

ITEM 3.6  
BYLAW 20899  
HERITAGE VALLEY TOWN CENTRE

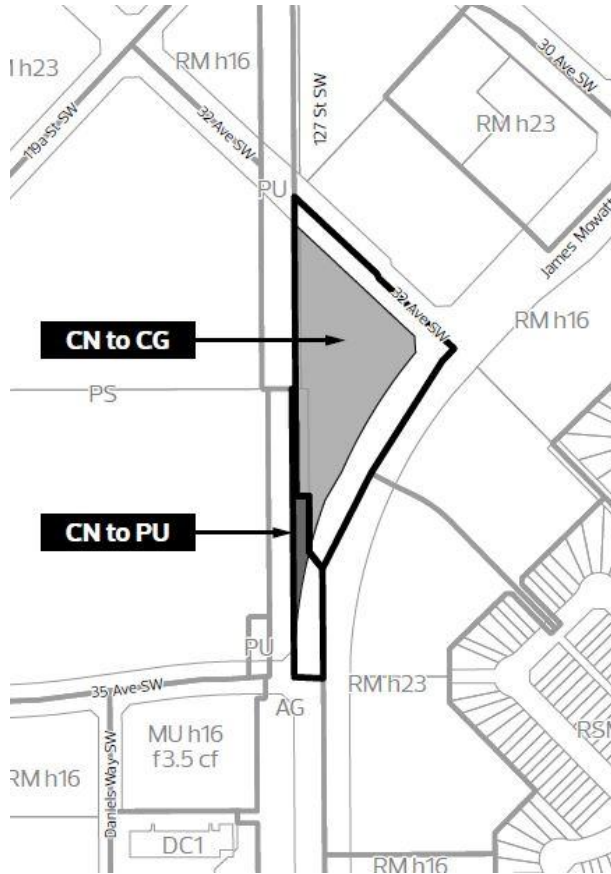
DEVELOPMENT  
SERVICES  
AUG 19, 2024



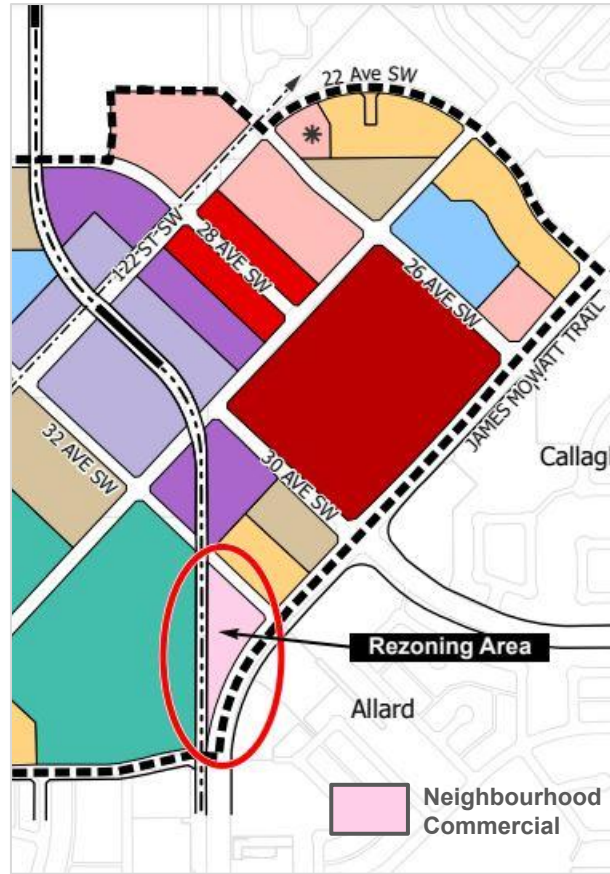




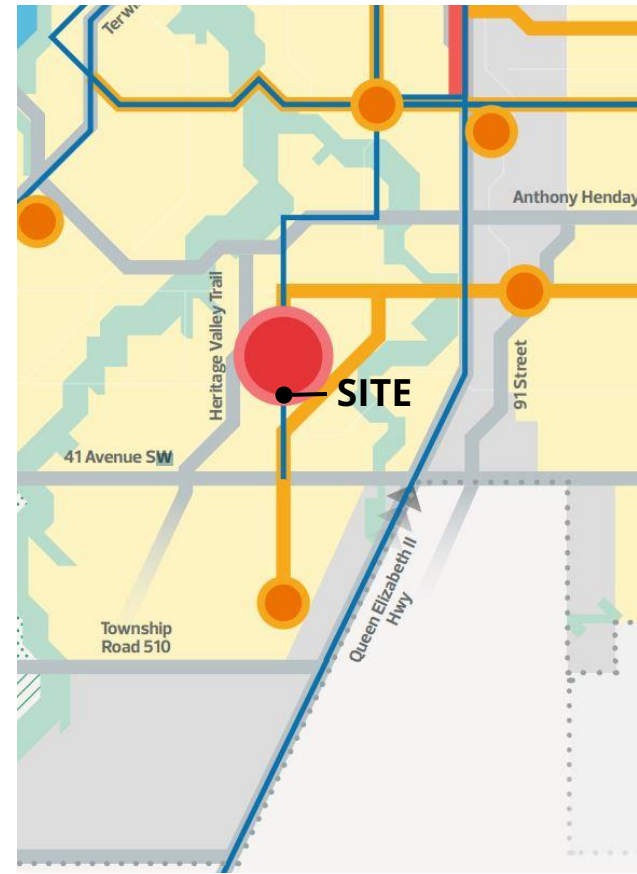




REZONING MAP



HERITAGE VALLEY TOWN CENTRE NASP



THE CITY PLAN

No Comments



CITY WEBPAGE  
May 27, 2024



MAILED NOTICE  
May 29, 2024

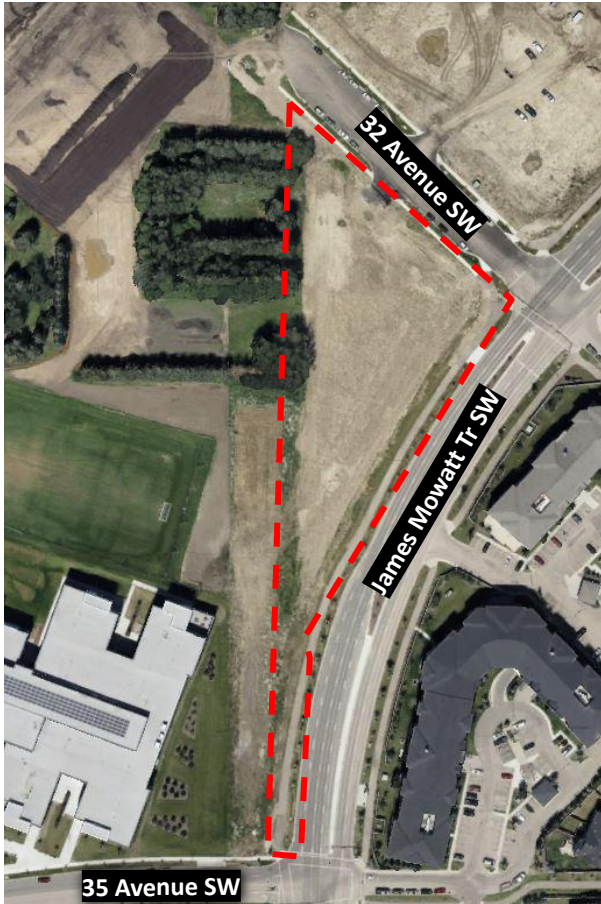


PUBLIC HEARING  
NOTICE  
July 25, 2024



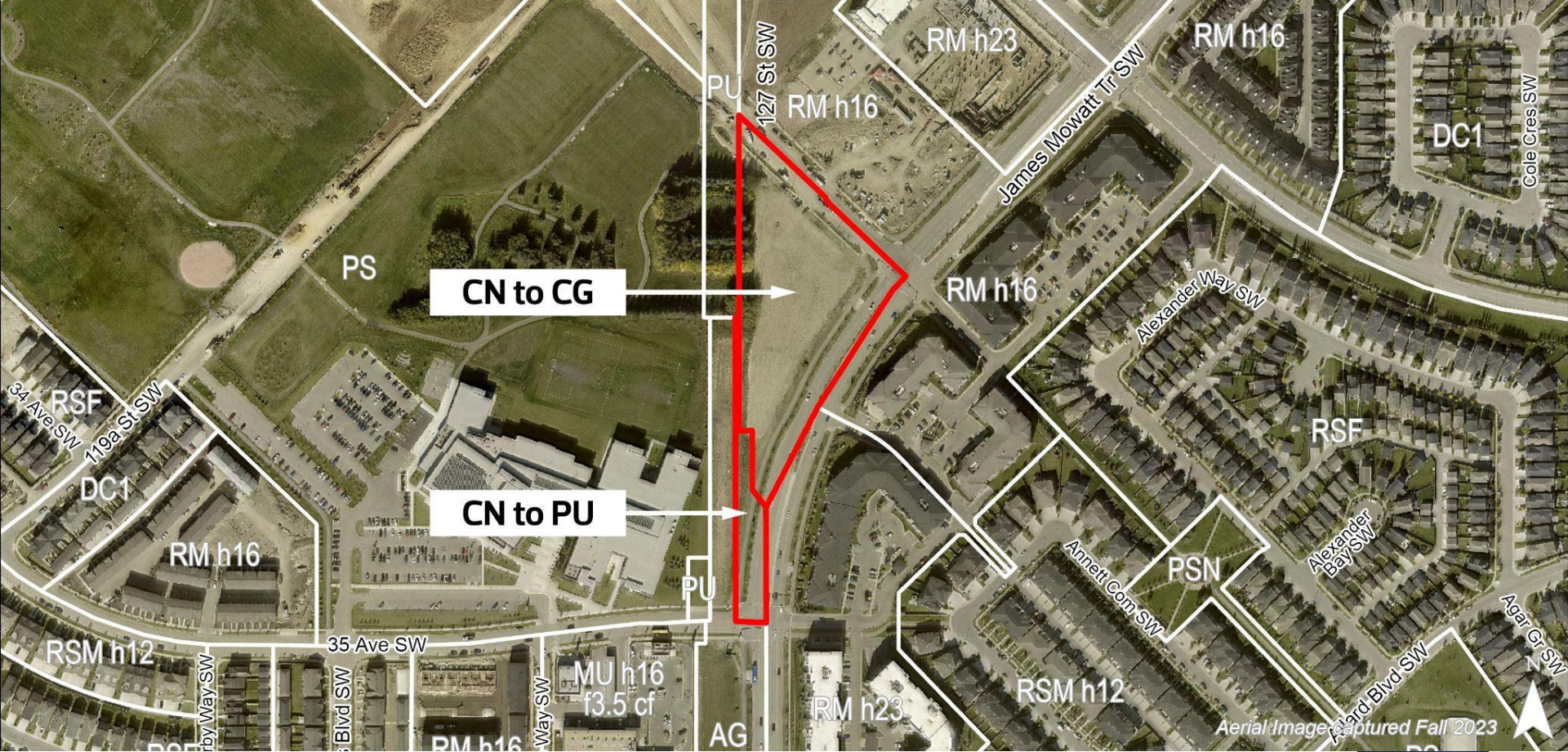
JOURNAL AD  
August 2 & 10,  
2024

# 5 PROPOSED ZONING



REGULATION	CN Current Zoning	CG Proposed Zoning
<b>Height</b>	12.0 m	16.0 m 30.0 m Hotels
<b>Maximum Floor Area Ratio</b>	2.0	2.0 - 3.5
<b>Setbacks</b> East (James Mowatt Trail SW)	3.0 m	6.0 m





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



