

## Charter Bylaw 19596

To revise the existing DC2 to allow for minor changes to the development of the site, Spruce Avenue

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### Purpose

Rezoning from DC2 (Site Specific Development Control Provision) to DC2 (Site Specific Development Control Provision); located at 10410 & 10508 111 Avenue NW, Spruce Avenue.

### Readings

Charter Bylaw 19596 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 19596 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on March 19, 2021 and March 27, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The existing DC2 provisions allow for the expansion and redevelopment of the CapitalCare Norwood Facility, which is currently under construction. Through detailed design, it was found that some minor adjustments to the setbacks and landscaping requirements were needed due to underground servicing. Additionally, the above ground parkade development has been put on hold, as it is intended to support the Child and Adolescent Mental Health Facility (CAMH), which has been cancelled due to funding. The proposed DC2 includes provisions for an interim surface parking lot to support the staff for the CapitalCare Norwood Facility until the above ground parkade would be required. Minor text revisions to update references to the zoning bylaw are also proposed.

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 presidents of the Central McDougall and Spruce Avenue Community Leagues on November 28, 2019. One response with questions only was received.

### **Attachments**

1. Charter Bylaw 19596
2. Administration Report