

ITEMS 3.7 & 3.8  
BYLAW 20635 & CHARTER BYLAW 20636  
Heritage Valley Town Centre

DEVELOPMENT  
SERVICES  
November 6,  
2023

Edmonton





## Comments

- Increased traffic congestion
- Lack of park space nearby
- Loss of privacy



MAILED NOTICE  
Jun 28, 2023



CITY WEBPAGE  
Jul 19, 2023



SITE SIGNAGE  
Aug 17, 2023



PUBLIC HEARING  
NOTICE  
Oct 12, 2023



JOURNAL AD  
Oct 20 & 28,  
2023



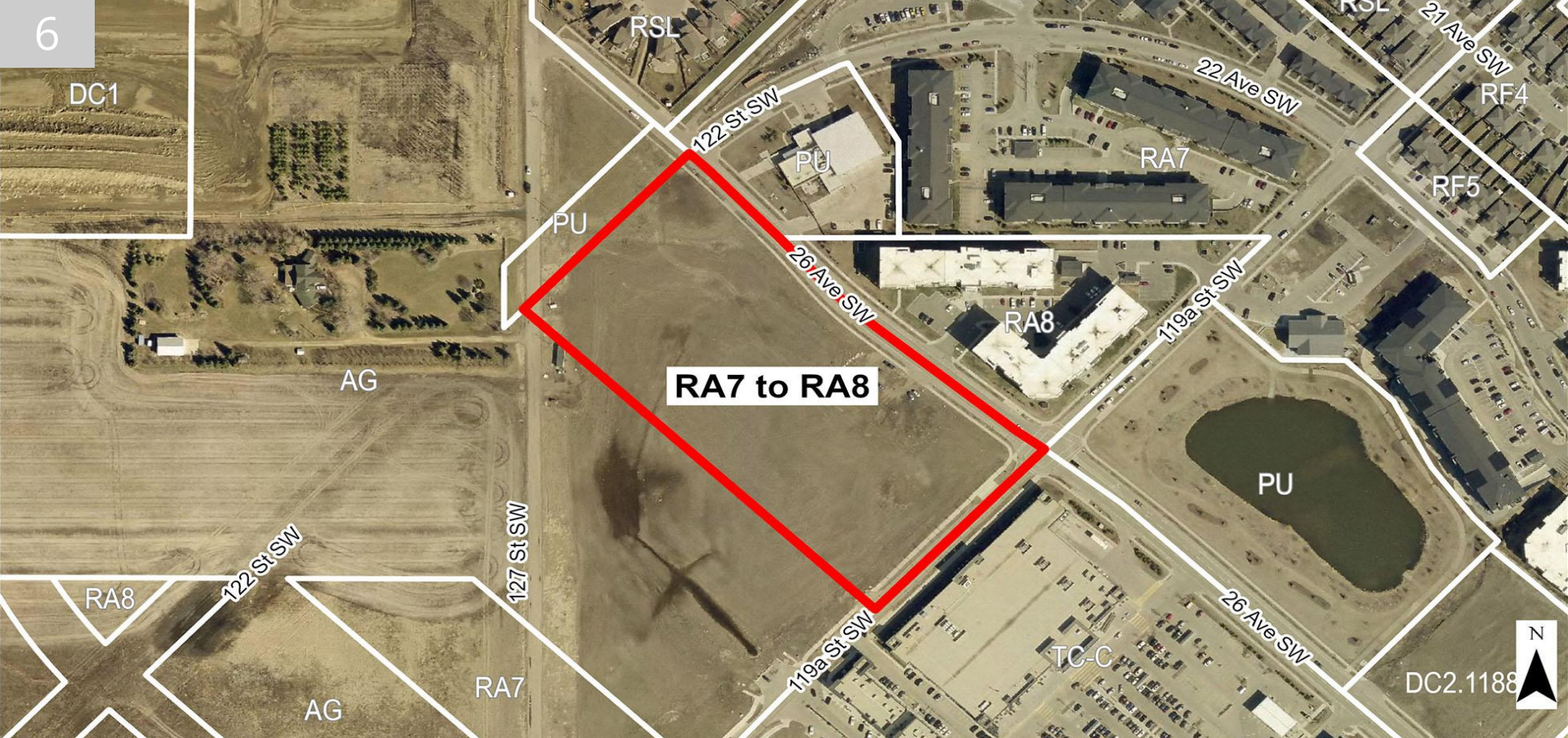
# 4 PROPOSED ZONING



REGULATION	RA7 Current Zoning	RA8 Proposed Zoning	RM Proposed ZBR Equivalent
<b>Principle Building</b>	Multi-unit housing	Multi-unit housing	Residential
<b>Max. Height</b>	16.0 m	23.0 m	23.0 m (h_23)
<b>Min. Density</b>	45 du/ha	75 du/ha	75 du/ha
<b>Max FAR</b>	2.3 - 2.5	3.0 - 3.3	3.0 - 3.07
<b>Setbacks</b>			
Front	4.5 m	4.5 m	3.0 m
Side (Interior)	3.0 m	3.0 m	3.0 m
Side (Flanking)	3.0 m	3.0 m	3.0 m
Rear	7.5 m	7.5 m	3.0 m







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**