

## Bylaw 18098

To allow for the redevelopment of the old Charles Camsell Hospital, with site specific development regulations applied in a manner sensitive in scale and design to the surrounding existing developments, Inglewood

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### Purpose

Rezoning from DC2 to DC2, located east of St. Albert Trail between 113 and 115 Avenues NW, Inglewood.

### Readings

Bylaw 18098 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 18098 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning aligns with the policies of the West Ingle Area Redevelopment Plan which designate the lands as Residential and Limited Commercial uses in the form of a Direct Control Zone. The total number of units on the lands will remain at 594 units and the maximum height of any building will not exceed 9 storeys in height in the core and decrease in height towards the exterior of the site, resulting in the proposed rezoning being compatible with the existing and planned development of the surrounding land.

No civic departments and utility agencies have expressed concern regarding this proposed rezoning.

### Policy

The proposed rezoning maintains the policies of *The Way We Grow* by supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion.

### Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

Edmonton is attractive and compact – The proposed zoning is for medium density residential development, contributing to the City's density targets set out in the Capital Region Growth Plan.

### **Public Consultation**

An advance notification was sent to the surrounding property owners, and the Inglewood Community League. A summary of the response can be found within the attached report.

### **Attachments**

1. Bylaw 18098
2. Sustainable Development report