

Bylaw 15284

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1099

WHEREAS Blocks 1 and 2, Plan 8620880, located west of Fort Road NW and north of 167 Avenue NW, Rural North East Horse Hill, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone; and

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

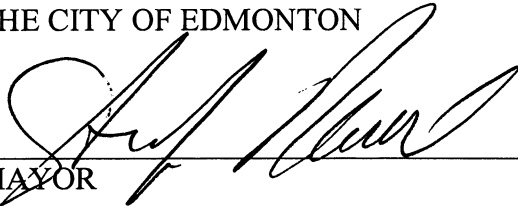
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

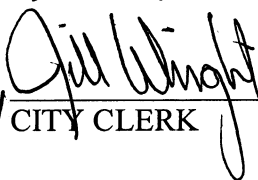
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Blocks 1 and 2, Plan 8620880, located west of Fort Road NW and north of 167 Avenue NW, Rural North East Horse Hill, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

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

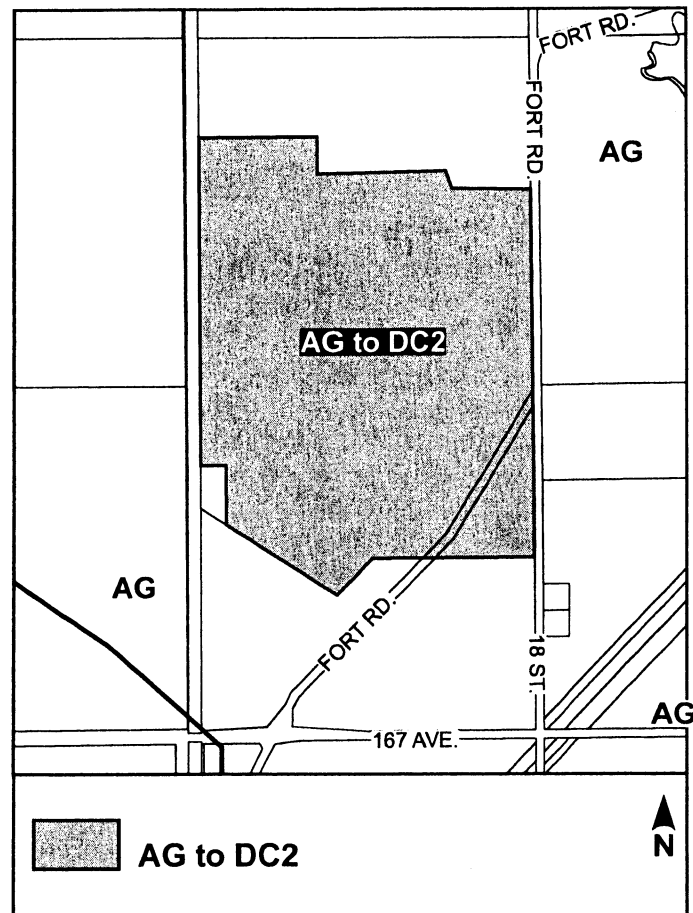
READ a first time this	29th	day of	September	, A. D. 2009;
READ a second time this	29th	day of	September	, A. D. 2009;
READ a third time this	29th	day of	September	, A. D. 2009;
SIGNED and PASSED this	29th	day of	September	, A. D. 2009.

THE CITY OF EDMONTON


MAYOR


A/CITY CLERK

BYLAW 15284



(DC2) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate the redevelopment of a Regional Health Services Campus, providing an opportunity for uses related to the provision of health care, continuing care, extended care treatment, medical treatment and institutional facilities; with ancillary commercial, professional office, research, training, and personal service uses related to the delivery of health care. This Provision also provides regulations for environmental recovery for specific areas of the site.

2. Area of Application

This Provision shall apply to Blocks 1 and 2, Plan 862 0880; containing 68.68 ha more or less; as shown on Appendix "1" of the Bylaw adopting this Provision; Rural North East Horse Hill.

3. Development Concept

The Alberta Hospital site is envisioned as a comprehensively planned health care facility that would include a variety of complementary and compatible uses related to the provision of health care in a campus setting. Taking advantage of the benefits of inter-relationships between various medical and ancillary uses in close proximity, the site is ideally located to serve the greater Capital Region, with excellent transportation connections to Edmonton and outlying areas via Anthony Henday Drive, Manning Drive and a future high speed transit route.

4. Uses

- a. Government Services
- b. Public Education Services and Private Education Services
- c. Religious Assembly
- d. Boarding and Lodging Houses
- e. Commercial Schools
- f. Detention and Correction Services
- g. Extended Medical Treatment Services
- h. Group Homes
- i. Health Services
- j. Indoor Participant Recreation Services
- k. Minor Impact Utility Services
- l. Outdoor Participant Recreation Services
- m. Protective and Emergency Services

- n. Personal Service Shops, Convenience Retail Stores, Professional, Financial and Office Support Services, Specialty Food Services and Restaurants, Non-accessory Parking, when designed as an integral and secondary component of Extended Medical Treatment Services or Health Services
- o. Temporary Shelter Services
- p. Fascia On-premises Signs
- q. Freestanding On-premises Signs
- r. Projecting On-premises Signs
- s. Temporary On-premises Signs

5. Development Regulations

I. General

- a. A 6.0 m Landscaped Yard shall be provided around the perimeter of the site.
- b. The maximum Floor Area Ratio shall be 0.5.
- c. The maximum Building Height shall be 15.0 m. Where, in the opinion of the Development Officer, additional height is warranted due to characteristics fundamental to the nature of the Use, the Development Officer may relax this condition as required.
- d. Development Applications for this Site shall be permitted in phases. For context and Development Officer interpretation purposes, a generalized, non-binding, Site plan shall be submitted at Development Permit stage for all new building development or for substantial redevelopment to illustrate how the proposed development will integrate with existing and future surrounding and on-site development.
- e. This Provision shall only apply to new development. Development legally existing or approved prior to the effective date of this Bylaw shall not be affected unless it is involved in the Development Permit application or includes renovation that change the foot print of the structure.
- f. Separation Space shall be provided in accordance with Section 48.
- g. Signs shall comply with the regulations found in Schedule 59C.
- h. The Development Officer may grant relaxations to this Provision if in their opinion, such a variance will be in keeping with the general purpose of this District, and would not affect the amenities, use and enjoyment of adjacent properties.

II. Landscaping

- a. Loading, storage, and trash collection areas shall be located in such a manner to be screened from view from adjacent sites, public roadways and the transit centre in accordance with the provisions of Section 55 of the Zoning Bylaw.

- b. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
- c. Open spaces should include, but are not limited to, a combination of landscape elements such as, trees, shrubs, hedges, berms and street furniture..
- d. Landscaping of the Site should include plant materials that provide colour and texture throughout the year to enhance the appearance during winter months.
- e. Landscaping should be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- f. Site landscaping should be used to soften the building form, and mitigate impacts between buildings.

III. Parking and Access

- a. The primary vehicular entrance to the site shall be from 18 Street NW and Fort Road.
- b. Additional Site accesses may be permitted based on the future redevelopment of the site. Access locations will be reviewed at time of Development Permit application, to the satisfaction of the Development Officer in consultation with the Transportation Department.
- c. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- d. The applicant must submit a Parking Demand Study in conjunction with an application for Development Permit to rationalize any reduction in the number of parking stalls required for the site.
- e. In determining the number of applicable parking stalls, the Development Officer shall take into consideration opportunities for shared parking by users with staggered peak hours of demand.
- f. Service and emergency response vehicles should have clear and effective access to the buildings on site.
- g. Parking, loading and passenger drop-off areas should be easily accessible and designed to minimize pedestrian-vehicle conflicts.
- h. Parking for the Site shall be one of, or a combination of underground parking, structured (above ground) parking and/or surface parking.
- i. Surface parking shall be integrated with the internal circulation network.
- j. Surface parking lots shall be enhanced with urban design elements such as landscaping and lighting.

IV. Built Form

- a. All development shall be designed with universal accessibility.
- b. New major structures developed on the site should be developed to a LEED® standard.
- c. High quality finishing materials shall be used in the development of major structures on the site. Recommended materials include, but are not limited to, one or a combination of brick, glass and/or glazed window wall systems, architectural concrete and/or pre-cast coloured concrete, stucco, stone, metal or other materials.
- d. Building facades on all sides shall include design elements that provide articulation.
- e. Lighting shall be provided within the development to provide an element of safety and to enhance the appearance of the site and buildings.
- f. All mechanical equipment, including roof mechanical units, shall be concealed by screening with design elements that are compatible or complement the architectural character and materials of the building, or concealed by incorporating it within the building framework.
- g. Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent areas and roadways.

V. Environmental Recovery

- a. Regulations in this section refer to the attached Appendix 1, “Sub Areas”.
- b. The following environmental criteria pertaining to the sub areas, as shown on Appendix 1, shall be met prior to the issuance of a development permit, unless otherwise noted in this Provision.

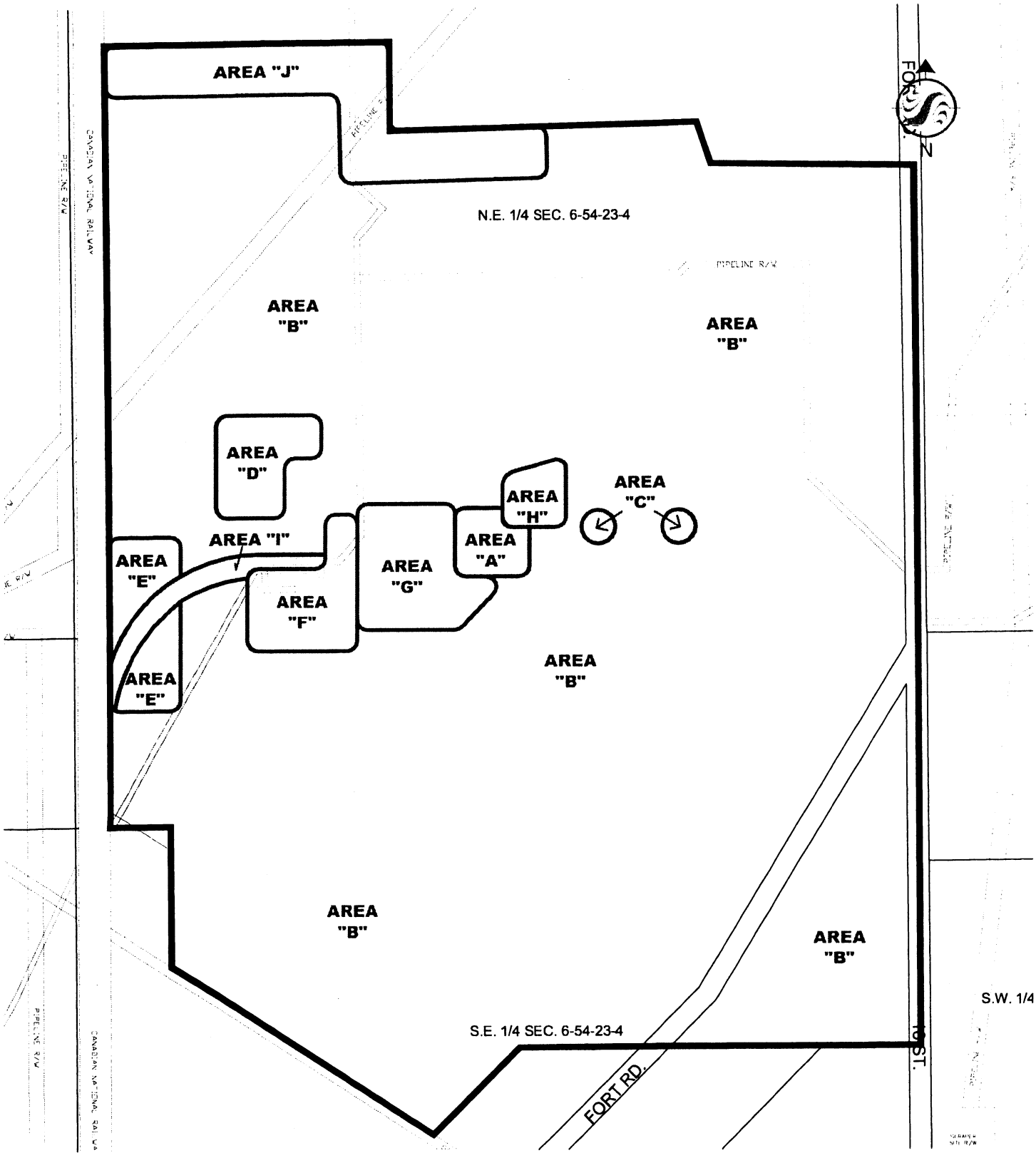
Areas A & B

- i. No further environmental review is required for these areas.

Areas C through J inclusive:

- ii. No Use, unless otherwise allowed under Section 5.V.c. of this Provision, shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Alberta Health Services have been submitted stating that the site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.
- c. Upon the submission of a Development Permit, the applicant may be exempt from Section 5.V.b.ii of this Provision to conduct further environmental investigation, to the satisfaction of the Development Officer in consultation with the Planning and Development Department, Environmental Planning Unit.

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Scale: NTS



Stantec

Client/Project
ALBERTA HEALTH SERVICES
ALBERTA HOSPITAL
REZONING

Figure No.

Title
From AG to DC2

MARCH 2009
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