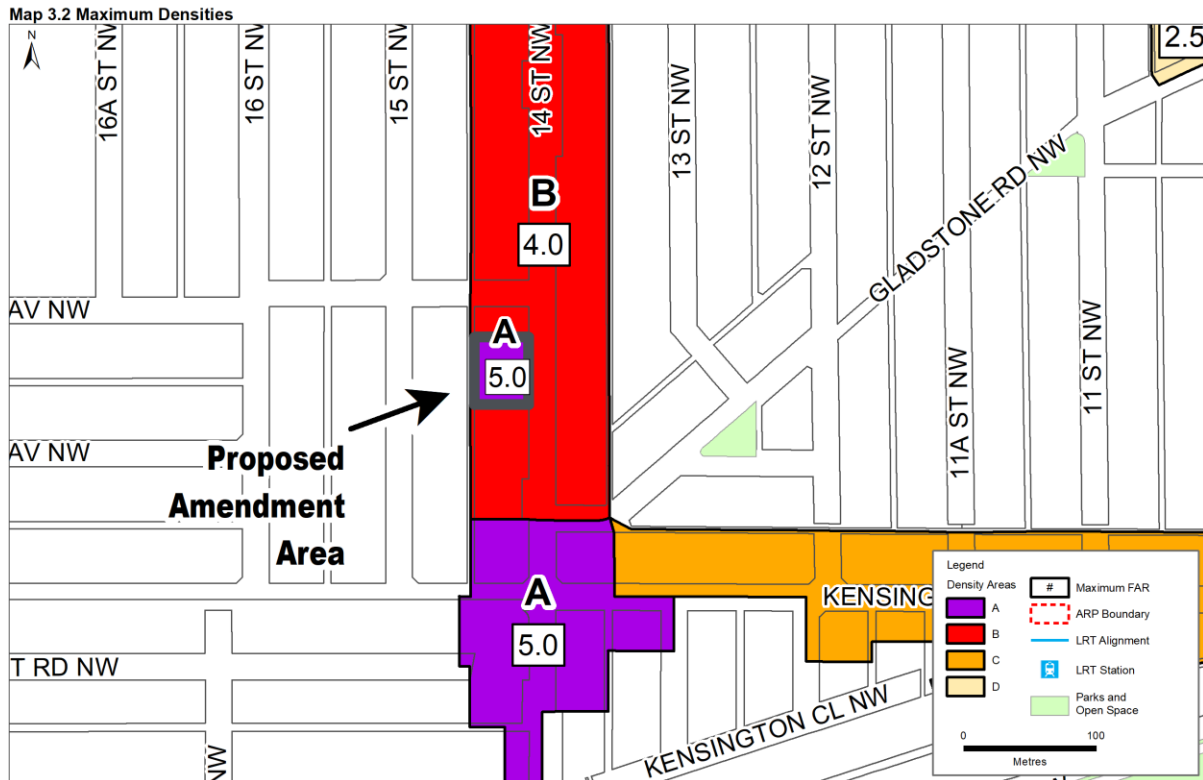


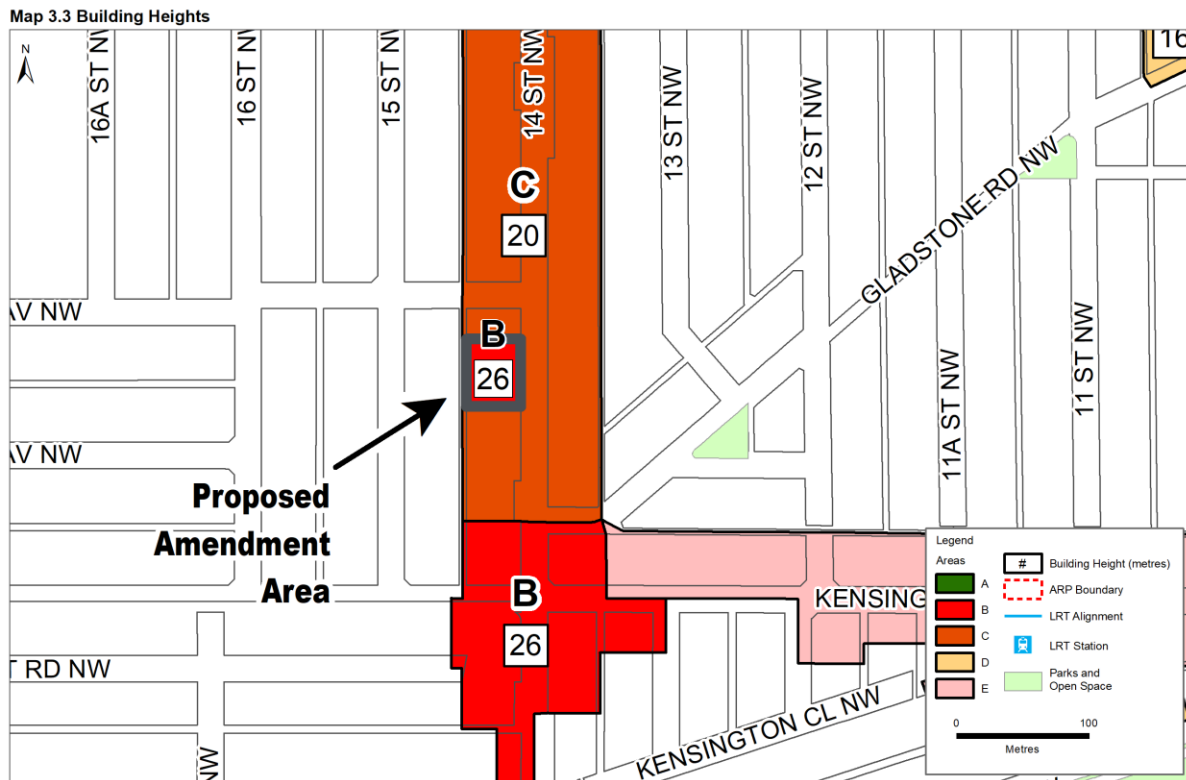
Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan

1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) Amend Map 3.2 entitled 'Maximum Densities', by changing 0.21 hectares \pm (0.52 acres \pm) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4-10) from 'Density Area B, 4.0 Maximum FAR' to 'Density Area A, 5.0 Maximum FAR' as generally illustrated in the sketch below:



Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan

- (b) Amend Map 3.3 entitled 'Building Heights', by changing 0.21 hectares \pm (0.52 acres \pm) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4-10) from 'Area C, 20 metres Building Height' to 'Area B, 26 metres Building Height' as generally illustrated in the sketch below:



- (c) Under Part 2, Section 3.2.2 Mixed Use Areas insert policy 3.2.2.17 with the following:

“3.2.2.17 Mixed Use Areas

At the discretion of the Approving Authority, the maximum building height allowed at 211 to 221 - 14 Street NW may be increased from 26 metres to 30 metres to create an indoor common amenity area with associated rooftop patio. The indoor common amenity area and other rooftop improvements such as mechanical penthouse shall be set back from the front and rear building facades.”