



REZONING and TEXT AMENDMENT

WEST JASPER PLACE

10035 - 156 STREET NW

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



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- The proposed zone and uses are compatible with existing development in the area;
- The proposed zone conforms to the Jasper Place Area Redevelopment Plan (ARP) to provide a vibrant, mixed-use hub; and
- The proposal allows for an expanded set of uses to allow for the re-purposing and continued utilization of the property.

THE APPLICATION

1. BYLAW 18129 to amend the Zoning Bylaw to Urban Institutional (UI) Zone.
2. BYLAW 18157 Text Amendment to add the site-specific Appendix III to the (UI) Zone.

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.

Bylaw 18157 is a Text Amendment to the UI Zone, for the purpose of providing specific development criteria for the particular site, in addition to the main regulations of the (UI) Zone.

This proposed rezoning and text amendment would allow for the City of Edmonton's MacEwan West project to proceed. Begun in 2012, the project will see the City take possession of the campus site and building at the end of September 2017, with work then beginning immediately to bring the building up to code and prepare for tenants. Tenants are currently being selected through a Negotiated Request For Proposal process, and will be vetted by a Tenant Selection Committee composed of Citizen Services project staff and community members.

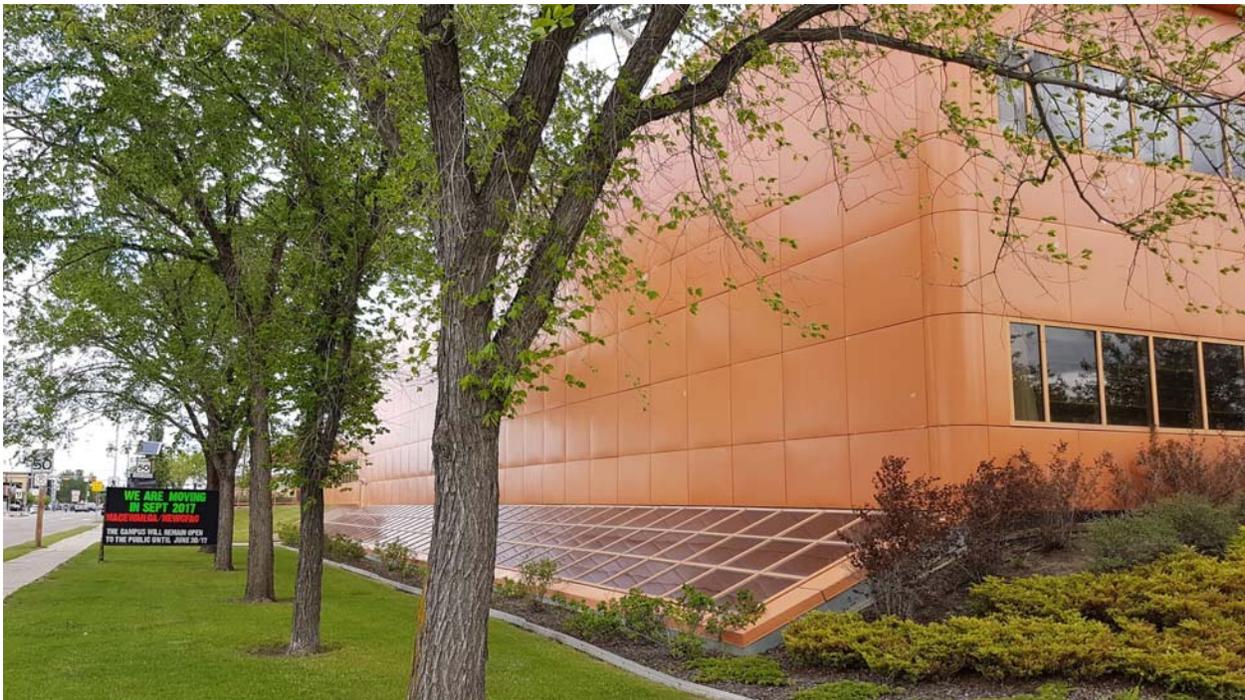
SITE AND SURROUNDING AREA

This property is developed with a four-level post-secondary campus building. Two levels are below ground, and two levels are aboveground. There is also a two-level parkade on the north side, with access from a lane. There are a variety of studio, theatre, workshop, classroom, and office spaces within the building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • Urban Services (US) Zone 	<ul style="list-style-type: none"> • Post-secondary campus with variety of instructional, creation, and performance spaces
CONTEXT		
North	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • Low rise commercial buildings
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Low rise apartments • Single Detached houses
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Single Detached houses
West	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone • (RF1) Single Detached Residential Zone • (RA7) Low Rise Apartment Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Low rise commercial buildings, • Parking lots • Single Detached houses • Low rise apartments • Jasper Place Transit Centre



VIEW OF THE SITE FROM 100 AVENUE NW, FACING WEST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing post-secondary building on this site is not anticipated to expand or change outwardly in the near future, though interior renovations will occur to adapt the space to the needs of tenants under the community-cultural hub model. The mix of uses proposed is expected to generate similar amounts of activity as the previous MacEwan University campus, and therefore no greater impact to the community is anticipated. This corridor between Stony Plain Road and 100 Avenue, along 156 Street NW, is a diverse area consisting of many types of commercial businesses, low-density and medium-density residential, parks, and a Transit Centre.

This area enjoys good access as it is serviced by major arterial and collector roads. As well, the Jasper Place Transit Centre is a major transfer point for the bus network. The West (Stage 2) Valley Line LRT is planned to run along Stony Plain Road and 156 Street, with a stop planned adjacent to the site on 156 Street. This will greatly increase travel options to and from the site.

PLANS IN EFFECT

The plan in effect is the Jasper Place Area Redevelopment Plan (ARP). The proposed zone, Urban Institutional Zone, is in conformance with the Jasper Place ARP. The ARP describes this site as appropriate for mixed-use development, up to approximately four stories in height.

Relevant policies of this Plan include:

- Policy for "Mixed Use Hubs - WJP6": This describes that the site should provide for mixed-use development, that is street-oriented and provide 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.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE & OPEN HOUSE NOTICE June 1, 2017</p>	<ul style="list-style-type: none"> ● Number of recipients: 298 ● Number of responses in support: 2 ● Number of responses with concerns: 14 ● Common comments included: Looking forward to the new community hub as an improvement to the area; do not support pawn shops; do not want rehab clinics or safe injection sites in the community
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Thursday, June 22, 2017 Time: 4:30 - 8:00 pm Location: MacEwan West Campus Room #333 ● 45 people attended

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”. City staff representing Planning Coordination were available to speak to the proposed zone and process, Citizen Services staff were available to provide information on the re-purposing project, a staff member from LRT Delivery provided information on the West LRT planning, and a staff member from Integrated Infrastructure Services had information and surveys available regarding the redevelopment of Butler Memorial Park (located west across 156 Street). 45 people attended; feedback is recorded in the attached “What We Heard Report”.

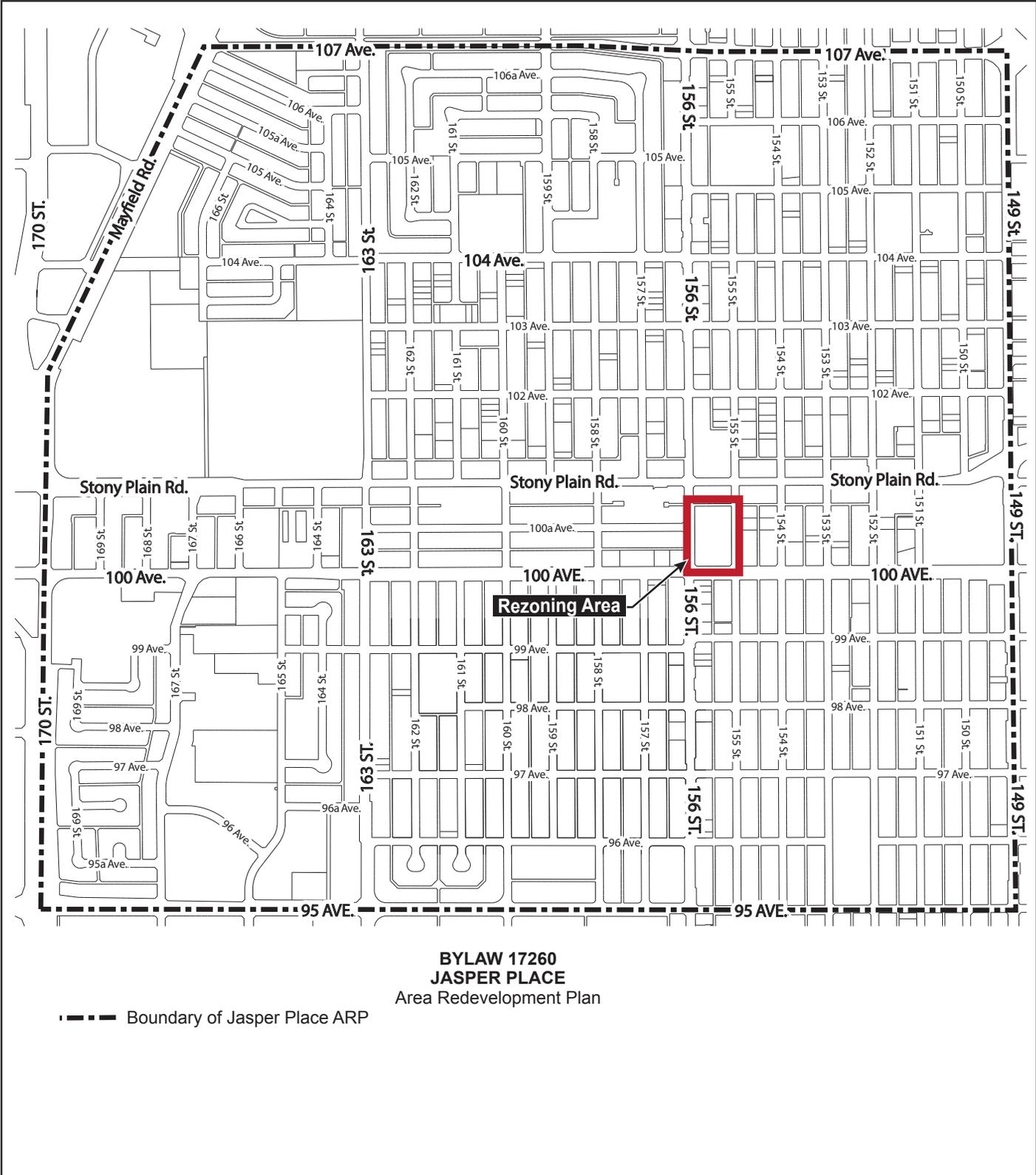
A number of people who responded to the Advance Notice or attended the Open House had expressed concerns about rehab clinics or safe injection sites in the community. As a City-owned and managed project, this “community-cultural hub” site will not be host to either type of facility. This was clarified by City staff at the Open House.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved Jasper Place Area Redevelopment Plan – Bylaw #17260
- 2 What We Heard Report
- 3 Frequently Asked Questions
- 4 Application Summary



WHAT WE HEARD REPORT

MACEWAN WEST CAMPUS

LDA17-0301

PROJECT ADDRESS: 10035 - 156 Street NW

PROJECT DESCRIPTION:

- Rezoning from (US) Urban Services Zone to (UI) Urban Institutional Zone to allow for the adaptation of the former MacEwan University Arts & Communications campus to a community-cultural hub by the City of Edmonton

EVENT TYPE: Open House

MEETING DATE: Thursday, June 22, 2017. 4:30 - 8:00 pm
Room 333, MacEwan West Campus, 10035 - 156 St NW

NUMBER OF ATTENDEES: 45

REZONING WEBPAGE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/macewan-university-west-campus-rezoning.aspx

PROJECT WEBPAGE: https://www.edmonton.ca/projects_plans/communities_neighbourhoods/jasper_place/macewan-west-campus.aspx

ABOUT THIS REPORT

The information in this report includes feedback gathered during the June 22, 2017 open house. This report is shared with all attendees who provided their email address during the event on June 22, 2017. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing these comments will be summarized in a report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff and the applicant (also the City of Edmonton). Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback.

16 feedback forms with written comments were also received. The comments & questions we received are summarized by main themes below.

WHAT WE HEARD

Building Uses:

- Opportunity for a business incubator/startup space, businesses, arts and family spaces
- Spaces for Clubs (like card playing)
- Keep gym for basketball & other activities
- Opportunity for a rec room like the YMCA
- Opportunity to keep the building for the Arts
- Opportunity for repurposing the building to optimize use of existing strengths of the facility (i.e. theater, dance, the visual arts)
- Concerned that the building could be used for a pawn shop and a XXX shop
- Concerned about the impact to the community if a marijuana dispensary or safe injection site is put in the building

Program Uses:

- Opportunity to provide youth/middle aged recreation services (this is lacking in the neighbourhood now)
- Opportunity for educational classes (for example, languages such as aboriginal, english, etc)
- Opportunity for a senior drop-in centre
- Opportunity for more family activities
- Concerned site will be used for a safe-injection site, social housing (for drug addicts and homelessness) or marijuana dispensing site

Zoning Uses:

- Concerned with Health services or extended medical treatment being included
- Concerned with the proposed zoning uses
- Opportunity to have a Direct Control zone
- Community should have input into decision making of “permitted” uses
- Please provide definitions for zoning uses (i.e. what is extended health services?)

Parking or Traffic Impacts:

- Concerned with parking (especially if you live across the street)
- Opportunity to have angle parking on 156 Street
- Opportunity for the LRT to get to this area...get going on this!
- Great facility that people can get to by walking or riding their bike or using a bus

Community:

- Concerned that resident concerns aren't being heard
- Concerned about the safety and integrity
- Concerned about the trust we have with the City (because of the school/park space, sewer issues); would prefer site to be rezoned a DC2.

Comments:

- Opportunity for an amazing hub for all of the City

ANSWERS TO QUESTIONS

What does "feedback" mean?

- Any response, ideas, thoughts, or concerns residents wish to share with the project team or City Planning.

How does the proposed rezoning prevent safe injection sites and other non-welcoming health services into the community?

- The City of Edmonton will own and operate the building, and is not proposing any of these facilities. Please see the project website.

Where can I find more info on the Jasper Place Area Redevelopment Plan?

- Please see the City Plans in Effect Page:
https://www.edmonton.ca/city_government/urban_planning_and_design/plans-in-effect.aspx

How would non-for-profit organization benefit from the space knowing that we have school for kids with limited rooms?

- Please contact the MacEwan West project team:
Lisa Mykituk
780-496-2727
lisa.mykituk@edmonton.ca

If you have questions about this application please contact:

Sean Lee, Planner

780-496-6121

sean.lee@edmonton.ca

Planning Coordination
CITY PLANNING



Frequently Asked Questions - LDA17-0301 - MacEwan West

1. What is happening to the MacEwan West building and site?

MacEwan University has built a new Arts building as part of their Downtown Campus. Classes at the West campus ended with the spring semester, and the University is in the process of moving out to its new Downtown campus building.

The City of Edmonton has an agreement to purchase the building, and will take possession Sept. 29, 2017. The project vision is an intercultural, interagency community hub for arts, recreation, wellness and learning. The City will own and initially manage the facility. The tenants will primarily consist of non-profit groups representing each of the four pillar areas (arts, recreation, wellness, and learning) as well as City staff and businesses. The process of selecting tenants is currently underway and information about tenants will be announced in late August. Minor priority renovations to bring the building up to code, will begin soon after the City assumes ownership. This facility is intended to be a valuable community resource, will be one of the largest non-profit hubs in Canada, and supports community vibrancy and area revitalization plans. The building will be kept by the City to serve as a community, non-profit and cultural hub.

2. Is the site being Rezoned? Why?

Yes, the site must be rezoned. Currently the site is zoned for [Urban Services \(US\)](#). This is designed for a limited number of uses for municipal purposes and educational facilities. Since the building is intended to serve a wide variety of community, arts, cultural, and recreation groups, as well as educational and office spaces, more development permissions are necessary.

The proposed zone is [Urban Institutional \(UI\)](#). This zone is designed to accommodate a mixed-use campus with flexibility to ensure that the building can be fully utilized for uses that are compatible with the surrounding community. It also ensures that there is flexibility for the building to renovate or undertake modest expansion, without the need to return to City Council to rezone again. The regulations also require that buildings provide attractive and active street frontage- an objective which matches some of the main streets and avenues in the area. The UI zone is relatively new- it was introduced in 2012 in order to accommodate the MacEwan University Downtown campus and expansions. It has also been used to allow for new development on the Concordia University campus.

3. What Principles inform the operation of this community-cultural hub?

Guiding principles as confirmed by City Council include:

- Supports existing arts-purposed spaces, key stakeholder/community needs and interests;
- Accessible and affordable spaces for the non-profit sector;
- Collaboration between stakeholders;
- A “community hub”- inclusive and welcoming to all;
- A mixture of tenants (subsidized and market leases and diverse stakeholders to support the vision);
- The use of existing building spaces and amenities.

4. I heard someone in the community tell me that there is going to be a detox centre, rehab centre, or safe injection site here. Is this true?

NO. There are *no* plans or proposals for these types of services. Indeed, these would be entirely incompatible with the vision, principles, and mandate for the site. As the owner and manager of the building, the City will operate as it does other City facilities and recreation centres. The City of Edmonton is not in the business of providing healthcare services.

Tenants must be compatible with the mandate for the program of a community-cultural hub, and supportive and complimentary to each other. Tenants are selected by a Tenant Selection Committee, which is composed of representatives from the City project team as well as the community and other key stakeholder groups. The City’s ownership and management of the building offers the greatest certainty as to its use. The zoning of property can change, so zoning by itself can never be a guarantee of future uses.

5. Can restrictions be placed on the Urban Institutional zone’s Permitted or Discretionary Uses so that these services will not be permitted in the future?

The ownership of the building by the City for the community offers the greatest certainty as to what will occur there, now and in the future. The UI zone is set up to allow certain criteria and parameters to be established around the allowed Uses, specific to this site. These could include restrictions on number of establishments, and size of developed floor area. Zoning does not legally regulate users, only Uses.

The City as owner will not be leasing space for acute or clinical healthcare services. Such facilities require Provincial, and sometimes Federal, approval.

6. Why is Urban Institutional the preferred zoning, rather than a Direct Control zone? What would be the implication for this project, potential tenants, and the community?

The Urban Institutional zone was specifically designed to accommodate new mixed-use, community centre and campus developments which have a public-facing operation. This zone is used for the MacEwan University Downtown Campus, and Concordia University campus. It is built to provide active edges and pedestrian-oriented, street facing development, and to provide for a wide variety of uses in line with the mandate for this site. The UI zone has flexibility to be crafted specific to this site. It allows the physical development on the site to evolve within certain parameters over time.

Direct Control zoning is a very specific type of zoning, which in this case would require locking in a very specific site plan and building specifications. This limits the ability of the site to undertake even minor alterations or expansions, without the need to go through the rezoning process again at Council. All Uses under a Direct Control are also Permitted Uses, limiting the ability of offering flexibility of use, while retaining some discretion at development stage.

Under the Zoning Bylaw, a DC1 - Direct Development Control Provision must be explicitly enabled by a statutory plan for a particular purpose, or through the Historical Resources Act. A DC2 - Site Specific Development Control Provision is intended to “provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.” In this case, the UI zone is provided for the purpose of such community mixed-use sites, and so there is no demonstrated need for extra regulation under a Direct Control zone.

7. What happens now?

City Planning will complete its review of the rezoning application, considering technical requirements, servicing, and land use suitability. Input received from the public and from the Open House (held June 22, 2017) will be summarized into a “What We Heard Report”. We will publish this report on the webpage, as well as send a copy by email to those who provided their email address at the Open House.

Once the application review is complete, City Planning will write a report and recommendation to City Council, considering both the technical findings and the public input. A Public Hearing date will be scheduled, and notice will be mailed to adjacent property owners. We will also update this on the webpage.

The reports will be available several weeks prior to the Public Hearing date, at the [City Council and Public Hearing Agendas](#) page. The Public Hearing is currently targeted for late August or early September.

Key Next Steps for the Project

- Confirm non-profit and market tenants, theatre/black box studio operator(s), and the parking provider (late August, 2017)
- Submit an application to the Naming Committee to change the facility name.
- Complete the Business Plan.
- Present report to City Council (August 21, 2017).
- Public hearing on MacEwan West rezoning (late August / early September)
- Complete minor priority capital rehabilitation improvements (Oct. 2017 – summer 2018).
- Begin to move tenants into the building (late 2017).
- Public and Tenant Open House (TBD). Watch for further details soon.

8. What about traffic and parking issues created by this development?

City Planning reviews all applications to determine what impacts will be created. As this site has been continually in use as a university campus previously, no greater impacts to traffic or parking are anticipated under the new community-cultural hub model. Impacts may decrease as there may be greater variability in operating hours for the variety of groups using the building.

The building enjoys good access from transit. The Jasper Place Transit Centre is located nearby. Planning and design for the West LRT (Valley Line Stage 2) is underway. The 156 Street LRT stop will be adjacent to the MacEwan West site. If parking overflow were an issue, City of Edmonton Parking Services can deploy parking restrictions or other programs.

9. Will there be an additional meeting and/or further opportunities to be involved?

No further public meetings are planned. However, we welcome your input at any time. You can contact the project team:

Marian Bruin
780-495-0272
Email marian.bruin@edmonton.ca

You can also contact City Planning, or the Councillor's office, listed below.

10. How can I provide input as a member of the community?

You can contact the Planner for this application:

Sean Lee, Planner
Core and Mature Communities - City Planning
780.496.6121
sean.lee@edmonton.ca

You can contact the Councillor's office:

Councillor Andrew Knack
Ward 1
andrew.knack@edmonton.ca
780.496.8122

11. How can I keep informed about the project?

Updates will be posted on the following webpages:

[MacEwan West project page](#)

[West Jasper Place Rezoning](#)

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning, Text Amendment
Bylaw:	18129, 18157
Location:	South of Stony Plain Road, West of 155 Street NW, North of 100 Avenue NW, East of 156 Street NW
Address:	10035 - 156 Street NW
Legal Description:	Plan 7921194, Block 2, Lot 11
Site Area:	1.4 Ha
Neighbourhood:	West Jasper Place
Ward - Councillor:	#1 - Councillor Knack
Notified Community Organizations:	Britannia Youngstown Community League Glenwood Community League The Canora Community League West Jasper-Sherwood Community League Stony Plain Road and Area Business Revitalization Zone
Applicant:	The City of Edmonton

PLANNING FRAMEWORK

Current Zone:	(US) Urban Services Zone
Proposed Zone:	(UI) Urban Institutional Zone
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Sean Lee
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination