

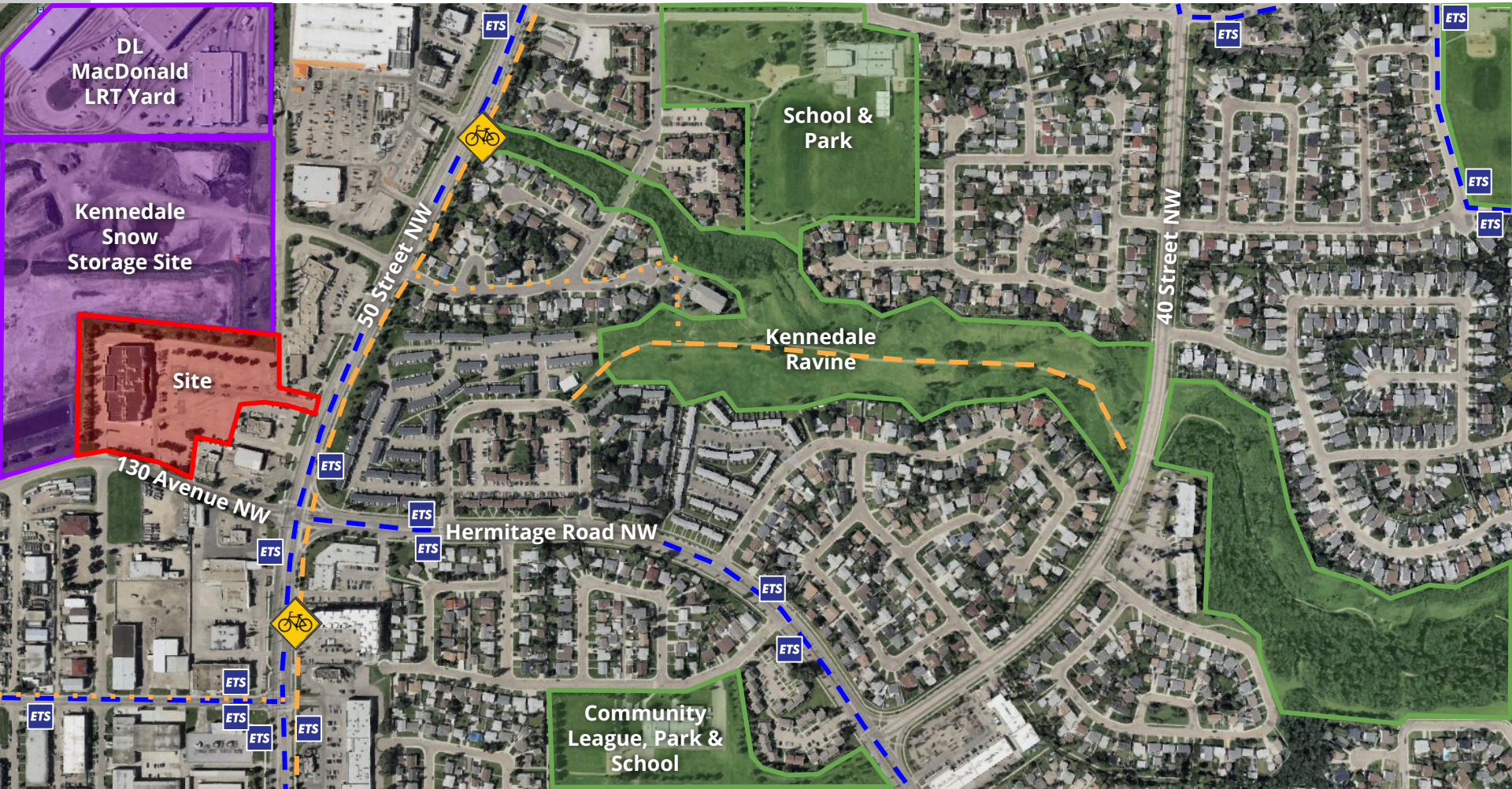


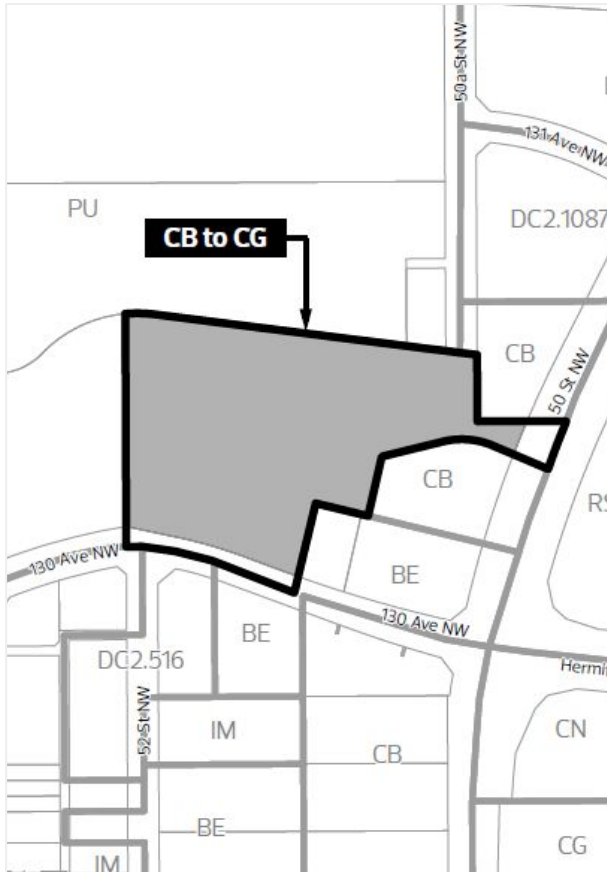
1

ITEM 3.1
BYLAW 20848
KENNEDALE INDUSTRIAL

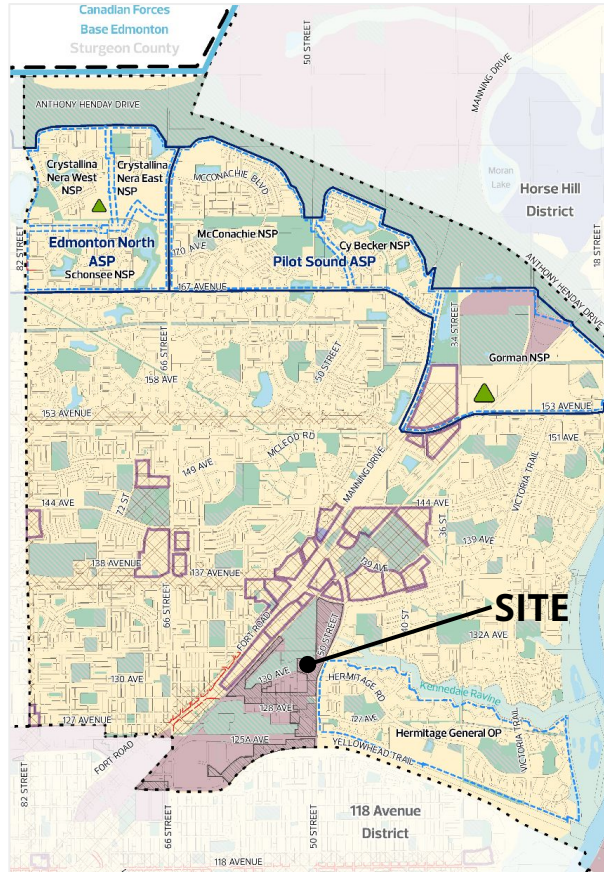
DEVELOPMENT
SERVICES
July 2, 2024



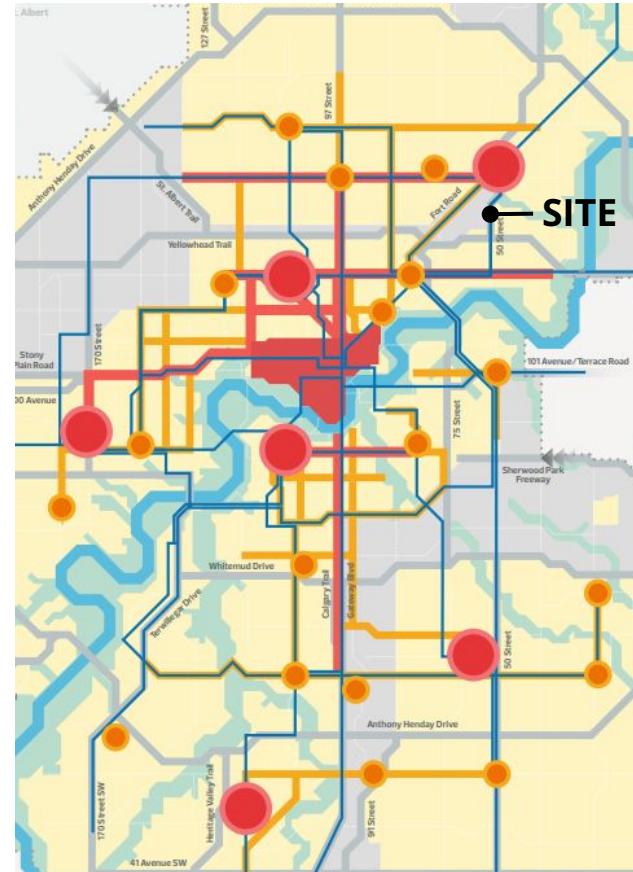




REZONING MAP

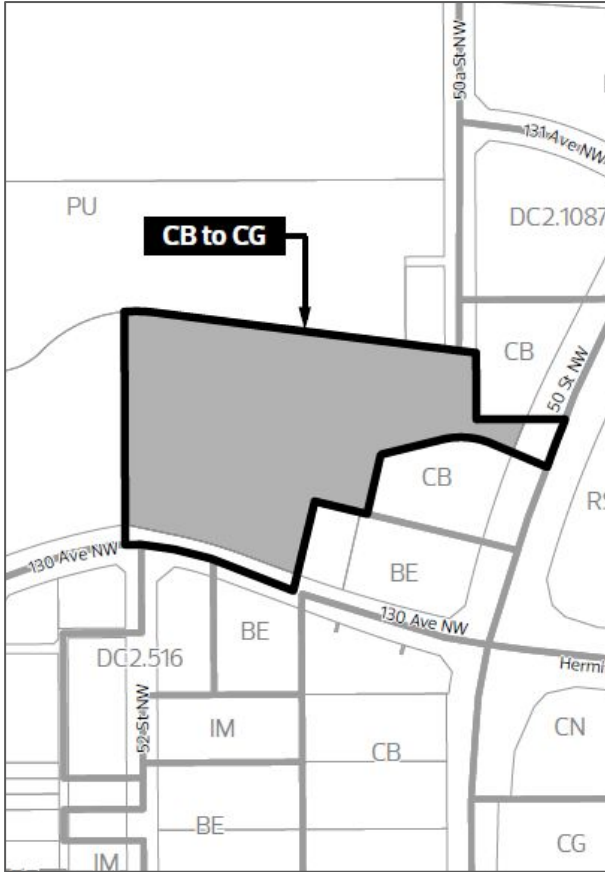


DRAFT NORTHEAST DISTRICT



THE CITY PLAN

4 PROPOSED ZONING



REZONING MAP

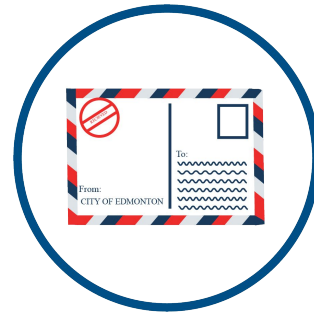
REGULATION	CB Current Zoning	CG Proposed Zoning
Maximum Height	16.0 m (Hotels can be up to 30.0m)	
Maximum Floor Area Ratio (FAR)	3.5	2.0 - 3.5
Typical Uses	Food & Drink Health Care Facility Indoor Sales & Service Library Office Crematorium Residential (limited to supportive housing)	Food & Drink Health Care Facility Indoor Sales & Service Library Office Parks Schools Residential (multi-unit housing, lodging house)
Setbacks	North 0 - 4.5 m East 0 - 6.0m South 4.5 m West 0 - 4.5 m	

Comments

No Comments to Date



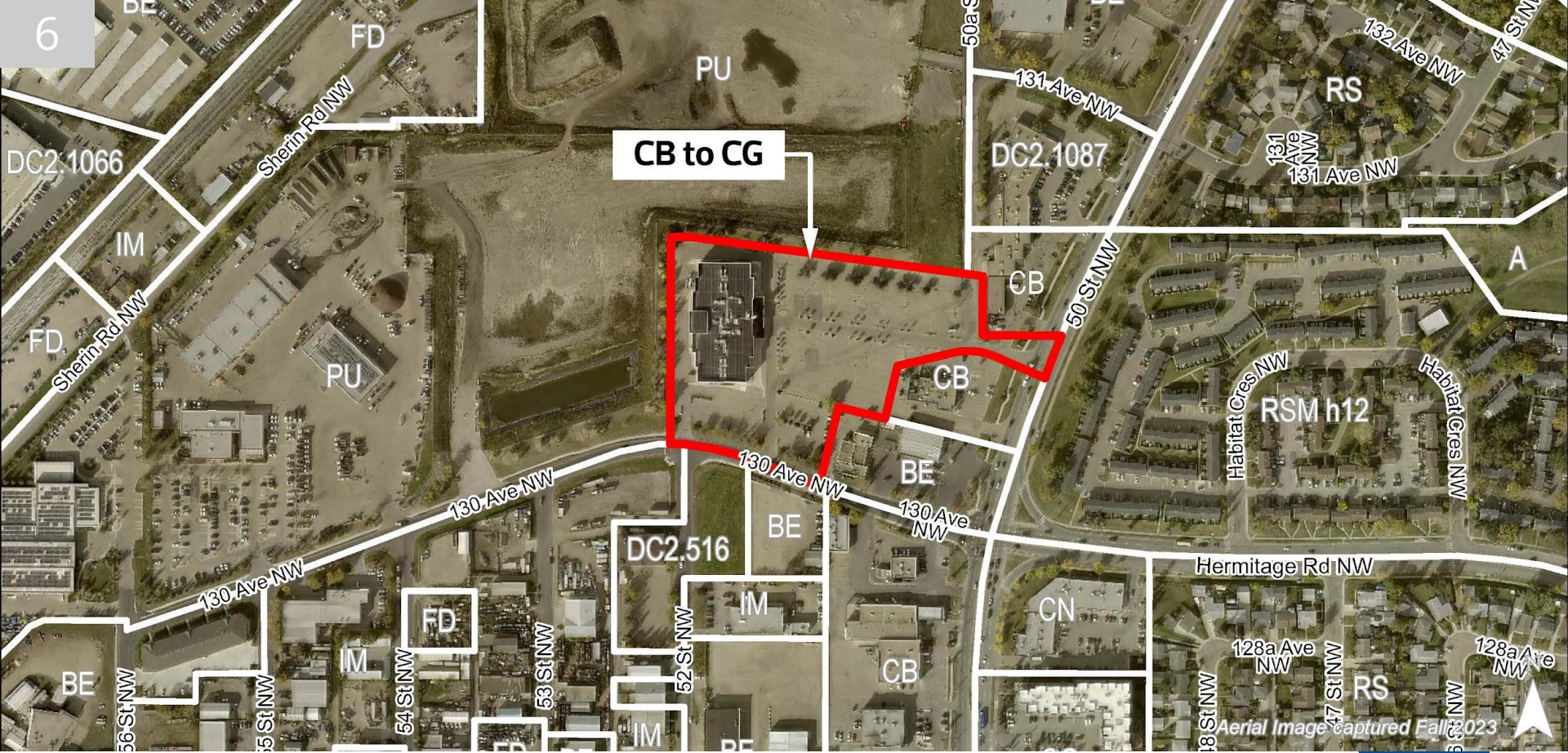
CITY WEBPAGE
May 8, 2024



PUBLIC HEARING NOTICE
June 6, 2024



JOURNAL AD
June 14 & 22, 2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

