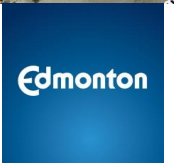




LDA24-0450: Rezoning
Bylaw 21052
Girard Industrial Neighbourhood

DEVELOPMENT
SERVICES
FEB 24, 2025





3 PROPOSED ZONING



REGULATION	IM Existing Zone	BE Proposed Zoning
Principal Building	Vacant Building Previous Use was a Indoor Sales and Service Use	Existing Building Potential future use: Child Care Service
Height	18.0 m	16.0 m
FAR	2.0	1.6
Setbacks From Streets From Alleys From Sites	3.0 m 3.0 m 0m - 6.0m	4.5-6.0 m 0.0 m 0.0-6.0 m
Permitted Uses	light to medium industrial developments with limited supporting commercial and community uses (~150-300 sqm per individual establishment)	Light industrial and a variety of small commercial businesses Generally limited to 500m ² floor area

Respondents (1)

Questions (1)

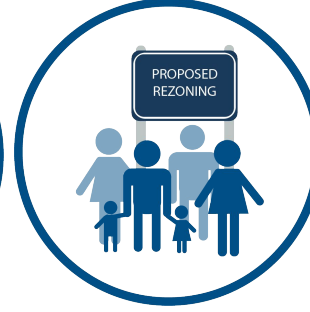
- Bus Stop access



PRE-APPLICATION
Aug 23, 2024



CITY WEBPAGE
Nov 22, 2024



SITE SIGNAGE
Dec 2, 2024



MAILED NOTICE
Jan 8, 2025



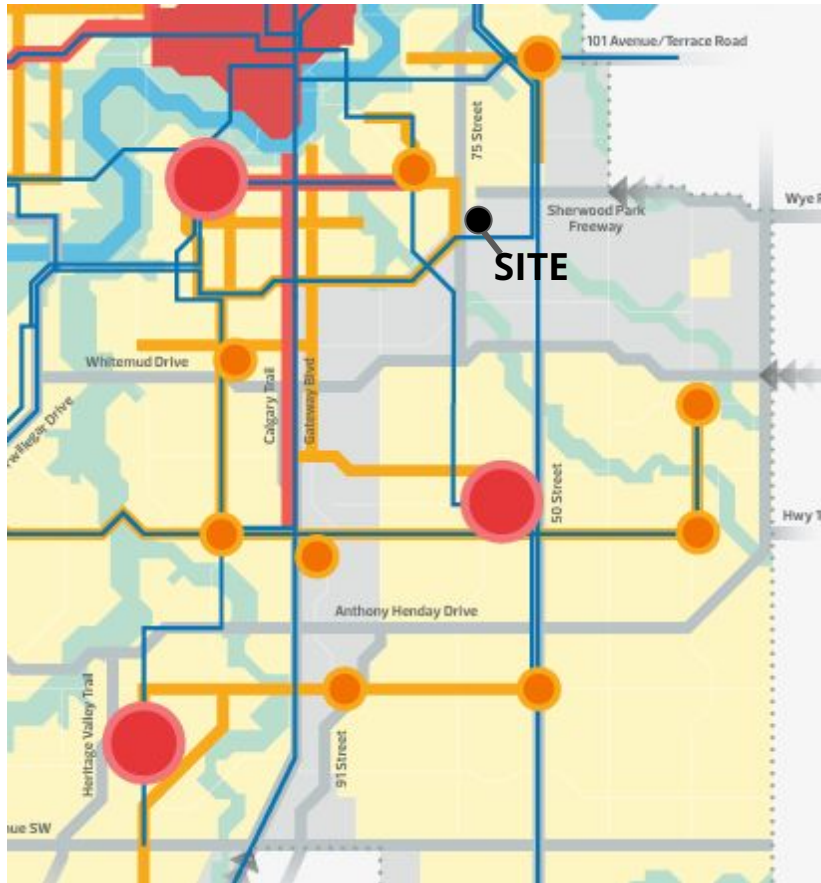
PUBLIC HEARING
NOTICE
Jan 30, 2025



JOURNAL AD
Feb 7 & 15, 2025



1:1 COMMUNICATION
Ongoing



The City Plan



Southeast District Plan



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**