



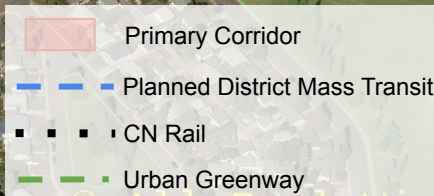
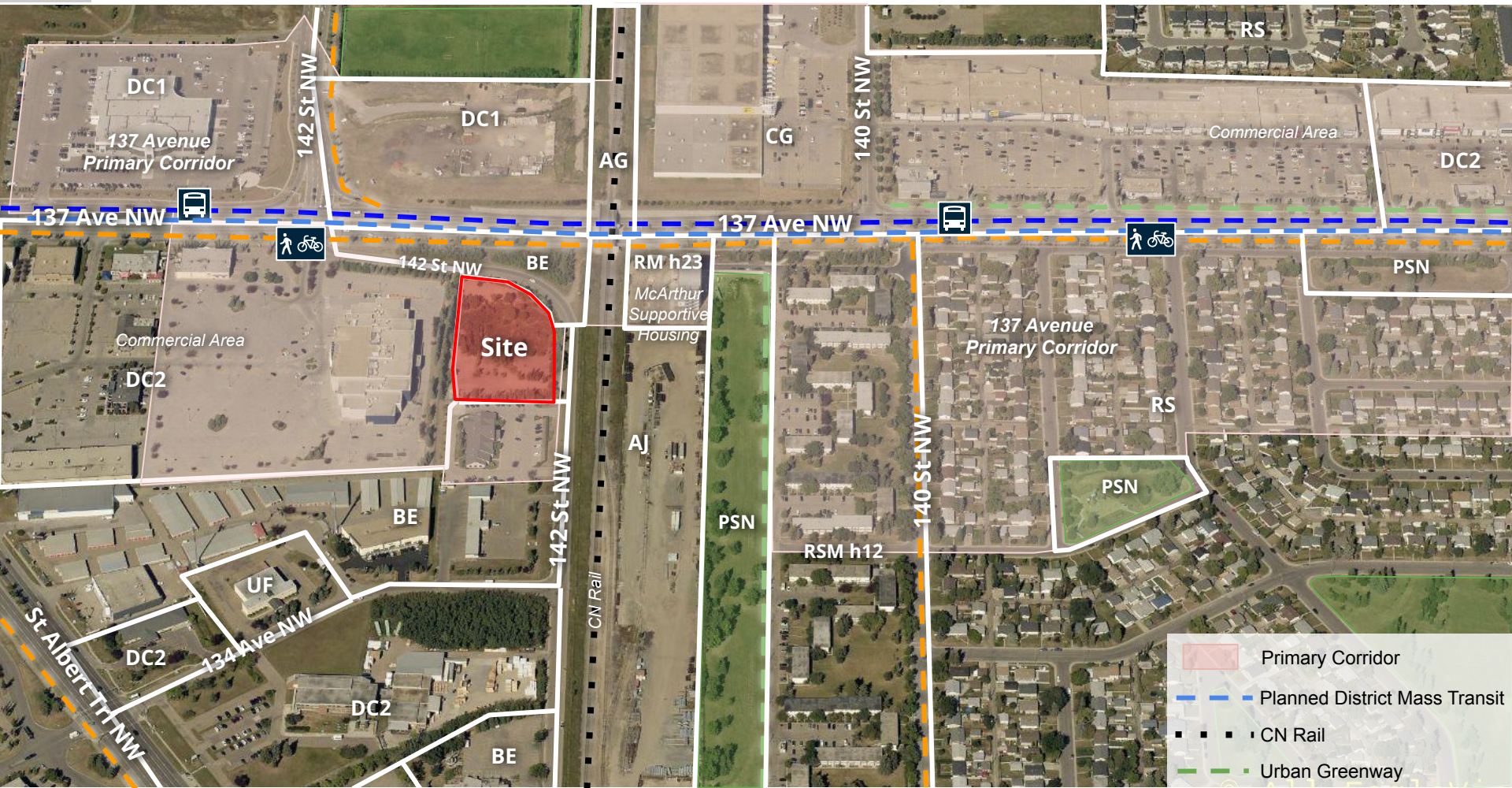
IM to RM h23

ITEM 4.1 & 4.2
CHARTER BYLAW 21425 & BYLAW 21426
MCARTHUR INDUSTRIAL

DEVELOPMENT
SERVICES
MAY 5, 2026



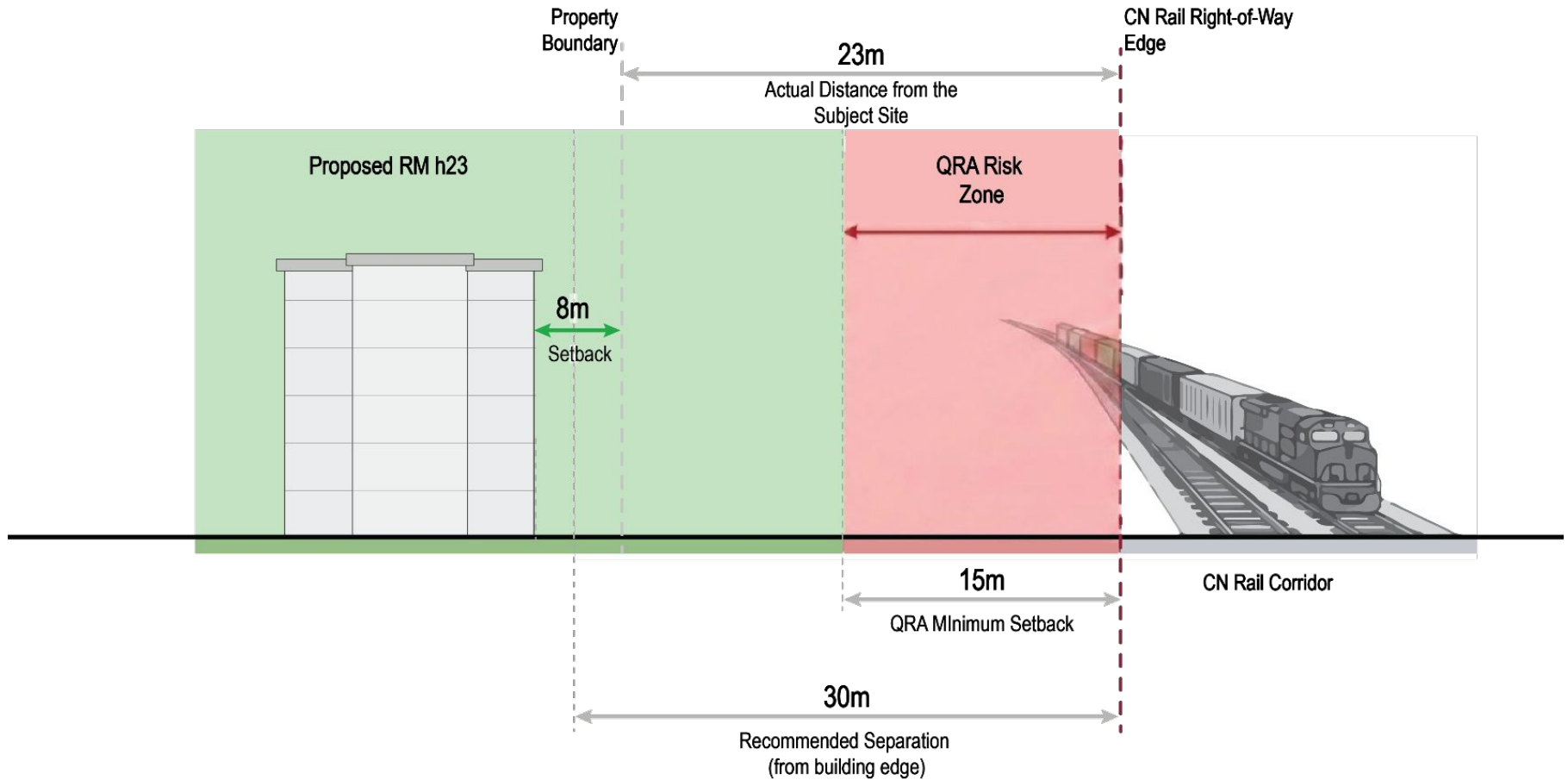
SITE CONTEXT

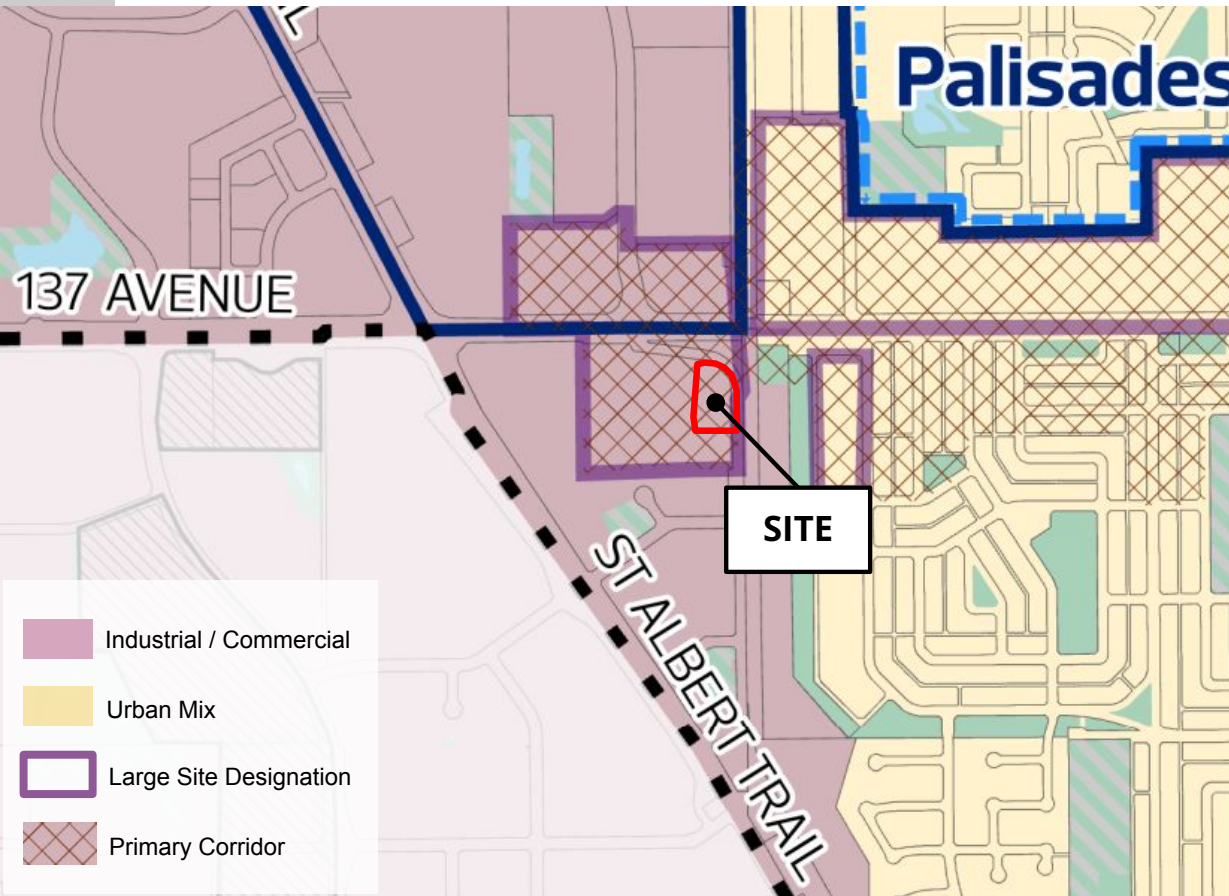


3 PROPOSED ZONING



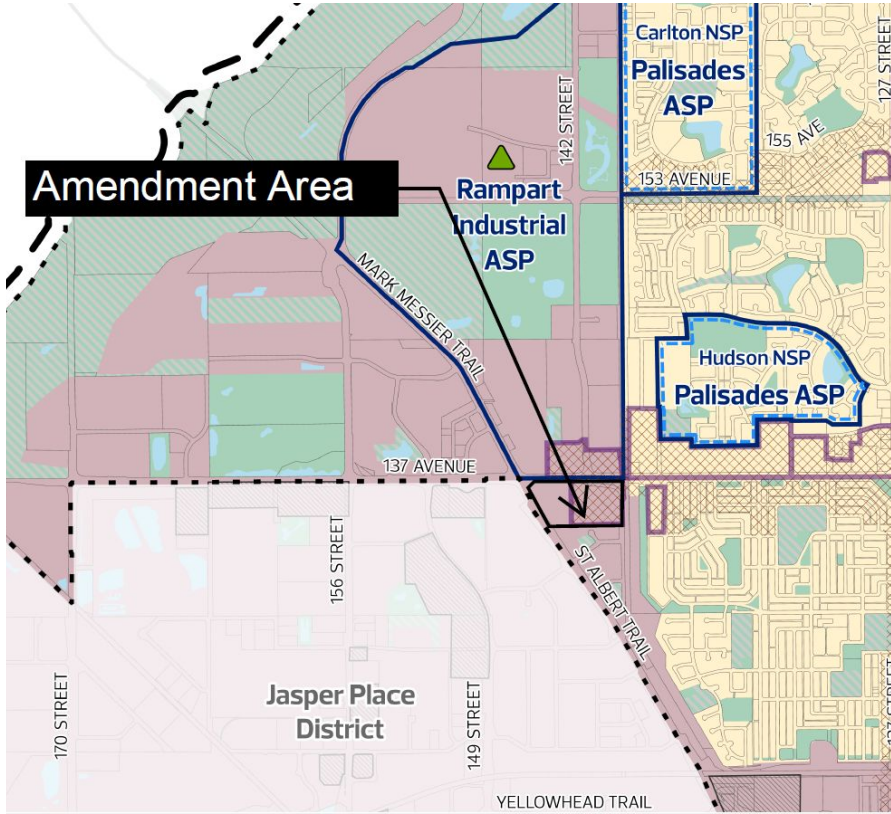
REGULATION	IM Current Zoning	RM h23 Proposed Zoning
<p>Typical Uses</p>	<p>Industrial Uses</p> <p>Commercial Uses</p> <p>Special Event</p> <p>Minor Utility</p>	<p>Residential Uses</p> <p>Limited Commercial Uses</p> <p>Community Uses</p>
<p>Height</p>	<p>18.0 m</p>	<p>23.0 m</p>
<p>Max FAR</p>	<p>2.0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



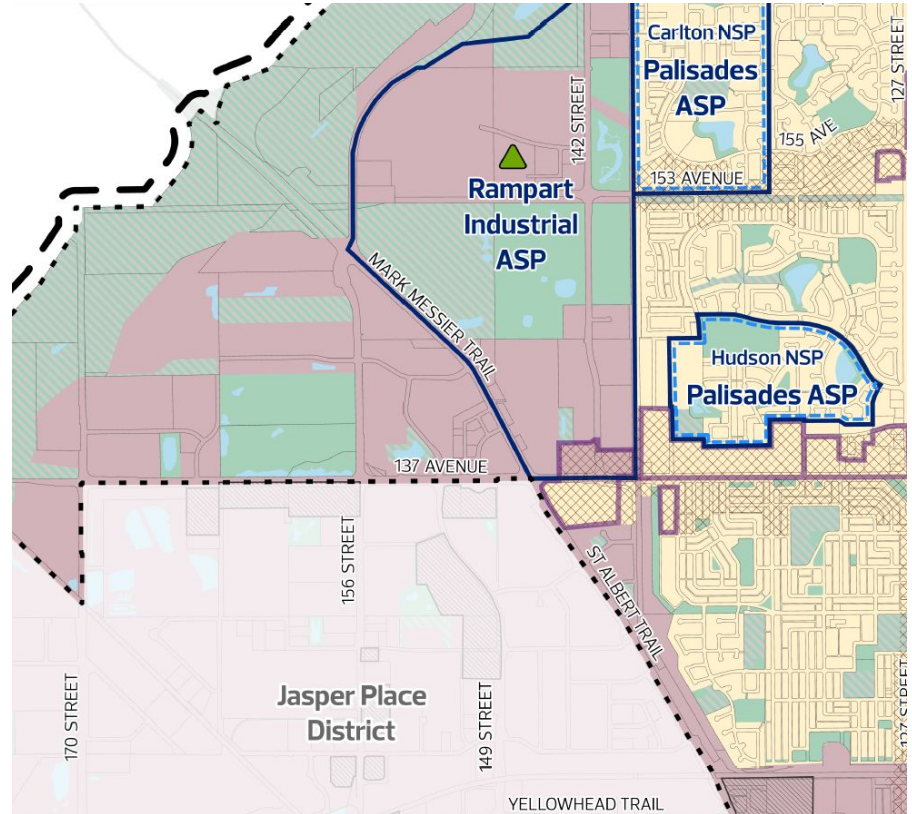


- ✓ **2.5.3.2** Discourage residential uses in Commercial/Industrial Employment areas, except within a Node or Corridor area where local planning provides further guidance.
- ✓ **2.4.6.1** Support Low Rise and Mid Rise development throughout Primary Corridors.

6 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



IM to RM h23

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**