

# 2816 Bellevue Avenue Proposed Rezoning

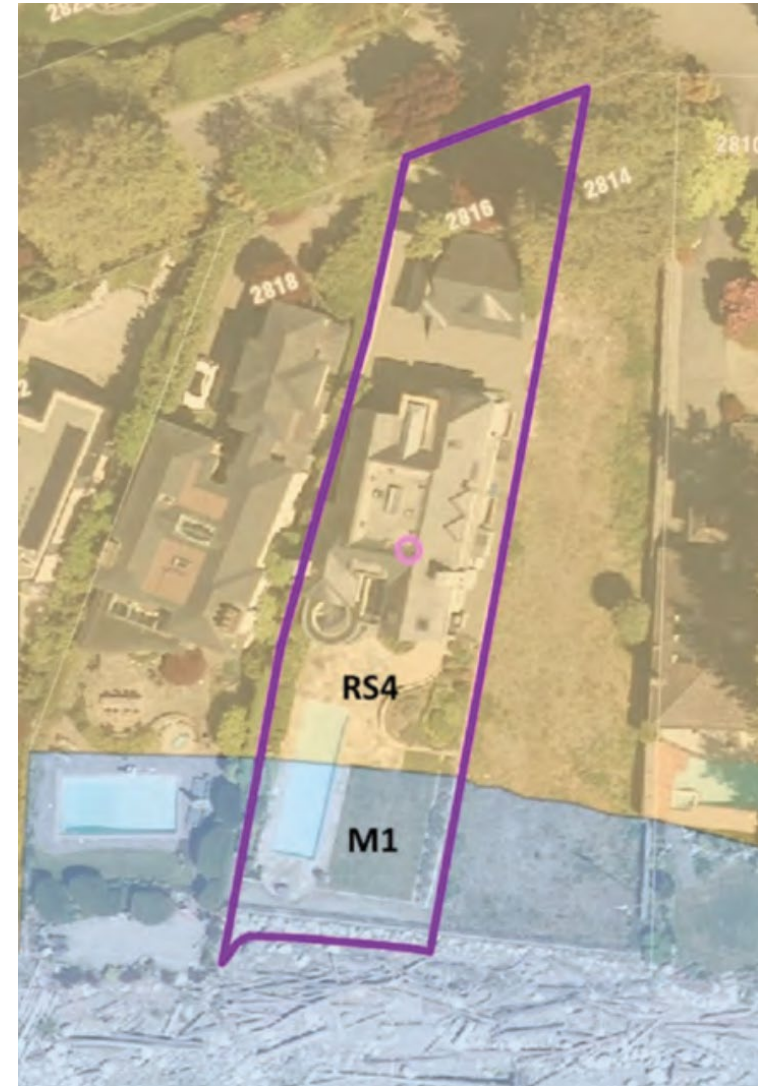
Council Meeting

January 26, 2026

# Subject Property & Context



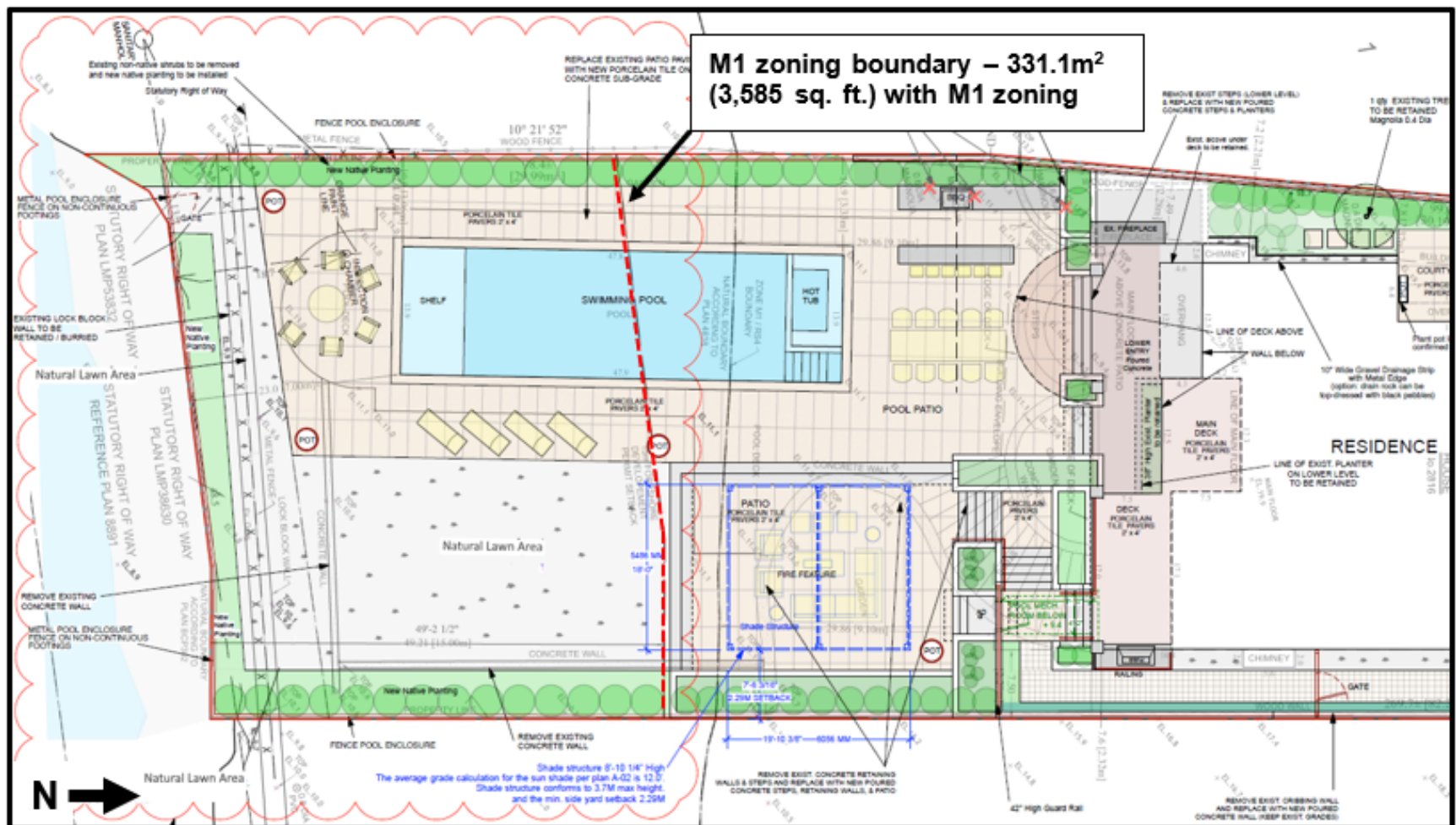
AERIAL MAP



ZONING MAP – 'SPLIT ZONED'

# Proposal

- Rezone 333.1 m<sup>2</sup> (3,585 sq. ft.) of the site from M1 to RS4.
- Renovate the pool and lawn area on the southern portion of the site.
- Proposed rezoning will unify the site with RS4 zoning, recognize updated survey/geodetic data and allow for the proposed works.



# Public Engagement

## **Proposed Development Information Meeting – November 4, 2025**

- Two attendees and both were supportive of the proposal.

## **Notice of Consideration – January 2026**

- No correspondence received.

# Staff Recommendation and Rationale

## **Recommendation:**

It is recommended that Council approve the proposed rezoning 2816 Bellevue Avenue and provide first, second, third, and fourth readings of the proposed zoning bylaw amendment.

## **Rationale:**

- The proposed rezoning would consolidate the zoning for the subject site.
- Accommodate the proposed poolside renovation in alignment with foreshore development permit area guidelines.
- Recognize accurate survey information.

**Thank You!**  
**Questions?**