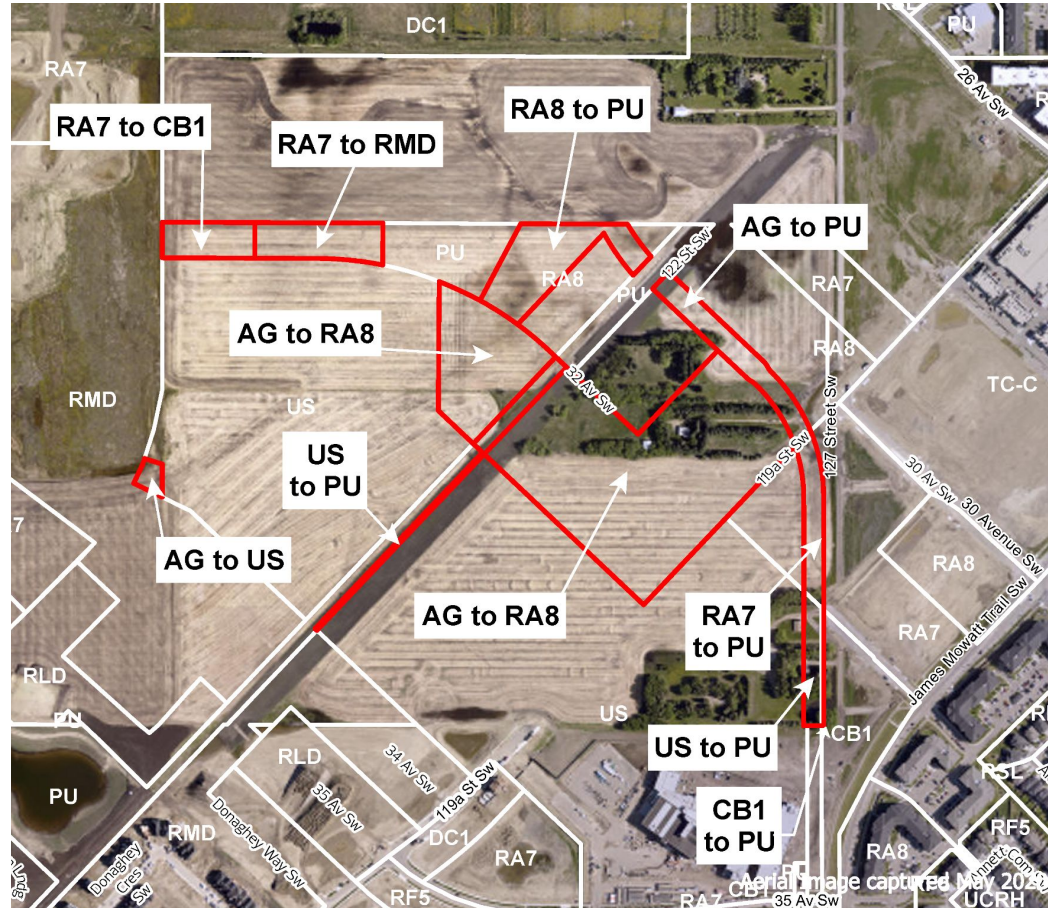


ITEMS 3.21 & 3.22  
BYLAW 20323 & CHARTER BYLAW 20324  
HERITAGE VALLEY TOWN CENTRE

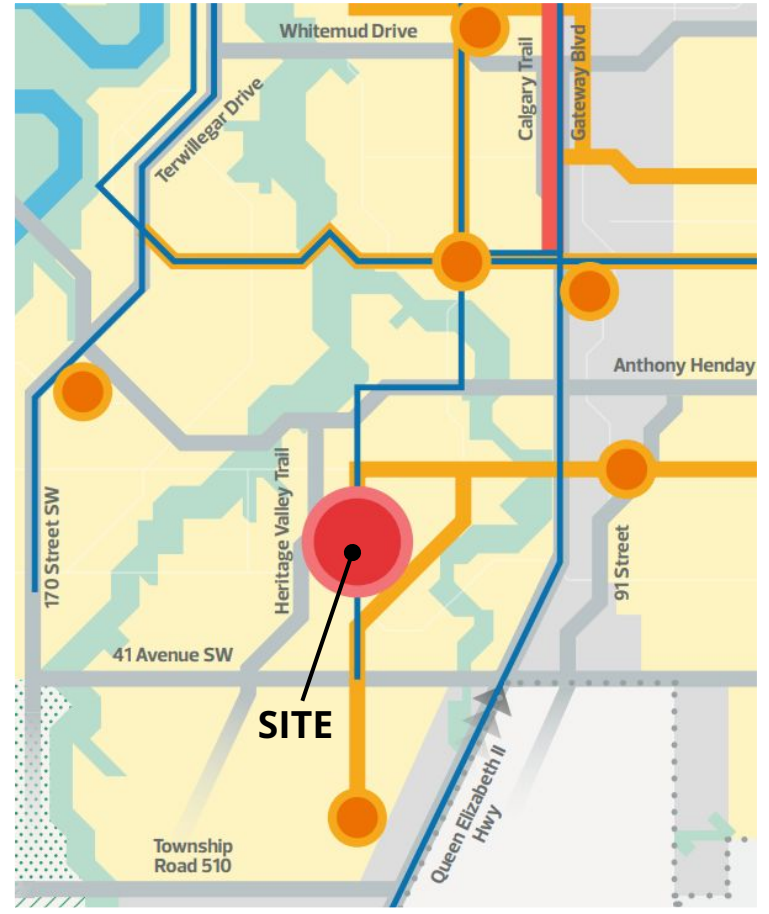
DEVELOPMENT  
SERVICES  
December 6, 2022





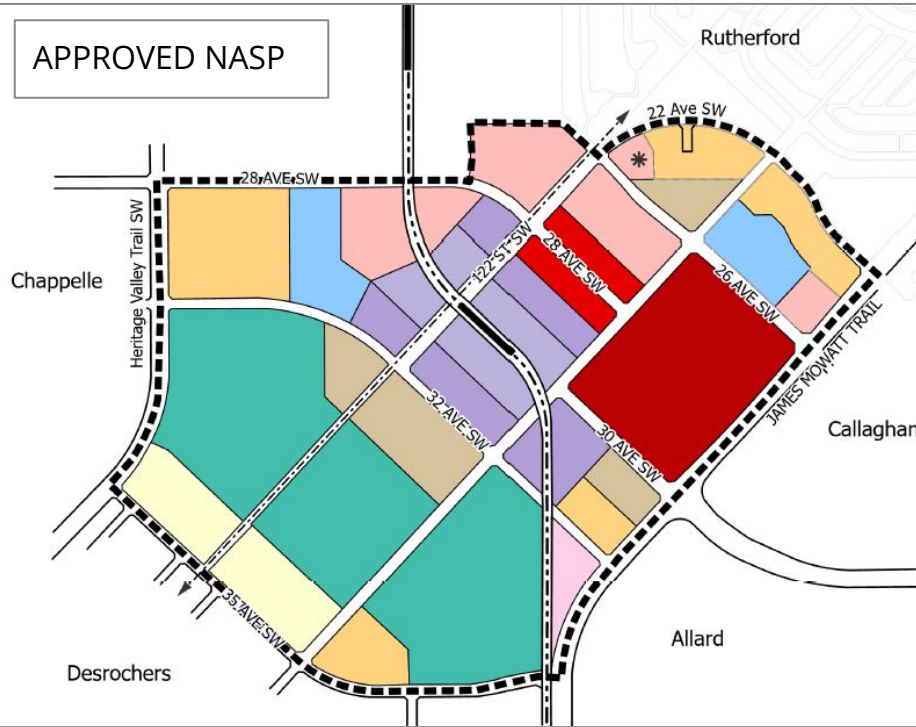


REZONING MAP

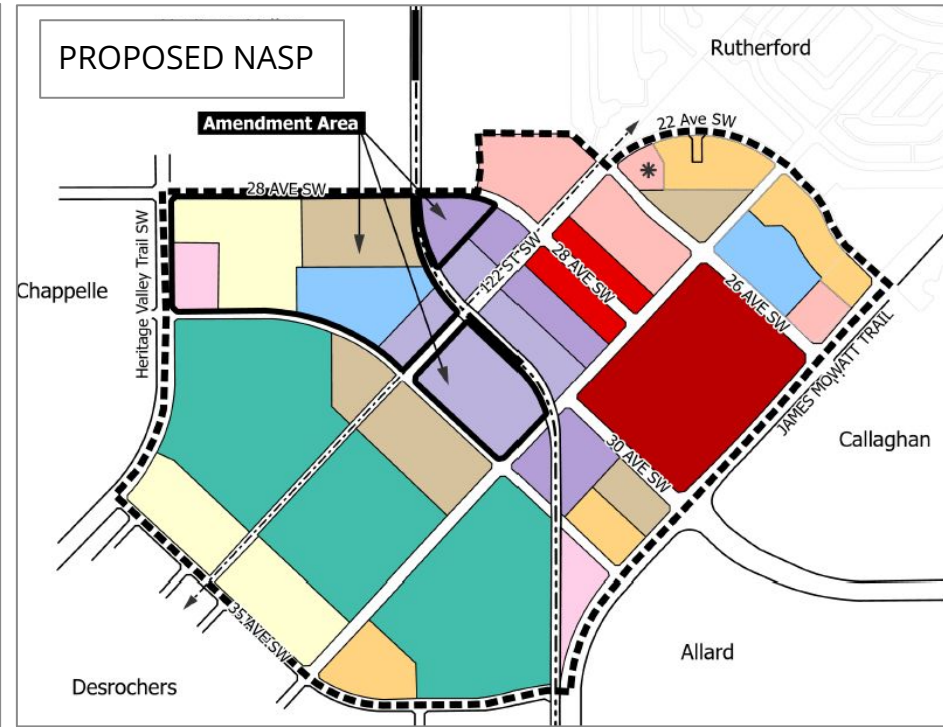


THE CITY PLAN

## APPROVED NASP



## PROPOSED NASP



Low Density Residential

Medium Density Residential

High Density Residential

Stormwater Management Facility

District Activity Park

Town Centre Commercial

Main Street Retail

Mixed Uses

Mixed Uses LRT 1

Mixed Uses LRT 2

Neighborhood Commercial

Light Rail Transit Corridor

Light Rail Transit Station

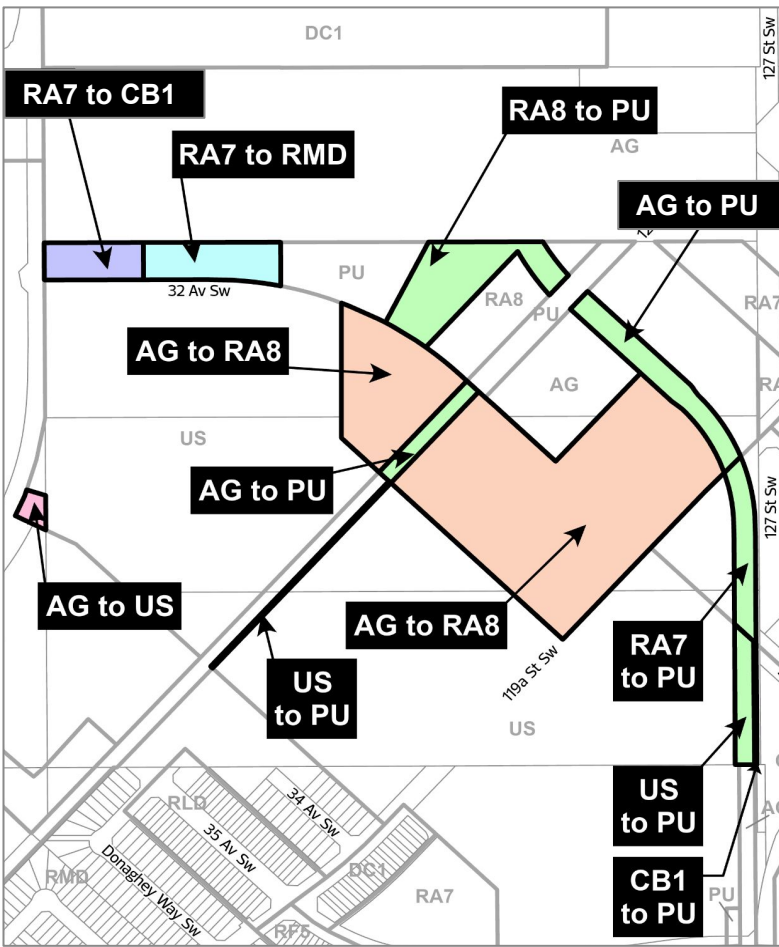
Oil/Gas Pipeline Right-of-Way

NASP Boundary

Fire Station

Amendment Area

# 5 PROPOSED ZONING



REGULATION	CB1 Low Intensity Business Zone	RMD Residential Mixed Dwelling Zone	RA8 Medium Rise Apartment Zone
Principal Use	Commercial, above-grade residential	Single, semi-detached, 25% row housing	Multi-unit residential, at-grade commercial
Max. Height	12.0 m	10.0 - 12.0 m	23.0 m
Max. Floor Area Ratio (FAR)	2.0	None	3.0

US Urban Services Zone	Portion of future District Activity Park
PU Public Utility Zone	Stormwater management facility, LRT alignment, pipeline corridor

## Comments

- None received



ADVANCED NOTICE  
February 16, 2022



CITY WEBPAGE  
March 8, 2022



SITE SIGNAGE  
October 21, 2022



PUBLIC HEARING NOTICE  
November 10, 2022



JOURNAL AD  
November 18 &  
November 26, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**