



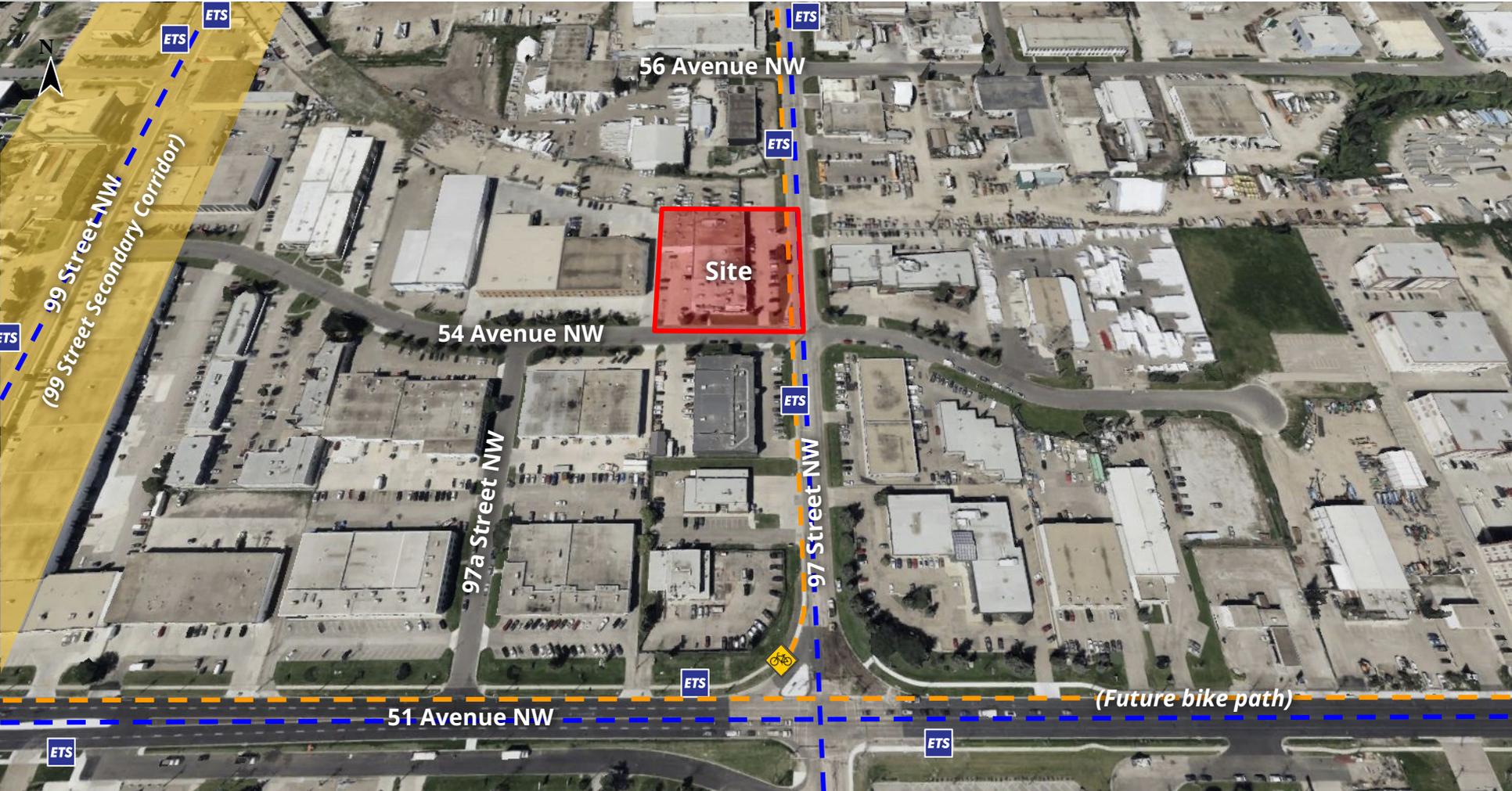
Aerial Image captured Fall 2024

ITEM 3.28
BYLAW 21121
CORONET INDUSTRIAL

DEVELOPMENT
SERVICES
APRIL 28, 2025



SITE CONTEXT



3 PROPOSED ZONING



| REGULATION | IM Current Zone | DC Proposed Zone |
|--|--|---|
| Typical Uses | Industrial Limited Commercial Uses with additional regulations Basic Service | Industrial Commercial Uses with additional regulations Limited Community Uses (<i>excluding childcare</i>) Basic Service |
| Height | 18.0 m (5 Storeys) | 18.0 m (5 Storeys) |
| Max. FAR | 2.0 | 2.0 |
| Min Setback (Abutting Streets) | 3.0 m | 3.0 m |
| Min Setback (Abutting Sites in Industrial Zones) | 0 m | 0 m |

Comments (0)

- No responses received



CITY WEBPAGE
December 9, 2024



MAILED NOTICE
December 24, 2024



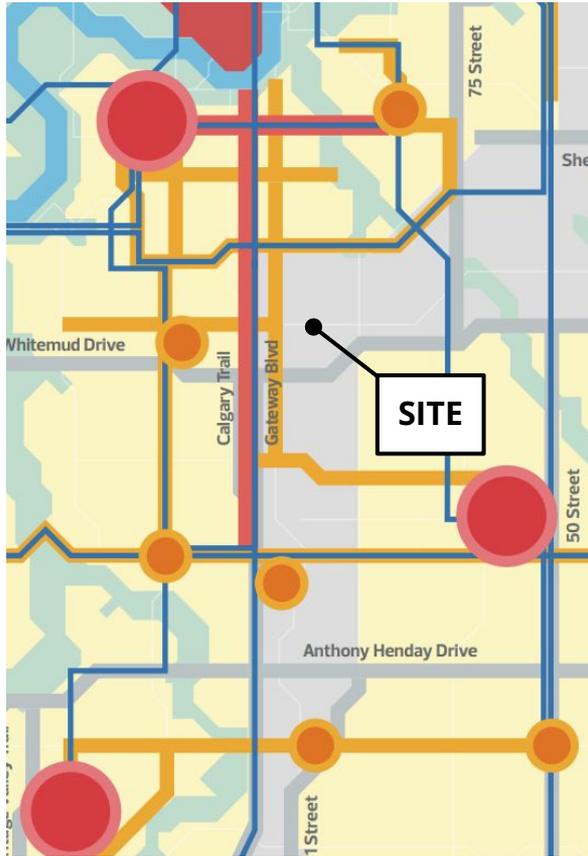
SITE SIGNAGE
March 26, 2025



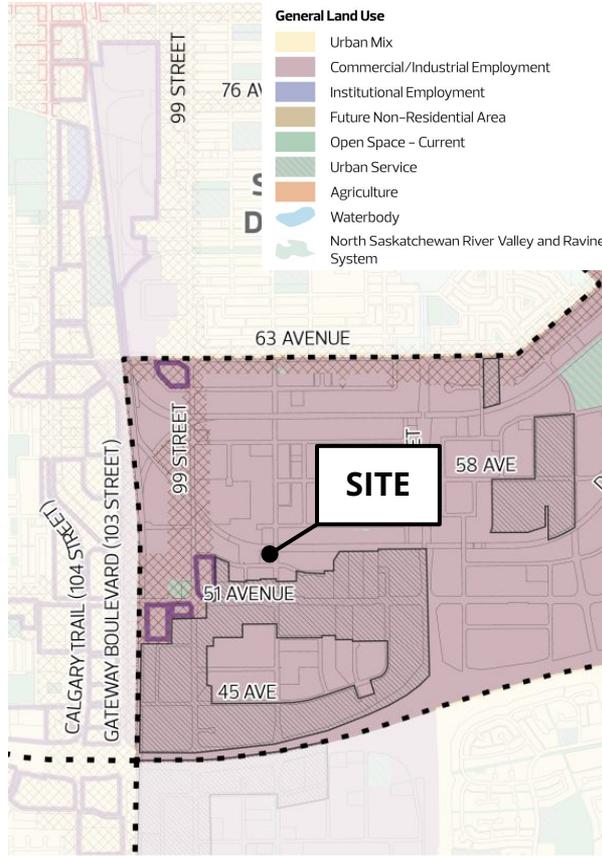
PUBLIC HEARING
NOTICE
April 3, 2025



JOURNAL AD
April 11, 2025 &
April 19, 2025



THE CITY PLAN



SOUTHEAST DISTRICT PLAN



SITE VIEW



Aerial image captured Fall 2024

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

