

ITEMS 3.11 & 3.12  
BYLAW 20292 & CHARTER BYLAW 20293  
CLAREVIEW TOWN CENTRE

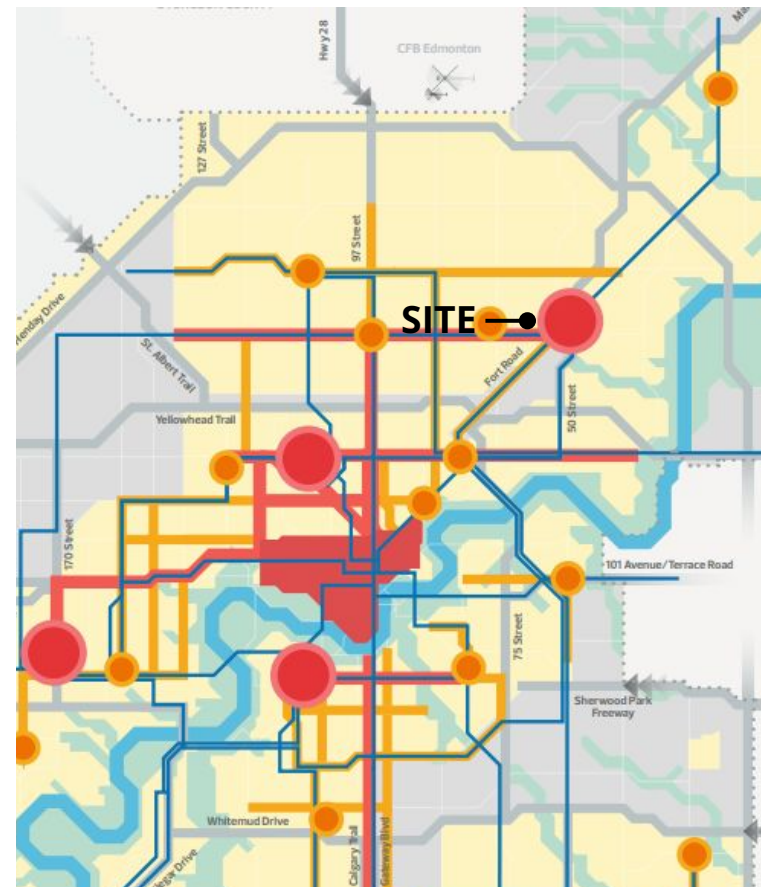
DEVELOPMENT  
SERVICES  
November 1, 2022





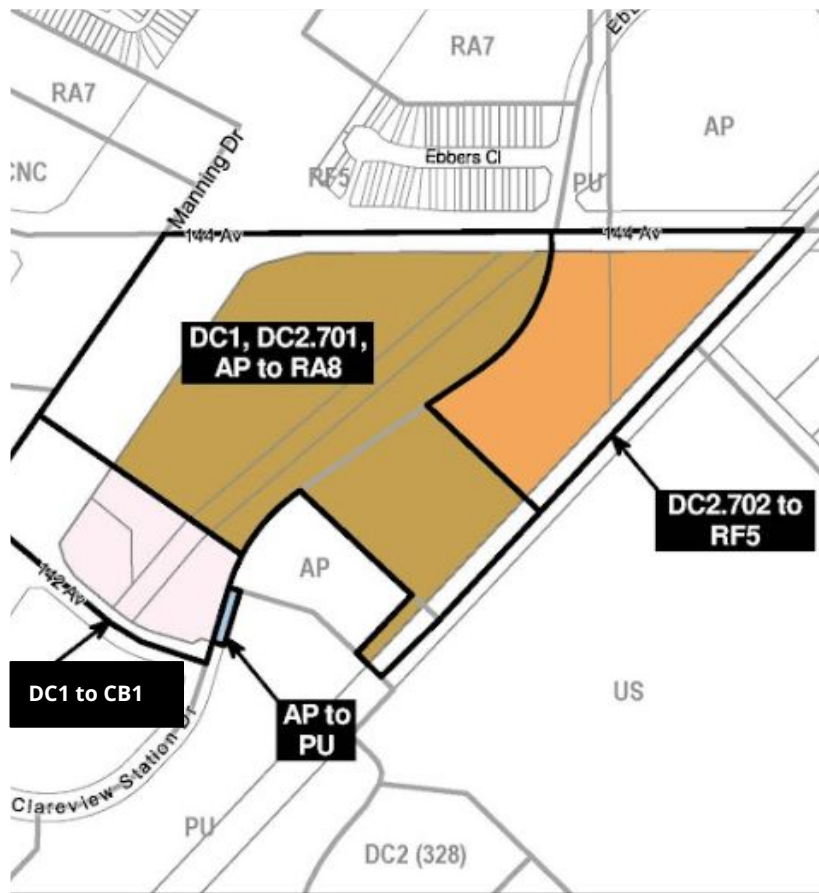


REZONING MAP



THE CITY PLAN

# 3 PROPOSED ZONING



REGULATION	RF5 Proposed Zoning	RA8 Proposed Zoning	CB1 Proposed Zoning
Height	10.0 m	23.0 m	12.0 m
F.A.R.	None	minimum: 3.0	maximum: 2.0
Min. Density	35 du/ ha	75 du/ ha	None
Setbacks Front Interior Flanking Rear (Lane)	1.2 m 1.2 m 3.0 m 1.2 - 7.5 m	4.5 m 1.5 - 6.0 m 3.0 - 7.5 m 1.2 - 7.5 m	3.0 m 3.0 m 3.0 m 3.0 m

## Comments

### Oppositions

- Lack of public amenities
- On-street parking

### Support

- Vibrant community
- Diversify land use
- Proximity to LRT



ADVANCED NOTICE  
August 4, 2022



CITY WEBPAGE  
August 5, 2022



SITE SIGNAGE  
August 15, 2022



PUBLIC HEARING  
NOTICE  
October 6, 2022



JOURNAL AD  
October 14 & 22,  
2022



ONLINE  
ENGAGEMENT  
August, 15 -  
September 5, 2022





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**