

Charter Bylaw 19489

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

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 11350 - 128 Street NW and 12825 - 115 Avenue NW.

Readings

Charter Bylaw 19489 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 19489 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on October 30, 2020, and November 7, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The intent of this redevelopment remains as a large site multi-unit housing development as with previous iterations of the DC2; but with this proposal, the new DC2 redistributes the heights and density thresholds for Areas A and C, and updates clauses for Area E.

The summary of changes are as follows:

- Area A: Proposed maximum height is 34.0m (current maximum height is 15.0 m); and a proposed Density of 224 Dwellings/Ha (currently 104 Dwellings/Ha).
- Area B: No proposed changes;
- Area C: Proposed maximum height is 18.0m - 19.0 m (current maximum height ranges between 15.0m - 34.0 m); and a proposed Density of 116 Dwellings/Ha (currently 156 Dwellings/Ha);
- Area D: No proposed changes; and
- Area E: Provision changes to allow for zero lot line housing.

This application is in conformance with the West Ingle Area Redevelopment Plan.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Inglewood Community League on July 31, 2020. No responses were received and is reflected in the attached Administration Report.

Attachments

1. Charter Bylaw 19489
2. Administration Report