



ADMINISTRATION REPORT

REZONING

INGLEWOOD

11350 - 128 STREET NW & 12825 - 115 AVENUE NW

To allow for the redevelopment of a portion of the old Charles Camsell Hospital site by revising the existing site specific development regulations, relocating a limited number of housing units and modifying the proposed maximum heights in a manner that is sensitive in scale and design to the surrounding developments.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- It conforms to the intent of the West Ingle Area Redevelopment Plan (ARP) which designates the lands to be subdivided into a number of sub-areas which require specific regulations containing different heights, densities, floor area ratios and housing types.

- The proposed zoning changes will facilitate the development of the site that is compatible with the existing and planned developments surrounding the property.

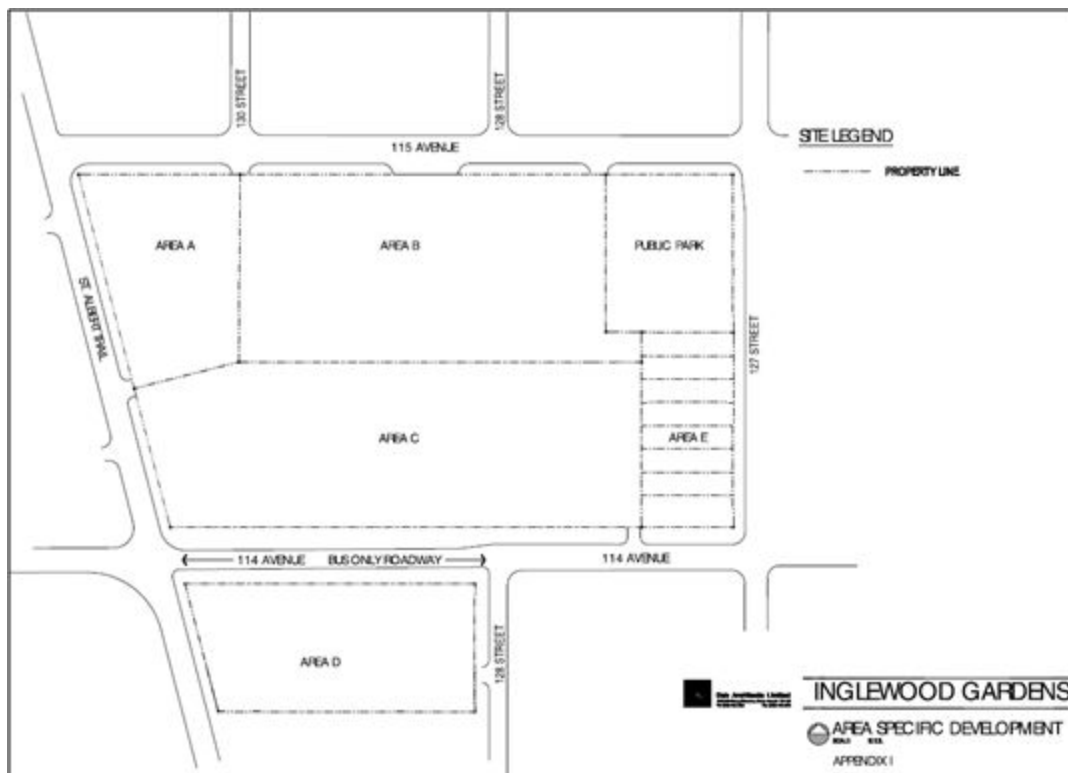
THE APPLICATION

CHARTER BYLAW 19489 proposed to amend the Zoning Bylaw from (DC2.956) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision.

The intent of this redevelopment remains as a large site multi-unit housing development, but with this proposal, the new DC2 Provision redistributes the heights and density thresholds for Areas A and C, and updates clauses for Area E. The proposed DC2 Provision would allow the following changes:

- 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 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); and
- Area E: Provision changes to allow for zero lot line housing.

There are no proposed changes to Areas B and D or the (AP) Public Parks zoned portion on the northeast corner of the site.



The applicant has indicated the intent of the rezoning is to facilitate the development of a four to five storey non-profit seniors housing project within Area C with immediate plans to submit a development permit application following an approved rezoning. This DC2 proposes to exchange height and density thresholds between Areas A and C while modifying the single detached setback provisions in Area E to accommodate the zero lot line single housing on the east side of the site fronting 127 Street NW.

SITE AND SURROUNDING AREA

The subject two parcel, 4.6 hectare site is located on the south side of 115 Avenue NW, west of St-Albert Trail NW within the Inglewood Neighbourhood. The parcel to the south contains an apartment housing development approved under the current DC2.956 and is currently under construction. On the northern side of 114 Avenue NW lies the former Charles Camsell Hospital and vacant areas throughout this parcel. On the northeast corner of the parcel abutting the 115 Avenue and 127 Street intersection is an (AP) Public Parks zoned portion; this area remains and is not within the scope of the proposed rezoning.

The site is surrounded by a mix of single detached housing developments and low rise apartment housing throughout this area of Inglewood. The rezoning site is well situated near the Inglewood Public School to the northeast and transit opportunities found along 114 Avenue NW as part of the Frequent Transit Network with expected implementation of the Bus Network Redesign in 2021. Adjacent to the site is a dedicated north/south bicycle route along the west side 127 Street and further provides other modes of transportation opportunities for the development and other surrounding areas.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (DC2.956) Site Specific Development Control Provision • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Former C. Camsell Hospital, vacant areas throughout, and apartment housing under construction. • Vacant
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 Housing • Apartment Housing
East	(RF3) Small Scale Infill Development Zone	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 Housing • Apartment Housing



VIEW OF 'AREA B' LOOKING SOUTH FROM 115 AVENUE NW AND EAST OF 130 STREET NW



VIEW OF 'AREA A' LOOKING SOUTH FROM
115 AVENUE NW EAST OF ST. ALBERT TRAIL NW



VIEW OF 'AREA C' LOOKING NORTHEAST FROM
ST. ALBERT TRAIL NW NORTH OF 114 AVENUE NW



VIEW OF 'AREA D' LOOKING SOUTHEAST FROM
ST. ALBERT TRAIL NW SOUTH OF 114 AVENUE NW



VIEW OF 'AREA E' LOOKING NORTH ALONG 127
STREET NW FROM 114 AVENUE NW

PLANNING ANALYSIS

The proposed rezoning aligns with the policies of the West Ingle Area Redevelopment Plan (ARP) which designates the lands to be subdivided into a number of sub-areas which will require specific regulations containing different heights, densities, floor area ratios and housing types. The proposed housing types for the site vary from single detached housing, row housing and low to medium rise apartments. The redevelopment includes the designated Municipal Reserve portion on the northeast corner of the site to be utilized as a public park to serve residents of the site and surrounding areas. The policy further dictates single detached housing is required along the east side of the site fronting 127 Street south of the proposed park.

As the application proposes to redistribute the number of units and building forms for Areas A and C, the intent for a redevelopment of the former Charles Camsell Hospital site remains with five distinct sub-areas to accommodate the prescribed variety of housing types as per the ARP. Regulations have been included to Area A to help mitigate and minimize height impacts including proper setbacks and stepbacks for the proposed building to be constructed within this sub area. The heights within Area A shall not be higher than the existing Charles Camsell height with maximum heights up to 39 metres, approximately 8 Storeys with proper stepbacks that

would be sensitive in scale to the rest of the site and surrounding developments. Within Area C, the proponent’s intent is to accommodate up to 5 storey multi-unit housing for seniors which is considered to be compatible with the four storey apartment building across 114 Avenue. Finally, the proposed setback updates for Area E allows for the flexibility of retaining single detached housing typology while incorporating setbacks that will accommodate zero lot line housing forms. This housing product is considered an appropriate buffer between the remaining areas of the site and other low density housing forms east of 127 Street.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

<p>PRE-APPLICATION NOTICE April 2, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 136 <p>As reported by the applicant:</p> <ul style="list-style-type: none"> ● Number of responses in support: 0 ● Number of responses with concerns: 2 ● comments included: <ul style="list-style-type: none"> ○ height impacts - along 115 Avenue ○ suggested park location to be relocated to the northwest corner of the site.
<p>ADVANCE NOTICE July 31, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 136 ● No responses received
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/inglewood-planning-applications.aspx

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

1. Mark-up of proposed DC2 amendments
2. Application Summary

MARK-UP OF PROPOSED DC2 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 **Multi-unit Apartment** Housing such that:

- The number of Dwelling Units is limited; and
- the Height of the development is **no greater than the existing former Camsell Hospital greatest at the core and decreases towards the exterior of the Site.**

2. Area of Application

1. This provision shall apply **to Lot 21, Block 6, Plan 0020234 and a portion of Lot 7, Block 6, Plan 8522173, south of 115 Avenue NW and east of St Albert Trail NW as shown on Schedule "A" of this Charter Bylaw adopting this Provision, Inglewood. 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.**
2. This Provision establishes five sub-areas for the Site as identified in Appendix I and described as follows:
 - a. **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 **medium rise Multi-unit low rise Apartment** Housing.
 - b. **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.
 - c. **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 **Multi-Unit Housing Apartment Housing along the 114 Avenue and St. Albert Trail and medium to higher.**
 - d. **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 **Multi-Unit Apartment** Housing.
 - e. **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

1. **Within Area A, the following Uses shall be permitted:**
 - a. ~~Apartment Housing~~

~~b. Stacked Row Housing~~

- a. Child Care Services
- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Major Home Based Business
- f. Minor Home Based Business
- g. Multi-unit Housing
- h. Residential Sales Centre
- i. Row Housing
- j. Secondary Suite
- k. Fascia On-premises Signs
- l. Freestanding On-premises Signs
- m. Projecting On-premises Signs
- n. Temporary On-premises Signs

2. Within Area B, the following Uses shall be permitted:

- ~~a. Apartment Housing~~
- ~~b. Stacked Row Housing~~
- ~~f. Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development~~
- a. Child Care Services
- b. Convenience Retail Stores
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Multi-unit Housing
- i. Personal Service Shops
- j. Residential Sales Centre
- k. Row Housing
- l. Secondary Suite
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

3. Within Area C, the following Uses shall be permitted:

- ~~a. Apartment Housing~~
- ~~b. Stacked Row Housing~~
- ~~e. Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development~~
- a. Child Care Services
- b. Convenience Retail Stores
- c. Group Homes
- d. Limited Group Homes

- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Multi-unit Housing
- i. Residential Sales Centre
- j. Row Housing
- k. Secondary Suite
- l. Personal Service Shops
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

4. Within Area D, the following Uses shall be permitted:

- ~~a. Apartment Housing~~
- ~~b. Stacked Row Housing~~
- c. Child Care Services
- d. Group Homes
- e. Limited Group Homes
- f. Lodging Houses
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Multi-unit Housing
- j. Residential Sales Centre
- k. Row Housing
- l. Secondary Suite
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

5. Within Area E, the following Uses shall be permitted:

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

4. Design Objectives for Comprehensive Site Development

1. The Development Officer shall have regard for the Site development objectives, as illustrated in ~~the appendices 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.

2. 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.

3. 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.

4. 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

1. The development shall be in general accordance with the ~~appendices attached with the Site plan attached as Appendix I and H.~~ 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 H.~~

6. Area Specific Development Regulations

1. Area "A" (0.5 hectares)
 - a. The maximum number of Dwelling units shall be 112.
 - b. The maximum Height shall not exceed 34.0 m.
 - c. The minimum building Setback and Separation Spaces between areas at ground

and second storey levels shall be:

- i. 6.0 m from the north Lot line
 - ii. 4.5 m from the west Lot line
 - iii. 4.5 m between Area B
 - iv. 4.5 m between Area C
- d. Notwithstanding DC2.xxxx.6 (c), where this area is developed in conjunction with Area B and/or Area C, no separation space is required.
- e. The minimum building Setback from the north Lot line for storeys above the second storey shall be:
- i. 12.0 m for third and fourth storey portions, and
 - ii. 18.0 m above the fourth storey.
- ~~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.~~

2. Area 'B' (1.3 hectares)

- a. The maximum number of Dwelling units shall be 213 ~~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 H and Appendix III.**
- c. The maximum Floor Area Ratio shall be 3.0.
- d. The minimum building Setback and Separation Spaces between areas shall be:
 - i. 6.0 m from the north Lot line ~~The minimum Front Setback shall be 6.0 m~~
 - ii. 4.5 m from the west Lot line ~~The minimum Side Setback shall be 4.5 m~~
 - iii. 4.5 m from Area A
 - iv. 4.5 m from Public Park
- e. Notwithstanding DC2.xxxx.6 (d), where this area is developed in conjunction with Area A and/or Area C, no separation space is required. ~~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.~~
- f. ~~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 the building envelope of the former hospital.

- g. 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.
- h. 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.
 - v. The design and location of a drop-off/lay-by shall be to the satisfaction of the Development Officer, in consultation with Transportation Services.

3. Area 'C' (1.49 hectares)

- a. The maximum ~~density shall be 156 Dwellings/ha~~ number of Dwelling units shall be 172.
- b. The maximum Height shall not exceed 18.0 m for flat, mansard and gambrel roofs or 19.0 m for a roof type with a pitch of 4/12 (18.4 degrees). ~~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 and Appendix III.~~
- c. The minimum building Setback and Separation Spaces between areas shall be:

 - i. 6.0 m from the south Lot line
 - ii. 4.5 m from the west Lot line
 - iii. 7.5 m from Area B
 - iv. 7.5 m from Area E
 - v. Notwithstanding DC2.xxxx.6 (c), where this area is developed in conjunction with Area A and/or Area B, no separation space is required.
- ~~a. The minimum Front Setback shall be 6.0 m.~~
- ~~b. 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.~~
- ~~d. An emergency access from 114 Avenue will be provided, as shown on Appendix H.~~

4. Area 'D' (0.65 hectares)

- a. The maximum ~~density shall be 137 Dwellings/ha~~ number of Dwelling units shall be 89.
- 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 building Setback shall be:
 - i. 6.0 m from the west Lot line
 - ii. 4.5 m from the north and south Lot lines
 - iii. 7.5 m from the east Lot line
- ~~e. 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.~~

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

- a. The minimum Site area shall be 300 m² 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 300m².~~ The minimum Site Width shall be 10.0 m.
- c. The minimum Site Depth shall be 30.0 m.
- d. The maximum Height shall not exceed 11.0 m.
- e. 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%.
- f. The minimum Front Setback from the Lot line Abutting 127 Street shall be 6.0 m.
- g. The minimum Rear Setback shall be 1.5 m.
- h. The minimum Side Setback shall be established on the following basis:
 - i. Side Setbacks shall be a minimum of 0.3m along the north property line and 1.2m along the south property line.
 - ii. Notwithstanding DC2.xxxx.5(h)(i), the following side Setbacks shall apply:

- A. side setback abutting a Public Park shall be 1.5m.
- B. on a Corner Site where the building faces the Front Lot Line, the minimum Site Setback Abutting the flanking Side Lot line shall be 3.0m.
- C. 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.
- iii. all roof leaders from the Dwelling are connected to the storm sewer service;
- iv. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
- v. no roof leader discharge shall be directed to the maintenance easement; and
- vi. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5m wide that provides for:
 - A. a 0.30 m eave encroachment easement with the requirement that eaves must not be closer than 0.90m to the eaves on the adjacent building;
 - B. a 0.60 m footing engagement easement;
 - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - D. permission to access the easement area for maintenance of both properties.
- ~~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

1. 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.
2. 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.
3. 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.

4. 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.
5. Expressions of higher quality and aesthetically pleasing development shall be created by utilizing one or more of the following regulations:
 - a. Use of high quality finishing materials such as brick and stone;
 - b. Consistent and/or complimentary use of finishing materials and screening or concealing of mechanical equipment so as to be unobtrusive;
 - c. Establishing well-landscaped interior and exterior streetscapes, and pedestrian areas utilizing existing and new mature trees;
 - d. Use of gardens where possible at Grade and on Rooftop Terraces and Green Roofs; and
 - e. Artwork identified at both the north and south perimeter aligning ~~generally with 130 Street and 128 Street with 128 Street and the north perimeter aligning with 130 Street~~ shall be located entirely within private property.
6. 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.
7. A Wind Impact Study shall be prepared and submitted with a Development Permit application for any building or portion of a building with a minimum Height of 23.0 m. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, and rain sheeting, both on and off Site, consistent with the recommendations of the Wind Impact Study.
8. 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.
9. Pedestrian linkages between Multi-unit 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".
10. 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 ~~Subdivision and Development Coordination (Transportation) 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.
11. A minimum Amenity Area shall be provided for each Dwelling in accordance with the

Zoning Bylaw.

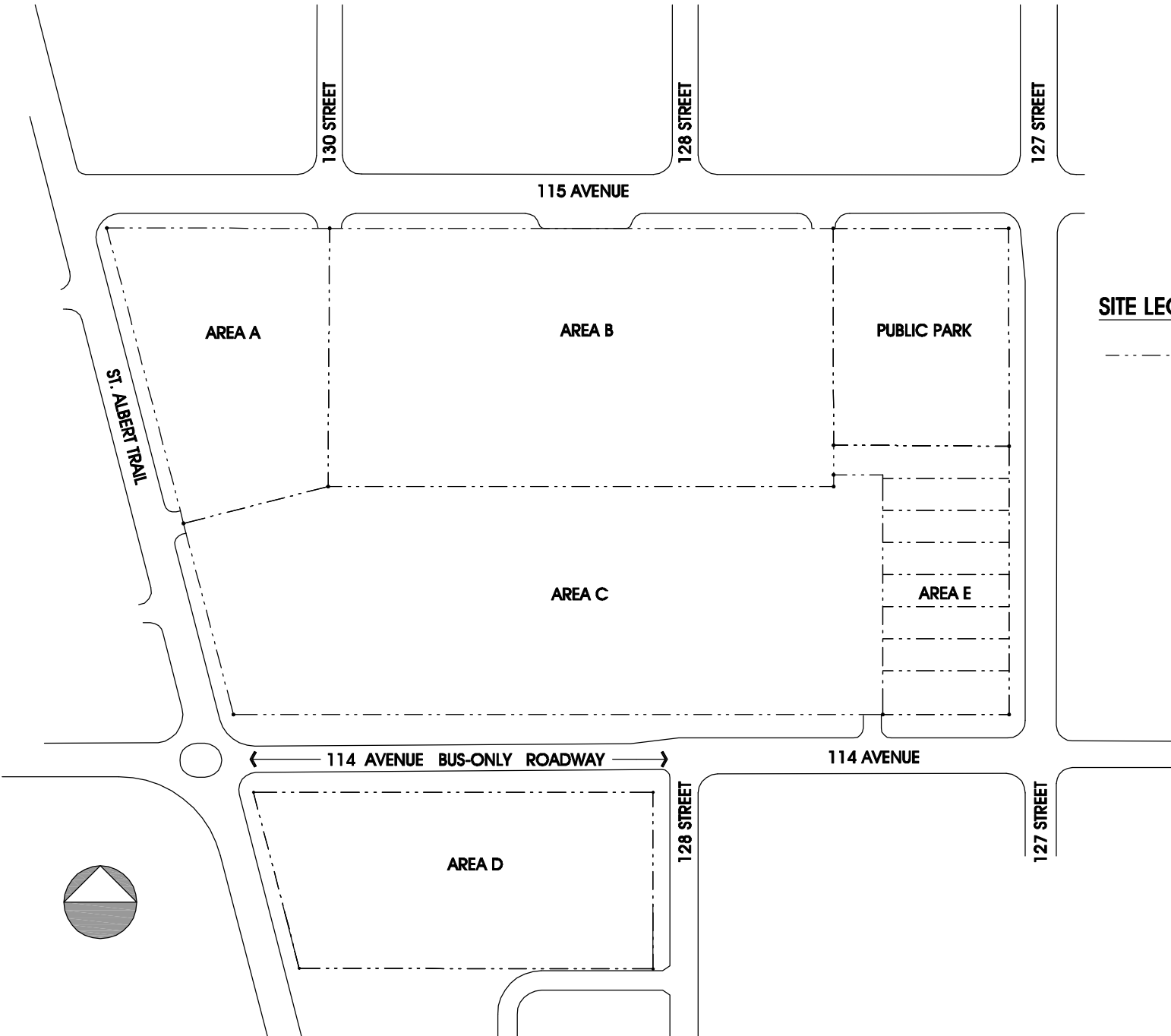
12. An Amenity Area in the form of a 0.38 hectare Site for a community park exists at the southwest corner of 127 Street and 115 Avenue. Other Amenity Areas may be dispersed throughout the Site.
13. The owner shall enter into an Agreement (or Agreements) with the City of Edmonton for off-Site improvements 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.
14. The owner shall enter into ~~a Municipal Improvement Agreement (MIA)~~ an Agreement 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~~ Subdivision and Development Coordination (Transportation) and Building Great Neighbourhoods. 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:
 - a. 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;
 - b. Construction of a 1.58 m boulevard sidewalk on the north and south side of 114 Avenue, between 128 Street and St. Albert Trail;
 - c. Construction of a sidewalk on the south side of 115 Avenue;
 - d. 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;~~
 - e. 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;~~ Subdivision and Development Coordination (Transportation);
 - f. Construction of accesses and associated curb ramps;
 - g. Construction of the drop-off/lay-by; and
 - h. Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of ~~Transportation Services and Asset Management and Public Works;~~ Subdivision and Development Coordination (Transportation). The Site must be inspected by ~~Transportation Services and Asset Management and Public Works;~~ Subdivision and Development Coordination (Transportation) prior to the start of construction and once again when construction is complete.
 - i. Should any of the above improvements have been constructed under Building Great Neighbourhoods' neighbourhood renewal program for Inglewood

(under construction 2019-2021) then the owner shall reimburse the City for the construction costs incurred for such improvements.

15. 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~~ Parking Services, parking reductions may be considered.
16. The following additional regulations shall apply to any Child Care Services:
 - a. This Use shall be located in a structure containing a residential Use; and
 - b. This Use shall be located at Grade with a separate outside entrance and adjacent parking areas.
17. The following additional regulations shall apply to commercial Uses in Areas B and C:
 - a. The total Floor Area for each individual Use shall not exceed 275 m²;
 - b. The total maximum Floor Area for commercial Uses shall not exceed 500 m²;
 - c. Commercial Uses shall not be permitted in any freestanding structure separate from a structure containing a residential Use; and
 - d. 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.
18. Signs shall comply with the regulations contained in Schedule 59B of the Zoning Bylaw.
19. 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.
20. 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.
21. 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.
22. Where possible, include low impact development landscaping practices and Green Buildings design principles, to the satisfaction of the Development Officer.
23. 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.
24. 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

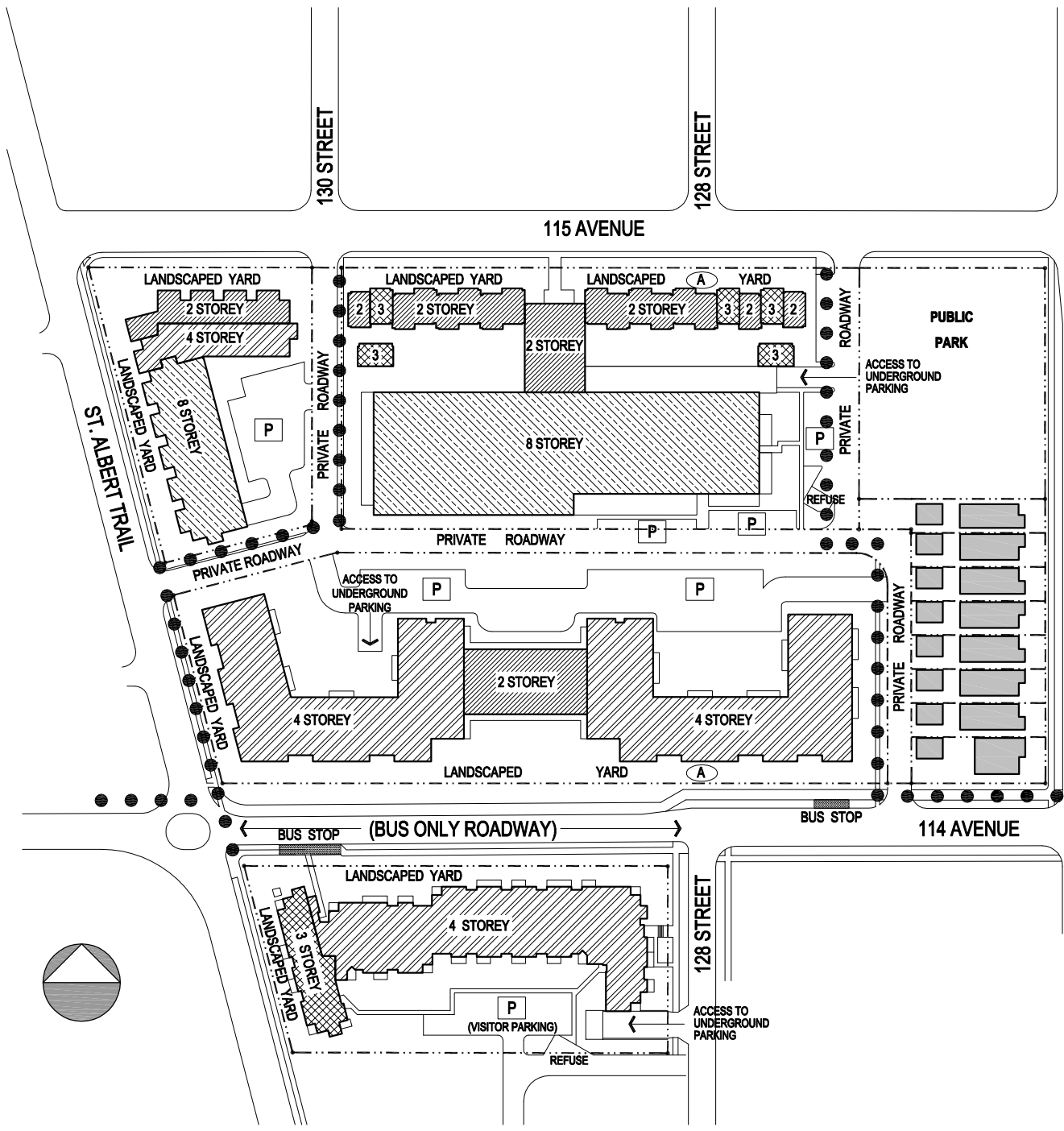
purchase 5% of the proposed number of residential units at 85% of the market price.

25. 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.
26. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows and water servicing to the Site will be adequate for the proposed building and construction type, and be in accordance with the City of Edmonton Design and Construction Standards. The Development Officer shall verify that any infrastructure upgrades or systems required to ensure these standards are met shall be implemented in the design of the building and/or through off-site improvements.



SITE LEGEND
----- Property Line

AREA PLAN
APPENDIX I



SITE LEGEND

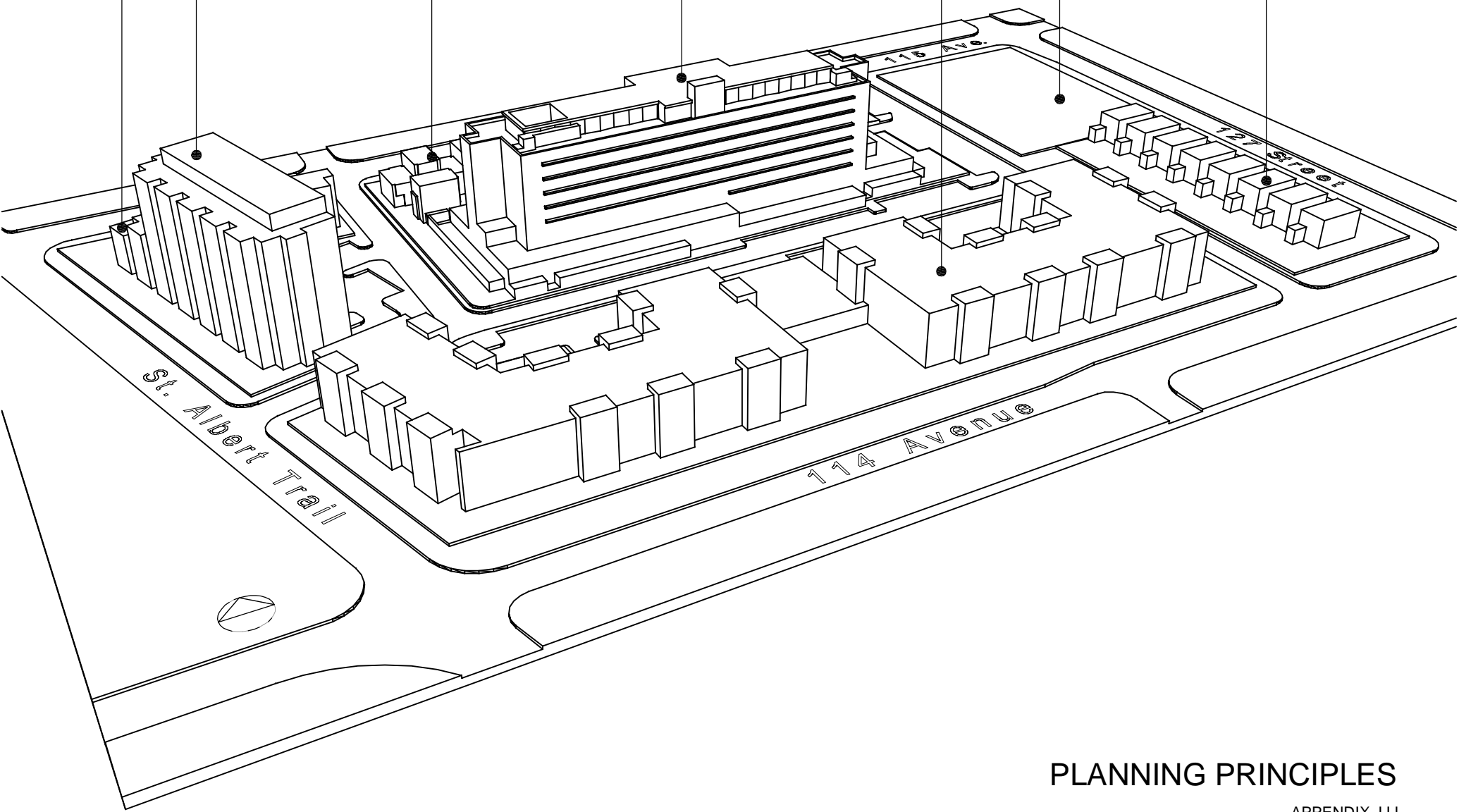
- (A) ART WORK
 - ● ● ● PEDESTRIAN PATH
 - - - - - DEVELOPMENT AREA
 - P PARKING AREA
 - BUS STOP PAD
- LOW RISE APARTMENT HOUSING:**
- ▨ 2 STOREY APARTMENT BUILDING
 - ▩ 3 STOREY APARTMENT BUILDING
 - ▧ 4 STOREY APARTMENT BUILDING
- HIGH RISE APARTMENT HOUSING:**
- ▨ 8 STOREY APARTMENT BUILDING
- RESIDENTIAL SMALL LOT HOUSING:**
- SINGLE FAMILY DWELLING

SITE PLAN

APPENDIX II

8-STOREY RESIDENCE 2 & 3-STOREY TOWNHOUSES 8-STOREY RESIDENCE 4-STOREY SENIOR'S RESIDENCE SINGLE DETACHED DWELLINGS

2 & 4-STOREY RESIDENCES COMMUNITY PARK



PLANNING PRINCIPLES

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw	19489
Location:	East of St. Albert Trail NW and south of 115 Avenue NW
Addresses:	11350 - 128 Street NW; and 12825 - 115 Avenue NW
Legal Descriptions:	Lot 21, Block 6, Plan 0020234; and a portion of Lot 7, Block 6, Plan 8522173
Site Area:	4.65 ha
Neighbourhood:	Inglewood
Notified Community Organization(s):	Inglewood Community League
Applicant:	Dub Architects Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2.956) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	West Ingle Area Redevelopment Plan
Historic Status:	None

Written By: Marty Vasquez
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination