

# Charter Bylaw 19853

To allow for a mixed use development, Heritage Valley Town Centre

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## Purpose

Rezoning from RA7 to DC2; located at 11804 – 26 Avenue SW.

## Readings

Charter Bylaw 19853 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19853 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20 and 28, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

This application proposes to rezone the subject site from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Zone will allow for:

- a 24-metre high mixed-use building (approximately 6 storeys) adjacent to the storm pond. The building will feature commercial units on the ground floor and residential units above;
- a 15-metre high commercial building (approximately 3 storeys) adjacent to James Mowatt Trail; and
- A mix of surface and underground parking.

An associated amendment to the Heritage Valley Neighbourhood Area Structure Plan (Bylaw 19852) accompanies this proposed Charter Bylaw.

All comments from civic departments or utility agencies have been addressed.

### **Public Engagement**

An Advance Notice was sent to surrounding property owners and the Blackmud Creek and Heritage Point Community Leagues on February 22, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19853
2. Administration Report (attached to Bylaw 19852 - item 3.16)