

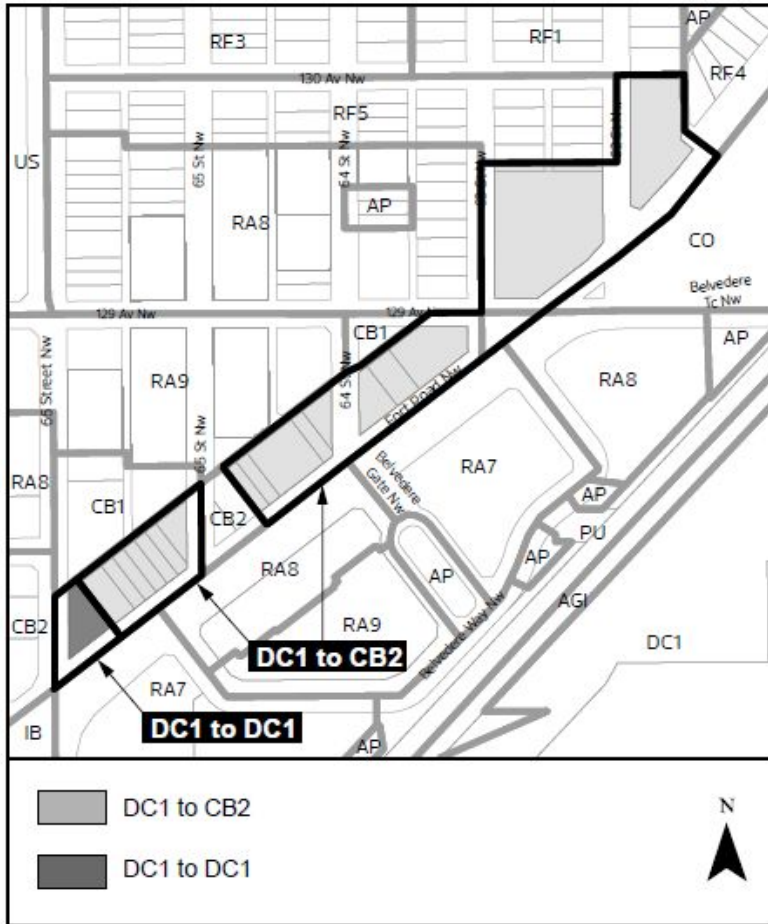
ITEM 3.16
CHARTER BYLAW 20477
BELVEDERE

DEVELOPMENT
SERVICES
November 6, 2023

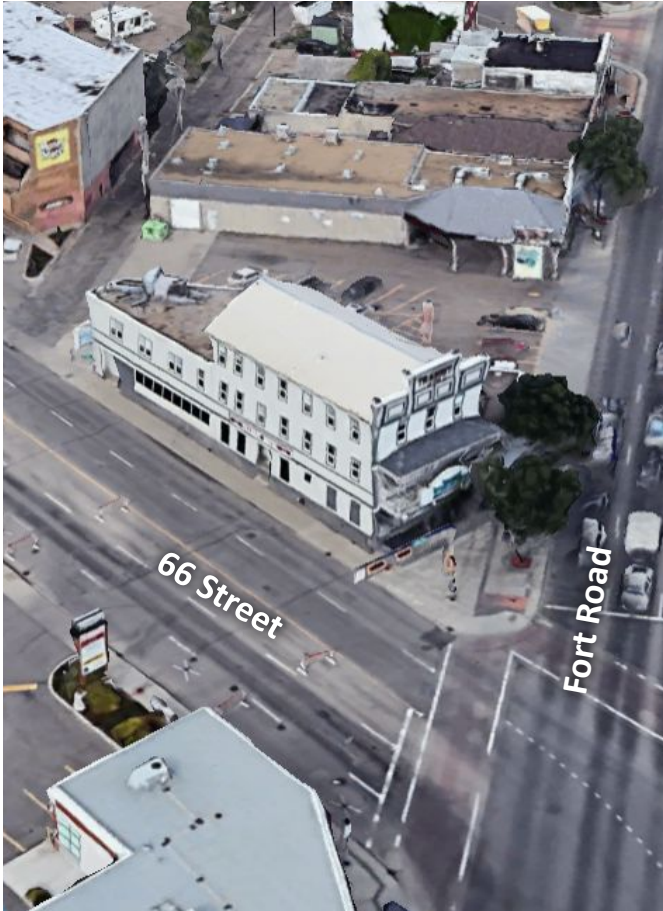


3 PROPOSED CB2 ZONING

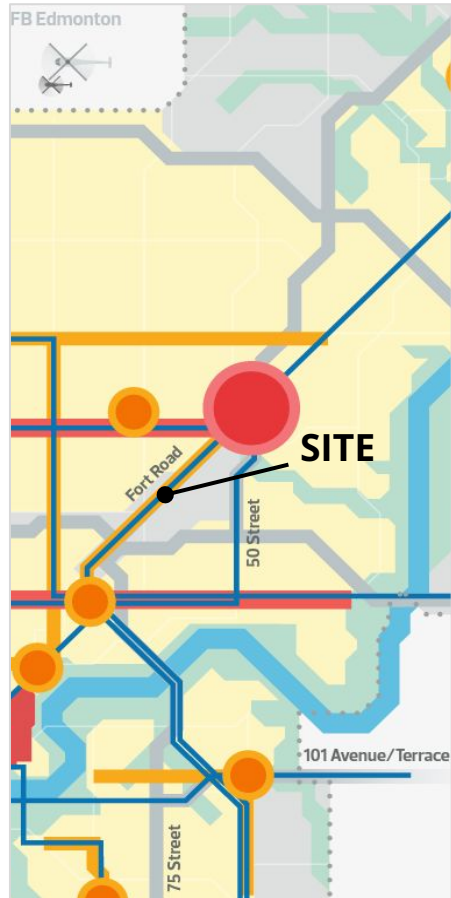
- Less restrictive by allowing a variety of business and service opportunities
- Limited residential opportunities
- Zero setbacks to encourage an active streetscape (MNO applies)
- Increase in allowable Floor Area Ratio from 2.0 to 3.5
- Maximum height of 16.0 m



4 PROPOSED DC1 ZONING



REGULATION	DC1 Current Zoning	CB2 Proposed	DC1 Proposed
Height	18.0 m	16.0 m	18.0 m
Floor Area Ratio (FAR)	2.0	3.5	2.0
Setbacks Front Side Rear	0 0 2.0 m	0 4.5 m 0	0 0 2.0 m



THE CITY PLAN



BELVEDERE STATION ARP



FORT ROAD OLD TOWN MASTER PLAN

No comments



NOTICE
Nov 18, 2022



CITY WEBPAGE
Nov 15, 2022



(May 15) PUBLIC
HEARING NOTICE
Apr 18, 2023 &
May 6, 2023



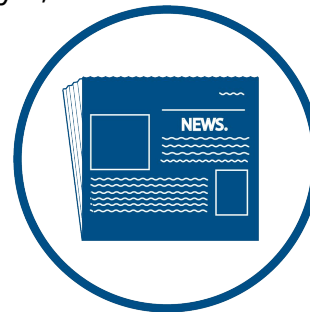
JOURNAL ADD
Apr 28, 2023 &
May 6, 2023



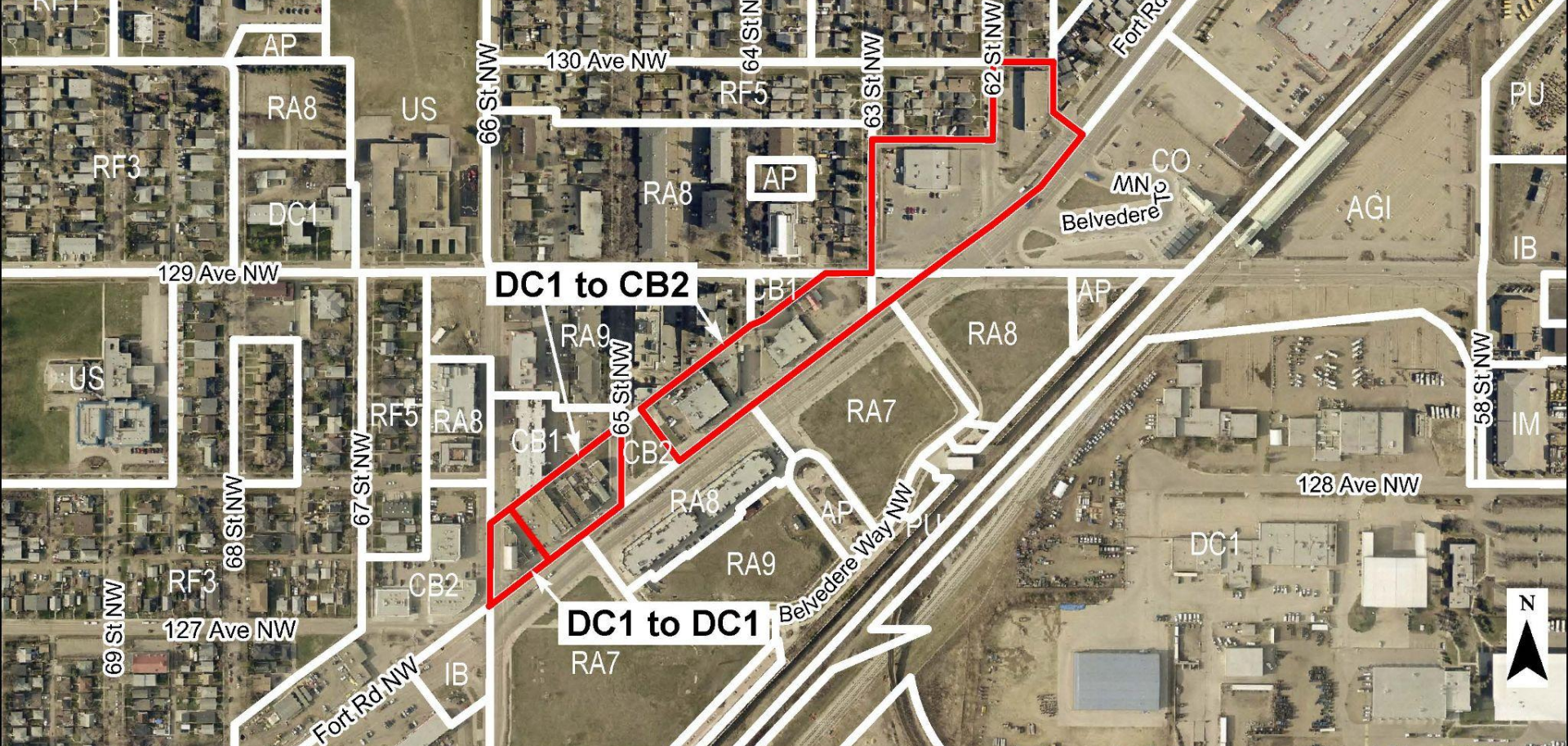
(2nd) NOTICE
Jul 18, 2023



(Nov 6) PUBLIC
HEARING NOTICE
Oct 12, 2023



JOURNAL AD
Oct 20, 2023 &
Oct 28, 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

