

WELCOME RESIDENTS

Edmonton



WHY ARE WE HERE?

A Land Development Application has been submitted by DIALOG® Alberta Architecture Engineering Interior Design Planning Inc.

The application is on behalf of the Alberta Government, Alberta Health Services and CapitalCare Edmonton Area.

City Planning is reviewing the application according to city plans, policies, and guidelines, and for technical feasibility with regards to municipal utilities, transportation, and impact to the community.

Today we are requesting your feedback on this proposal.

The application proposes to:

- Rezone of land generally bounded by 106 Street NW to 102 Street NW, and by 111 Avenue NW to 112 Avenue NW from:

**Small Scale Infill Development Zone (RF3) and
Urban Services Zone (US)**

to

Site Specific Development Control Provision (DC2)

- The proposed DC2 Provision is to allow for the expansion and redevelopment of the CapitalCare Norwood facility.
- Close and consolidate of a portion of 105 Street NW and two lanes to allow for the expansion of the site.

WHY ARE WE HERE?

What you will find at tonight's meeting:

- Details on the proposed rezoning and road closure
- Information on Zoning and the Rezoning process
- City Planning staff, the applicants, and the site owners available to answer your questions
- Opportunities to provide us your feedback on the proposal

Staff in Attendance

City Planning

Ania Schoof, *Planner*

Andrew McLellan, *Senior Planner*

Patrick Nha Nguyen, *Transportation Engineer*

Greg Ablett, *Senior Transportation Engineer*

Miles Hunt, *Planning Technician*

Applicant

Belinda Morale Smith, *Senior Planner - DIALOG*

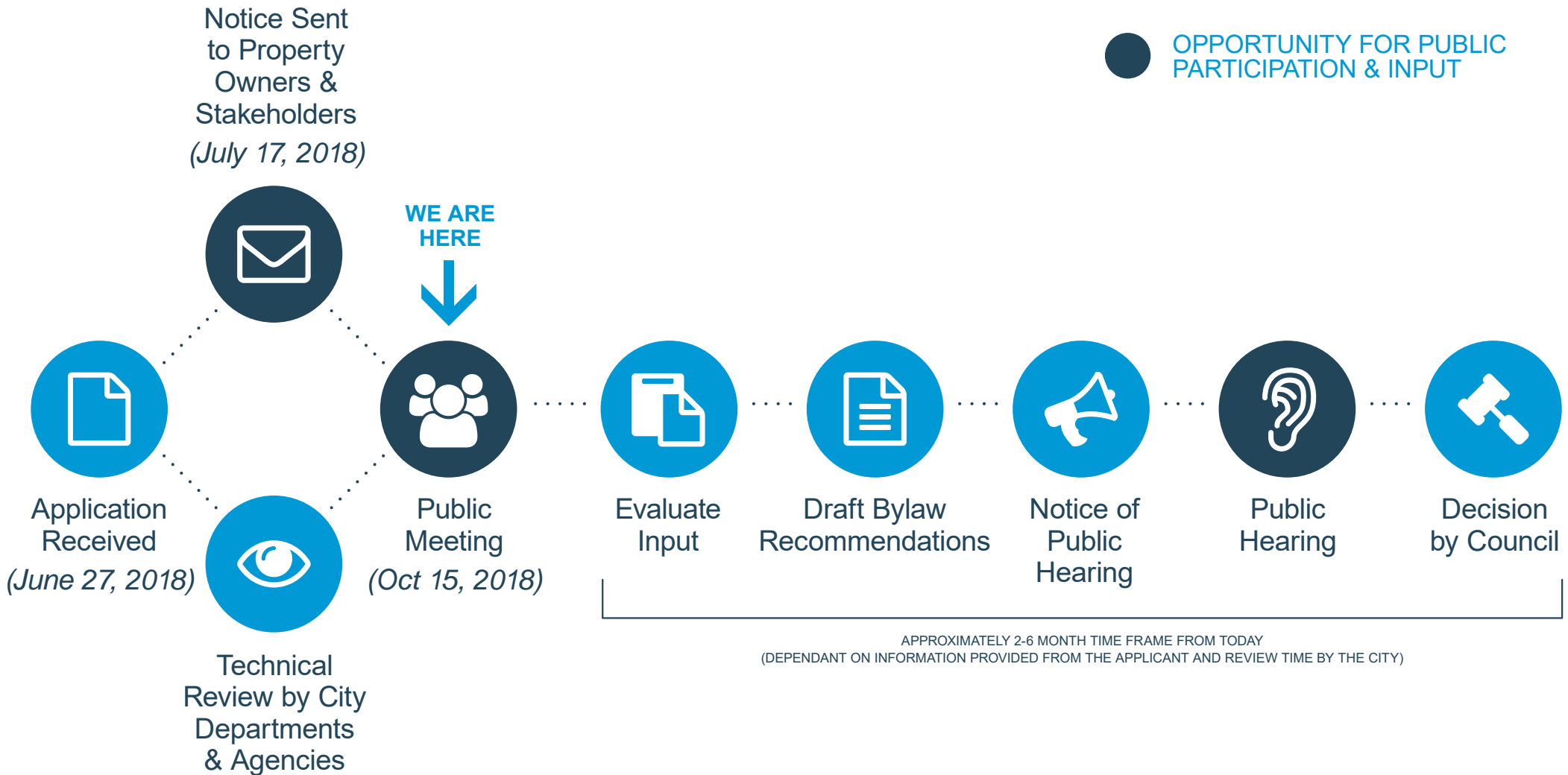
Rob Swart, *Architect - DIALOG*

Mark Huberman, *Transportation Engineer - BUNT + Associates*

Dean Olmstead, *AHS, Senior Program Officer, Capital Operations and Government Integration - Capital Management at Alberta Health Services*

Charles Kasnik, *Project Manager, Health Facilities Branch - Alberta Infrastructure*

REZONING PROCESS CHART



PLANNING & DEVELOPMENT PROCESS

WE ARE
HERE



Strategic Plans, Policies & Guidelines

- **Strategic Plans** provide high level objectives to guide development of the entire City (ex. Municipal Development Plan)
- **Policies and Guidelines** provide further direction on how to achieve objectives (ex. Winter City Guidelines)



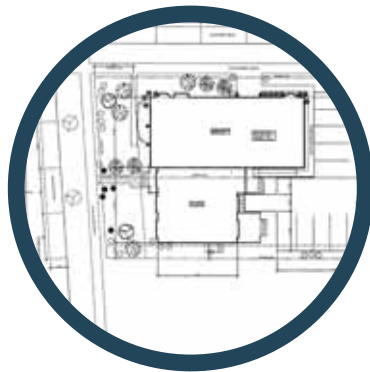
Area Redevelopment Plans

- Plans for mature neighbourhoods, commercial corridors or Light Rail Transit Stations
- Guide how an area will redevelop over time, including changes to land use and densities, infrastructure capacity, and public amenities



Zoning, Road Closure, Subdivision & Servicing Agreements

- **Zoning** establishes development rights including uses, building heights, landscaping and parking
- **Road Closure** facilitates expansion of the development site
- **Subdivision** divides land into smaller parcels
- **Servicing Agreements** identify municipal improvements to be built by the developer (sewers, water, roads, etc.)



Development & Building Permits

- Allows for the construction and operation of new homes, buildings, parks and facilities based on the Edmonton Zoning Bylaw and the Alberta Building Code.



APPLICATION SITE OVERVIEW



Existing

- Glenrose Rehabilitation Hospital
- CapitalCare Norwood
- Single Detached Housing
- Vacant Land

Proposed

- Glenrose Rehabilitation Hospital (not being changed)
- New CapitalCare Norwood main facility
- Demolition of the existing North Pavilion building and CHOICE Day Centre
- Extensive renovations to the Angus McGugan Pavilion (AMP)

VIEWS OF THE SITE

View Looking North



View Looking South



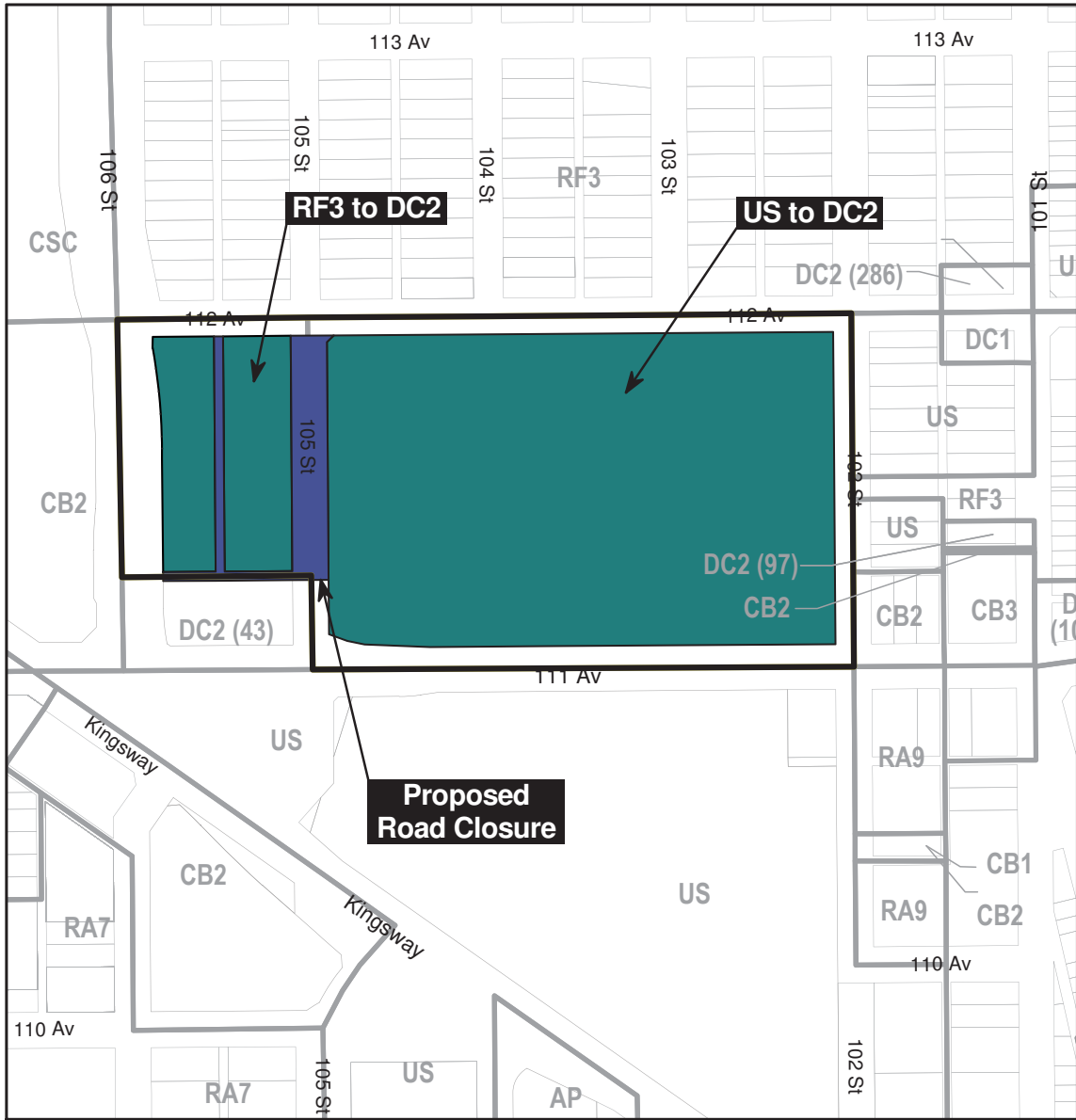
View Looking East



View Looking West



PROPOSED ZONING MAP



POSSIBLE USES FOR THE SITE

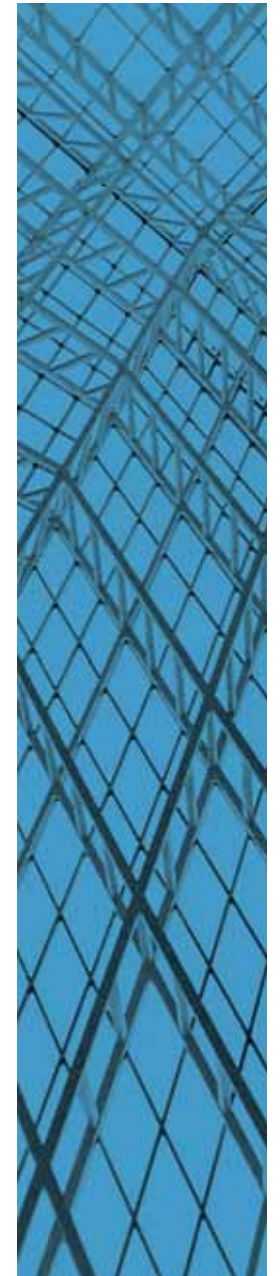
Change proposed zone to Site Specific Development Control Provision (DC2)

- Child Care Services
- Commercial Schools
- Community Recreation Services
- Convenience Retail Stores
- Detention and Correction Services
- Extended Medical Treatment Services
- Flea Markets
- General Retail Stores
- Government Services
- Group Homes Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
- Health Services
- Indoor Participant Recreation Services
- Lodging Houses for Senior Citizens
- Non-Accessory Parking
- Parking Area
- Parking Garage
- Personal Service Shops, excluding Body Rub Centres
- Private Clubs
- Professional, Financial and Office Support Services
- Protective and Emergency Services
- Public Education Services and Private Education Services
- Public Parks
- Public Libraries and Cultural Exhibits
- Religious Assembly
- Specialty Foods Services
- Restaurants as Accessory Uses when integrated with another Permitted Use development provided they are for less than 100 occupants and 120 m² of Public Space
- Urban Gardens
- Temporary Shelter Services
- Fascia On-premises Signs
- Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
- Freestanding On-premises Signs
- Projecting On-premises Signs
- Temporary On-premises Signs
- Minor Digital Off-premises Signs
- Minor Digital On-premises Signs
- Minor Digital On-premises Off-premises Signs



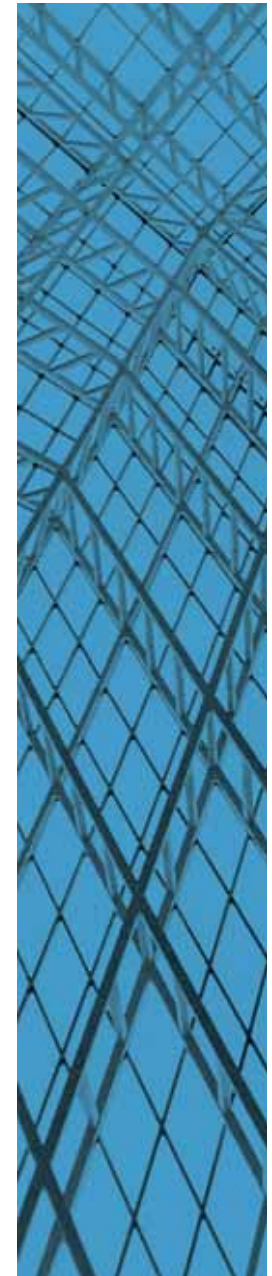
WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

Edmonton



WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

Edmonton



Proposed Rezoning & Road Closure
LDA18-0325 & LDA18-0361

THANK YOU!

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue square background.

For more information contact:

Ania Schoof, Planner

(780) 508-9210

ania.schoof@edmonton.ca

Next Steps:

Feedback from this meeting will be compiled in a What We Heard Report. This will be emailed to you if you left your email with us. It will also be included with reports to City Council.

City Planning will complete our review of the application. A Public Hearing date will be scheduled once the review is complete. Notice of the Public Hearing will be published in the newspaper, sent to adjacent property owners, and published on the website. Residents have the opportunity to attend the Public Hearing, and may also speak to the proposal at that time.

