

Charter Bylaw 19723

To allow for facilities of an educational and institutional nature for Concordia University, Virginia Park

Purpose

Rezoning from (DC2.649) Site Specific Development Control Provision to (UI) Urban Institutional Zone; located at 7128 - Ada Boulevard NW.

Readings

Charter Bylaw 19723 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19723 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 21, 2021, and May 29, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

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.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Edmonton Federation of Community Leagues and the Bellevue Community League on December 9, 2020. Two responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from February 8 to February 22, 2021, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 308 people, and 27 comments were received.

Feedback received from the above is summarized in the Administration Report attached to Charter Bylaw 19722.

Attachments

1. Charter Bylaw 19723
2. Administration Report (attached to Charter Bylaw 19722 - item 3.7)