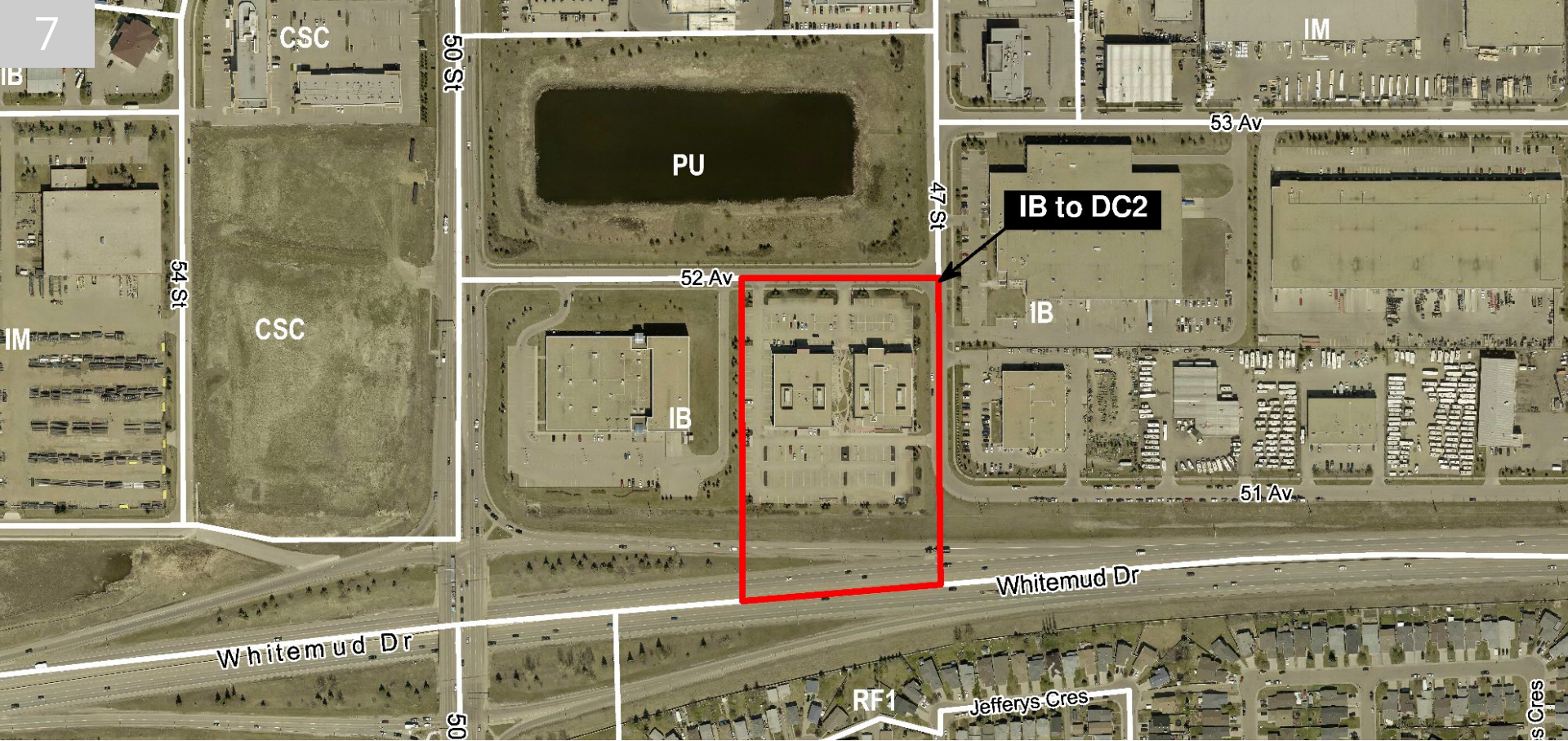
SITE SIGNAGE
June 28, 2022



PUBLIC HEARING NOTICE
July 21, 2022



JOURNAL AD
July 29 & August 6, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**