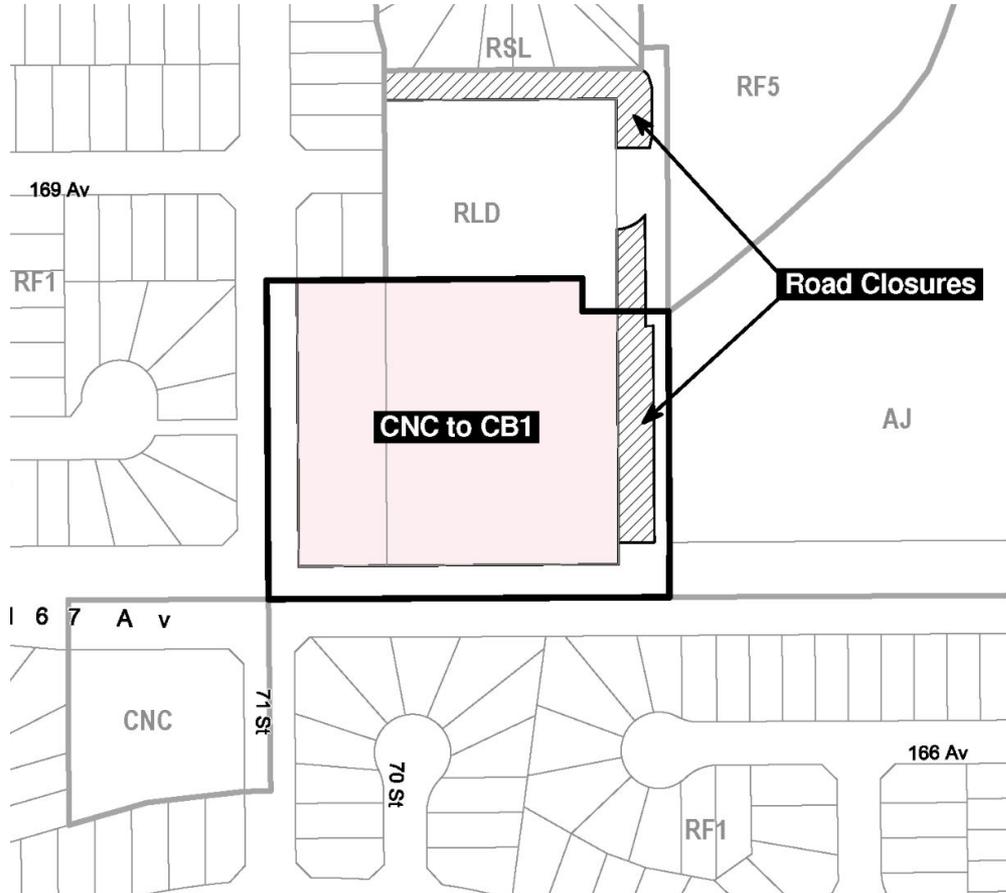




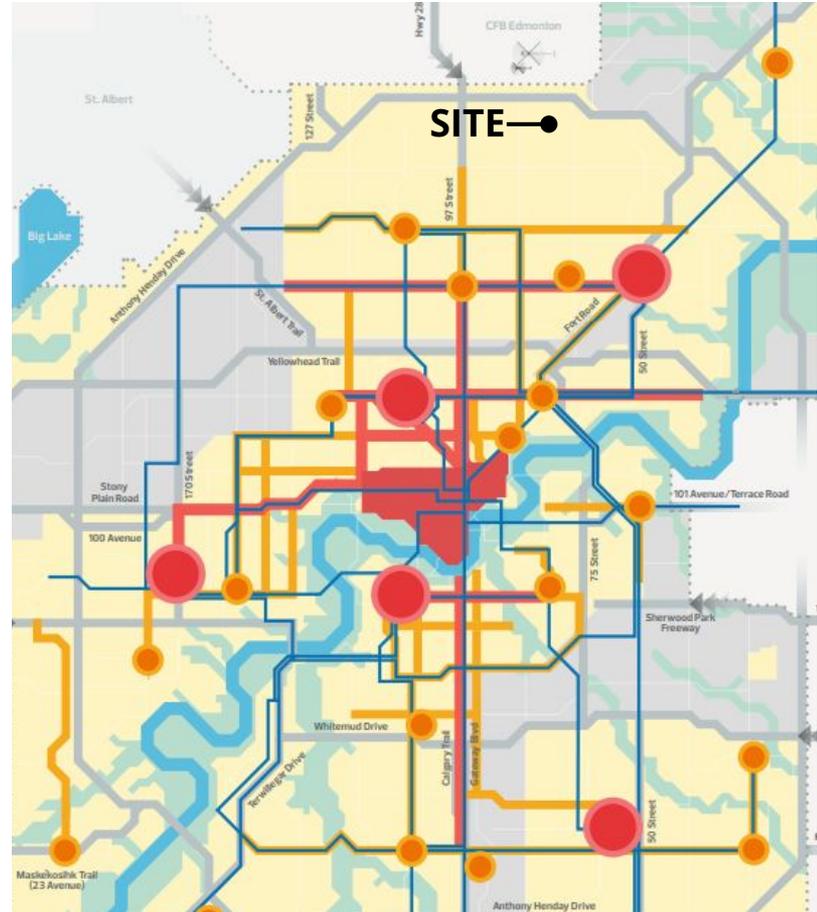
ITEMS 3.1 & 3.2
BYLAW 20289 & CHARTER BYLAW 20313
SCHONSEE

DEVELOPMENT
SERVICES
November 1, 2022





REZONING & ROAD CLOSURE MAP



THE CITY PLAN

3 PROPOSED ZONING



| REGULATION | CNC Current Zoning | CB1 Proposed Zoning |
|------------------------------------|--|---------------------------|
| Principal Building | Commercial structure with opportunities for Multi-Unit Housing above-grade | |
| Max. Height | 10.0 m | 12.0 m |
| Max. Floor Area Ratio (FAR) | 1.0 | 2.0 |
| Setbacks | | |
| North | 3.0 m | 3.0 m |
| East | 3.0 m | 3.0 m |
| West | 4.5 m | 3.0 m |
| South | 4.5 m | 3.0 m |



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

