



ITEM 3.9
BYLAW 21023
BELVEDERE

DEVELOPMENT
SERVICES
Jan 24, 2025





3 PROPOSED ZONING



REGULATION	DC2.294 Current Zoning	BE Proposed Zoning
Typical Uses	Gas Bar Automotive and Equipment Repair Shops	Office Minor Industrial Food and Drink Service
Height	10.0 m	16.0 m
FAR	1.0	1.6
Setbacks		
Front (Fort Road)	3.0 m	6.0 m
Interior Side (Lane)	3.0 m	0 m
Flanking Side (134 Avenue)	3.0 m	4.5 m
Rear (Lane)	2.0 m	0 m

Respondents (0)



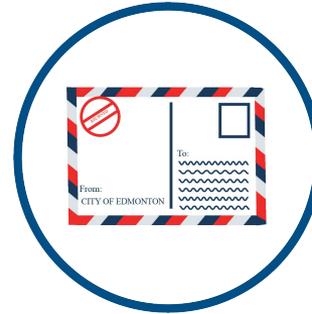
CITY WEBPAGE
Oct 4, 2024



SITE SIGNAGE
Nov 25, 2024



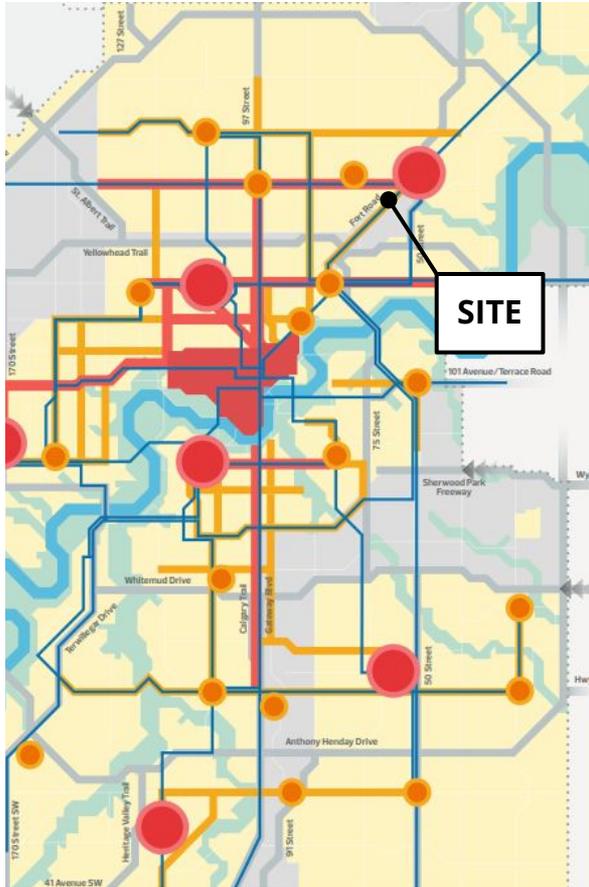
ONLINE NOTICE
Dec 13, 2024



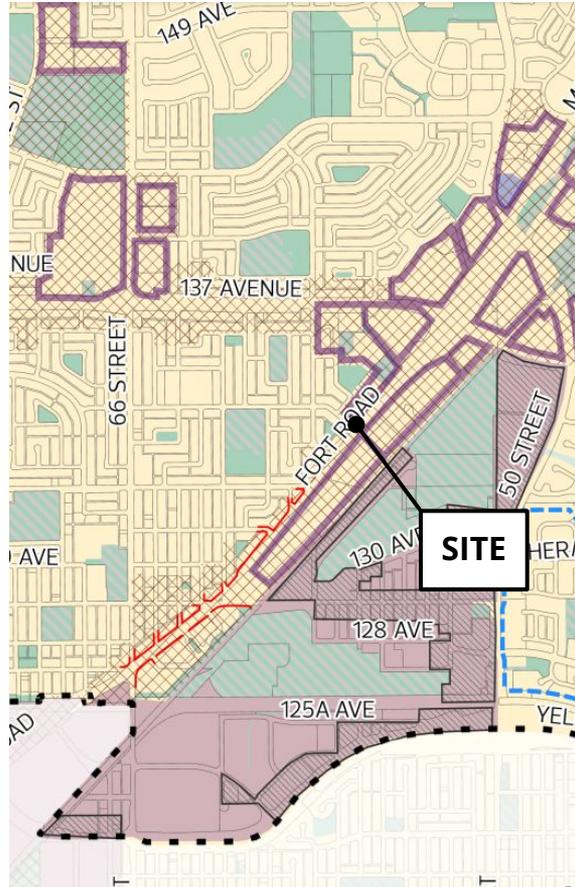
PUBLIC HEARING
NOTICE
Dec 19, 2024



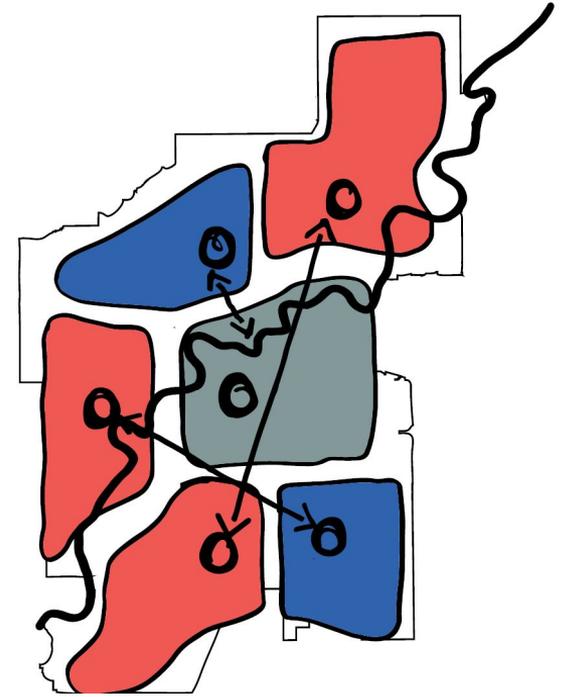
JOURNAL AD
Jan 11 & 15, 2025



THE CITY PLAN



NORTHEAST DISTRICT PLAN



A COMMUNITY OF COMMUNITIES



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

