

November 28, 2023

Dear Resident,

The following letter is to inform you that the City of Edmonton has recently approved a Development Permit application to operate a provincially regulated health hub at 10119 - 81 Avenue NW. The application was submitted to the City by the Boyle Street Service Society on October 6, 2023. You are receiving this notification as a courtesy because of your proximity to the location of the proposed operation.

As you may be aware, a similar application was previously submitted and approved by the City of Edmonton. However, an appeal to the Subdivision and Appeal Board (the Board) was made, and the Board overturned the decision of the Development Officer. The Board found that while the Use was correctly classified as a Health Services Use, an error was made in the issuance of the permit as it related to provisions relating to accessibility of the building.

The new application for the proposed health hub has been reviewed and determined to fully comply with all regulations of the Edmonton Zoning Bylaw 12800 in accordance with the current zoning of the site (DC1 - Direct Development Control Provision). As per the previous application, the Use has been determined to be a Health Services Use, which encompasses services which may be preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling in nature. As the application has been determined to fully comply, the requirement to wait six months after the refusal prior to a new application being submitted is not applicable.

All decisions on development applications must follow the legislation as outlined in the Municipal Government Act and the corresponding bylaws set by City Council. Therefore, the City approved this application on November 27, 2023.

The City understands that this approval may not reflect the desired outcome of many residents. We encourage the community and the applicant to work together to address any specific concerns that may exist.

For more information, visit edmonton.ca/developmentprocess.

Sincerely,

City of Edmonton, Development Services