

CHARTER BYLAW 20089

To allow for the expansion of the Northern Alberta Institute of Technology's Main Campus, Blatchford

Purpose

- Rezoning from PU to UI; located at 11840 - 106a Street NW.
- To amend the Appendix IV of the UI Zone (NAIT- Main Campus)

Readings

Charter Bylaw 20089 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 20089 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 22 and April 30, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20089 is to rezone the subject property from the (PU) Public Utility Zone to the (UI) Urban Institutional Zone as well as amend Appendix IV of the UI Zone which provides Discretionary uses and regulations that are specific to NAIT's Main Campus.

The rezoning will provide for facilities of an educational or institutional nature for the subject property while the amendment to Appendix IV of the UI Zone will provide opportunities for interim uses for storage that will allow NAIT to consolidate classroom and operational space within their main campus area. Adjustments to vehicle and bicycle parking requirements are also proposed, among other minor changes.

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This proposal aligns with the goals and policies of CityPlan (MDP) which designates this site as being within the Blatchford-NAIT-Kingsway Major Node. Major Nodes are defined as mixed-use destinations which function as dense residential areas and employment hubs featuring large institutions, strategically located to serve broad catchment areas within the city and metropolitan region. This application will support the development of this Major Node by allowing for the expansion of NAIT's Main Campus which is an institutional anchor for this area.

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

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Spruce Avenue, Westwood and Prince Rupert Community Leagues on February 4, 2022. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20089
2. Administration Report