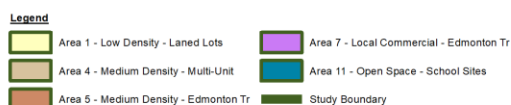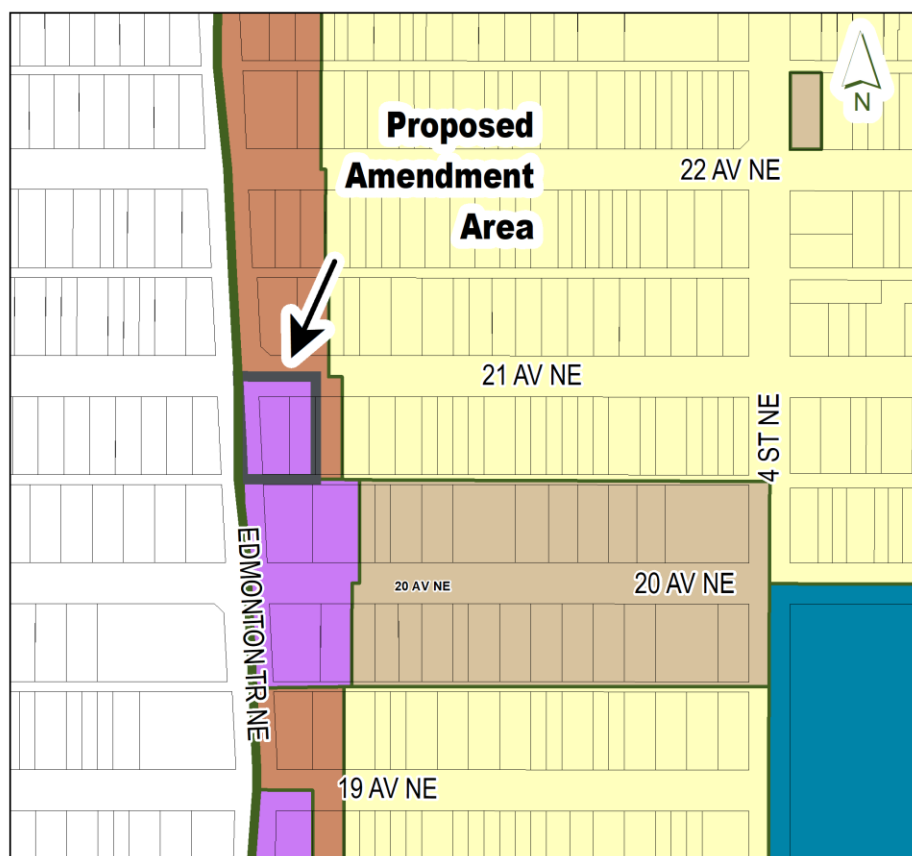**Proposed Amendments to the Winston Heights/Mountview Area Redevelopment Plan**

1. The Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:

    (a) Amend Map 3 entitled 'Policy Areas', by changing 0.1 hectares ± (0.24 acres ±) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from 'Area 5 – Medium Density – Edmonton Tr' to 'Area 7 – Local Commercial – Edmonton Tr' as generally illustrated in the sketch below:
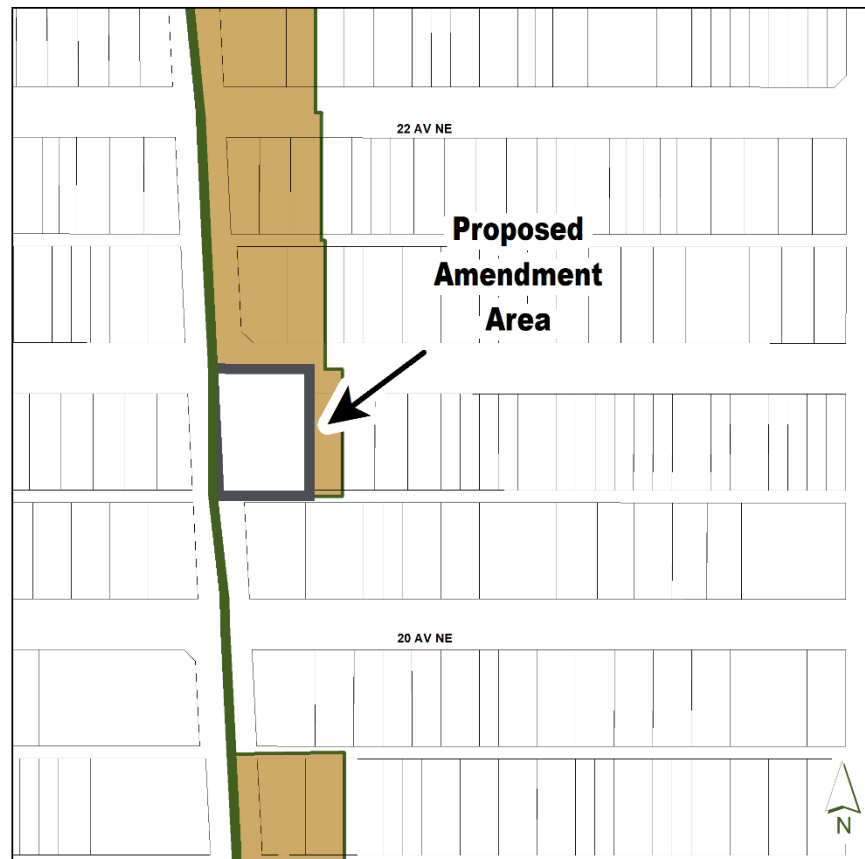
Proposed Amendments to the Winston Heights/Mountview Area Redevelopment Plan

(b)   Amend Map 8 entitled 'Residential Policy Area 5', by removing 0.1 hectares ± (0.24 acres ±) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from 'Policy Areas' as generally illustrated in the sketch below:

Proposed Amendments to the Winston Heights/Mountview Area Redevelopment Plan

(c)   Amend Map 10 entitled 'Commercial Policy Area 7', by adding 0.1 hectares ± (0.24 acres ±) located at 401 and 405 - 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) to 'Policy Area 7' as generally illustrated in the sketch below:

Proposed Amendments to the Winston Heights/Mountview Area Redevelopment Plan

     (d)   In Section 3.5 Local Commercial Nodes: Edmonton Trail Policies, after policy 3.5.3, add the following:

                "3.5.4 Notwithstanding 3.5.2 above, mixed-use development with commercial at grade and residential above with a maximum height of 20 metres may be considered appropriate for 401 and 405 - 21 Avenue NE. Development on this site should front onto both Edmonton Trail NE and 21 Avenue NE with building entrances provided along both frontages."