

## Bylaw 19333

### Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan

---

#### Purpose

To amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

#### Readings

Bylaw 19333 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 19333 be considered for third reading.”

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Bylaw.

#### Report

Bylaw 19333 proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan by redesignating a 1.2 hectare parcel of land from Medium Density Residential to High Density Residential. The proposed plan amendment includes associated text, mapping and statistical revisions that will result in an overall increase to the planned residential density from 154 to 157 units per net residential hectare.

The proposed amendment conforms with the Heritage Valley Servicing Concept Design Brief which designates the site for residential uses and aligns with the goals and objectives of the Heritage Valley Town Centre NASP which encourages a wide variety of housing types with a wide range of price points, to create a more inclusive neighbourhood.

Associated Charter Bylaw 19334 proposes to rezone the site from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone.

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

**Public Engagement**

Advance notice was sent to surrounding property owners and the Heritage Point, Chappelle, and Blackmud Creek Community Leagues on January 16, 2020. Two responses were received and are summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19333
2. Administration Report