

# Charter Bylaw 19334

To allow for medium rise Multi-unit Housing, Heritage Valley Town Centre

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## Purpose

Rezoning from RA7 (Low Rise Apartment Zone) to RA8 (Medium Rise Apartment Zone); located at 11805 - 30 Avenue SW, and 11806 - 32 Avenue SW, Heritage Valley Town Centre.

## Readings

Charter Bylaw 19334 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 Charter Bylaw 19334 be considered for third reading.”

## Advertising and Signing

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

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19334 proposes to rezone the subject site from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone will allow for medium rise, multi-unit housing with a maximum height of 23 m.

Associated Bylaw 19333 proposes to amend the Heritage Valley Town Center Neighbourhood Area Structure Plan to redesignate a portion of the neighbourhood from Medium Density Residential to High Density Residential uses. The proposed amendment meets the intent of the Heritage Valley Town Center Neighbourhood Area Structure Plan which supports providing a mixture of housing types.

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

Administration supports this proposed Charter Bylaw.

### **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. Charter Bylaw 19334
2. Administration Report (attached to Bylaw 19333 - Item 3.12)