

Bylaw 18098

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2410

WHEREAS Lot 21, Block 6, Plan 0020234 and Lot 7, Block 6, Plan 8522173; located east of St. Albert Trail between 113 and 115 Avenues NW, Inglewood, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 21, Block 6, Plan 0020234 and Lot 7, Block 6, Plan 8522173; located east of St. Albert Trail between 113 and 115 Avenues NW, Inglewood, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

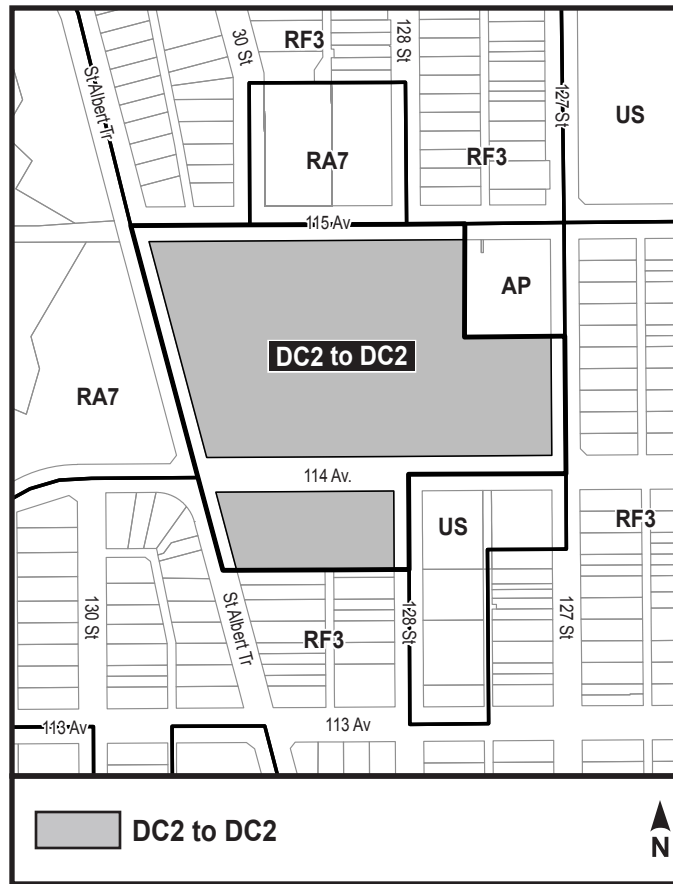
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MAYOR

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CITY CLERK

## BYLAW 18098



**SCHEDULE "B"****(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To accommodate the redevelopment of a large Site which was previously utilized as the Charles Camsell Hospital, with Site specific development regulations applied in a manner sensitive in scale and design to surrounding existing developments, primarily for Apartment Housing such that:

- The number of Dwelling units is limited; and
- The Height of development is greatest at the core and decreases towards the exterior of the Site.

**2. Area of Application**

This provision shall apply to a portion of Lot 7, Block 6, Plan 8522173 and Lot 21, Block 6, Plan 0020234, Inglewood, as shown on Schedule "A" of this Bylaw, adopting this Provision. The Provision establishes five sub-areas for the Site as identified in Appendix I and described as follows:

**Area 'A'** That portion of the Site located on the southeast corner of 115 Avenue and St. Albert Trail, and intended for the development of low rise Apartment Housing.

**Area 'B'** That portion of the Site which Abuts 115 Avenue and is located between the lane west of 127 Street and east 130 Street. This area contains the former Charles Camsell Hospital building.

**Area 'C'** This portion of the Site is the largest by area and is located on the northeast corner of 114 Avenue and St. Albert Trail. It is intended that this area will contain low rise Apartment Housing along the 114 Avenue and St. Albert Trail and medium to higher rise Apartment Housing within the area but not to exceed the existing former hospital building in Height.

**Area 'D'** This portion of the Site is not contiguous with the remainder of the Site. This area is located on the southeast corner of St. Albert Trail and 114 Avenue. It is intended that this area will contain low rise Apartment Housing.

**Area 'E'** This portion of the Site located on the northwest corner of 127 Street and 114 Avenue. This area will contain eight Single Detached Houses on eight separate Lots.

### **3. Uses**

#### **Area A**

- a. Apartment Housing
- b. Stacked Row Housing
- c. Row Housing
- d. Residential Sales Center
- e. Child Care Services
- f. Minor Home Based Business
- g. Major Home Based Business
- h. Limited Group Homes
- i. Group Homes
- j. Fascia On-premises Signs
- k. Projecting On-premises Signs
- l. Temporary On-premises Signs, excluding portable signs affixed to trailers

#### **Area B**

- a. Apartment Housing
- b. Lodging Houses
- c. Child Care Services
- d. Minor Home Based Business
- e. Major Home Based Business
- f. Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development
- g. Stacked Row Housing
- h. Row Housing
- i. Residential Sales Center
- j. Limited Group Homes
- k. Group Homes
- l. Fascia On-premises Signs
- m. Projecting On-premises Signs
- n. Temporary On-premises Signs, excluding portable signs affixed to trailers

**Area C**

- a. Apartment Housing
- b. Child Care Services
- c. Personal Service Shops and Convenience Retail Stores, when signed as an integral and secondary component of a residential development
- d. Stacked Row Housing
- e. Row Housing
- f. Residential Sales Center
- g. Minor Home Based Business
- h. Major Home Based Business
- i. Limited Group Homes
- j. Group Homes
- k. Fascia On-premises Signs
- l. Projecting On-premises Signs
- m. Temporary On-premises Signs, excluding portable signs affixed to trailers

**Area D**

- a. Apartment Housing
- b. Stacked Row Housing
- c. Row Housing
- d. Child Care Services
- e. Minor Home Based Business
- f. Major Home Based Business
- g. Residential Sales Center
- h. Limited Group Homes
- i. Group Homes
- j. Fascia On-premises Signs
- k. Freestanding On-premises Signs
- l. Projecting On-premises Signs
- m. Temporary On-premises Signs, excluding portable signs affixed to trailers

**Area E**

- a. Single Detached Housing
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Residential Sales Center
- f. Fascia On-premises Signs
- g. Freestanding On-premises Signs
- h. Projecting On-premises Signs
- i. Temporary On-premises Signs, excluding portable signs affixed to trailers
- j. Secondary Suites

**4. Design Objectives for Comprehensive Site Development**

The Development Officer shall have regard for the Site development objectives, as illustrated by Appendix IV - Planning Principles, contained in this Section in the application of the regulations contained in this Provision and the Zoning Bylaw in order to achieve the General Purpose of this Provision.

**Built Form Objectives**

- a. To create buildings that have architectural diversity and visual interest.
- b. To develop buildings that are of a high quality and that are aesthetically pleasing.
- c. To develop buildings that relate to and respect surrounding existing development.
- d. To minimize the perception of height and massing of buildings.

**Circulation Objectives**

- a. To site buildings, roadways, and landscaped areas such that the overall pattern of development is compatible with the grid street pattern of development that surrounds the Site.
- b. To create pedestrian linkages that accommodate and encourage pedestrian movement between Amenity Areas and buildings throughout the Site, and to create pedestrian oriented facilities off-Site while adhering to the principles of Crime Prevention Through Environmental Design.

**Site Amenities Objectives**

- a. To create Amenity Areas for the Site and its residents.
- b. To create dispersed landscaping and Amenity Areas throughout the Site utilizing mature existing and new trees.

**5. Development Regulations**

Development shall be in general accordance with the Site plan attached as Appendix I and II. With the submission of any Development Permit application for the Site, except

for Development Permits for demolition and/or signage in any Area, a more detailed Site plan for the entire Site shall be provided showing building and surface parking locations; Amenity Areas; vehicular and pedestrian access points; and on-Site vehicular and pedestrian circulation systems. Subsequent development applications for the Site may reflect minor revisions but must be in general accordance with Appendix II.

## **6. Area Specific Development Regulations**

### **Area "A" (0.5 hectares)**

- a. The maximum Density shall be 104 Dwellings/ha.
- b. The maximum Height shall not exceed 15.0 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees).
- c. The minimum Front Setback shall be 6.0 m.
- d. The minimum Side and Rear Setback shall be 4.5 m.
- e. Where this area is developed in conjunction with Area B and Area C, no Rear Setback or Side Setback is required.

### **Area 'B' (1.3 hectares)**

- a. The maximum density shall be 164 Dwellings/ha.
- b. The maximum building Height shall not exceed 15.0 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) on Façades fronting onto 115th Avenue and 34.0 m for any development not fronting onto 115th Avenue except for Renewable Energy Devices, in general accordance with Appendix II.
- c. The maximum Floor Area Ratio shall be 3.0.
- d. The minimum Front Setback shall be 6.0 m.
- e. The minimum Side Setback shall be 4.5 m.
- f. The minimum Rear Setback shall be 6.0 m. A Rear Setback shall not be required along the Lot line Abutting Area C if the two areas are developed together.
- g. The maximum total number of Dwellings within this area shall not exceed 213. If the former hospital building is demolished, any new development to replace this building shall not exceed building envelope of the former hospital.
- h. If the former hospital building is retained, it may be enclosed with a 4-season atrium structure that connects the existing building to the buildings to the north.
- i. If developed, the design of the atrium shall:
  - i. be limited to a maximum Height equal to the Height of the adjacent buildings, up to a maximum of 15.0 m on the north side and 34.0 m on the south side of the existing building;
  - ii. shall provide pedestrian connections between the three buildings at the main floors; may provide connections to upper floors in the adjacent buildings;



- iii. have pedestrian access points provided from internal private roadways to east and west of the atrium; and
- iv. incorporate durable, high quality construction materials, such as brick and glass with a metal frame.
- j. The design and location of the drop-off/lay-by shall be to the satisfaction of the Development Officer, in consultation with Transportation Services.

**Area 'C' (1.49 hectares)**

- a. The maximum density shall be 156 Dwellings/ha.
- b. The maximum Height shall not exceed 15.0 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) on Façades fronting onto 114 Avenue and St. Albert Trail and 34.0m for interior Façades, in general accordance with Appendix II.
- c. The minimum Front Setback shall be 6.0 m.
- d. The minimum Side Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 7.5 m. A Rear Setback shall not be required along the Lot line Abutting Area B if the two areas are developed together.
- f. An emergency access from 114 Avenue will be provided, as shown on Appendix II.

**Area 'D' (0.65 hectares)**

- a. The maximum density shall be 137 Dwellings/ha.
- b. The maximum Height shall not exceed 15.0 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees).
- c. The minimum Front Setback shall be 6.0 m.
- d. The minimum Side Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 7.5 m.

**Area 'E' (0.33 hectares) (8 lots)**

- a. The minimum Site area shall be 300 m<sup>2</sup> for each Single Detached House.
- b. Secondary Suites shall be in accordance with the Zoning Bylaw, except that the minimum Site Area shall be reduced to 300m<sup>2</sup>.
- c. The minimum Site Width shall be 10.0 m.
- d. The minimum Site Depth shall be 30.0 m.
- e. The maximum Height shall not exceed 11.0 m.
- f. The maximum Site Coverage shall not exceed 40% for the principal building and 12% for Accessory buildings. The maximum total Site Coverage shall not exceed 52%.
- g. The minimum Front Setback from the Lot line Abutting 127 Street shall be 6.0 m.

- h. The minimum Rear Setback shall be 1.5 m.
- i. The minimum Side Setback shall be established on the following basis:
  - i. Side Setbacks shall be a minimum of 1.2 m;
  - ii. on a Corner Site where the building faces the Front Lot line, the minimum Side Setback Abutting the flanking Side Lot line shall be 20% of the Site Width, to a maximum of 4.5 m; and
  - iii. on a Corner Site where the building faces the flanking Side Lot line, the minimum Side Setback Abutting the flanking Side Lot line shall be 4.5 m.
- j. Vehicular access shall be from the rear private roadway.
- k. A public access easement shall be registered on the rear private roadway to provide vehicular access.

## **7. Development Regulations**

- a. The Site layout and building locations shall be in compliance with the following development regulations, consistent with the purpose of this Provision, and in general accordance with the Site Plan as illustrated on Appendix I and II to the satisfaction of the Development Officer in consultation with Transportation Services.
- b. Landscaping for all required Setbacks and pedestrian easements shall contain 10% more trees and shrubs than the landscaping requirements of the Zoning Bylaw. In addition, all pedestrian easements within sub-areas A, B and C shall use enhanced landscaping measures such as pedestrian oriented lighting, special paving treatments and street furniture such as benches.
- c. The required landscape plan shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects, and shall incorporate mature trees existing on the Site wherever possible, to the satisfaction of the Development Officer.
- d. Architectural diversity and visual interest shall be created through the use of distinctive treatments of building Façades and individual front entrances along the surrounding street.
- e. Expressions of higher quality and aesthetically pleasing development shall be created by utilizing one or more of the following regulations:
  - i. Use of high quality finishing materials such as brick and stone;
  - ii. Consistent and/or complimentary use of finishing materials and screening or concealing of mechanical equipment so as to be unobtrusive;
  - iii. Establishing well-landscaped interior and exterior streetscapes, and pedestrian areas utilizing existing and new mature trees;
  - iv. Use of gardens where possible at Grade and on Rooftop Terraces and Green Roofs; and

- v. Artwork identified at both the north and south perimeter aligning with 128 Street and the north perimeter aligning with 130 Street shall be located entirely within private property.
- f. Buildings shall be dispersed and separated by on-Site roadways, landscaped Amenity Areas and/or surface parking areas to reduce the perception of height and massing of built forms.
- g. Opportunities shall be created for pedestrian circulation throughout the Site by providing sidewalks within pedestrian easements and connecting walkways between interior roadways, Amenity Areas and parking areas while adhering to the principles of Crime Prevention Through Environmental Design. Details relative to the alignment and physical separation from adjacent private roadways will be reviewed upon submission of subsequent Development Permit applications. The pedestrian easement connection from 114 Avenue, north to the proposed Atrium area identified on Appendix II must be constructed to a 3.0 m width to accommodate emergency access.
- h. Pedestrian linkages between Apartment Housing and surface parking areas shall be as direct as possible. All parking, except visitor and service parking, shall be located underground, except for Single Detached Housing in Area "E".
- i. A 1.5 m sidewalk shall be provided along the north and south sides of 114 Avenue and the south side of 115 Avenue adjacent to the subject Site. The sidewalk required along 115 Avenue may be located either within road right-of-way or on private property with a Sidewalk Utility Right-of-Way Agreement, to the satisfaction of the Development Officer in consultation with Transportation Services. The details of the alignment of the required sidewalk along 115 Avenue will be determined with the submission and review of the first development application for the Site.
- j. A minimum Amenity Area shall be provided for each Dwelling in accordance with the Zoning Bylaw.
- k. An Amenity Area in the form of a 0.38 hectare Site for a community park exists at the southwest corner of 127 Street and 115 Avenue. Other Amenity Areas may be dispersed throughout the Site.
- l. The owner shall enter into an Agreement (or Agreements) with the City of Edmonton for off-Site improvements to the park on the southwest corner of 115 Avenue and 127 Street, including a walkway and lighting, to the satisfaction of the Development Officer, in consultation with the Open Space Planning and Design Section in the Infrastructure Planning and Design Branch.
- m. The owner shall enter into a Municipal Improvement Agreement (MIA) with the City of Edmonton for off-Site improvements necessary to serve the development to the satisfaction of the Development Officer in consultation with Transportation Services. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to the following:

- i. Removal of the existing abandoned bus pad and curb line sidewalk on the northwest corner of 114 Avenue and 128 Street intersection and the connector walk located on the north side of 114 Avenue between 128 Street and St. Albert Trail;
  - ii. Construction of a 1.5 m boulevard sidewalk on the north and south side of 114 Avenue, between 128 Street and St. Albert Trail;
  - iii. Construction of a sidewalk on the south side of 115 Avenue;
  - iv. Construction of a shelter pad with bus shelter on the southeast corner of the 114 Avenue and St. Albert Trail intersection for Bus Stop #1078. Consideration may be given for architecturally enhanced shelters to match the adjacent development;
  - v. Removal of existing accesses as necessary, to St. Albert Trail, 115 Avenue and 114 Avenue, construction of the curb and gutter and restoration of the boulevard to the satisfaction of Transportation Services and Asset Management and Public Works;
  - vi. Construction of accesses and associated curb ramps;
  - vii. Construction of the drop-off/lay-by; and
  - viii. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of Transportation Services. The Site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete.
- n. Notwithstanding the vehicular parking and loading requirements of the Zoning Bylaw, residential parking stalls shall be provided within an underground Parking Garage and visitor and commercial parking and loading stalls shall be provided in surface parking lots dispersed throughout the Site. At the discretion of the Development Officer, in consultation with Transportation Services, parking reductions may be considered.
- o. The following additional regulations shall apply to any Child Care Services:
- i. This Use shall be located in a structure containing a residential Use; and
  - ii. This Use shall be located at Grade with a separate outside entrance and adjacent parking areas.
- p. The following additional regulations shall apply to commercial Uses in Areas B and C:
- i. The total Floor Area for each individual Use shall not exceed 275 m<sup>2</sup>;
  - ii. The total maximum Floor Area for commercial Uses shall not exceed 500 m<sup>2</sup>;
  - iii. Commercial Uses shall not be permitted in any freestanding structure separate from a structure containing a residential Use; and

- iv. Commercial Uses shall be located at Grade and shall be provided with adjacent parking and outside entrances separate from entrances used for the residential Uses.
- q. Signs shall comply with the regulations contained in Schedule 59B of the Zoning Bylaw.
- r. Trash collection areas shall be screened from view from any adjacent Sites and separated from the pedestrian circulation system through the Site, in accordance with the Zoning Bylaw.
- s. A phasing plan shall be provided at the initial Development Permit stage, to the satisfaction of the Development Officer, to ensure that renovation or demolition of the former hospital building occurs prior to the development to the remainder of the Site.
- t. Crime Prevention Through Environmental Design principles shall be used to design all public and private spaces and facilities, focusing on natural surveillance and access control to lessen the likelihood of crime within the precinct.
- u. Where possible, include low impact development landscaping practices and Green Buildings design principles, to the satisfaction of the Development Officer.
- v. Prior to Site preparation or the issuance of a Development Permit, the Historical Resources Management Branch of Alberta Culture and Community Spirit shall be consulted regarding any additional requirements pursuant to the Alberta Historical Resources Act.
- w. Prior to the issuance of any Development Permit, the Development Officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the market price.
- x. The lobby mural in the former Charles Camsell Hospital building shall be retained, restored and incorporated into the renovated or replacement building on Area B.



# INGLEWOOD GARDENS

AREA SPECIFIC DEVELOPMENT



SCALE: N.T.S.

APPENDIX I

SITE LEGEND

- ART WORK
- PEDESTRIAN EASEMENT

DEVELOPMENT AREA

- PARKING AREA
- EXTENT OF POTENTIAL BUILDING OR ATRIUM
- 2-STOREY EMERGENCY ACCESS /VIEW CORRIDOR

LOW RISE APARTMENT HOUSING:

- 2 STOREY APARTMENT BUILDING
- 3 STOREY APARTMENT BUILDING
- 4 STOREY APARTMENT BUILDING

HIGH RISE APARTMENT HOUSING:

- 8 STOREY APARTMENT BUILDING
- 9 STOREY APARTMENT BUILDING

RESIDENTIAL SMALL LOT HOUSING:

- SINGLE FAMILY DWELLING

128 STREET

130 STREET

115 AVENUE

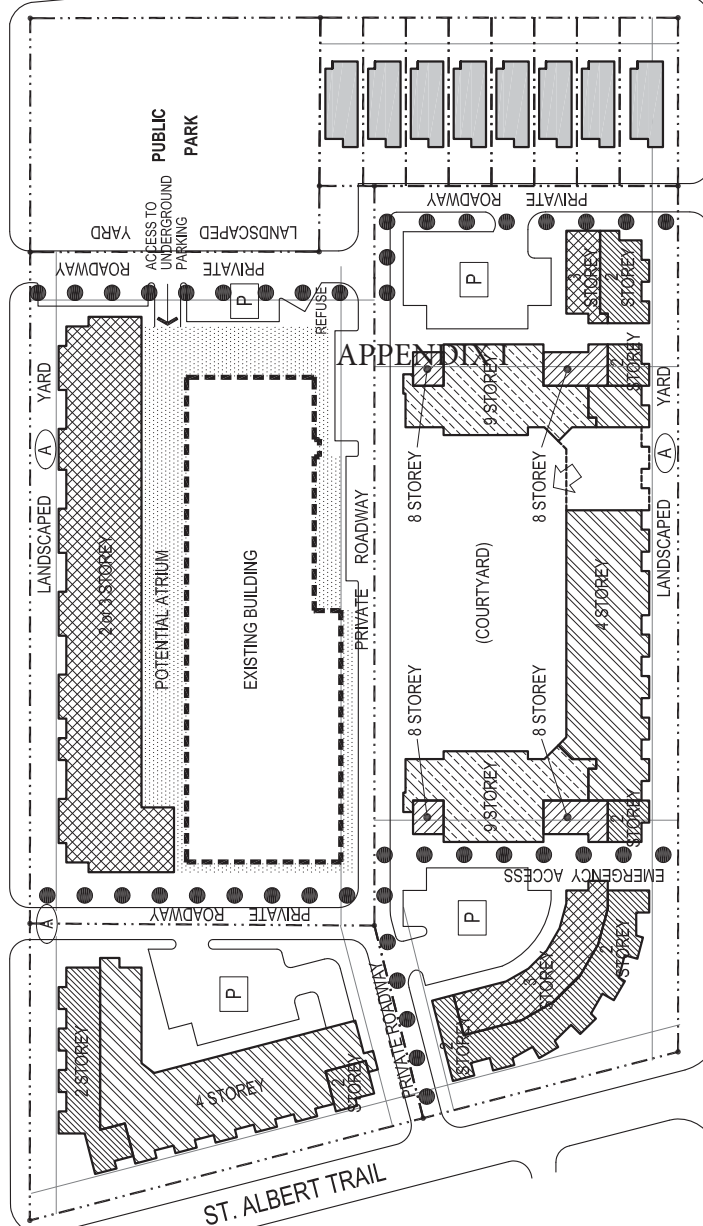
127 STREET

114 AVENUE

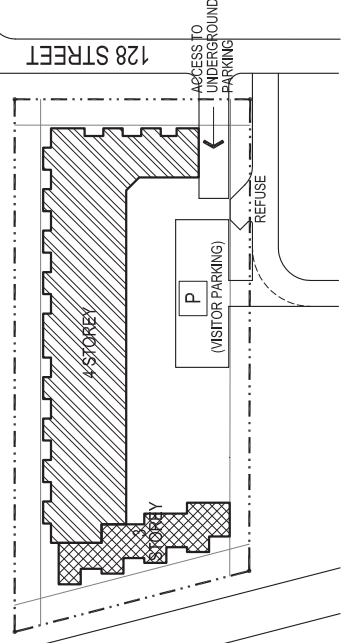
128 STREET

114 AVENUE (BUS ONLY ROADWAY)

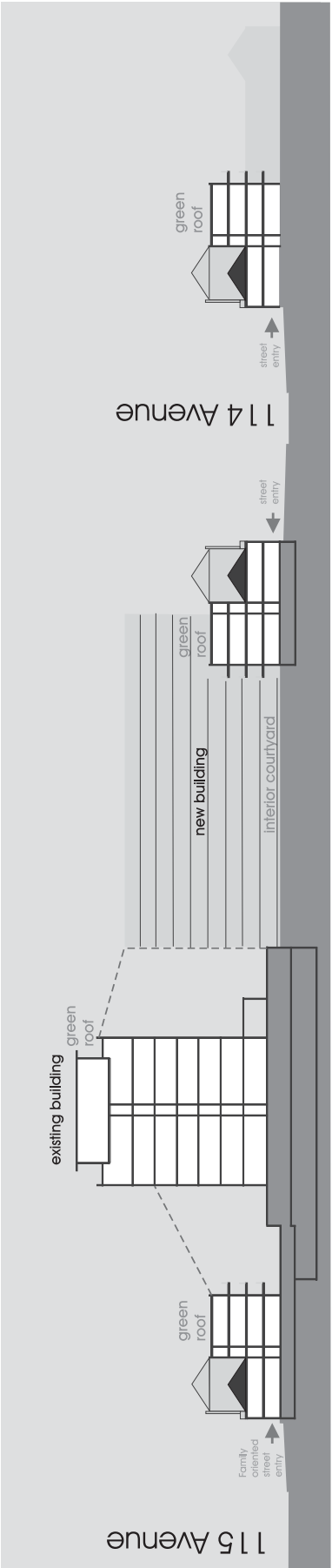
ST. ALBERT TRAIL



APPENDIX I



Dub Architects Limited  
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North-South Section  
Inglewood Gardens

APPENDIX III





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## Planning Principles

CLARK ARCHITECTS LTD.