



REZONING APPLICATION INGLEWOOD

12825 – 115 AVENUE NW

11335 – ST. ALBERT TRAIL NW

To allow for the redevelopment of the old Charles Camsell Hospital site by revising the existing site specific development regulations to relocate a limited number of housing units within the site and modify the proposed maximum heights by no more than two storeys for those areas respectively in a manner that is sensitive in scale and design to the surrounding developments.



RECOMMENDATION AND JUSTIFICATION

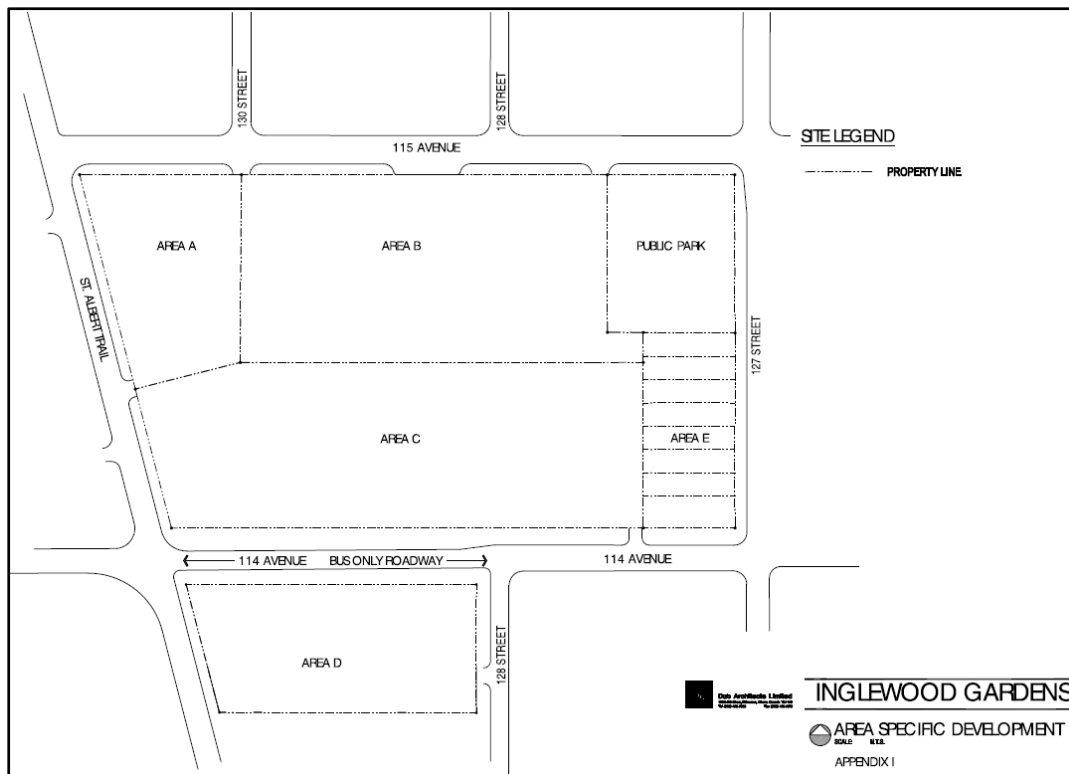
Sustainable Development is in SUPPORT of this application because:

- It conforms to the intent of the *West Ingle Area Redevelopment Plan (ARP)* which designate the lands as Residential and Limited Commercial uses in the form of a Direct Control Zone;

- The proposed zoning changes are compatible with the existing and planned development of the surrounding land; and
- The reconfiguration will facilitate the development of the site.

THE APPLICATION

BYLAW 18098 proposes to amend the Zoning Bylaw from (DC2.737) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The purpose of the proposed rezoning is to retain the existing regulations but re-allocate 5 housing units from Area "B" to Area "C" and 16 units from Area "B" to Area "D." The total number of units on the lands will remain at 594 units. In addition the roof line of 18 units in Area "B" will be reduced by 1 or 2 storeys while 3 units in area "D" will increase by 1 storey in height but will not exceed the maximum 4 storeys in height in any part of the building.



SUB-AREAS IN THE APPLICATION AREA

A number of administrative updates are also included in the DC2 update.

SITE AND SURROUNDING AREA

The subject sites are located in the central portion of the Inglewood neighbourhood, east of St. Albert Trail NW between 115 Avenue NW and 113 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.737) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Former Charles Camsell Hospital / Vacant lot
CONTEXT		
North	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Single Detached House Apartment Housing
East	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> Single Detached Housing
South	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone (US) Urban Services Zone 	<ul style="list-style-type: none"> Single Detached Housing M.A.C. Islamic School
West	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Single Detached House Apartment Housing

PLANNING ANALYSIS

The proposed rezoning aligns with the policies of the West Ingle Area Redevelopment Plan (ARP) 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, resulting in the proposed rezoning being compatible with the existing and planned development of the surrounding land.

The applicant is proposing to move the units from Area B to Area D and increase the height from two to four storeys in the eastern portion of Area D and from two to three storeys in the western portion of Area D. The applicant's stated intent is to make the development of this parcel to the south of 114 Avenue more feasible for a condominium project. The applicant is also proposing to relocate units from Area B to Area C. The proposed townhomes in Area B will be reduced by 1 storey in height as a result.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 17, 2017	<ul style="list-style-type: none">• Number of recipients: 131• Number of responses in support: 1• Number of responses with concerns: 1• Common comments included: Concern regarding height, traffic generation, and noise
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Mark-up of Proposed DC2 Amendments
- 2 Context Plan Map of the West Ingle Area Redevelopment Plan
- 3 Application Summary

MARK-UP OF PROPOSED AMENDMENTS

(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~~th~~Avenue and St. Albert Trail, and intended for the development of low rise Apartment ~~buildings-~~Housing.

Area 'B' That portion of the Site which Abuts 115~~th~~Avenue and is located between the lane west of 127~~th~~Street and east 130~~th~~Street. This area contains the ~~existing-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~~th~~ Avenue and St. Albert Trail. It is intended that this area will contain low rise Apartment ~~development-Housing~~ along the ~~streets-114 Avenue and St. Albert Trail~~ and medium to higher rise Apartment ~~development-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~~th~~Avenue. It is intended that this area will contain low rise Apartment ~~development-Housing~~.

Area 'E' This portion of the Site located on the northwest corner of 127~~th~~Street and 114~~th~~Avenue.

This area will contain eight Single Detached Houses ~~dwelling-~~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 Businesses~~es~~
- g. Major Home Based Businesses~~es~~
- 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. ~~Boarding and~~ Lodging Houses
- c. Child Care Services
- d. Minor Home Based Businesses~~es~~
- e. Major Home Based Businesses~~es~~
- 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 designed 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 Businesses~~es~~
- h. Major Home Based Businesses~~es~~
- 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 Businesses~~es~~
- f. Major Home-Based Businesses~~es~~
- 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 Businesses~~es~~
- d. Major Home Based Businesses~~es~~
- 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 ~~in Sections of the Edmonton 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 the ~~first 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. ~~units-per-hectare, for a maximum total of 52 units.~~
- b. The maximum ~~building~~ Height shall not exceed 15 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees). ~~15.0 m nor 4 storeys on Façades facing 115 Avenue and St. Albert Trail.~~
- c. The minimum Front ~~yard~~ Setback shall be 6.0 m.
- d. The minimum Side and Rear ~~yard~~ Setback shall be 4.5 m.

- e. Where this area is developed in conjunction with Area B and Area C, no ~~Rear yard-Setback or Side yard-Setback are-is~~ required.
- f. ~~At the time of development, a road plan must be registered showing a 3.0 m by 3.0 m corner cut on the northwest corner of Area A to allow for off-Site sidewalk connections on road right-of-way.~~

Area 'B' (1.3 hectares)

- a. The maximum density shall be 164 Dwellings/ha ~~units per hectare, for a maximum total of 213 units.~~
- b. The maximum Height shall not exceed 15 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 ~~yard-Setback~~ shall be 6.0 m.
- e. The ~~minimum Side yard-Setback~~ shall be 4.5 m.
- f. The ~~minimum Rear yard-Setback~~ shall be 6.0 m. A ~~Rear yard-Setback will~~ shall not be required along the ~~property-Lot line adjoining-Abutting~~ Area C if the two areas are developed together.
- g. The maximum total number of Dwellings shall not exceed 213. If the former hospital building is demolished, any new development to replace this building shall not exceed the building envelope of the former hospital.
- h. If the ~~existing-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 ~~and south of the existing building.~~
- 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 ~~the-Transportation Services Department.~~

Area 'C' (1.49 hectares)

- a. The maximum density shall be 156 Dwellings/ha. ~~units per hectare for a total of 232 units.~~
- b. The maximum Height shall not exceed 15 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 34.0 m for interior Façades, in general accordance with

Appendix II.

- c. The minimum Front ~~yard-Setback~~ shall be 6.0 m.
- d. The minimum Side ~~yard-Setback~~ shall be 4.5 m.
- e. The minimum Rear ~~yard-Setback~~ shall be 7.5 m. A Rear ~~yard-Setback will~~ shall not be required along ~~property-the Lot~~ line ~~adjoining-Abutting~~ Area B if the two areas are developed together.
- f. An ~~2-storey view corridor/~~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. ~~units per hectare, for a maximum total of 89 units.~~
- b. The maximum Height shall not exceed 15 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 ~~yard-Setback~~ shall be 6.0 m.
- d. The minimum Side ~~yard-Setback~~ shall be 4.5 m.
- e. The minimum Rear ~~yard-Setback~~ shall be 7.5 m.

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

- a. The minimum Site area shall be 300 m² for each Single Detached House ~~dwelling.~~
- b. ~~Secondary Suites shall be in accordance with the Zoning Bylaw, except that the minimum Site Area shall be reduced to 300m²~~
- c. The minimum Site Width shall be 10.0 m.
- d. The minimum Site depth shall be 30.0 m.
- e. The maximum ~~building~~ Height shall not exceed 11.0 m ~~nor 3 storeys.~~
- 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 ~~yard-Setback along from the Lot line~~ Abutting 127 Street shall be 6.0 m.
- h. The minimum Rear ~~yard-Setback~~ shall be 1.5 m. ~~from a principal building with an attached Garage.~~
- i. The minimum Side ~~yard-Setback shall be Side Yards~~ shall be established on the following basis:
 - i. Side ~~Yards-Setbacks~~ shall be a minimum of 1.2 m;
 - ii. on a Corner Site where the building ~~fronts faces on~~ the Front ~~Yard-Lot line~~, the minimum Side ~~Yard-Setback~~ Abutting the flanking Side Lot line ~~public roadway, other than a Lane,~~ shall be 20% of the Site Width, to a maximum of 4.5 m; and
 - iii. on a Corner Site where the building ~~fronts faces on a~~ the flanking ~~public roadway, other than a Lane~~ Side Lot line, the minimum Side ~~Yard-Setback~~ Abutting the flanking ~~public roadway~~ Side Lot line shall be 4.5 m.
- j. ~~Vehicular access to the single detached residential lots shall be restricted to from the rear private roadway only. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.~~
- k. A public access easement ~~must~~ shall be registered on the rear private roadway to

provide vehicular access ~~to the single detached residential lots and the public park.~~

7. Overall Development Regulations

- a. All Regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such regulations are specifically excluded or modified in the Provision.
- b. 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 ~~generally be in~~ accordance with the Site Plan as illustrated on Appendix I and II—~~However, the building shapes and locations may undergo minor alterations, subject to review by the~~ to the satisfaction of Development Officer in consultation with the Transportation Services Department, ~~if such alteration is in compliance with the following development regulations and consistent with the purpose of this provision.~~
- c. Landscaping for all required ~~yards~~ Setbacks and pedestrian easements shall contain 10% more trees and shrubs than the landscaping requirements ~~under Section 55~~ 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.
- d. ~~The required A-detailed~~ landscape plan shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architect, and shall ~~provided at the development permit stage to the satisfaction of the Development Officer, incorporating~~ incorporate mature trees existing on the Site wherever possible, to the satisfaction of the Development Officer.
- e. 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.
- f. 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, ~~from one apartment building to another;~~ 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 ~~both at Grade level and on Rooftop Terraces and Green Roofs roof-top level;~~ 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.
- g. 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.

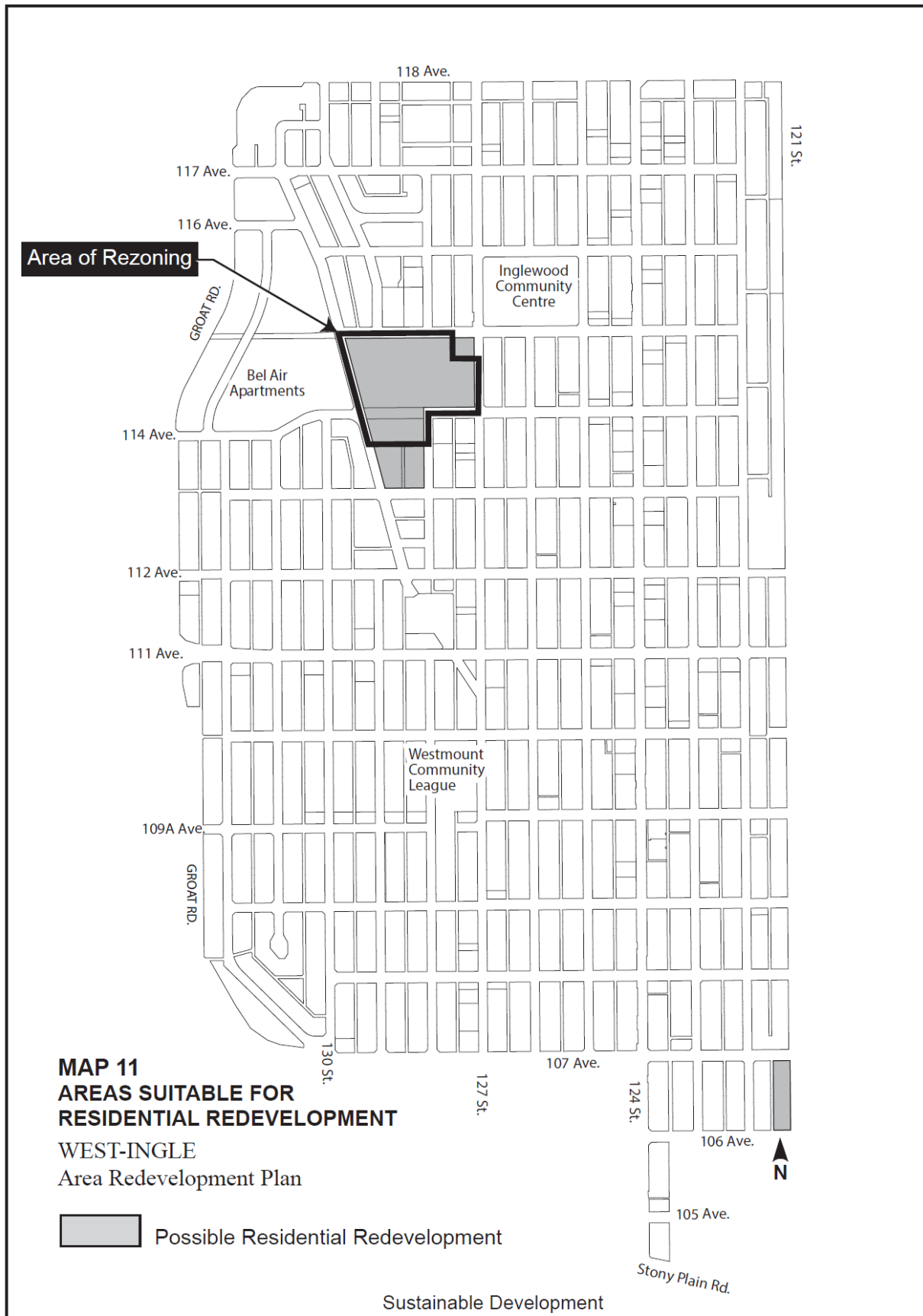
~~All accessory buildings shall be developed in accordance with Section 50 of the Zoning Bylaw.~~

~~Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw.~~

- h. 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 ~~and being in accordance with Section 58 of the Zoning Bylaw.~~ 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.
- i. Pedestrian linkages between Apartment ~~Housing buildings~~ 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 lots~~ in Area "E".
- j. A 1.5 m sidewalk ~~will~~ 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 ~~the~~ Transportation Services Department. 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.
- k. A minimum Amenity Area shall be provided for each Dwelling unit in accordance with ~~Section 46 of the Land Use Zoning~~ Bylaw.
- l. 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.
- m. 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 ~~Parks Branch of the Asset Management and Public Works Department~~ Open Space Planning and Design Section in the Infrastructure Planning and Design Branch.
- n. 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 ~~the~~ Transportation Services Department. 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 the Transportation Department 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 ~~the~~ Transportation **Services Department**. The Site must be inspected by ~~the~~ Transportation **Services Department** prior to the start of construction and once again when construction is complete.
- o. **Notwithstanding the vehicular parking requirements and loading requirements of the Zoning Bylaw, shall be provided in compliance with Section 54 of the Zoning Bylaw with residential parking stalls shall be provided within a located 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, However, parking reductions may be considered. consideration may be given to reducing parking requirements for uses such as Boarding and Lodging Houses (including, but not limited to, seniors housing), to the satisfaction of the Development Officer, in consultation with the Transportation Department;**
- p. The following additional regulations shall apply to any Child Care Services in Areas A, B, C, and D:
 - 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.
- q. The following additional regulations shall apply to ~~allowable~~ commercial Uses in Areas B and C:
 - i. The total Floor Area for each individual Use shall not exceed 275 m²;
 - ii. The total ~~allowable maximum~~ Floor Area for commercial Uses ~~in the project~~ shall not exceed 500 m²;
 - iii. ~~This Commercial Uses shall not be permitted in any freestanding structure separate from a be located in a~~ structure containing a residential Use; and
 - iv. ~~This Commercial Uses shall be located at Grade and shall be provided with adjacent parking and with a separate~~ outside entrances separate from entrances used for the residential Uses ~~and adjacent parking provided.~~
- r. Signs shall comply with the regulations contained in Schedule 59B of the Zoning Bylaw.
- s. 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 provisions of Subsection 54 of the Zoning Bylaw. Development in this Provision shall be evaluated with respect to compliance with the General Development Regulations and the Special Land Use Provisions of Section 40 to 90 inclusive, of the Zoning Bylaw.~~

- t. A phasing plan shall be provided at the 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;
- u. 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;
- v. Where possible, include green-low impact development landscaping practices and Green Buildings design principles ~~as per Leadership in Energy and Environmental Design (LEED)-Canada's~~ guidelines, to the satisfaction of the Development Officer.;~~and~~
- w. 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.
- x. 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, or the ability to acquire units on the basis of a future approved City policy on Affordable Housing.
- y. ~~That~~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.



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18098
Location:	East of St. Albert Trail NW between 115 Avenue NW and 113 Avenue NW
Address(es):	11335 – St. Albert Trail NW 12825 – 115 Avenue NW
Legal Description(s):	Lot 21, Block 6, Plan 0020234 Lot 7, Block 6, Plan 8522173
Site Area:	N/A
Neighbourhood:	Inglewood
Ward - Councillor:	2 – Bev Esslinger
Notified Community Organization(s):	Inglewood Community League
Applicant:	Dub Architects

PLANNING FRAMEWORK

Current Zone:	(DC2.737) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	West Ingle Area Redevelopment Plan (ARP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination