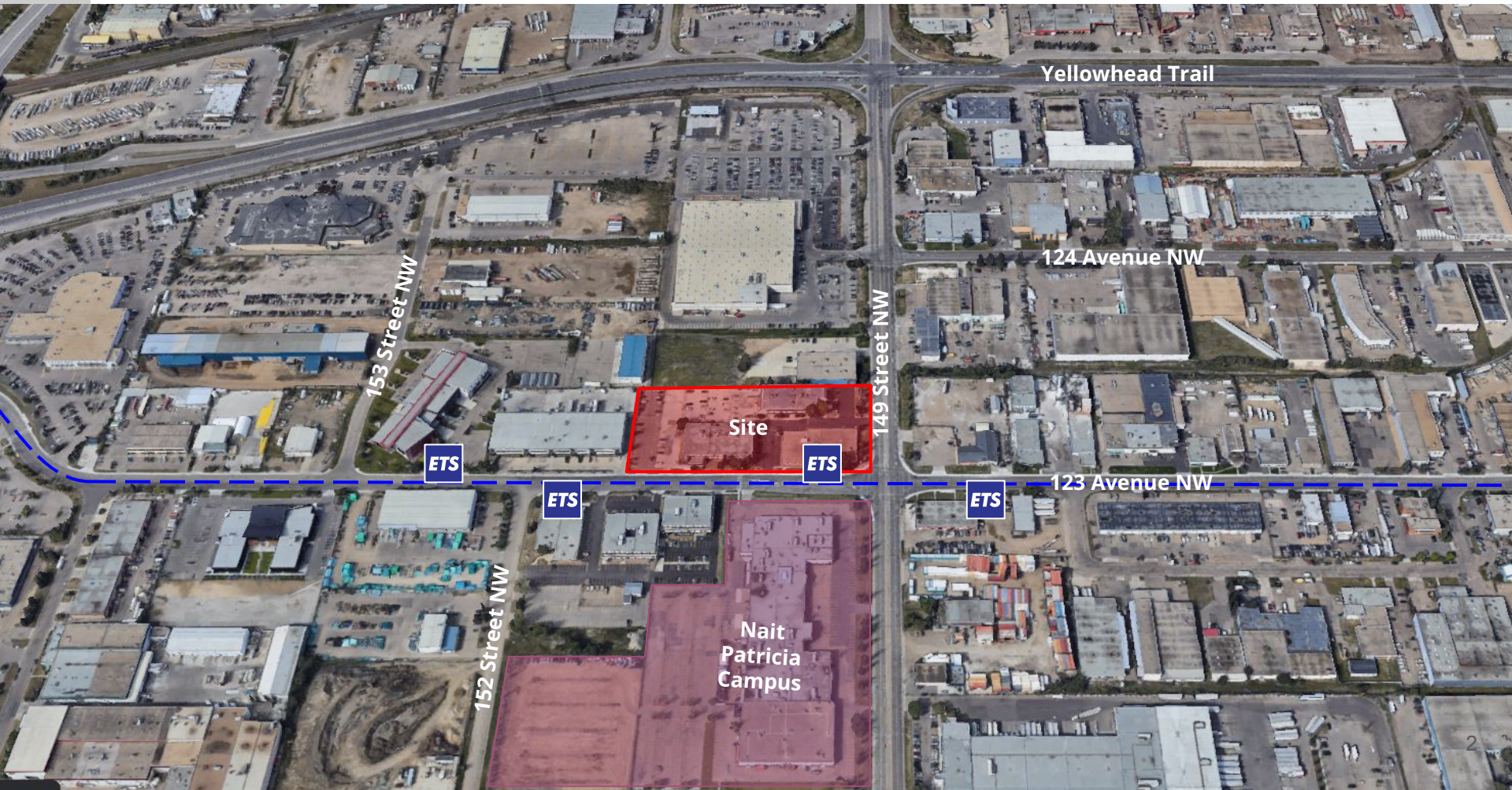


ITEMS 3.16 & 3.17  
 CHARTER BYLAW 20419 & RESOLUTION  
 GAGNON ESTATE INDUSTRIAL

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

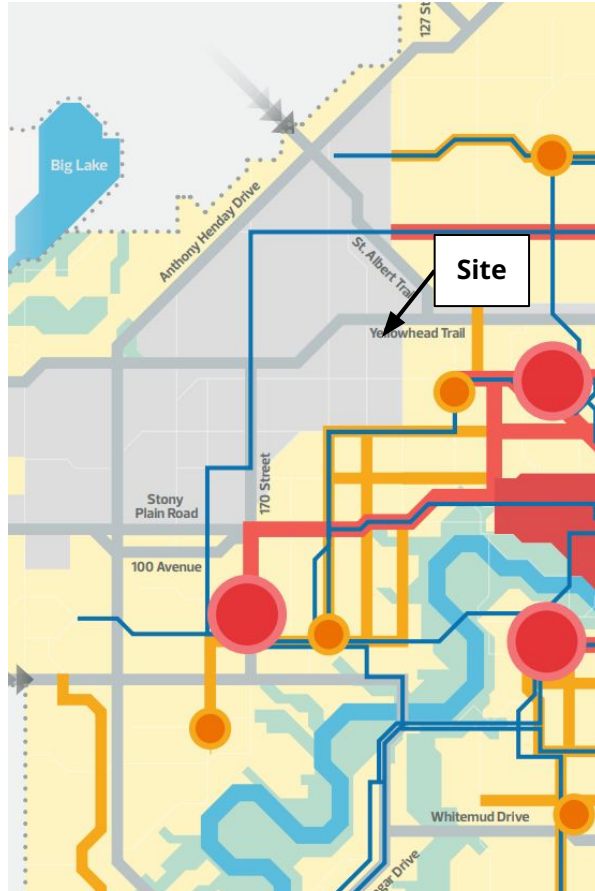
ETS

ETS

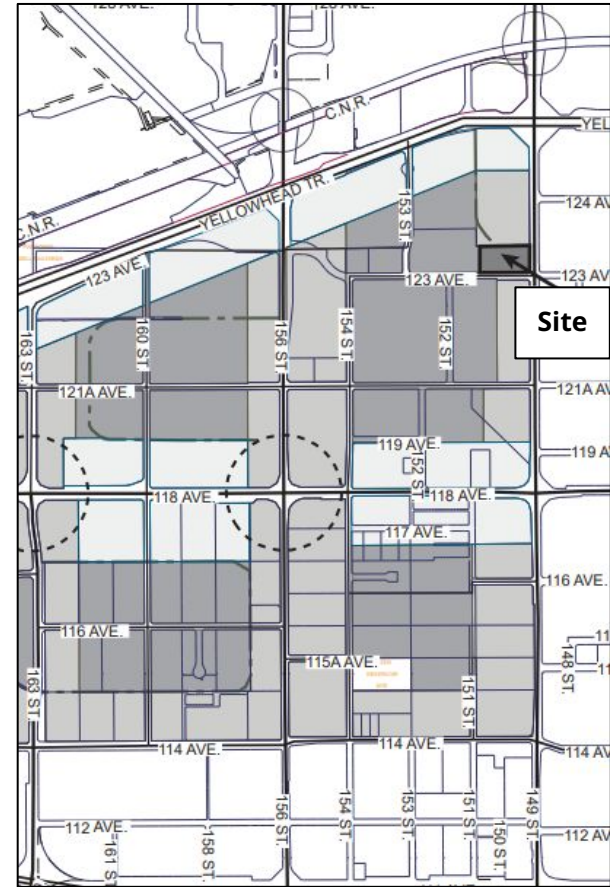
ETS



SITE VIEW



THE CITY PLAN



NORTHWEST INDUSTRIAL AREA OP



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

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**