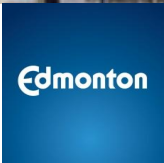
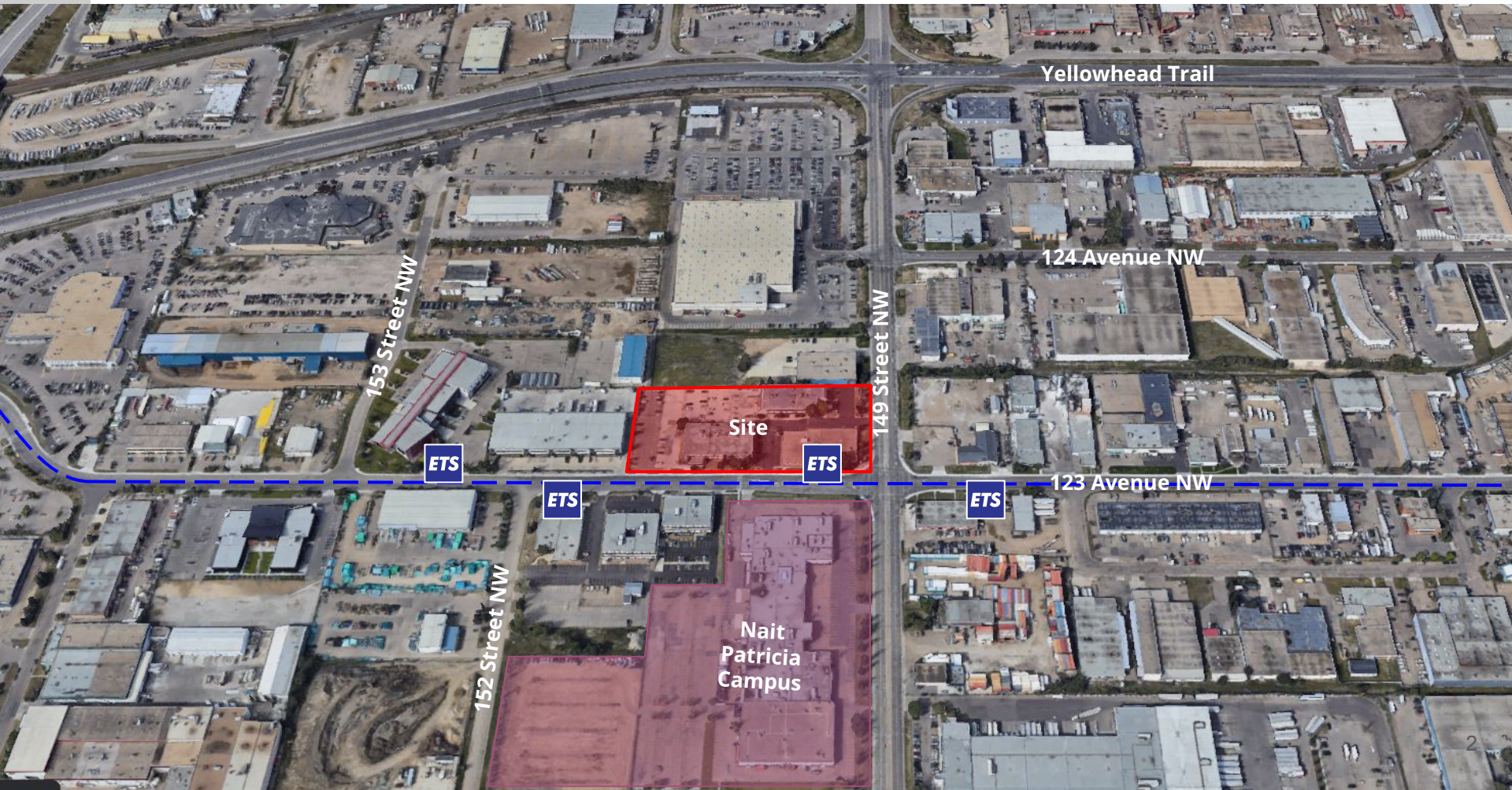




ITEMS 3.16 & 3.17
CHARTER BYLAW 20419 & RESOLUTION
GAGNON ESTATE INDUSTRIAL

DEVELOPMENT
SERVICES
MAR 13, 2023





Yellowhead Trail

124 Avenue NW

123 Avenue NW

153 Street NW

149 Street NW

152 Street NW

Site

Nait Patricia Campus

ETS

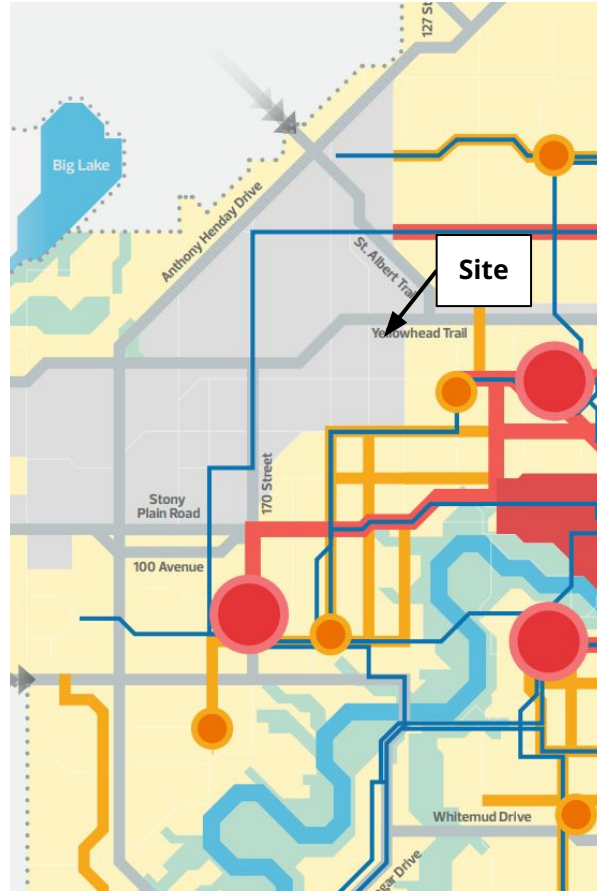
ETS

ETS

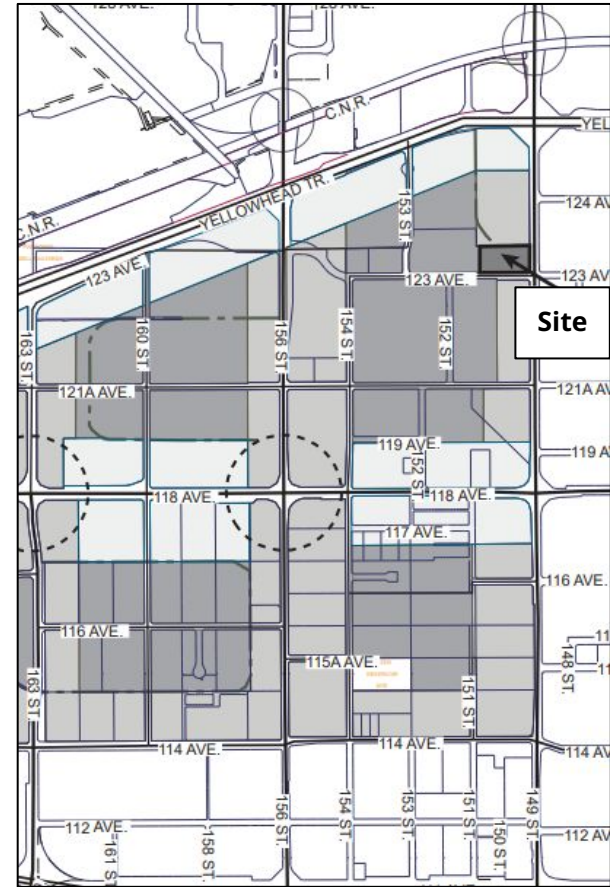
ETS



SITE VIEW



THE CITY PLAN



NORTHWEST INDUSTRIAL AREA OP

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 east, south	Min. 6.0 m	
Additional DC2 Regulations		<ul style="list-style-type: none"> • On-site transportation improvements • Limits on uses potentially harmful to a school

Comments (0)



PRE-APPLICATION
Oct 19, 2022



ADVANCED NOTICE
Dec 2, 2022



CITY WEBPAGE
Dec 5, 2022



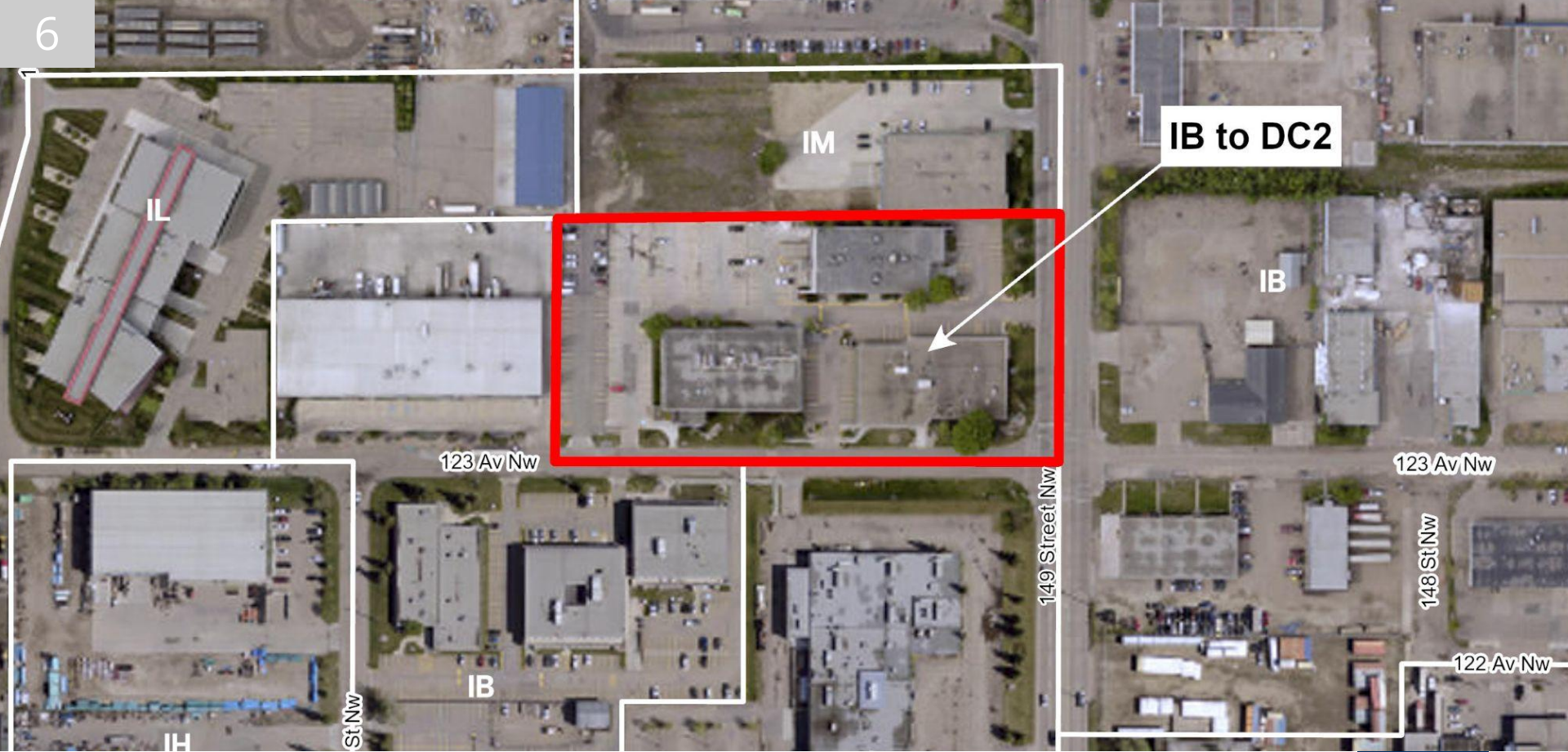
SITE SIGNAGE
Dec 6, 2022



PUBLIC HEARING
NOTICE
Feb 16, 2023



JOURNAL AD
Feb 24 and Mar
4, 2023



ADMINISTRATIONS RECOMMENDATION: **APPROVAL**