

11910 – 111 Avenue NW

To allow Extended Medical Treatment Services and additional opportunities for commercial uses to an existing commercial development.



Recommendation: That Charter Bylaw 20120 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- It aligns with objectives of the City Plan by increasing employment opportunities within appropriate locations along 111 Avenue NW, a primary corridor.

- It promotes a more compact district by facilitating continued reinvestment in one of Edmonton's existing commercial lands.
- The subject property benefits from high visibility and good access to major arterial roadways making it ideal for increased levels for basic services and commercial uses.

Application Summary

CHARTER BYLAW 20120 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision for the purpose of accommodating a medical office with extended medical treatment facility and includes complimentary commercial uses that integrate well with surrounding commercial and industrial developments.

The proposed rezoning retains most of the existing regulations of the current DC2.235 provisions for a medical office facility and limited retail uses, but proposes revisions to the regulations and allowed uses. A summary of proposed changes include the following:

- Adding Extended Medical Treatment Services, Drive-in Food Services, Minor Amusement Establishments and various Sign uses to the list of allowed uses.
- Revising onsite development criteria and regulations for uses.
- Revising development criteria for the southeast corner portion of the site.
- Increasing the maximum building heights from 12 m to 16 m (approximately 4 storeys).
- Updating as-built details found on the existing development site.
- Adding administrative updates and formatting throughout.

This application was accepted on November 18, 2021, from Stantec Consulting Ltd (Sylvia Summers), on behalf of Northwest Healthcare Properties Corporation.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Broadened Approach for public engagement purposes. This approach was selected because the development is located in an area where previous applications have prompted extensive public response and it consists of a proposal for site specific development control provisions. The Broadened Approach for this application included the following public engagement techniques:

DC2 Pre-Application Notification, September 29, 2021

- Number of recipients: 38
- Number of responses: 0

Advance Notice, January 17, 2022

- Number of recipients: 38
- Number of responses in support: 1
- Number of responses with concerns: 0
- Number of responses for information only: 1

Webpage

- edmonton.ca/princerupertplanningapplications

The pre-application notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Prince Rupert and Queen Mary Park Community Leagues, as well as the Kingsway Business Improvement Area. At the time this report was written, no formal feedback or position was received from the Prince Rupert Community League.

Site and Surrounding Area

This site is within the western area of Prince Rupert transitioning from a heavier industrial area historically associated with the former CN Rail line, to a more commercial or business-industrial oriented area. The surrounding area is generally developed with existing commercial and industrial uses, and single detached housing further east towards the interior portions of the Prince Rupert Neighbourhood.

The subject site is approximately 2.3 hectares in area and is located on the arterial intersection fronting 111 Avenue NW to the south and 119 Street NW to the east. The site is also bounded by two local roads, 112 Avenue and 120 Street NW to the north and west respectively. There are two existing buildings that currently occupy the site:

- A main L-shaped medical office building is located towards the northern half of the property
- a Specialty Food Service building with rapid drive-through service located on the southwest corner near the 111 Avenue and 120 Street intersection.

The remainder of the parcel is vacant and predominantly used for on-site surface parking.

Vehicular access is provided from all four roadways with the main access along 111 Avenue and secondary access points along 120 Street, 119 Street, and 112 Avenue. Edmonton Transit Service (ETS) operates frequent bus services along 111 Avenue with a bus stop located adjacent to the site immediately to the east of the main vehicular entrance to the property. The site is also approximately 200 metres from a major north-south shared-use path connection along the former CN Rail line to the west and a tree lined public open space is directly to the east across 119 Street.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Health Services; and Specialty Food Services with Rapid Drive Through Vehicle Service
CONTEXT		
North	(IM) Medium Industrial Zone; and (IB) Industrial Business Zone	General Industrial Buildings; and Fleet Service
East	(AP) Public Parks Zone; and (CNC) Neighbourhood Convenience Commercial Zone	Public Park; and Commercial Strip Mall (Personal Service Shop, Health Services, Bar and Neighbourhood pub Specialty Food Services, Professional, Financial and Office Support Services, etc.)
South	(IB) Industrial Business Zone	General Industrial Building; and Business-Industrial Strip Mall (General Industrial, General Retail, Personal Service Shop, Business Support Services Professional,

		Financial and Office Support Services, etc.)
West	(IM) Medium Industrial Zone; and (IB) Industrial Business Zone	General Industrial Building; and Business-Industrial Strip Mall (General Industrial, General Retail, Personal Service Shop, Professional, Financial and Office Support Services, etc.)



View of the site looking Northwest from 111 Avenue NW and 119 Street NW



View of the site looking southwest from 119 Street NW and 112 Avenue



View of the site looking northeast from 111 Avenue and 120 Street

Planning Analysis

Land Use Compatibility

This application proposes new DC2 Provision for the purpose of accommodating the existing medical office with extended medical treatment facility in order to offer on-site medical procedures with opportunities for overnight stay. The application further removes commercial limitations for the property by allowing a greater flexibility of commercial uses throughout in-lieu of requiring certain and limited uses within specific areas of the site. Currently, the DC2 adopted for this site only allows Minor Eating and Drinking facilities on the southwest corner of the property, a Gas Bar on the southeast corner of the site and limited commercial uses accessory to the health services building.

In addition to the new uses, the proposed DC2 includes establishing and dividing the site into three development areas with a revised internal pedestrian circulation network that will provide connectivity to all buildings within the site. These connecting points will also facilitate access to and from off-site pedestrian linkages adjacent to the property. To highlight the site's context next to the arterial intersection of 119 Street and 111 Avenue, active frontages for future redevelopment in the southeast portion of the site have been accommodated with the reduced setbacks along 119 Street from 7.5 metres to 4.5 metres. This will provide for a continuous frontage and transition from 111 Avenue's setback. Overall, the updates to the DC2 will provide for complimentary commercial and institutional uses with added design features that integrate well with surrounding commercial and industrial developments.

Appendix 1 of this report contains a mark-up of track changes and rationale for the proposed DC2 changes against the current provisions under the site's current zoning.

The City Plan

This site fronts onto a segment of 111 Avenue identified as a Primary Corridor in the City Plan. The proposed DC2 zoning updates conforms with policies of the City Plan by expanding the range of commercial services and institutional activities available on the site, and will provide for businesses and employment opportunities that help meet the needs of people within the neighbourhood and beyond. With the addition of Extended Medical Treatment Services along this Primary Corridor, it is also considered an appropriate location based on its proximity to available mass transit and other key district nodes and landmarks in the area such as the Blatchford-NAIT-Kingway Node and nearby Royal Alexandra Hospital.

Technical Review

Transportation

Construction of a public sidewalk on the west side of 119 Street between 111 Avenue and the site access along 119 Street will be required with future development of the site. The proposed DC2 also requires that the owner provide enhanced on-site pedestrian connections between building entrances and public sidewalks. These walkways must be clearly marked and signed in order to reduce pedestrian conflicts with vehicles through the surface parking lot.

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

Environmental Review

A Phase I Environmental Site Assessment and associated update report for the site has been received and concludes that further environmental assessment may be warranted on development of the property. As a condition of the development permit to construct within Area 1 of the site where the existing medical office lies, further environmental assessment shall be required at the time of development permit review and reflected as a requirement in the new Direct Control Provision.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

There are no hydrants adjacent to the site along 112 Avenue NW; and the hydrant spacing is approximately 218m and 96m along 119 Street NW and 120 Street NW, respectively which does not meet current municipal hydrant spacing requirements. To adhere with the requirements of City of Edmonton Design and Construction Standards Volume 4 (April 2021), construction of approximately 156m of new water main complete with one (1) new municipal hydrant along 112 Avenue NW; two (2) new municipal hydrants on 119 Street NW; and one (1) new municipal hydrant on 120 Street NW is required.

Edmonton Fire Rescue Services' (EFRS), Fire Protection Engineer may be able to perform an Infill Fire Protection Assessment (IFPA) to potentially alter or lessen on-street fire protection infrastructure upgrades assuming certain criteria are met. At the time this report was written, an IFPA has not yet been concluded.

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

Appendices

- 1 DC2 Track changes
- 2 Application Summary

Track Changes of Proposed DC2 Against Current DC2.235

Black Font Existing Text in DC2.235
~~Strikethrough:~~ Proposed deletion from DC2
Underline: Proposed addition to DC2

1. General Purpose

To ~~provide a Site Specific Development Control District to~~ accommodate the development of a medical office and treatment facility with commercial uses ~~limited accessory retail uses, with site specific development controls to ensure that the proposed development is~~ integrated with surrounding commercial and industrial development.

2. Area of Application

~~Lot 1A, Block 191, Plan 9122204 located north of 111 Avenue NW between 119 Street NW and 120 Street NW; as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Prince Rupert. Lot 1, Block 191, Plan 3758 RS and a portion of roadway to be closed by Bylaw No. 9655; located north of 111 Avenue between 119 and 120 Streets, Prince Rupert, Hudson's Bay Reserve.~~

3. Uses

1. Business Support Services
2. ~~Child Care Services~~ Daytime Child Care Services
3. Drive-in Food Services
4. Extended Medial Treatment Services
5. Gas Bar
6. General Retail Stores
7. Health Services

Rationale

The proposed amendments to the general purposes allows increased commercial opportunities by removing limited commercial uses and introduces medical treatment services.

The area of application has been updated to reflect the current site description.

The uses have been updated based on current Zoning Bylaw definitions and includes Extended Medical Treatment Services and Facia and various Signs as an allowed uses.

8. Indoor Participant Recreation Services
9. ~~Minor Asumesment Establishment~~ ~~Minor Eating and Drinking Establishments~~
10. Personal Service Shops
11. Professional, Financial and Office Support Services
12. Restaurants
13. Specialty Food Services
14. Fascia On-premises Signs
15. Freestanding On-premises Signs
16. Minor Digital On-premises Signs
17. Major Digital Signs
18. Projecting On-premises Signs
19. Temporary On-premises Signs

4. Development Regulations for Uses

1. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw.
- 2.
3. Extended Medical Treatment Facility shall only be developed within one area, either Area 1, Area 2, or Area 3, as shown in the Appendix.

54. Development Regulations for Site Layout and Built Form Criteria

1. ~~The development shall be in general conformance with the attached Appendix. The overall site development shall be in accordance with the criteria and principles established herein, and generally in accordance with the conceptual site plan illustrated in Appendix I, to the satisfaction of the Development Officer.~~

Sign regulations for Sign Use cases have been clarified under this Section.

Extendment Medical Treatment Facility shall only be developed into one Area of the site to allow for a mix of uses throughout.

Updated clause based on current Guidelines to Writing Direct Control Provisions

2. The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.
3. The maximum total floor area ratio shall be 1.0.
4. Minimum building Setbacks shall be as follows:
 - a. 15.0 m from the north Lot line;
 - b. 4.5 m from the south Lot line;
 - c. 7.5 m from the east Lot line; and
 - d. 4.5 m from the west Lot line.
5. Notwithstanding 5.4.c, within Area 3, the minimum Setback from the east Lot line shall be 4.5 m.
- ~~6. The maximum building height shall not exceed three storeys nor 12 m (39.4 ft.).~~
- ~~7. A minimum building setback of 10.7 m (35 ft.) shall be provided from the east property line.~~
- ~~8. A minimum building setback of 15.3 m (50.1 ft.) shall be provided from the north property line.~~
- ~~9. A landscaped yard, a minimum of 6 m (19.7 ft.) in width shall be provided adjacent to 111 Avenue and adjacent to 120 Street. Within this yard, a berm with a height of 1.0 m (3.3 ft.) shall be constructed. This yard shall be landscaped with three coniferous trees, three deciduous trees and 20 shrubs for each 30 m of lineal yard. Deciduous trees shall have a~~

Height has been increased to better align with the CB2 Zoning height restrictions.

Setbacks have been updated based on current Guidelines to Writing Direct Control Provisions and to reflect 'as-built' locations of the existing building.

Within Area 3, a 4.5m Setback shall be required to allow for similar frontage found along 111 Avenue and 120 Street.

Height and Setback provisions have been updated and relocated above.

Landscaping and screening provisions have been updated and relocated under Subsection 8 below.

~~minimum calliper of 8.0 cm (3.15 in.) and coniferous trees shall have a minimum height of 3.0 m (9.8 ft.).~~

- ~~10. — A landscaped yard, a minimum of 4.0 m (13.20 ft.) in width shall be provided adjacent to 119 Street. This yard shall be landscaped with two coniferous trees, three deciduous trees and ten shrubs for each 30 m of lineal yard. Deciduous trees shall have a minimum calliper of 8.0 cm (3.15 in.) and coniferous trees shall have a minimum height of 3.0 m (9.8 ft.).~~
- ~~11. — A landscaped yard, a minimum of 2.0 m (6.56 ft) in width shall be provided adjacent to 112 Avenue. This yard shall be landscaped with two coniferous trees, two deciduous trees and ten shrubs for each 30 m of lineal yard. Deciduous trees shall have a minimum calliper of 8.0 cm (3.15 in.) and coniferous trees shall have a minimum height of 3.0 m (9.8 ft.).~~
- ~~12. — Uniform screen fencing of a solid design and a minimum of 1.8 m (6 ft) in height shall be provided on the west side of the landscaped yard required in Clause 4 (g) in order to screen the appearance of the proposed loading area when viewed from the neighbourhood east of 119 Street.~~
- ~~13. — To ensure that a high standard of appearance is achieved for the entire site, detailed landscaping plans in accordance with Clauses 4 (f), (g) and (h) of this District shall be submitted with the initial Development Permit application for approval by the Development Officer. The landscaping plans shall provide for landscaping within the interior of the parking area in accordance with the provisions of Section 69.3 (e) of the Land Use Bylaw.~~
- ~~14. — The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established landscaping cost, the conditions of a security being that:
 - ~~1. — if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely; and~~~~

Detailed landscaping plan including interior parking lot landscaping and landscaping security clauses removed but remains applicable under current provisions found in Section 55 of the Zoning Bylaw.

~~2. — the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.~~

~~15 Development shall be in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:~~

~~16. — all exterior finishing materials must be of a high quality, durable and attractive in appearance; all exposed building faces shall have consistent or harmonious exterior finishing materials;~~

~~17. — on-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the site; and~~

~~18. — all mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.~~

~~19. — Vehicular access and egress to and from the site shall be restricted to a right in/right out configuration on 111 Avenue (per Appendix I), and all directional accesses on 119 and 120 Streets and 112 Avenue. All directional accesses must be 7.5 m in width. All existing accesses that are not required must be filled in.~~

~~20. — The final location and geometric details shall be to the satisfaction of the Development Officer in consultation with the General Manager of the Transportation Department.~~

~~21. — Parking shall be provided in accordance with Section 66 of the Land Use Bylaw and shall be located generally in accordance with Appendix I to the satisfaction of the Development Officer.~~

~~22. — No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required yard. Parking, loading and trash collection areas shall be located in such a manner as to be screened from view from adjacent sites and public roadways in accordance with the provisions of Section 69.3 of the Land Use Bylaw.~~

Design Regulations updated and relocated under Subsection 6 below.

Vehicular Access and parking provisions have been updated and relocated under Subsection 7 below. This removes relevant sections already captured under Section 54 of the Zoning bylaw and includes the opportunities to allow for open option parking.

- ~~23. — Signs shall be allowed in this District as provided for in Schedule 79H and in accordance with the general provisions of Section 79.1 to 79.9 inclusive of the Land Use Bylaw.~~
- ~~24. — Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive of the Land Use Bylaw where such General Development Regulations have not been superseded by the Development Criteria of this District.~~
- ~~25. — The Development Officer may grant relaxations to the regulations contained in Sections 50 to 79 of the Land Use Bylaw and the provision of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.~~
- ~~26. — DC2.235.5. — Additional Development Criteria for Specific Uses in Section 3~~
- ~~27. — The siting, access and traffic impact of a Gas Bar shall be to the satisfaction of the Development Officer, in consultation with the General Manager of the Transportation Department, who shall ensure that such development does not prejudice the safety and transportation function of the adjacent public roadways and that there is safe, efficient planning of on-site traffic circulation.~~
- ~~28. — The Development Officer, based upon the advice of the General Manager of the Transportation Department, may as a condition of approval require that the developer enter into an agreement to pay for the costs of additional roadway improvements including auxiliary lanes or slip ramps, to provide access to a Gas Bar development.~~
- ~~29. — The canopy over a pump island shall be designed and finished in a manner consistent with the design and finish of any associated building. The overall height and scale shall be unobtrusive and to the satisfaction of the Development Officer. The height of the canopy shall be no higher than the eave line or parapet of any associated principal building, where there is any such building which is other than a minor structure housing pump island attendants and directly related to the service provided at the pump island.~~
- ~~30. — Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw and shall be located such that direct access at grade can be provided to an outdoor~~

Development Regulations for specific uses have been updated and relocated under Subsection 4 above. This includes removal of 'limited' commercial activities such as floor area size restrictions and the mandated Gas Bar at the southeast corner of the site. These revisions propose to allow for greater opportunity of commercial uses throughout the property.

Special Land Use Provisions for Child Care Services shall be

~~play area. The outdoor play area, which shall be approved by the Development Officer in consultation with the General Manager of Community and Family Services shall be located away from vehicular oriented uses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8 m high.~~

- ~~31. General Retail Establishments shall not exceed 1300 m² (14,000 sq. ft.) in total, and shall generally be restricted to the shaded area as shown in Appendix I. General Retail Uses shall be accessory to the Health Services and shall be limited to the interior of the principal structure, to the satisfaction of the Development Officer.~~
- ~~32. Minor Eating and Drinking Establishments shall be limited to a maximum of two establishments, one of which may be freestanding as per Appendix I and the second limited to the interior of the principal structure.~~
- ~~33. Indoor Participant Recreation Services shall be limited to Health and Fitness Centres.~~

6. Development Regulations for Building Design and Features

1. Any building having a single wall length greater than 25.0 m visible from a public road shall include design elements for the roof line and building façade that reduce the perceived mass of the building and add architectural interest.
2. All exterior finishing materials must be of a high quality, durable and attractive in appearance; all exposed building faces shall have consistent or harmonious exterior finishing materials.
3. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
4. Buildings shall promote a positive street environment that is welcoming to pedestrians and encourages increased pedestrian activity at the sidewalk level by providing pedestrian linkages and crossings through decorative paving and/or markings, as shown in Appendix 1.
5. As a condition of a Development Permit for construction of a principal building in Area 2, an east west pedestrian linkage shall be required adjacent to the north side of Area 2 connecting to the existing north south pedestrian connection, as shown in Appendix 1.

developed under Section 80 of the Zoning Bylaw.

Building Design and Features Section updated and includes additional provisions for universal accessibility, promotion of street activation and additional pedestrian connections for on-site circulation with ease of access to/from abutting public realm areas.

6. As a condition of a Development Permit for construction of a principal building in Area 3, an east west pedestrian linkage shall be required adjacent to the north side of Area 3 connecting to the existing north south pedestrian connection, as shown in Appendix 1.
7. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

7. Development Regulation for Parking, Loading, Storage and Access

1. Vehicular access shall be restricted to a right-in/right-out configuration on 111 Avenue, and all directional accesses on 119 and 120 Streets and 112 Avenue, as identified in Appendix 1.
2. An Underground Parkade shall not be subject to required Setbacks and shall be permitted to extend to all Lot lines provided there is sufficient soil depth maintained to support any required Landscaping above.
3. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site. Pedestrian connections are required between principal building entrances and public Walkways and shall be enhanced with the utilization of clearly demarcated Walkways, and signage systems to reduce pedestrian conflict with vehicles.
4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setbacks. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roads.

8 Development Regulations for Landscaping and Lighting

1. The required Landscape Plan shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. Minimum landscaped Yards shall be as follows:

Parking, Loading, Storage and Access section updated to include retention of a right-in/right-out access along 111 Avenue, to allow for better pedestrian circulation and to reduced vehicular-pedestrian conflicts.

Screening for outdoor service areas including waste collection has been revised and included in this Subsection.

Landscaping Provisions have been updated into this Subsection with plant material

- a. 2.0 m from the north Lot Line
 - b. 4.5 m from the south Lot Line
 - c. 6.0 m from the east Lot Line; and
 - d. 4.0 m from the west Lot Line
3. Notwithstanding 8.2.c, within Area 3, the minimum landscaped Yard from the east Lot Line shall be 4.5 m.
 4. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit and safe environment for pedestrians and to accentuate site and building elements.
 5. Exterior lighting associated with the development shall be designed to minimize impact on an adjacent property.

9 Other Regulations

1. Notwithstanding the regulations found within this Provision, any development existing or commenced under a valid Development Permit at the time of passage of the Charter Bylaw adopting this Provision, shall be deemed a conforming development in accordance with this Provision.

2. Prior to the issuance of a Development Permit for a principal building within Area 1, and except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Officer, shall be submitted and reviewed to the satisfaction of the Development Officer in consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions

and quantities required under Section 55 of the Zoning Bylaw.

This provision recognizes some legal non-conformities with the existing development including its building placement with further reduced setbacks than previously required under the current DC2.

Based on findings from a Phase I ESA and associated Update report, additional assessment and remediation methods shall be reviewed for any new development for a principal building within Area 1.

necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

3. As a condition of a Development Permit for construction of a principal building, the Owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Such improvements shall be constructed at the Owner's cost. The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include but are not limited to:
 - a. Repair of any damage to the abutting roadways, sidewalks and boulevard, including lanes not directly adjacent to the Site, caused by the construction of the development.
 - b. Construction of a sidewalk along the west side of 119 Street NW abutting Area 3 between the site access and 111 Avenue NW.

Appendix I

Off-site improvements have been included to address the lack of abutting sidewalks particularly next to the development areas at the southeast corner of the property within Area 3.

The appendix has been updated by removing to allow a flexibility of commercial uses throughout and to specify the development 'areas'. The revised appendix further updates pedestrian/vehicular connections and access points.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20120
Location:	Northwest corner of 111 Avenue NW and 119 Street NW
Address:	11910 111 Avenue NW
Legal Description:	Lot 1A, Block 191, Plan 9122204
Site Area:	2.34 ha
Neighbourhood:	Prince Rupert
Ward:	O-day/min
Notified Community Organizations:	Prince Rupert and Queen Mary Park Community Leagues and the Kingsway Business Improvement Area Association.
Applicant:	Stantec Consulting Ltd - Sylvia Summers

Planning Framework

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

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