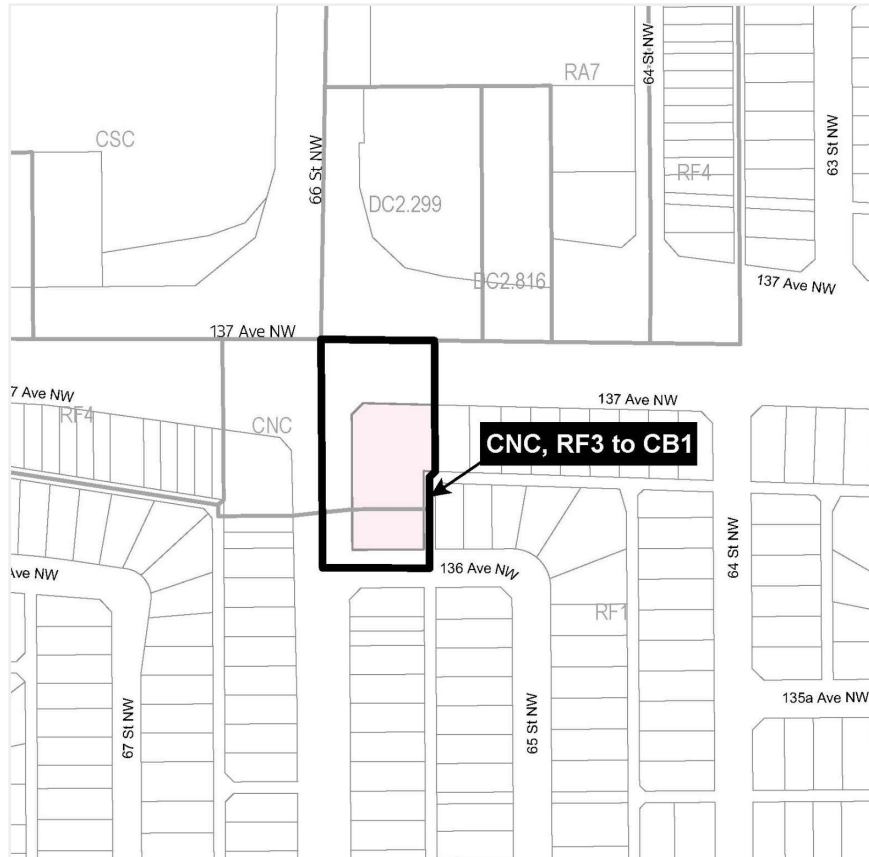




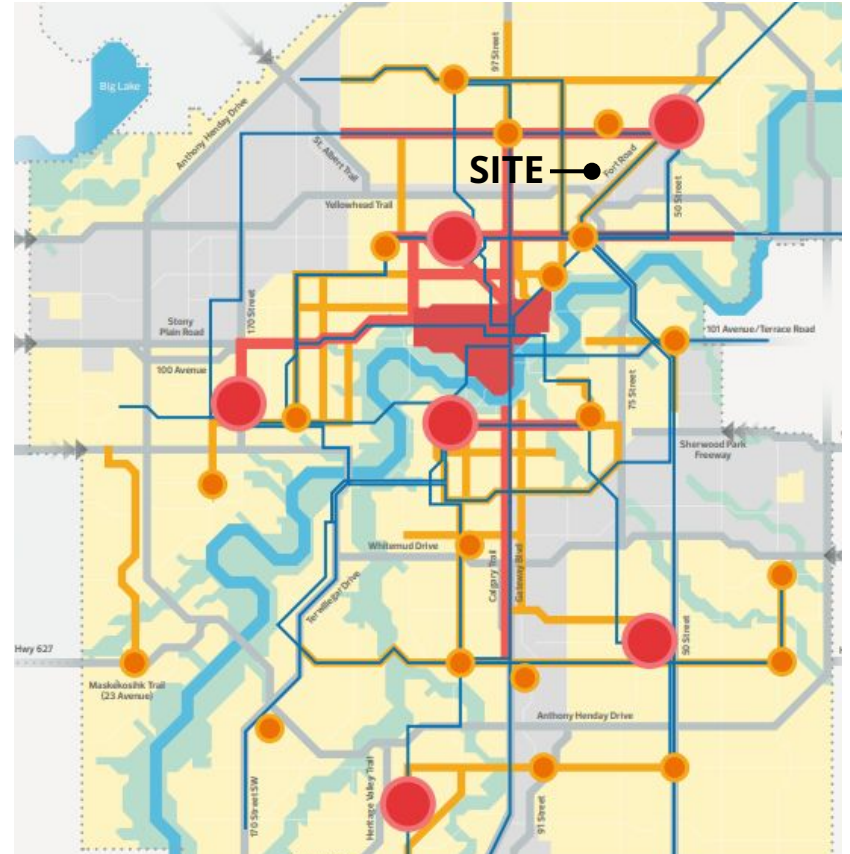
ITEM 3.7
CHARTER BYLAW 20357
BELVEDERE

DEVELOPMENT
SERVICES
January 23, 2023



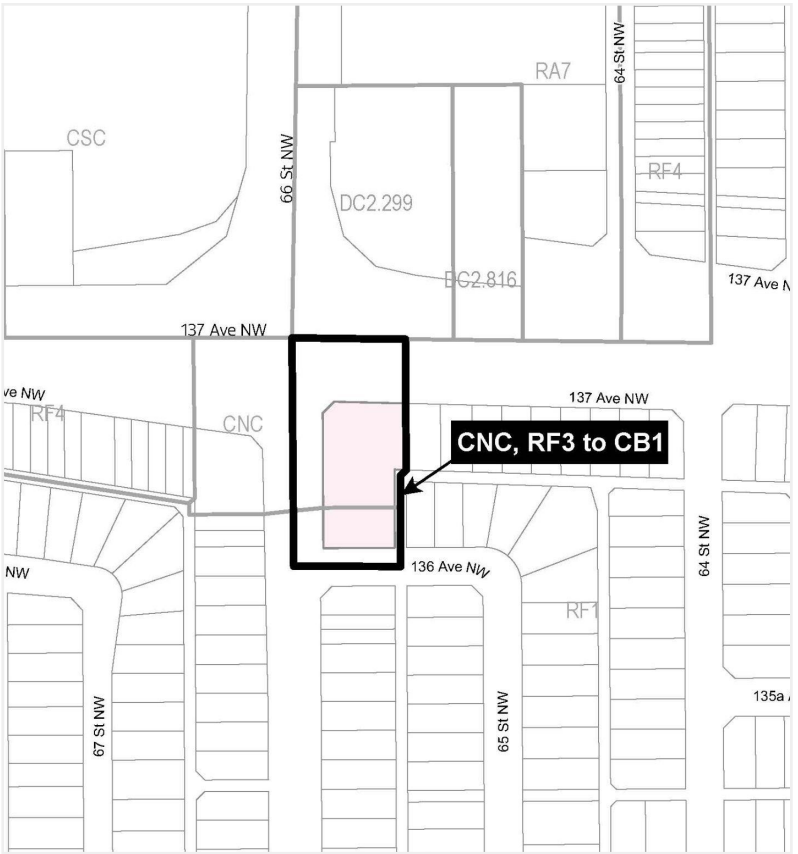


REZONING MAP



THE CITY PLAN

3 PROPOSED ZONING



REGULATION	CNC Current Zoning	RF3 Current Zoning	CB1 Proposed Zoning
Max. Height	10.0 m	8.9 m	12.0 m
Floor Area Ratio (FAR)	1.0	None	2.0
Setbacks			
Front	4.5 m	8.9 - 11.9 m	3.0 m
Interior	3.0 m	2.0 m	3.0 m
Flanking	4.5 m	3.1 m	3.0 m
Rear (Lane)	None	15.1 m (40% of Site Depth)	None

Comments

- Current use of rear alley for commercial traffic
- Current use of 137 Avenue for commercial traffic
- Increased traffic from additional residential and commercial development



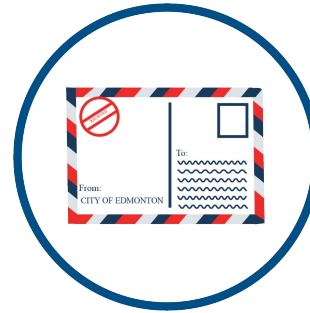
ADVANCED NOTICE
August 24, 2022



SITE SIGNAGE
September 1, 2022



CITY WEBPAGE
September 12, 2022



PUBLIC NOTICE
December 15, 2022



JOURNAL AD
January 6 & 14, 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**