

MACEWAN WEST CAMPUS

SOME QUICK FACTS & FIGURES



- Located at 156 Street and 100 Avenue
- 4 story educational facility ($\approx 250,000 \text{ ft}^2$) with wide open corridors and common spaces
- Amenities and purpose-built spaces include: theatres, classrooms, production spaces, rehearsal studios, music studios, art studios, meeting rooms and offices
- Over 150 potential individually leasable space opportunities ($\approx 110,000 \text{ ft}^2$)

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- A **Mixed Use Model** which could see an anchor tenant occupy around 30 percent of the space, with the remaining space allocated to other tenants. The City would be initially responsible for facility operations, however, over the next three years a new management board comprised of facility tenants would gradually take over. The City would support ongoing building maintenance and renewal costs.
- A **Hybrid Option Model** which could see an anchor tenant occupying a greater proportion of the space (around 50 percent). Another key shift is that the facility tenants would be immediately responsible for full facility operations (given increased scales of economy/capacity based on a larger anchor tenant). The City would still support ongoing building maintenance and renewal costs.
- A **Predominant Single Use Model** which could see the vast majority of the space allocated to an anchor tenant (around 70 percent or more). Another major shift in this model would be that in addition to the anchor tenant assuming full operations, the City would not be providing any subsidies through ongoing building maintenance and renewal costs. The City might consider selling the facility, but would retain the parkade for future LRT development.

As a result of MacEwan University's plan to consolidate all their arts programs at their main downtown campus by the Fall of 2017, the City of Edmonton formally agreed to purchase MacEwan West after community consultation. The vision is to repurpose the building into an inter-cultural and interagency hub for non-profit arts, recreation, learning and wellness organizations. It will also support community rental opportunities.

On Monday, February 22, 2016, a report update was received by the Citizen Services Committee which shared: some of the aggregated results from a preliminary space interest survey; three emerging high-level tenancy model scenarios; and some anticipated next steps.

The three high-level tenancy model scenarios that have emerged based upon the research findings, committee feedback and current interest in the facility space include:

In the coming months, a Tenant Selection Review Advisory Committee will help identify and evaluate potential tenants under each scenario. City Council will then confirm the preferred tenancy structure by the end of 2016, so that a detailed Business Plan and budget can be completed by early 2017. The City will continue to consult with the public and community throughout this entire process.