

Proposed Amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan

1. The Hounsfield Heights/Briar Hill Area Redevelopment Plan attached to and forming part of Bylaw 15P89, as amended, is hereby further amended as follows:
 - (a) In Section 2.2.2.3 entitled “Neighbourhood Commercial”, delete the second paragraph and replace with the following:

“A one-storey shopping centre is located along 19 Street NW, north of 14 Avenue NW. This neighbourhood shopping centre accommodates commercial uses to serve the local community. Development should consider the interface between this commercial site and the adjacent residential uses to the west.”
 - (b) In Section 2.2.3.6, delete the text and replace with the following:

“A neighbourhood commercial use policy is considered appropriate for the existing commercial sites. These commercial areas will serve the daily needs of the immediate neighbourhoods (see Map 3).”
 - (c) In Section 2.2.3 entitled “Policies”, after 2.2.3.10, add the following:

“2.2.3.11 Due to the proximity of the Lions Park Light Rail Transit Station, auto-oriented uses should be discouraged in the commercial area located along the west side of 19 Street NW, north of 14 Avenue NW.”