

Bylaw 18157

Text Amendment to the Zoning Bylaw to allow for the re-purposing of the former MacEwan West campus as a City-owned and operated mixed-use, community-cultural hub

Purpose

The proposed amendment adds a site-specific set of regulations to the (UI) Urban Institutional Zone which apply to the former MacEwan West site.

Readings

Bylaw 18157 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 18157 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 18157 would amend the Urban Institutional (UI) zone by adding Appendix III, a site-specific additional set of regulations to control development on the MacEwan West site, and expand the Uses which are possible on the site. The additional regulations complement the main regulations of the (UI) zone, which requires development to integrate with surrounding areas, while allowing for mixed-use sites which support the community. An associated bylaw, Bylaw 18129, proposes to rezone the site from (US) Urban Services Zone, to the (UI) Zone, to allow for a wider variety of uses.

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 is attached to this report.

Attachments

1. Bylaw 18157
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18129 – Item 5.4)