

ITEMS 3.16 & 3.17  
BYLAW 20063 & CHARTER BYLAW 20064  
CLOVERDALE

DEVELOPMENT  
SERVICES  
APR 20, 2022



ADVANCE NOTICE  
CLOVERDALE  
60 m

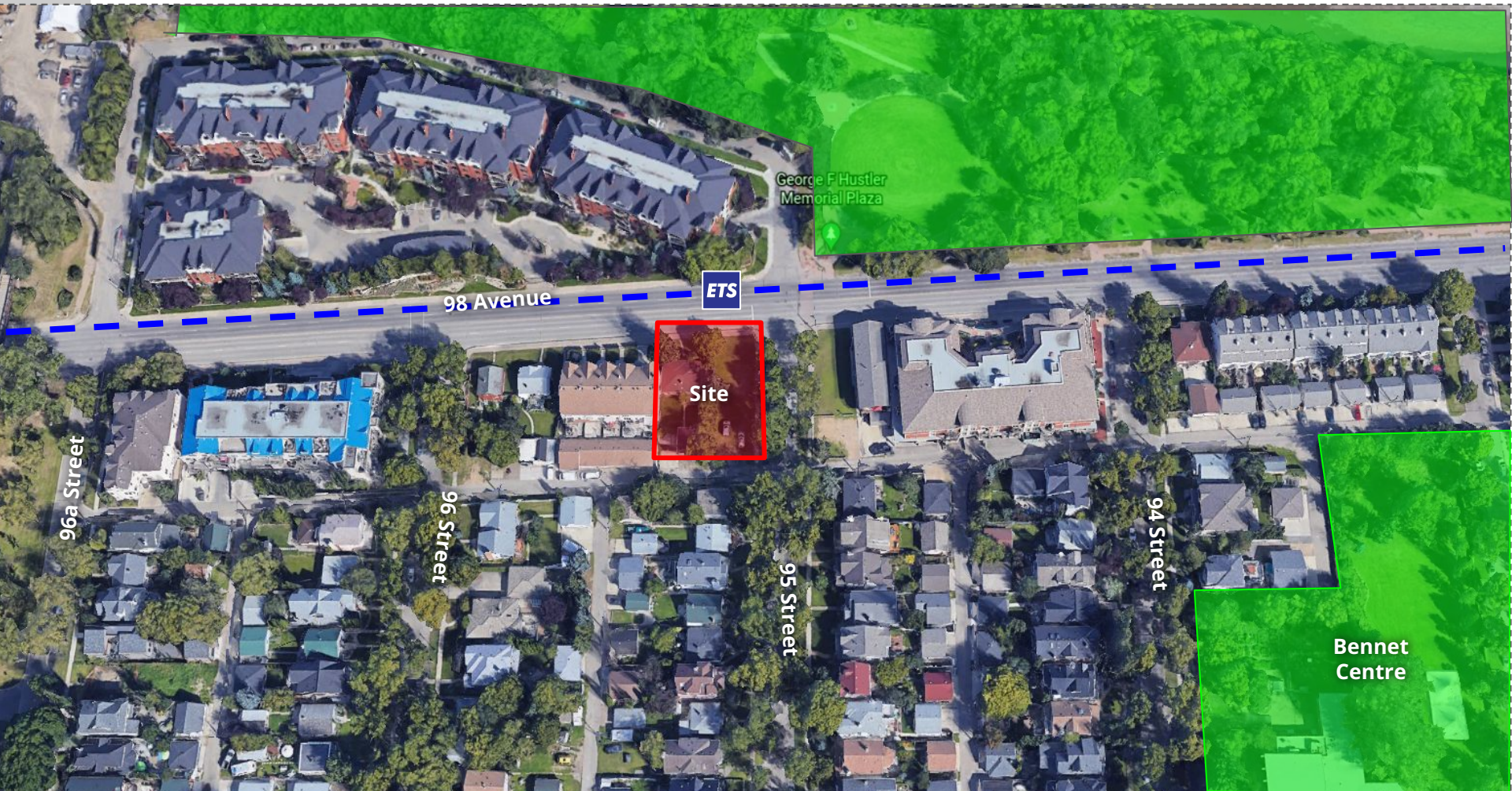


193 RECIPIENTS  
4 RESPONSES

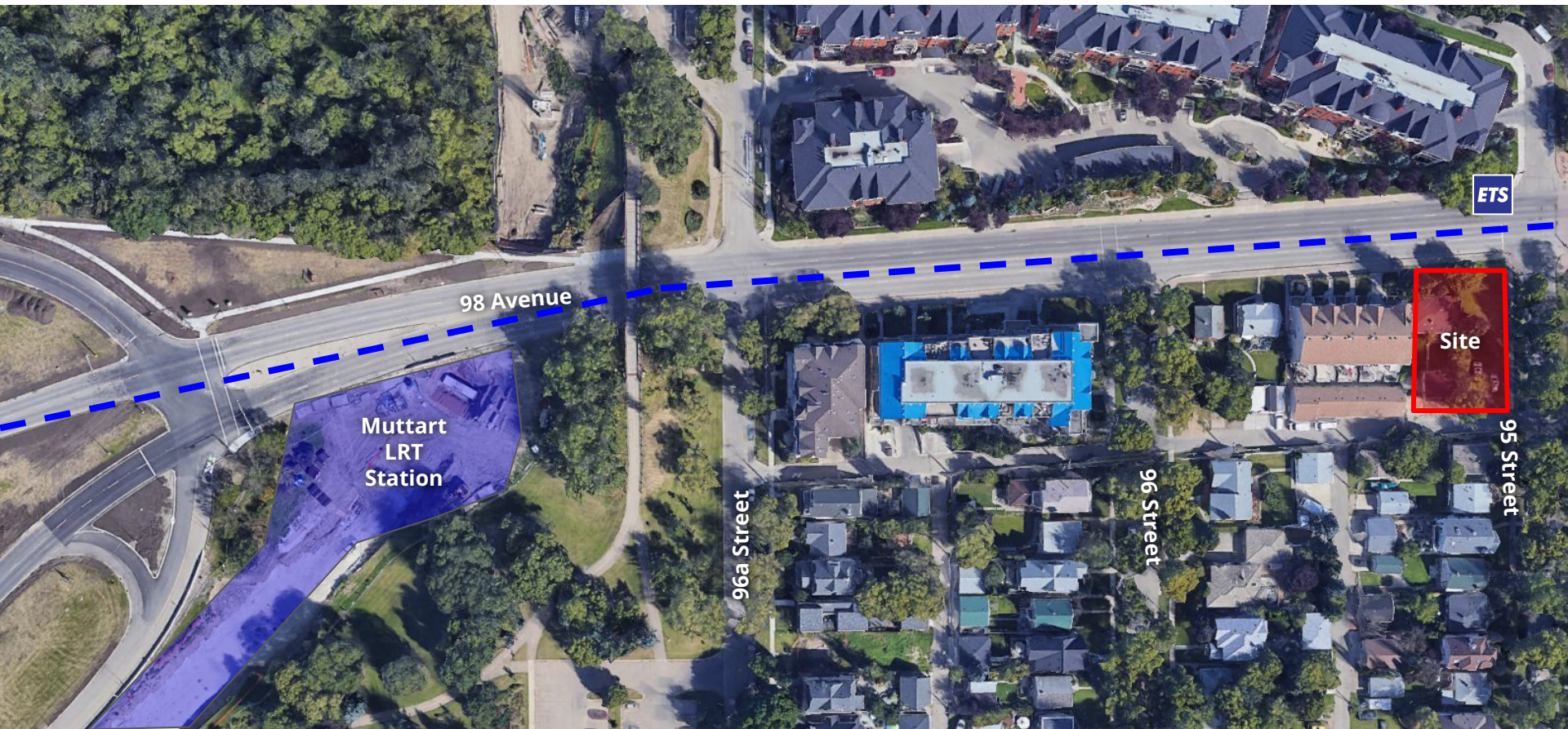
REZONING  
INFORMATION  
SIGN



POSTED:  
FEBRUARY  
14, 2022



# 4 SITE CONTEXT CONTINUED

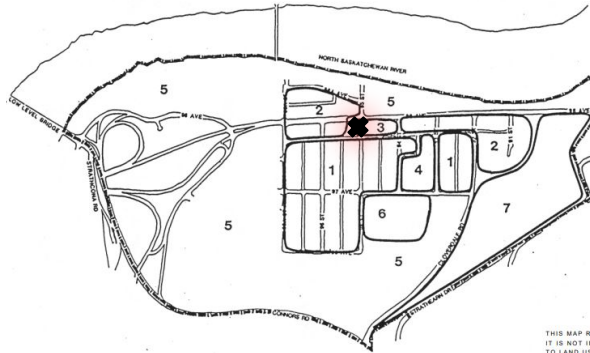




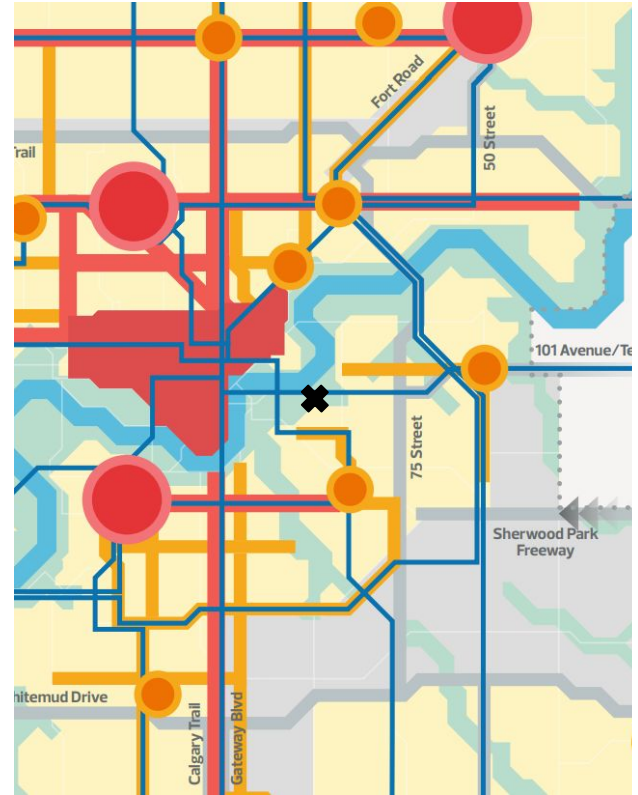
SITE VIEW

Map 4  
Proposed Land Use Concept

- 1 Low Density Redevelopment - Infill Housing
- 2 Medium Density - Multiple Family Housing
- 3 Neighbourhood Convenience Retail
- 4 Environmental Education Centre
- 5 City-Level Recreation and Open Space
- 6 Neighbourhood Park
- 7 "Camel Humps" Nature Preserve

THIS MAP RE  
IT IS NOT IN  
TO LAND USE

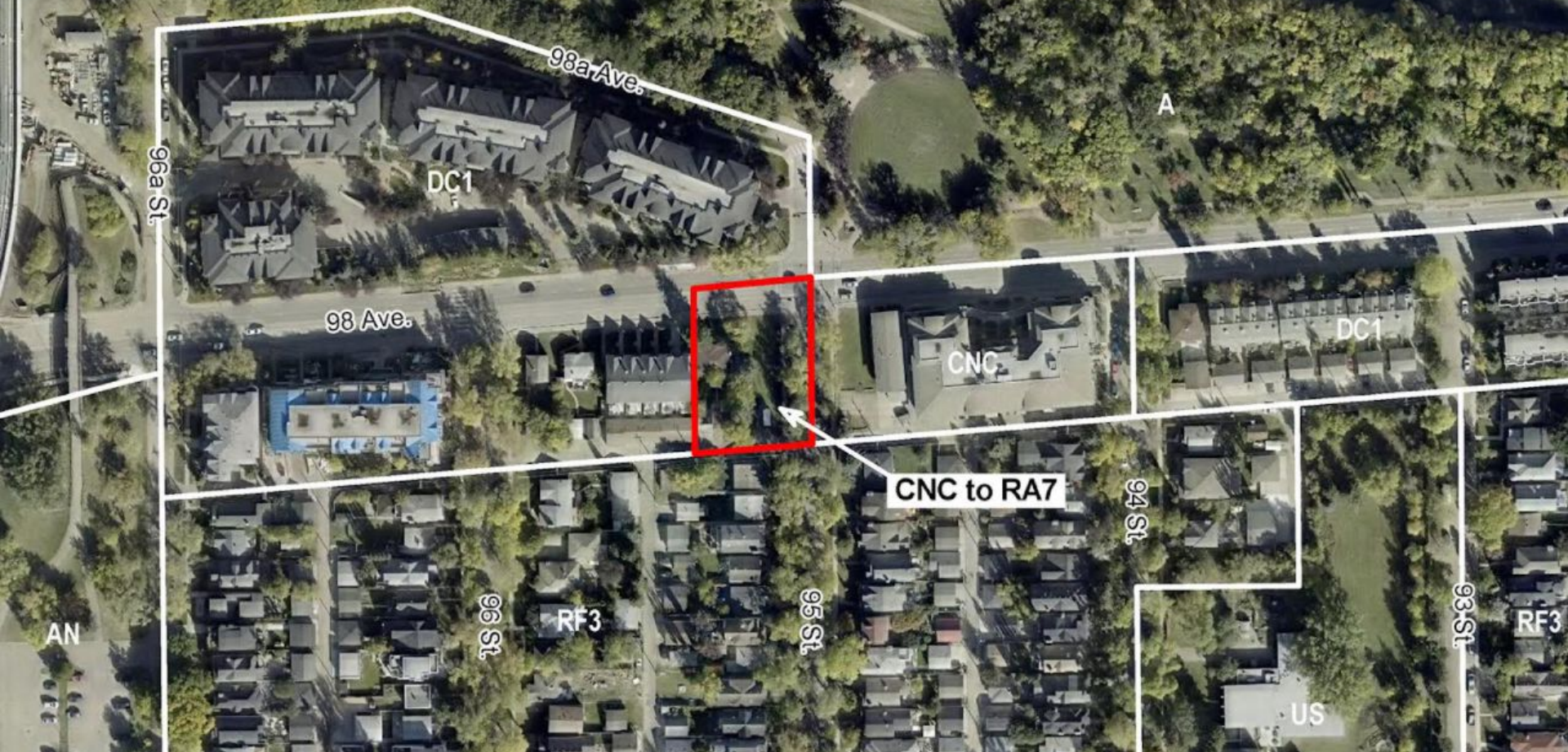
CLOVERDALE ARP



CITY PLAN



| <b>REGULATION</b>   | <b>CNC + MSO</b><br>Current Zone | <b>RA7</b><br>Proposed Zone      |
|---|----------------------------------|----------------------------------|
| <b>Principle Building</b>   | Mixed Use Building               | Multi-Unit Housing               |
| <b>Height</b>   | 16.0 m                           | 16.0 m                           |
| <b>Density</b>  | Max: None                        | Max: None                        |
| <b>Setbacks</b><br>North<br>South (Lane)<br>East (95 St)<br>West (Interior) | 1.0 m<br>0.0 m<br>0.0 m<br>3.0 m | 6.0 m<br>7.5 m<br>3.0 m<br>3.0 m |
| <b>Commercial Uses Permitted</b>  | Mandatory Limited at Grade       | Optional Limited at Grade        |



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**