

## Bylaw 18129

To allow for the re-purposing of the former MacEwan West campus as a City-owned and operated mixed-use, community-cultural hub, West Jasper Place

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### Purpose

Rezoning from US to UI, located at 10035 - 156 Street NW, West Jasper Place.

### Readings

Bylaw 18129 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 Bylaw 18129 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18129 would amend the zoning of this site from Urban Services (US) Zone to Urban Institutional (UI) Zone, to allow for an expanded set of possible uses which are both compatible and complementary with the existing development in the area. This will allow for a variety of community, non-profit, arts, studio, teaching, and office uses, in support of City of Edmonton Citizen Services transforming the building into a community-cultural hub.

### Policy

The proposed zone conforms with the Jasper Place Area Redevelopment Plan:

- Policy for "Mixed Use Hubs - WJP6": This describes that the site should provide for mixed-use development, that is street-oriented and provides active pedestrian frontage. Under the regulations of the (UI) Zone, any future development of the site or building would be required to provide active street frontage. The Uses provided under the (UI) zone will allow for mixed-use development on the site.
- Policy for "Stony Plain Road Focus Area - SPR4": This describes that opportunities for mixed-use hubs are provided which will support local services and transit, including the Transit Centre and future LRT stop. The (UI) zone, by allowing for a variety of uses and by ensuring the building remains in continuous use, fulfills this policy direction.

### **Corporate Outcomes**

- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living.

### **Public Consultation**

Advance notice was sent on June 1, 2017, to the Britannia Youngstown, Glenwood, Canora, and West Jasper-Sherwood Community Leagues, and the Stony Plain Road and Area Business Revitalization Zone.

A public open house was held the evening of June 22, 2017, in order to inform the community about the proposed rezoning, and the project to re-purpose the campus site for a City “community-cultural hub”. Forty-five people attended the open house. A summary of consultation activities is attached to the report.

### **Attachments**

1. Bylaw 18129
2. Urban Form and Corporate Strategic Development report