

**The following red line changes show the proposed Bylaw C-1241-23 text amendment to the East Pioneer Area Structure Plan:**

- Update the following text in Section 4.4.6 Residential, as paragraph 1, bullet 2 of amending Bylaw C-960-16:
  - ❖ ~~A seniors' housing facility, with supportive uses, shall be implemented on~~ To ensure the site and building aesthetics are designed to sensitively interface with surrounding uses, Lot 4, Block 1, Plan 152 2888 will be controlled through the use of, utilizing a Direct Control District. ~~to ensure the site and building aesthetics are designed to sensitively interface with surrounding development to~~ This site shall be developed to a maximum density of 70 85 units per hectare (i.e., approximately 111 135 units). More specifically the ~~structures intended building~~ shall be a maximum of 4 3-storeys, not exceeding 12 24.0 meters in height, have site coverage of a maximum 57% 30%, and shall maintain a minimum setback of 7.06 m from existing low density residential uses. The future development will be informed by the approved Medium to High Density residential use.