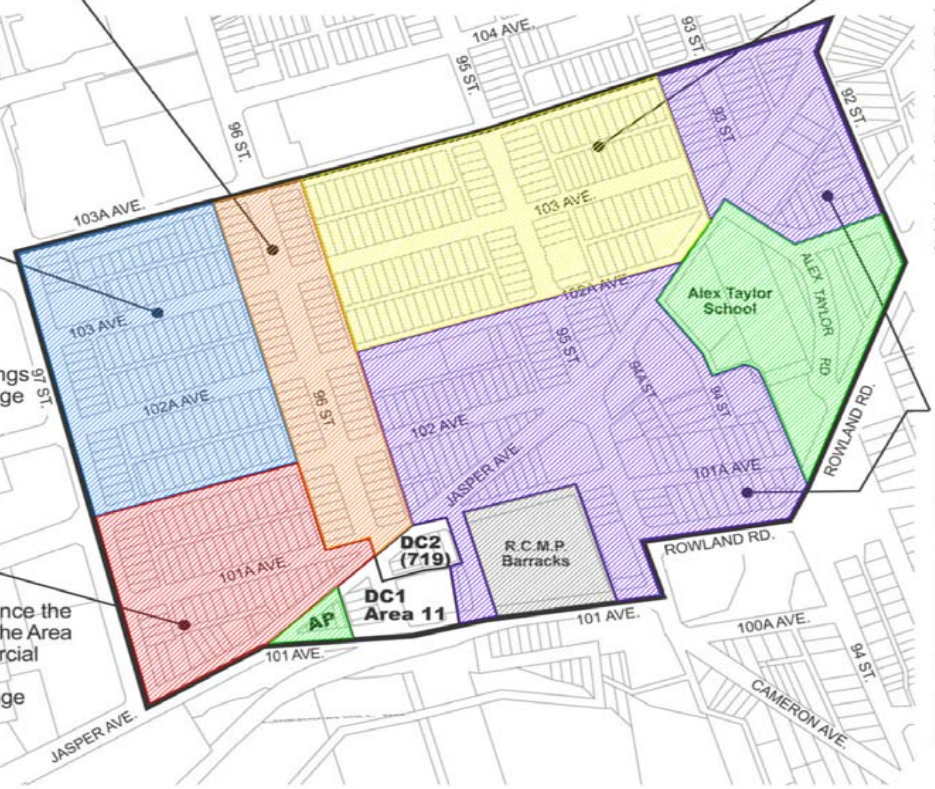
Future Density and Employment Opportunities

THE ARMATURE
- Linear Park Space Connection to River Valley
- Active Commercial/ Residential Frontage along 96 Street
- Floor Area Ratio: 3.0 to 4.5
- Height Range: 3 Storeys (11 m) to 6 Storeys (23 m)

CIVIC QUARTER
- Institutional / Commercial / Residential Mixed Use
- Larger Scale Buildings
- Active Retail Frontage along 97 Street
- Floor Area Ratio: 3.0 to 10.0
- Height Range: 3 Storeys (11 m) to 33 Storeys (113 m)

HERITAGE QUARTER
- Preserve and Enhance the Historic Character of the Area
- Mixed Use Commercial and Residential
- Active Retail Frontage along 97 Street and Jasper Avenue
- Floor Area Ratio: 3.0 to 6.0
- Height Range: 3 Storeys (11 m) to 15 Storeys (50 m)



McCAULEY QUARTER
- Residential Uses as Compatible with Neighbourhood to North
- Active Commercial/ Residential Frontage along 95 Street
- Floor Area Ratio: 1.5 to 4.0
- Height Range: 2 Storeys (7.0m) to 8 Storeys (27 m)

FIVE CORNERS QUARTER
- Higher Density Residential/ Commercial Mixed Use
- Taller Buildings
- Active Commercial/ Residential Frontage along Jasper Avenue and 95 Street
- Floor Area Ratio: 3.0 to 11.0
- Height Range: 3 Storeys (11 m) to 45 Storeys (150 m)

NOTE:
Maximum building height shall not exceed that established by the City Center Airport Protection Overlay of the Zoning Bylaw *or approved by NAV Canada, Transport Canada and the Edmonton Airports Authority.*

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THE CITY OF Edmonton