

## **CHARTER BYLAW 19903**

### **To allow for low rise Multi-unit Housing, Heritage Valley Town Centre**

#### **Purpose**

Rezoning from (RA8) Medium Rise Apartment Zone to (RA7) Low Rise Apartment Zone; located at 11806 - 32 Avenue SW, Heritage Valley Town Centre.

#### **Readings**

Charter Bylaw 19903 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 19903 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on November 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Charter Bylaw.

#### **Report**

Charter Bylaw 19903 proposes to rezone the site from (RA8) Medium Rise Apartment Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 zone will allow for the development of low rise, multi-unit housing with a maximum height of 16.0 meters (approximately four storeys).

This rezoning is associated with an amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan (Bylaw 19910) which will redesignate this site from High Density Residential to Medium Density Residential uses.

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

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### **Community Insights**

An Advance Notice was sent to surrounding property owners and the Chappelle and Blackmud Creek Community Leagues on July 14, 2021. One response was received and is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19903
2. Administration Report (attached to Bylaw 19910 - Item 3.5)