



ITEM 3.2
CHARTER BYLAW 20375
BONAVENTURE INDUSTRIAL

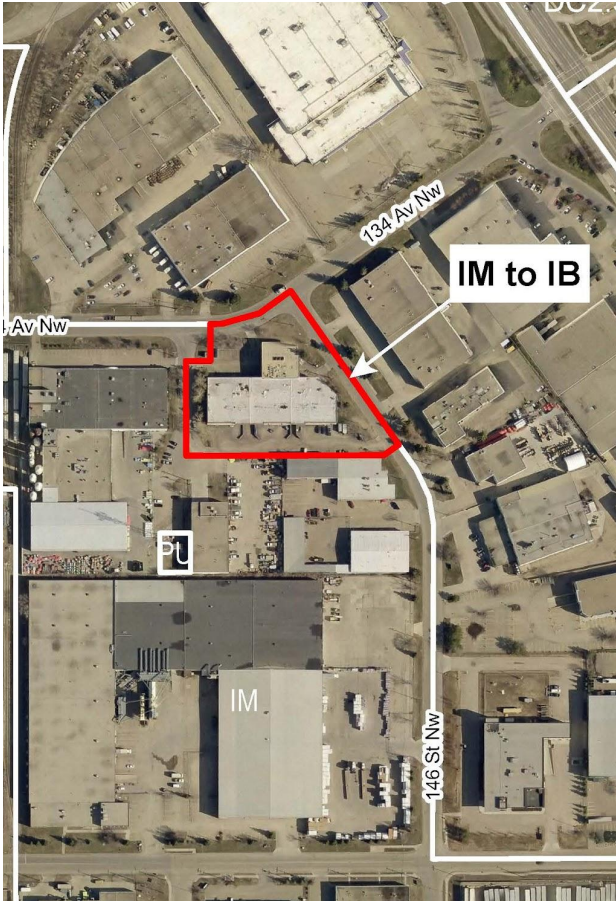
DEVELOPMENT
SERVICES
FEBRUARY 6, 2023



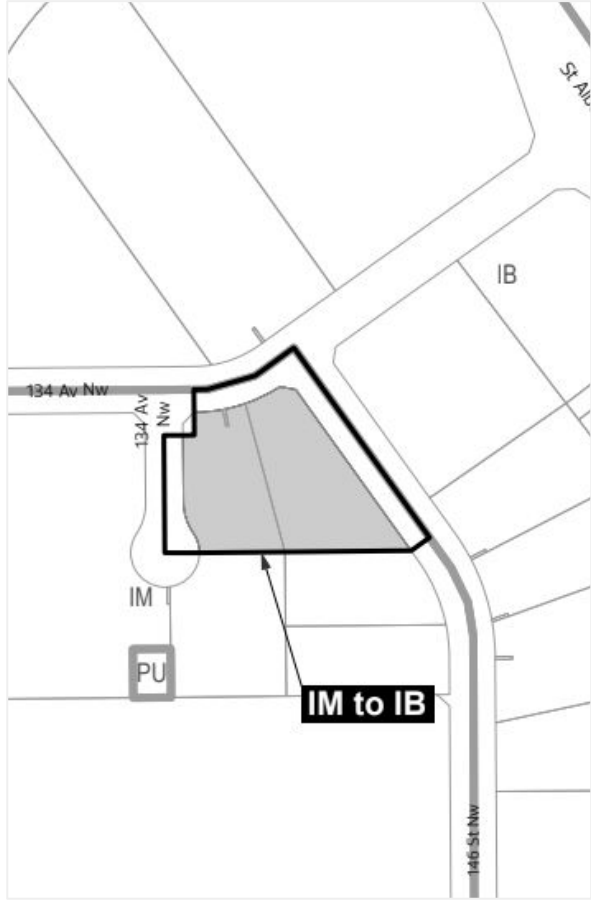
SITE CONTEXT - Bonaventure Industrial



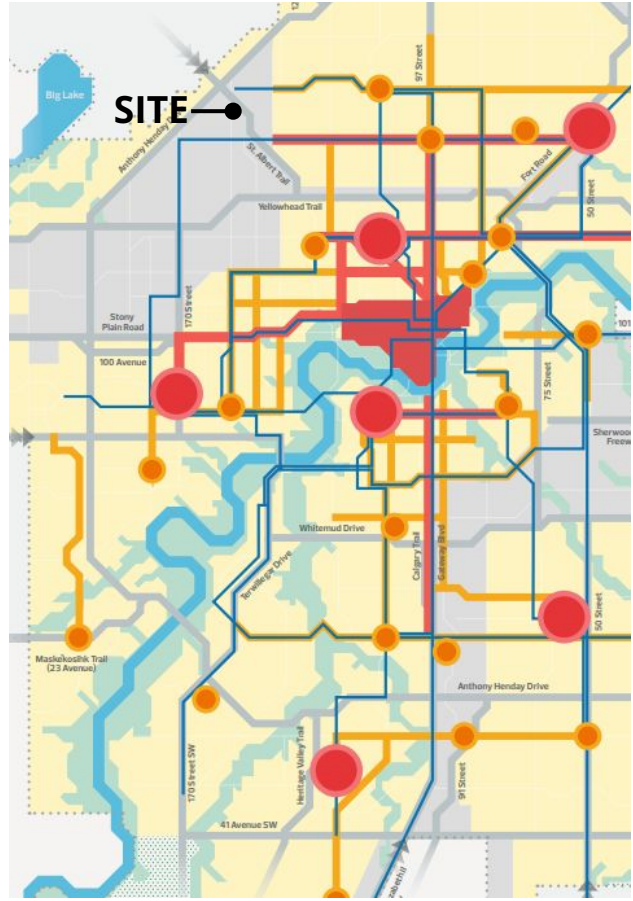
3 POLICY REVIEW



SITE VIEW



REZONING MAP



THE CITY PLAN



REGULATION	IM Current Zoning	IB Proposed Zoning
Height	18.0 m	12.0 m
Floor Area Ratio (FAR)	2.0	1.2
Setbacks North (134 Ave.) South (IM) East (134A Ave.) West (146 St)	3.0 m 0 m 3.0 m 3.0 m	6.0 m 0 m 6.0 m 6.0 m
Uses	The IB Zone allows more commercial use opportunities than the IM Zone	



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**