

Proposed Amendments 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 amended as follows:

(a) In Part II, Section 3.1 Land Use, subsection 3.1.3 Medium-Density Mid-Rise Area, after policy 4 add the following:

“5. The site at 1001 - 3 Avenue NW and 335 - 9A Street NW is considered appropriate for greater height and density due to its proximity to the Sunnyside LRT Station.”

(b) Delete the existing Map 3.2 Maximum Densities and replace it with the revised Map 3.2 entitled ‘Maximum Densities’ attached as Schedule “A”.

(c) In Part II, Section 2.1 Land Use, subsection 3.1.5 Density, amend Table 3.1 entitled ‘Minimum and Maximum Densities’, by adding the following row:

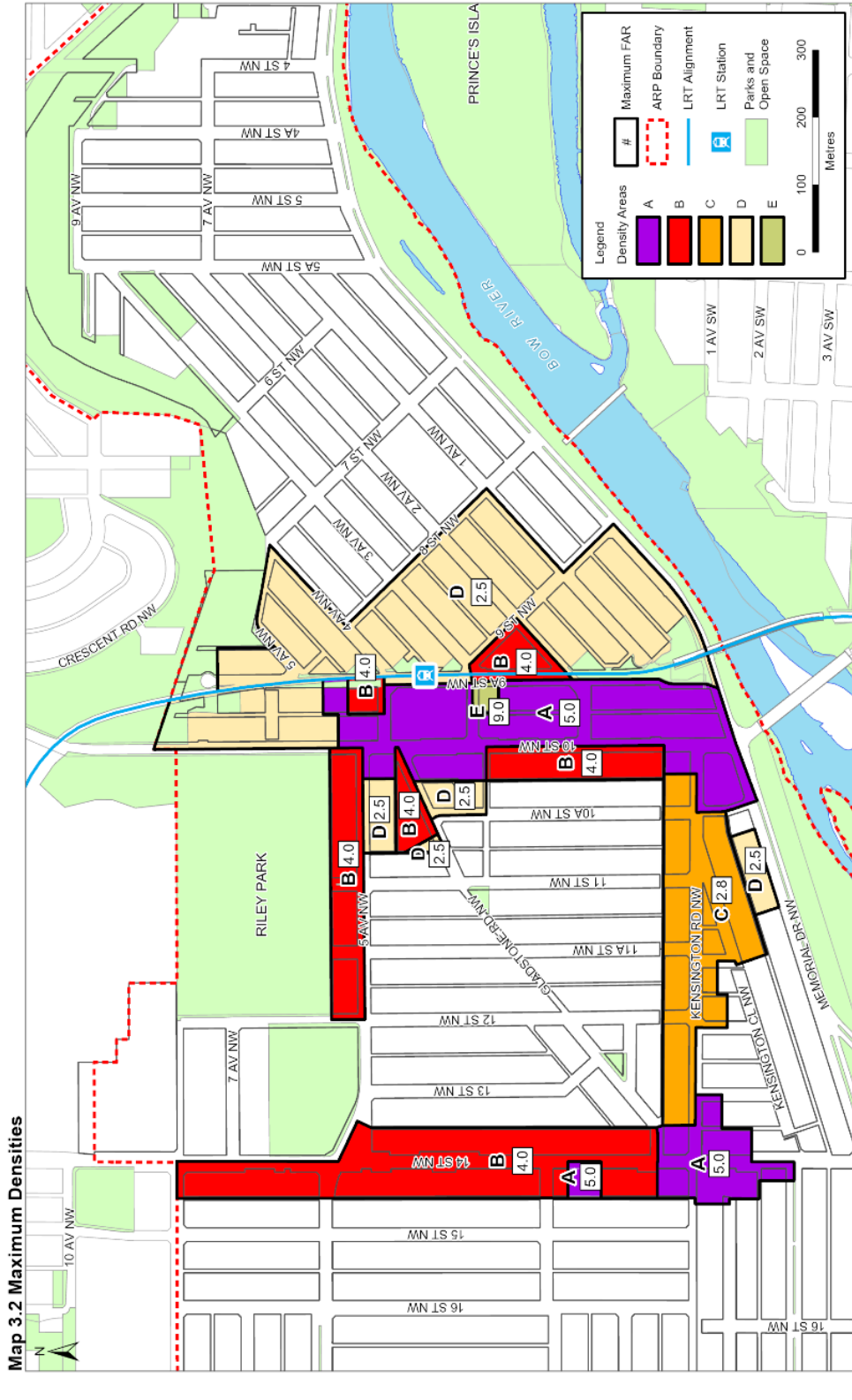
Area (Refer to Map 3.2)	Minimum FAR	Base Density	Maximum FAR
E	-	<i>As allowable under the provisions of the Land Use District in effect on 2012 August 31</i>	9.0

(d) Delete the existing Map 3.3 entitled ‘Building Heights’ and replace it with the revised Map 3.3 entitled ‘Building Heights’ attached as Schedule “B”.

(e) In Part II, section 3.2 Built Form and Site Design, amend Table 3.2 - Minimum and Maximum Building Heights (in metres) by adding the following row:

Area (Refer to Map 3.3)	Minimum Height	Maximum Height
G	7.5	50

SCHEDULE A



SCHEDULE B

