

Bylaw 18069

To allow for the development of medium rise apartment uses, Heritage Valley Town Centre

Purpose

Rezoning from RA7 to RA8, located at 11960 - 26 Avenue NW, Heritage Valley Town Centre.

Readings

Bylaw 18069 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 Bylaw 18069 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning conforms to the associated proposed plan amendments to the Heritage Valley Town Centre Neighbourhood Area Structure Plan and the Heritage Valley Servicing Concept Design Brief.

Policy

This application supports the policies of *The Way We Grow* by providing for contiguous development and infrastructure and multiple unit density in a neighbourhood planned for a future LRT station.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out on March 22, 2017, to the surrounding landowners, the Heritage Point Community League and Leduc County. A summary of the responses is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 18069
2. Sustainable Development report (attached to Amendment to the Heritage Valley Servicing Concept Design Brief – Item 3.2)