



Inglewood Community League of Edmonton  
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May 31, 2021

City Council  
2<sup>nd</sup> Floor, City Hall  
1 Sir Winston Churchill Square  
Edmonton, Alberta T5J 2R7

Proposed Rezoning to RF3 Re: 11315 - 128 Street

Dear Members of Council:

We are writing to you today on behalf of the Inglewood Community League's Board of Directors (the Board) regarding the rezoning of 11315 - 128 Street from US to RF3 to be debated during the June 8th, 2021 City Council Meeting.

It is generally agreed upon by the community members that the preferred land use at this address is that it remains as greenspace, and that any loss of greenspace is unfavourable to the community and its residents. It is the wish of the League and community members that any and all efforts be made by the City to find a way for this land to remain as greenspace.

With this in mind, the Board does not see a straightforward path for this to remain as greenspace given that this is now privately owned land. This application is not simply a choice between greenspace or not and rejection of the application does not guarantee that the land will remain as greenspace. Many of the permitted and discretionary uses allowed under the US Zone allow for a footprint and buildform as large or larger than those permitted under RF3.

In June 2020, when a rezoning application for this same address came before City Council, the Board took a position in opposition, but expressed support for an RF3 zoning. The Board continues to support the RF3 land use for this block of land as identified within the West-Ingle ARP.

When we are approached regarding land use issues the League refers residents, businesses, and property owners to the West-Ingle Area Redevelopment Plan (ARP) and the Mature Overlay for guidance. Although not perfect, these plans help to minimize property development disputes arising in our community. Furthermore, these two plans represent previous community engagement with the City of Edmonton to create a shared understanding regarding redevelopment of Inglewood.

The Board continues to generally support the West-Ingle Area Redevelopment Plan as it strikes some balance between maintaining Inglewood's historical character, community interests, and a planned approach to bringing in more mixed-use redevelopment. According to the ARP and Map 2 Plan Concept Map, the parcel of land referred to above is identified as *Low-Density Development Zoning* (RF3) and expected to take the form of infill and small lot housing.

We would ask members of Council to consider our League's feedback and overall perspective. If you have any questions regarding our letter, please feel free to reach out to me at [president@inglewoodcl.com](mailto:president@inglewoodcl.com).

Sincerely,

Inglewood Community League Board of Directors

CC: Planner