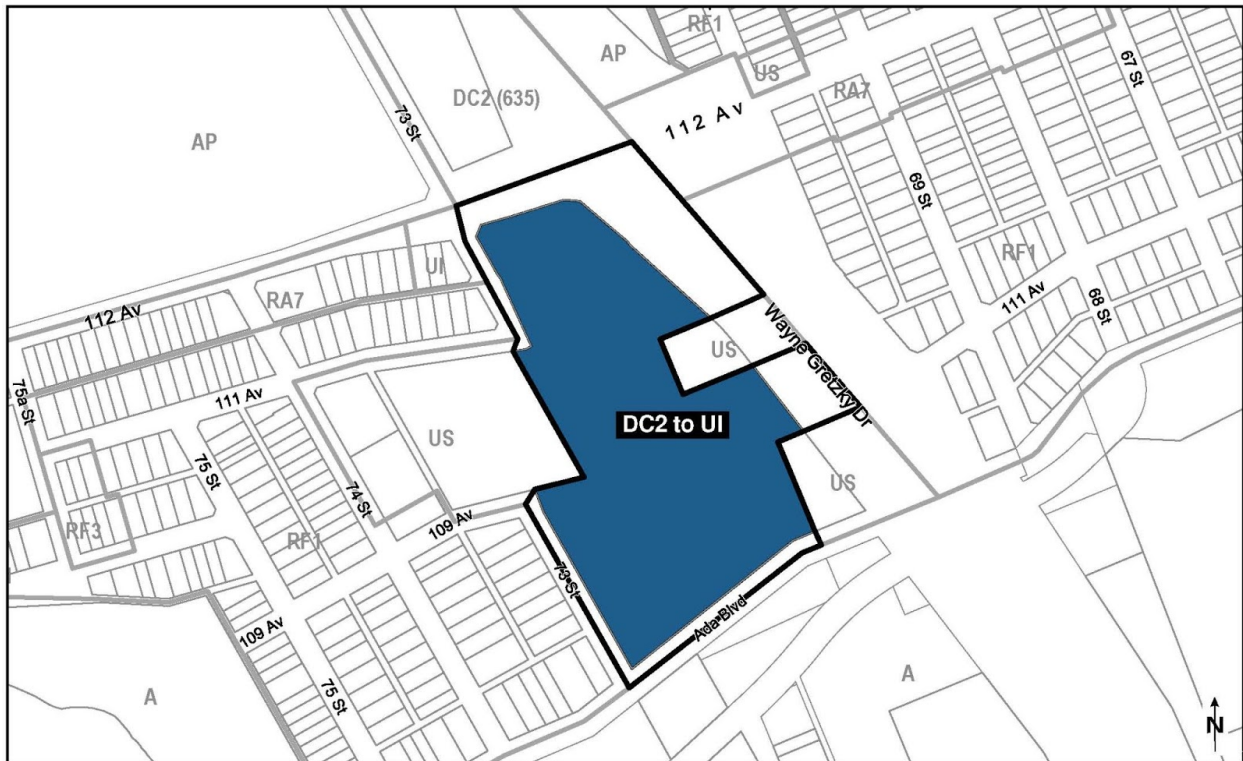




ADMINISTRATION REPORT **REZONING, TEXT AMENDMENT** VIRGINIA PARK

7128 - Ada Boulevard NW

To allow for facilities of an educational or institutional nature.



Recommendation: That Charter Bylaws 19722 and 19723 to amend the (UI) Urban Institutional Zone and to rezone from (DC2.649) Site Specific Development Control Provision to (UI) Urban Institutional Zone be APPROVED.

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

- it will allow Concordia University to grow over time in a manner that is compatible with surrounding development;
- it conforms to the Cromdale/Virginia Park Area Redevelopment Plan; and
- transit service is provided on site.

Report Summary

This land use amendment application was submitted by Marshall Hundert on November 2, 2020 on behalf of Concordia University. This application proposes to amend the (UI) Urban Institutional Zone and to rezone from (DC2.649) Site Specific Development Control Provision to (UI) Urban Institutional Zone to allow for:

- facilities of an educational or institutional nature, and complementary uses;
- a maximum building height transitioning from 14.5 metres (approximately 4 storeys) at the west side of the site, to 29.0 metres (approximately 7-8 storeys) at the east side of the site;
- a maximum floor area ratio (FAR) of 5.0.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by promoting academic institutions as anchors for innovation, entrepreneurship and creativity, and supporting an increasingly diverse and entrepreneurial knowledge economy.

The proposed rezoning conforms to the Cromdale/Virginia Park Area Redevelopment Plan which designates the site for Urban Services.

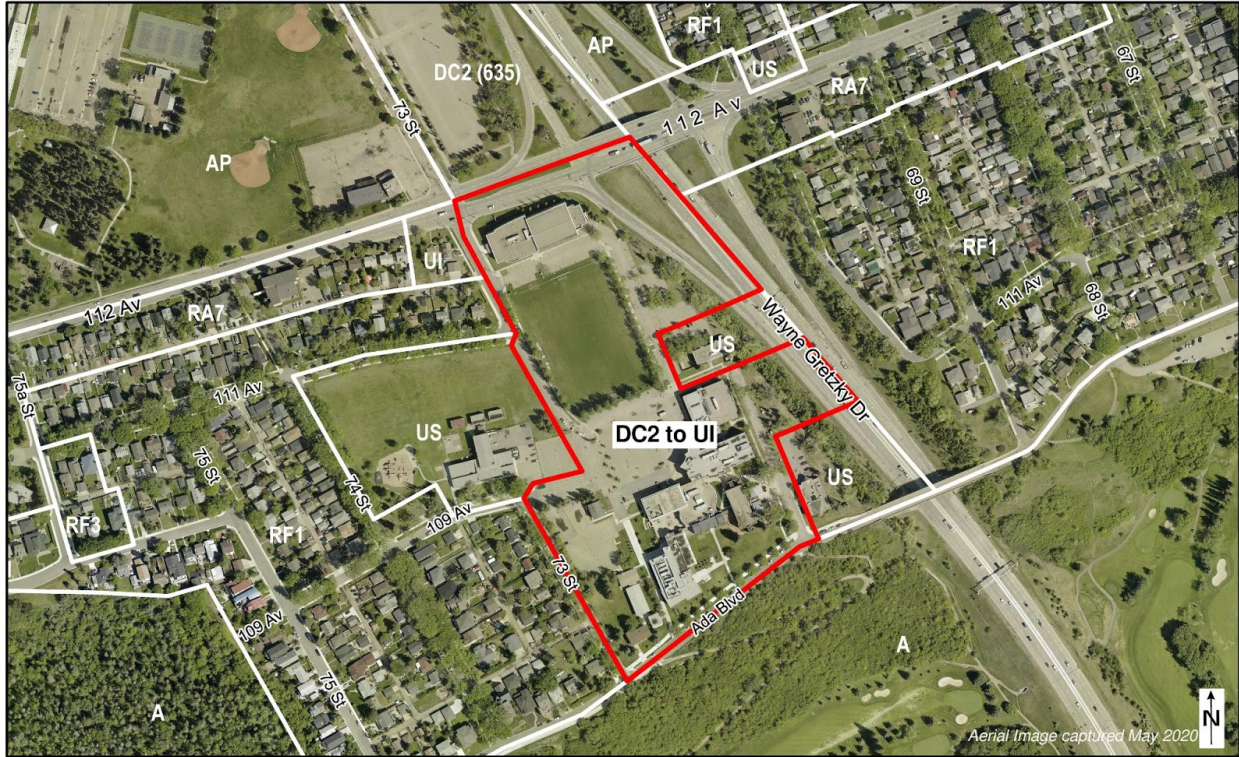
The Application

1. CHARTER BYLAW 19722 to amend Appendix II of the (UI) Urban Institutional Zone in Zoning Bylaw 12800.
2. CHARTER BYLAW 19723 to amend the Zoning Bylaw from (DC2.649) Site Specific Development Control Provision to (UI) Urban Institutional Zone.

The intent of the application is to change the zoning of the site from a restrictive Site Specific Development Control Provision to the (UI) Urban Institutional Zone, which is meant to be applied to Edmonton's post-secondary institutions, in order to allow Concordia University to grow in accordance with their long-term expansion plans.

Site and Surrounding Area

The subject site is approximately 5.6 hectares in area and is located at the edge of the Virginia Park neighbourhood. It is bordered on the east and north by Wayne Gretzky Drive NW and 112 Avenue NW, which are both arterial roads. To the west and south, the site is bordered by 73 Street NW and Ada Boulevard NW. Virginia Park School is located directly to the west of the site, and Borden Park is northeast of the site across 112 Avenue NW and 73 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.649) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Concordia University
CONTEXT		
North	<ul style="list-style-type: none"> (DC2.635) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Surface Parking Lot
East	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> Bright Horizons Childcare Concordia Lutheran Seminary
South	<ul style="list-style-type: none"> (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> North Saskatchewan River Valley
West	<ul style="list-style-type: none"> (UI) Urban Institutional Zone (RF1) Single Detached Residential Zone (US) Urban Services Zone 	<ul style="list-style-type: none"> Single Detached Housing Virginia Park School

Planning Analysis

LAND USE COMPATIBILITY

The purpose of the UI Zone is to provide appropriate development opportunities for institutions within mature areas of the City. The UI zone provides common development regulations for all institutions, with specific appendices for each institution within this zone that manage site specific context. This is intended to provide flexibility for development in an institutional setting

while managing specific conditions on an institution-by-institution basis.

The proposed Appendix to the UI Zone, which is specific to the subject site, would allow a maximum building height transitioning from 14.5 metres (approximately 4 storeys) at the west side of the site, to 29.0 metres (approximately 7-8 storeys) at the east side of the site. The proposed zoning would require development to be set back from the property lines as follows:

- 6.0 metres from the west side between 109 Avenue and Ada Boulevard
- 3.0 metres from the west side between 112 Avenue and 109 Avenue where the site abuts the Virginia Park School site
- 3.0 metres from the east side where the site abuts Wayne Gretzky Drive
- 6.0 metres from the north and south sides

These proposed heights and setbacks are considered to be appropriate in the context of this site. The height of 14.5 metres and 6.0 metre setback will ensure that development on the west side of the site will be sensitive to existing development. The proposed height for this portion of the site is a slight increase from the 12.0 metres allowed in the current DC2 provision and the 6.0 metre setback is an increase from the current 4.5 metre setback requirement. Smaller setbacks and increased heights are proposed for the less sensitive east side of the site abutting a wide road right-of-way.

DC2 & UI COMPARISON SUMMARY

	DC2.649 <i>Current</i>	UI Zone <i>Proposed</i>
Maximum Height	12.0 m	14.5 m for Sub-area 1 21.75 m for Sub-area 2 29.0 m for Sub-area 3
Maximum Floor Area Ratio (FAR)	2.3	5.0
Minimum Setbacks and Stepbacks		
North	6.0 m	6.0 m
West	4.5 m	3.0 m between 112 Ave & 109 Ave 6.0 m between 109 Ave & Ada Blvd
South	7.5 m	6.0 m
East	4.5 m	3.0 m

The proposed UI Zone allows a number of commercial and residential uses as permitted uses that are not included in the current DC2 provision. These additional uses will be complementary to the existing postsecondary institutional nature of the site and are currently allowed on other UI zoned sites such as MacEwan University and the Northern Alberta Institute of Technology. The list of permitted uses in the UI Zone can be found in Appendix 2 of this report.

In addition to these permitted uses, the proposed Appendix to the UI Zone would allow Urban Indoor Farms, Religious Assemblies, Lodging Houses, and Multi-unit Housing as discretionary uses.

PLANS IN EFFECT

Cromdale/Virginia Park Area Redevelopment Plan

The site is located in the boundaries of the Cromdale/Virginia Park Area Redevelopment Plan which designates the site for Urban Services including schools, parks, churches, institutions, and utilities. The plan states that Concordia College will remain on its present site, and continue in its present capacity as a College over the long-term, and that appropriate expansion areas lie to the immediate north, to 112 Avenue, and on the eastern portion of their existing campus site. The proposed rezoning aligns with this direction as the development opportunities for the west side of the site are largely similar to the current DC2 Provision, with greater opportunity for expansion on the east side of the site.

CITYPlan Alignment

The Exhibition area is identified in the City Plan as one of 21 District Nodes located across the city. While there are no specific boundaries identified for these District Nodes, they are considered to be approximately 800 metres to 1 kilometre across. District nodes are intended to support a variety of businesses and community amenities serving multiple neighbourhoods, and opportunities for employment. Located across 112 Avenue NW from the Exhibition Lands, this site is within close proximity of this district node.

From a high level policy perspective, it is concluded that this proposed rezoning is in support of the objectives of The City Plan.

Technical Review

Transportation

Administration reviewed a Transportation Impact Assessment (TIA) in support of this application. The TIA considers the growth of the University from its current 2,787 student enrollment to a future state of 4,000 students. This is roughly correlated with a 2030 study horizon based on the University's best estimates and their plans over the next 10 years to construct additional academic facilities, student residents, and on-site parking within this timeframe. The TIA does not consider growth beyond this horizon in detail, but the proposed UI zoning regulations include the ability to require additional transportation analysis with future development of the University.

The University is well served by transit given its proximity to the Coliseum LRT and Transit Station, with a direct bus route connecting the two. The TIA concludes that vehicle traffic

generated by the proposed development within the 2030 study horizon can be accommodated by the existing road network without the need for any upgrades. At the University's main access point along 112 Avenue NW, turning movements to and from the campus will increase, though overall traffic on 112 Avenue NW is anticipated to remain relatively stable. As the Exhibition Lands redevelop, 73 Street NW north of the site is expected to include enhanced cycling facilities, which will connect with a minimum 6 m wide active modes corridor bisecting the campus between 112 Avenue and Ada Boulevard. The TIA recommends that the 112 Avenue NW and 73 Street NW intersection continue to be monitored as this site grows and the nearby Exhibition Lands redevelops.

Site plans for a recent Development Permit application include enhanced pedestrian infrastructure through raised crosswalks in the parking lot(s), visual improvements to the active modes pathway through the parking lot, and new sidewalk connections along 73 Street NW both north and south of 109 Avenue NW. While site plans for future development beyond this initial development permit application are not readily available at this time, it is expected that the University will work with Administration to continue providing its own high quality active modes infrastructure, as well as connecting to the City's.

On-street parking continues to be a concern to Virginia Park residents despite the existing time restrictions on the nearby local roads. The University has proposed some additional on-site parking in the near-term, but the parking supply ratio is expected to decrease at the 4,000 student headcount horizon, which will bring the University in closer alignment with other major campuses in the City and encourage trips by alternative travel modes. Administration is currently undertaking a broad review of how on-street parking is managed to ensure it is aligned with the recent removal of on-site parking minimums (Open Option Parking) and the direction in ConnectEdmonton and the City Plan to begin treating on-street parking as a strategic public asset. Parking Services will continue to monitor parking in the neighbourhood, with any future changes to restrictions directed by the Public Parking Action Plan and subsequent outcomes.

Virginia Park Neighbourhood Renewal was completed recently in 2019 which included road renewal, sidewalk reconstruction, and new sidewalks along Ada Boulevard NW and 109 Avenue NW near this site.

Drainage

A Drainage Servicing Report has been accepted by Administration. Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

Prior to the issuance of a Development Permit, the applicant will be required to submit documentation that demonstrates 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.

Community Engagement

<p>ADVANCE NOTICE December 9, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 220 ● Number of responses with concerns: 2
<p>PUBLIC ENGAGEMENT SESSION AND SUBSEQUENT EMAILS February 8-22, 2021</p>	<p>engaged.edmonton.ca/ConcordiaUniversityUI</p> <ul style="list-style-type: none"> ● Number of visitors: 308 ● Number of responses in support: 1 ● Number of responses with concerns: 24 ● Number of neutral or mixed responses: 2 <p>Common concerns included:</p> <ul style="list-style-type: none"> ● Traffic and parking issues ● Height and setbacks ● Incompatibility with neighbourhood ● Garbage ● Growth should be directed north of 112 avenue
<p>WEBPAGE</p>	<p>engaged.edmonton.ca/ConcordiaUniversityUI</p>

For a summary of comments collected from the advance notices and through the Engaged Edmonton platform, refer to the attached What We Heard Report.

Conclusion

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

APPENDICES

- 1 Proposed Appendix to UI Zone
- 2 (UI) Urban Institutional Zone - Permitted Uses
- 3 Current Direct Control Provision (DC2.649)
- 4 "What We Heard" Public Engagement Report
- 5 Application Summary

Proposed Appendix to UI Zone

1. Area of Application

The lands legally described as Block F, Plan 992 6758, and Lots 11, 12 & 13, Block 3, Plan 7196ET, located south of 112 Avenue NW and 73 Street NW, as shown on Map 3 of this Appendix.

2. Discretionary Uses

1. Urban Indoor Farms
2. Religious Assembly
3. Lodging Houses
4. Multi-unit Housing

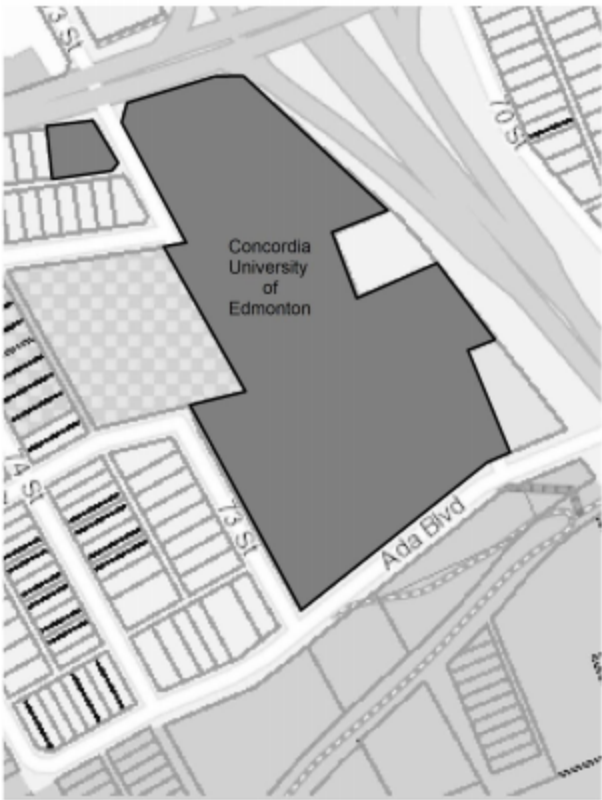
3. Development Regulations for Permitted & Discretionary Uses

1. Lodging Houses and Multi-unit Housing shall be allowed on a site that also contains Private Education Services or Public Education Services
2. The minimum west Side Setback shall be 6.0 m between 109 Avenue and Ada Boulevard.
3. The minimum west Side Setback shall be 3.0 m between 112 Avenue and 109 Avenue.
4. The minimum east Side Setback shall be 3.0 m
5. The minimum north Setback abutting 112 Avenue shall be 6.0 m
6. The minimum south Setback abutting Ada Boulevard shall be 6.0 m
7. Existing trees within 4.5 metres of the west Lot Line adjacent to 73 Street shall be retained or relocated on the Site when possible, and shall be protected during construction.
8. Screening, such as a Fence or Landscaping, shall be provided along the west side of the property, adjacent to 73 Street.
9. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
10. The maximum building Heights shall be 14.5 m for Sub-area 1; 21.75 m for Sub-area 2; and 29.0 m for Sub-area 3, as depicted on Map 3B
11. Notwithstanding Section 574.4.12 of the Zoning Bylaw, the maximum Floor Area Ratio (FAR) shall be 5.0.
12. A continuous walkway corridor not less than 6.0 m wide for public pedestrian access across the Site between 112 Avenue and Ada Boulevard, shall be provided to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The walkway alignment may be altered in the future to accommodate new campus development while maintaining continuous routing from 112 Avenue to Ada Boulevard.

13. To ensure ongoing analysis of transportation related issues throughout the development of the lands within this area of application, a Transportation Impact Assessment may be requested in consultation with Subdivision and Development Coordination (Transportation) to support a Development Permit application for a principal building in the area of application. The Development Officer shall have regard for existing Transportation Impact Assessments available at the time of Development Permit review and only request additional information, as required, in response to changes in conditions since the analysis for existing assessments was done.
14. When the Development Officer receives a Development Permit Application for a building with a height of 8.0 m or more, within the dimensions of the Wangerin House as shown on Map 3B, the Development Officer shall send notice to the municipal addresses and assessed owners of the land wholly or partially located within 60.0 m of the Site of the proposed development and the President of each Community League.

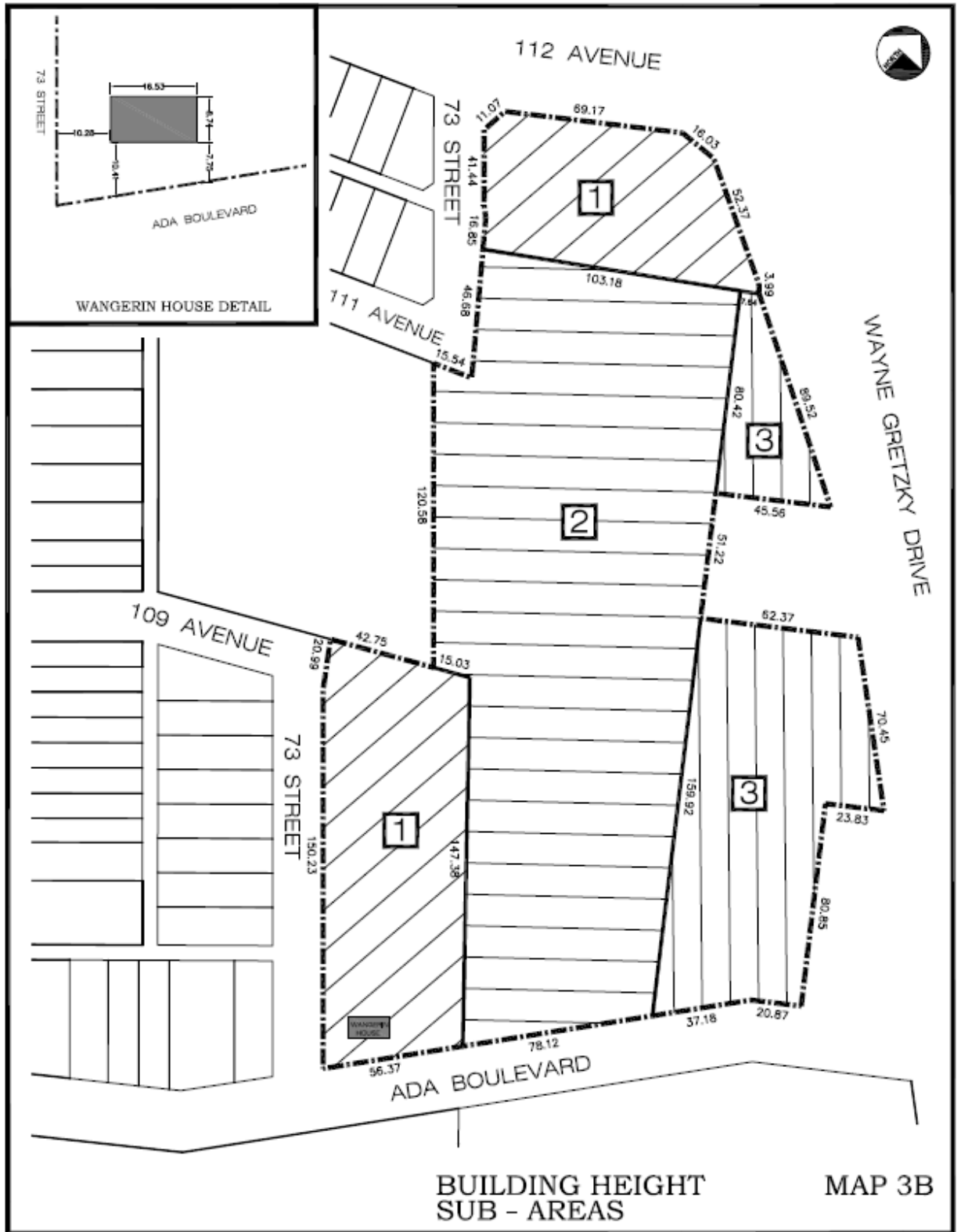
The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer is satisfied that the applicant has conducted consultations with the recipient parties and included a summary of such consultations together with the Development Permit Application. The Development Officer shall consider any comments directly related to the proposed development when determining whether to grant a variance to the Regulations contained in this Zone.

MAP 3



(U) URBAN INSTITUTIONAL ZONE

■ Concordia University of Edmonton



(UI) Urban Institutional Zone - Permitted Uses

1. Apartment Hotels, for less than 100 units
2. Bars and Neighbourhood Pubs, for less than 140 m2 of Public Space
3. Business Support Services
4. Child Care Services
5. Convenience Retail Stores
6. Exhibition and Convention Facilities
7. Extended Medical Treatment Services
8. General Retail Stores, for less than 500 m2 of Public Space
9. Government Services
10. Indoor Participant Recreation Services
11. Health Services
12. Market
13. Natural Science Exhibits
14. Outdoor Participant Recreation Services
15. Personal Service Shops
16. Private Clubs
17. Private Education Services
18. Professional, Financial, and Office Support Services
19. Public Education Services
20. Public Libraries and Cultural Exhibits
21. Restaurants, for less than 240 m2 of Public Space
22. Special Event
23. Specialty Food Services
24. Spectator Entertainment Establishments
25. Spectator Sports Establishments
26. Urban Gardens
27. Urban Outdoor Farms
28. Fascia On-premises Signs
29. Minor Digital On-premises Signs
30. Projecting On-premises Signs
31. Roof On-premises Signs
32. Freestanding On-Premises Signs
33. Temporary On-premises Signs

Current Direct Control Provision (DC2.649)

DC2.649.1. General Purpose

The purpose of this Site Specific Development Control Provision is to permit the continuation of existing educational uses and allow for expansion and minor development intensification to accommodate future educational services needs, to allow temporary non-accessory parking for community events held within the area, and to allow for public pedestrian access through and across the site.

DC2.649.2. Area of Application

Block F, Plan 992 6758, located at 7128 – Ada Boulevard, Virginia Park, as shown on Schedule "A" of the Bylaw adopting this Provision.

DC2.649.3. Uses

- a. Public Education Services
- b. Private Education Services
- c. Public Libraries and Cultural Exhibits
- d. Religious Assembly
- e. Uses Accessory to Education Services including but not limited to:
 - i. Indoor Participant Recreation Services
 - ii. Outdoor Participant Recreation Services
- f. Child Care Services
- g. Non-accessory Parking for community events not to exceed 2 weeks duration per event
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs
- j. Temporary On-premises Signs

DC2.649.4. Development Regulations

- a. Development shall be in accordance with the site layout and building locations illustrated on the Site Plan, Appendix I, except that the building shapes and locations may be altered by the Development Officer if such alteration is in compliance with the following development regulations and consistent with the General Purpose of this Provision.
- b. The minimum Front Yard shall be 6.0 m.
- c. The minimum Rear Yard shall be 7.5 m.
- d. The minimum Side Yard shall be 4.5 m.
- e. The maximum building Height shall be 12 m.
- f. Landscaping and screening of the parking area shall be provided in accordance with the provisions of Section 55 of the Zoning Bylaw, and existing trees shall be retained or relocated on the Site when possible.
- g. Detailed Landscaping Plans shall be submitted for approval by the Development Officer as part of any application for a Development Permit.

- h. Any outdoor lighting for the parking area shall be located and arranged so as to comply with Section 51 of the Zoning Bylaw.
- i. Signs shall comply with the regulations found in Schedule 59C.
- j. Where this Provision abuts the A Zone, the Development Officer, in consultation with the General Manager of the Community Services Department, may require an environmental review in accordance with subsection 540.4(5) of the Zoning Bylaw.
- k. A continuous walkway corridor not less than 6.0 m wide for public pedestrian access over the Site between 112 Avenue and Ada Boulevard, generally as shown on Appendix I, shall be provided to the City of Edmonton in a manner satisfactory to the Development Officer in consultation with the Transportation and Streets Department.

WHAT WE HEARD REPORT

LDA20-0363 - Virginia Park Rezoning

Engaged Edmonton Feedback Summary

PROJECT ADDRESS: 7128 - Ada Boulevard NW

PROJECT DESCRIPTION: This application proposes to rezone the property at 7128 Ada Boulevard from (DC2.649) Site Specific Development Control Provision to (UI) Urban Institutional Zone in order to allow Concordia University to grow over time.

The purpose of the (UI) Urban Institutional Zone is to provide for facilities of an educational or institutional nature in mature areas of the City. This could include additional uses that would complement the institutional development. This zone has been applied to other institutions in Edmonton, including MacEwan University and NAIT.

An associated amendment to the UI Zone is also proposed to provide land development regulations specific to Concordia University on the subject site only. The amendment would allow a maximum building height transitioning from 14.5 metres (approximately 4 storeys) at the west side of the site to 29.0 metres (approximately 7-8 storeys) at the east side of the site.

The proposed zoning would require development to be set back from the property lines as follows:

- 6.0 metres from the west side between 109 Avenue and Ada Boulevard
- 3.0 metres from the west side between 112 Avenue and 109 Avenue
- 3.0 metres from the east side
- 6.0 metres from the north and south sides

Existing trees within 4.5 metres of the west lot line adjacent to 73 Street would also be required to be retained or relocated on the site when possible.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/virginia-park-planning-applications.aspx

ENGAGEMENT FORMAT: Online Engagement Webpage - Engagement Edmonton
<https://engaged.edmonton.ca/concordiauniversityui>

ENGAGEMENT DATES: February 8 - February 28, 2021

NUMBER OF VISITORS:

- Aware: 212
- Informed: 67
- Engaged: 29

*See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning)	December 9, 2020	Recipients: 220 Responses with concerns: 2 Responses in support: 0
Virginia Park Planning Applications Webpage	January 18, 2021	N/A
Public Engagement Notice from the City (Online Engage Edmonton) Also promoted in the weekly Public Engagement PSA	February 9, 2021 Each Monday from February 8-22, 2021	Recipients: 220
Public Engagement, City Hosted Event (online format)	February 8 - February 28, 2021 Was originally planned to close February 21 but was extended because of delay in mailing notices.	Responses in support: 1 Responses with concerns: 24 Responses with mixed/neutral position: 2



ABOUT THIS REPORT

Information in this report includes responses to the advanced notices, feedback gathered through the Engaged Edmonton platform between February 8 - February 28, 2021, and emails and phone calls received before, during, and after the close of the Engaged Edmonton engagement opportunity. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website containing an overview of the proposed development, information on the rezoning and planning process and contact information for the file planner. Participants were encouraged to ask questions of City Staff and the applicant - in an online “Share Your Thoughts” & “Ask Your Questions” - format.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

WHAT WE HEARD

Support: 1

Opposed: 26

Neutral/Mixed: 2

COMMENTS

Traffic and Parking

- will increase parking issues (x10)
- will increase traffic issues (x12)
- will increase idling

- no additional accesses should be allowed from 73 Street south of 109 Avenue or Ada Boulevard
- access should only be allowed from 73 Street and 112 Avenue
- Traffic Impact Assessment should be required

Site/Building Design

- setbacks should be larger (x6)
- will dwarf/overwhelm surrounding community (x5)
- do not support increased height (x4)
- should not develop over existing green space (x3)
- should include a community garden (x2)
- recreation/amenity space should be expanded (x2)
- heritage facades should be retained (x2)
- 14.5 m height limit should extend along entire west side of the site
- setback on Ada Boulevard and west side of site should be 10 m
- development should happen on areas currently used for parking
- parking should be integrated into buildings
- height should be increased to accommodate growth
- new buildings should not be allowed in southeast corner of the site
- building entrances should face east
- 29 metre height should not be allowed until impact of development is assessed
- building height on east side of site is not a concern
- height limit on west side should be 12 metres or have a stepback
- setback of 7.5 metres should be required abutting a residential use
- maximum floor area ratio should be reduced
- should have a maximum site coverage
- trees adjacent to 73 street should be required to be retained or replaced in their current location
- maximum heights exceed those indicated in University's plans

Location/Neighbourhood:

- will increase amount of garbage in neighbourhood and ravine (x5)
- not compatible with surrounding areas (x5)
- neighbourhood/site is too small to accommodate students' needs (x3)
- will impact neighbourhood school
- expanding services on site will impact commercial uses in surrounding areas
- will impact public spaces

- will create noise in the neighbourhood
- space should be preserved for Virginia Park School
- concerned about University expanding into the neighbourhood
- will impact Ada Boulevard

Density:

- density is incompatible with the nearby residential area (x3)
- proposed zoning is too ambiguous in terms of density

Use:

- UI zone allows uses that are not compatible with residential uses

University's Growth:

- growth should be directed north of 112 Avenue (x19)
- supportive of University's plans for growth
- rezoning will allow expansion while respecting the community
- University should find other campuses for expansion

Safety

- will impact safety in the area (x4)

Process/Transparency

- time to comment on application was too short (x3)
- no immediate need for this rezoning (x2)
- application should be delayed until in-person engagement can happen
- University has not presented their long term plans to the community
- adequate consultation has not been done
- want to see Traffic Impact Assessment
- University should meet with the community and meetings should be recorded

Cromdale/Virginia Park Area Redevelopment Plan

- proposal does not comply with the plan (x2)

Other:

- should not be in the same category as NAIT and MacEwan because site size is smaller
- will attract speculators to buy property for student housing in the neighborhood
- construction will damage recent street improvements

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding residents
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Tony Caterina directly (tony.caterina@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

Name: Jeff Booth

Email: jeff.booth@edmonton.ca

Phone: 780-496-5672

Planning Coordination
DEVELOPMENT SERVICES



APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment and Rezoning
Charter Bylaws:	19722 and 19723
Location:	North of Ada Boulevard NW, east of 73 Street NW, south of 112 Avenue NW, and west of Wayne Gretzky Drive NW
Address:	7128 - Ada Boulevard NW
Legal Description:	Block F, Plan 9926758
Site Area:	5.6 hectares
Neighbourhood:	Virginia Park
Notified Community Organization:	Edmonton Federation of Community Leagues and the Bellevue Community League
Applicant:	Marshall Hundert

PLANNING FRAMEWORK

Current Zone:	(DC2.649) Site Specific Development Control Provision
Proposed Zone:	(UI) Urban Institutional Zone
Plan in Effect:	Cromdale/Virginia Park Area Redevelopment Plan

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination