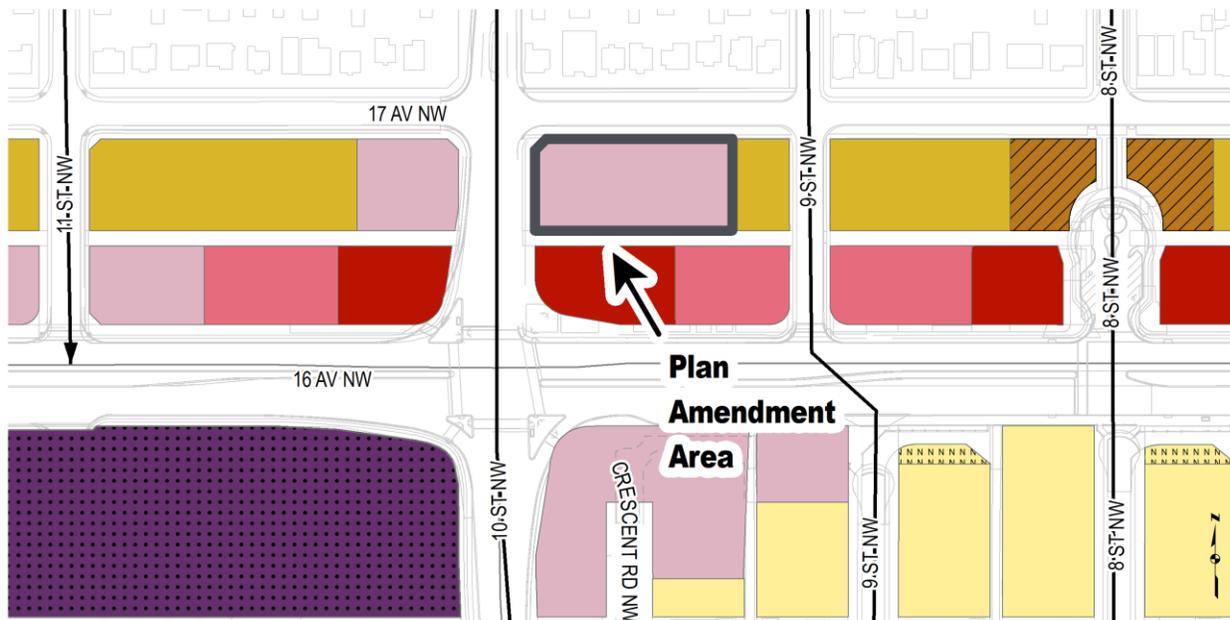


### Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

1. The 16 Avenue North Urban Corridor Area Redevelopment Plan attached to and forming part of Bylaw 24P2017, as amended, is hereby further amended as follows:
  - (a) Amend Map 1 entitled 'Land Uses', by changing 0.14 hectares ± (0.34 acres ±) located at 1011, 1013, 1015, and 1019 – 17 Avenue NW (Plan 3150P, Block 1, Lots 22 to 26) from 'Multi-residential Medium Density Low Minimum' to 'Commercial Mixed Medium – Low Density' as generally illustrated in the sketch below:

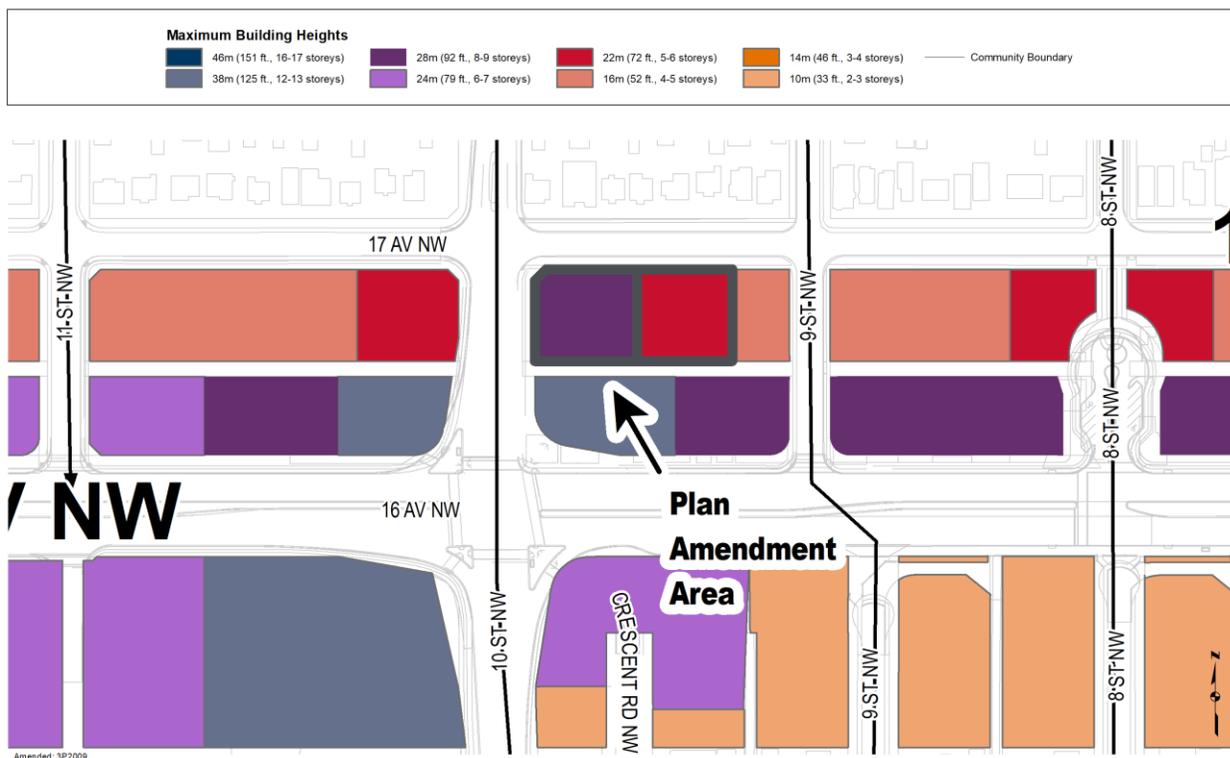
Commercial Mixed Use	Maximum Density		Residential Use	Density		Character Sites
	Commercial	Mixed Use		Minimum	Maximum	
Commercial Mixed High Density	4.0 FAR	6.0 FAR	Multi-residential Medium Density	148 uph	210 uph*	Character Sites
Commercial Mixed Medium - High Density	3.0 FAR	5.0 FAR	Multi-residential Medium Density Low Minimum	72 uph		Open Space
Commercial Mixed Medium Density	3.0 FAR	4.5 FAR	Multi-residential Medium Density/Support Commercial	148 uph		Community Boundary
Commercial Mixed Medium - Low Density	3.0 FAR	4.0 FAR	Single-detached Residential			Institutional
Auto-Oriented Overlay			Single-detached Residential with Noise Attenuation			Balmoral School/Open Space

FAR = Floor Area Ratio; uph = Units Per Hectare  
\*Unless more units/area can be accommodated within the Land Use Bylaw FAR limits



**Proposed Amendment to the  
16 Avenue North Urban Corridor Area Redevelopment Plan**

- (b) Amend Map 2 entitled 'Maximum Building Heights', by changing 0.17 hectares ± (0.41 acres ±) located at 1021, 1025, and 1029 – 17 Avenue NW (Plan 3150P, Block 1, Lots 16 to 21) from '22m (72 ft., 5-6 storeys)' to '28m (92 ft., 8-9 storeys)', and changing 0.14 hectares ± (0.34 acres ±) located at 1011, 1013, 1015, and 1019 17 Avenue NW (Plan 3150P, Block 1, Lots 22 to 26) from '16m (52 ft., 4-5 storeys)' to '22m (72 ft., 5-6 storeys)' as generally illustrated in the sketch below:



TEXT