



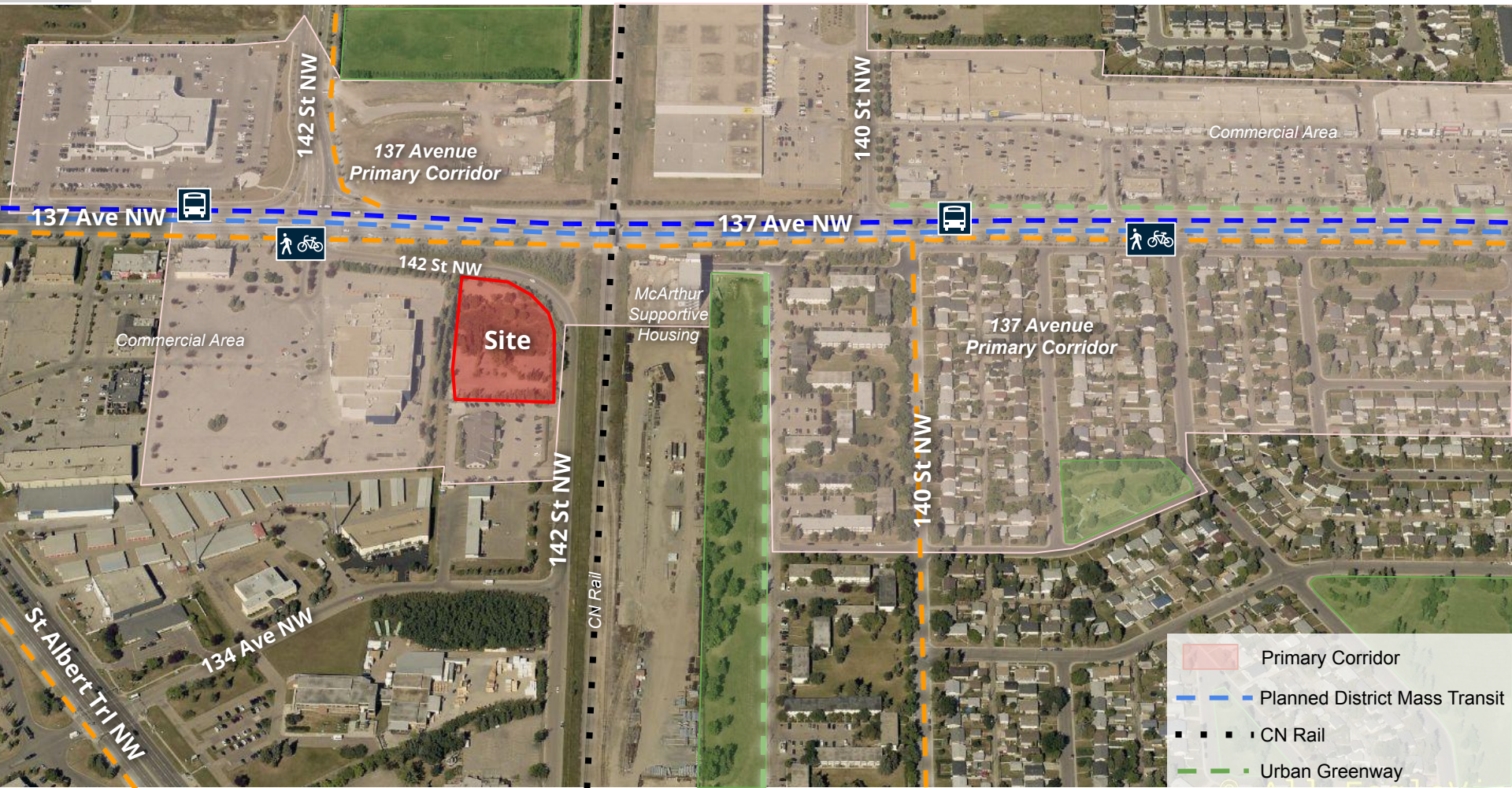
IM to RM h23

ITEM 3.15 & 3.16
CHARTER BYLAW 21425 & BYLAW 21426
MCARTHUR INDUSTRIAL

DEVELOPMENT
SERVICES
FEB 24, 2026



SITE CONTEXT

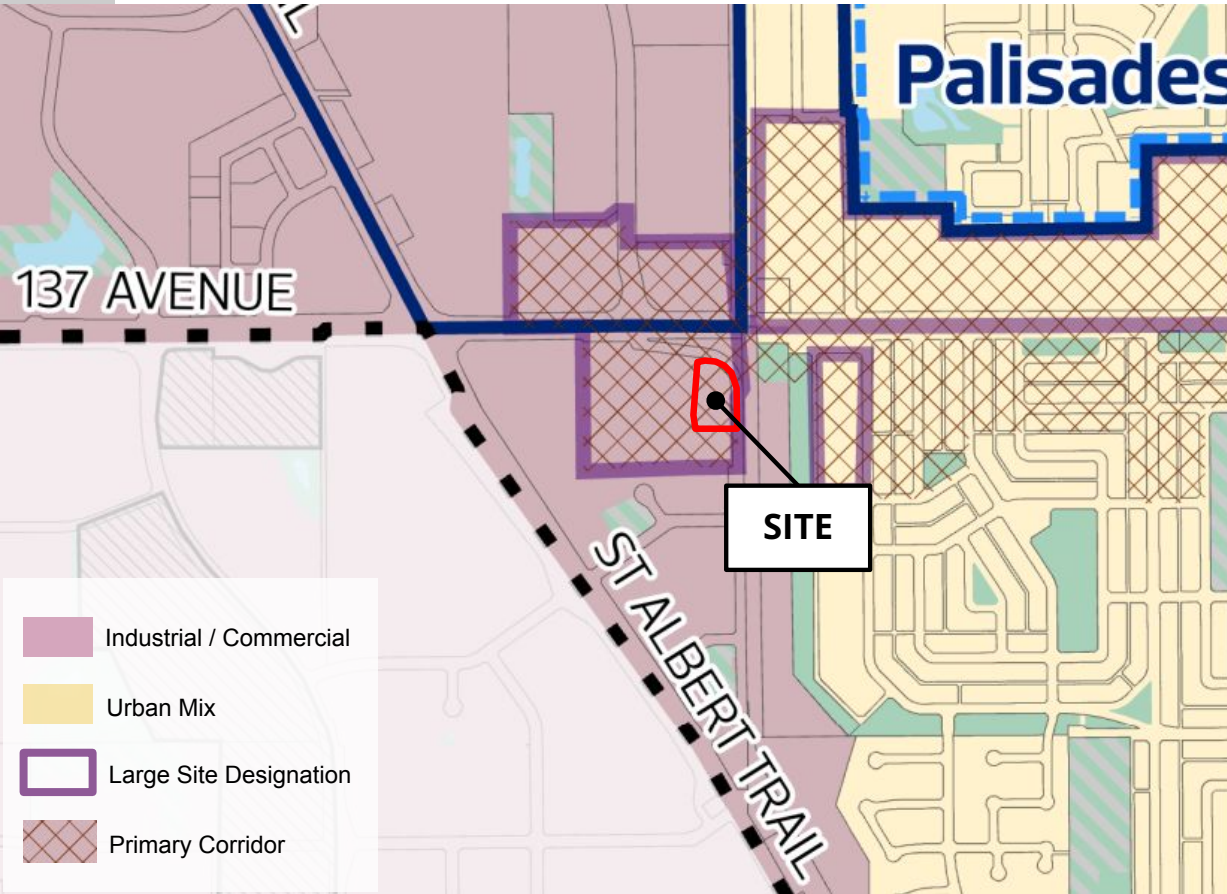


- Primary Corridor
- Planned District Mass Transit
- CN Rail
- Urban Greenway

3 PROPOSED ZONING

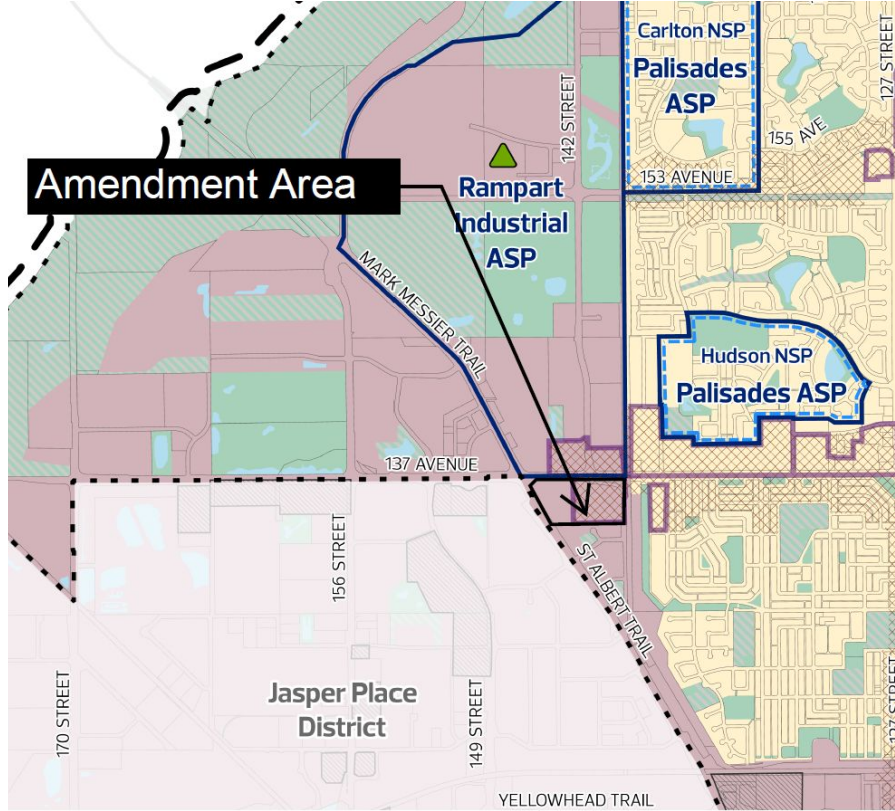


REGULATION	IM Current Zoning	RM h23 Proposed Zoning
<p align="center">Typical Uses</p>	<p>Industrial Uses</p> <p>Commercial Uses</p> <p>Special Event</p> <p>Minor Utility</p>	<p>Residential Uses</p> <p>Limited Commercial Uses</p> <p>Community Uses</p>
<p align="center">Height</p>	<p align="center">18.0 m</p>	<p align="center">23.0 m</p>
<p align="center">Max FAR</p>	<p align="center">2.0</p>	<p align="center">3.0</p>
<p align="center">Min Setback to abutting street</p>	<p align="center">3.0 m</p>	<p align="center">3.0 m</p>

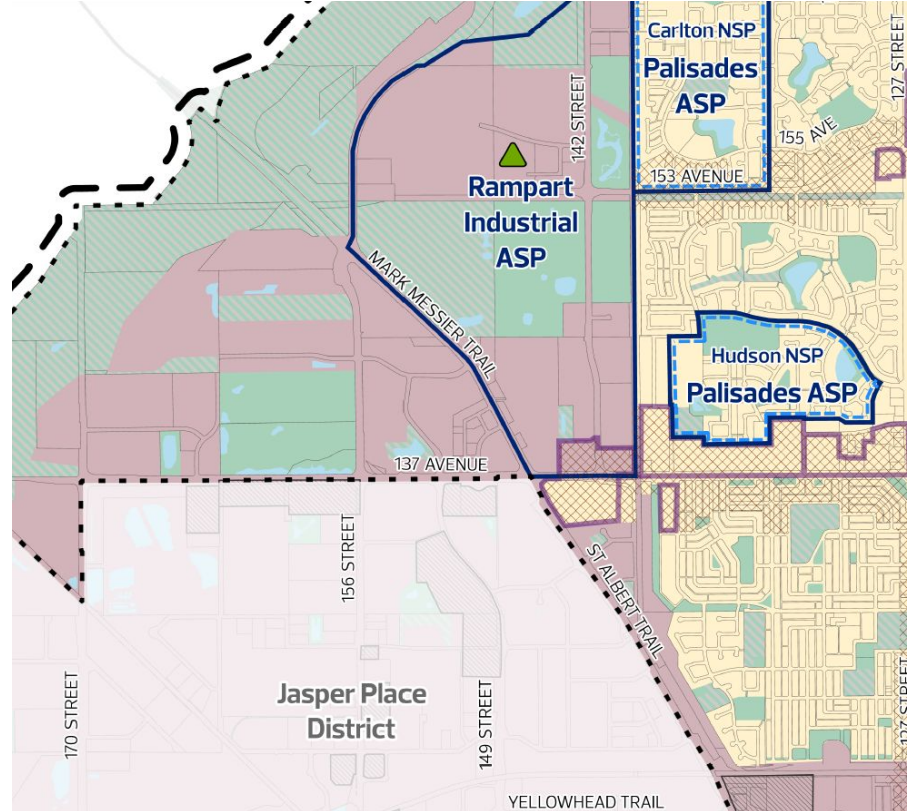


- ✓ **2.5.3.2** Discourage residential uses in Commercial/Industrial Employment areas, except within a Node or Corridor area where local planning provides further guidance.
- ✓ **2.4.6.1** Support Low Rise and Mid Rise development throughout Primary Corridors.

5 DISTRICT PLAN AMENDMENT

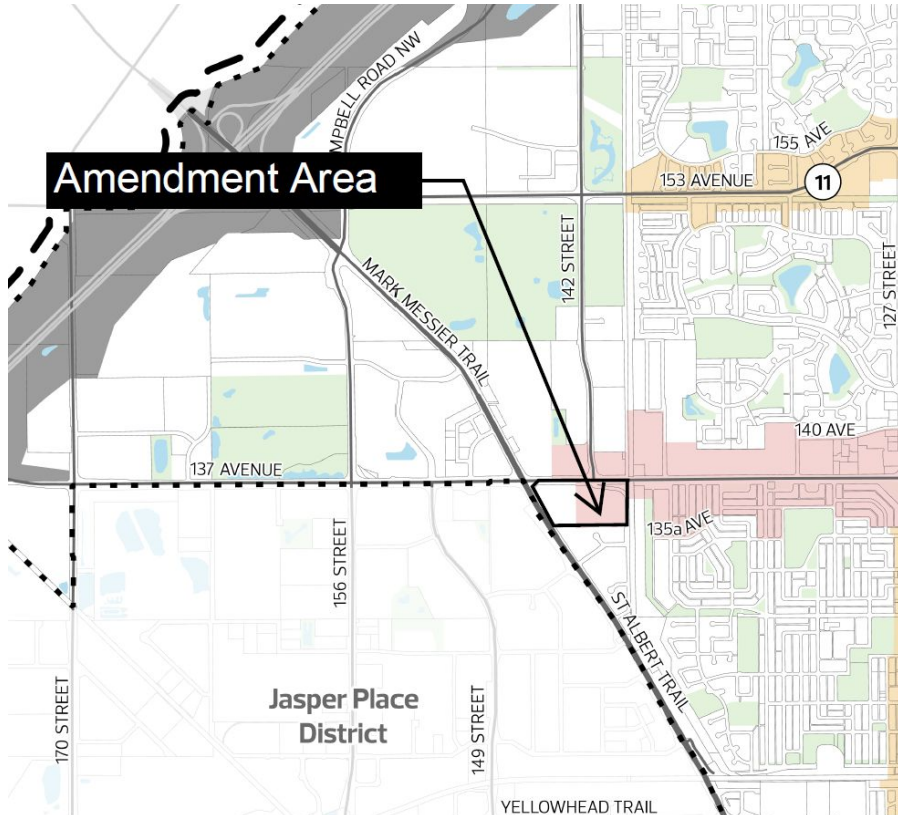


CURRENT - NORTHWEST DISTRICT PLAN
MAP 4: LAND USE CONCEPT TO 1.25 MILLION

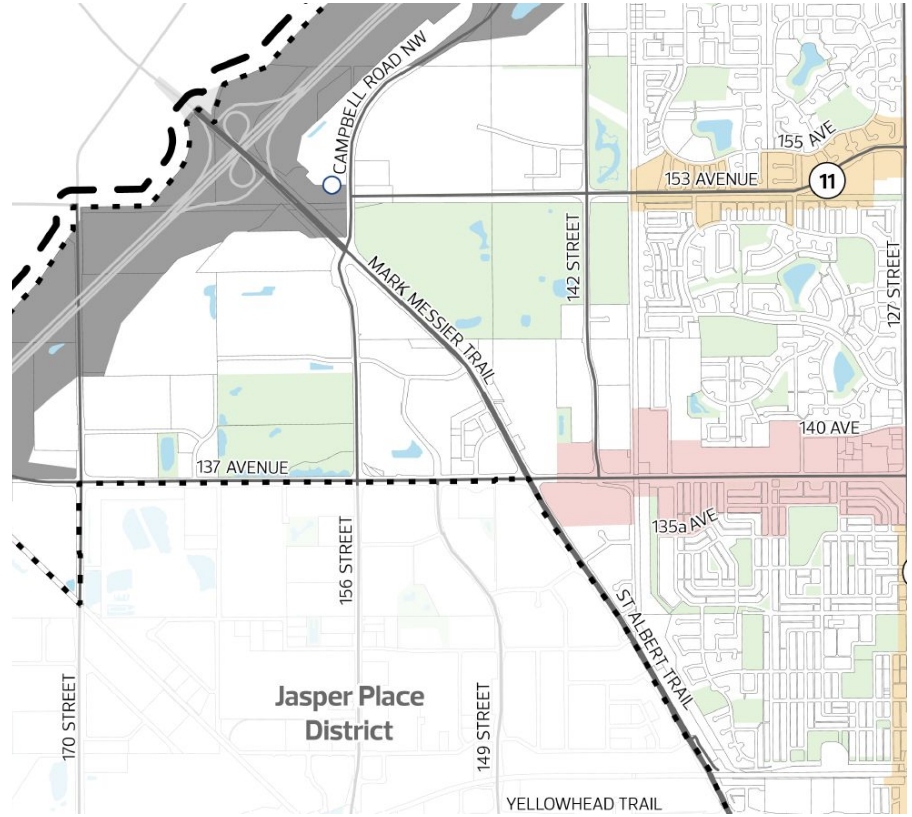


PROPOSED - NORTHWEST DISTRICT PLAN
MAP 4: LAND USE CONCEPT TO 1.25 MILLION

6 DISTRICT PLAN AMENDMENT



CURRENT - NORTHWEST DISTRICT PLAN
MAP 3: NODES AND CORRIDORS



PROPOSED - NORTHWEST DISTRICT PLAN
MAP 3: NODES AND CORRIDORS



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**