

October 20, 2020

Proposed Amendment to Appendix II, Section 574. (UI) Urban Institutional Zone

Appendix II - Concordia University of Edmonton

1. Area of Application

Block F, Plan 992 6758, and Lots 11, 12 & 13, Block 3, Plan 7196ET, located south of 112 Avenue NW and 73 Street NW, as shown on Map 3 attached to this Appendix II.

2. Discretionary Uses

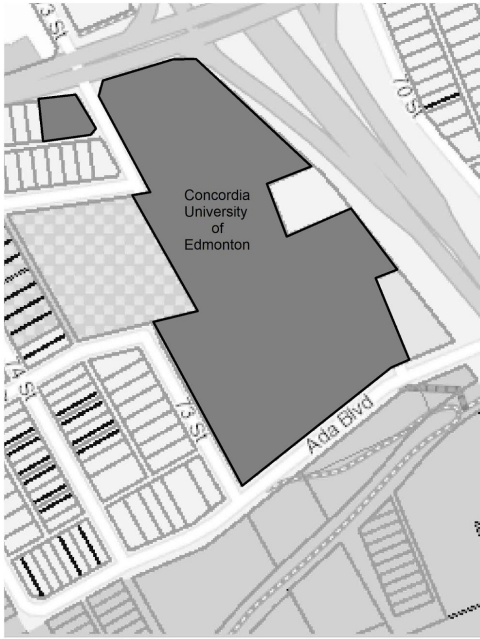
1. Urban Indoor Farms
2. Religious Assembly
3. Lodging Houses
4. Multi-unit Housing

5. Site Specific Development Regulations for Permitted & Discretionary Uses

1. Lodging Houses and Multi-unit Housing shall be allowed on a site that also contains Private Education Services or Public Education Services
2. The minimum west Side Setback shall be 6.0 m between 109 Avenue and Ada Boulevard.
3. The minimum west Side Setback shall be 3.0 m between 112 Avenue and 109 Avenue.
4. The minimum east Side Setback shall be 3.0 m
5. The minimum Front Setback shall be 6.0 m
6. The minimum Rear Setback shall be 6.0 m
7. Existing trees within 4.5 metres of the west Lot Line adjacent to 73 Street shall be retained.
8. The maximum building Heights shall be 14.5 m for Sub-area 1; 21.75 m for Sub-area 2; and 29.0 m for Sub-area 3, as depicted on Map 3B
9. A continuous walkway corridor not less than 6.0 m wide for public pedestrian access across the Site between 112 Avenue and Ada Boulevard, shall be provided to to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The walkway alignment may be altered in the future to accommodate new campus development while maintaining continuous routing from 112 Avenue to Ada Boulevard.

10. When the Development Officer receives a Development Permit Application for a building with a height of 8.0 m or more, immediately adjacent to the Wangerin House located at Ada Blvd and 73 Street; the Development Officer shall send notice to the municipal addresses and assessed owners of the land wholly or partially located within 60.0 m of the Site of the proposed development and the President of each Community League.

The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer is satisfied that the applicant has conducted consultations with the recipient parties and included a summary of such consultations together with the Development Permit Application. The Development Officer shall consider any comments directly related to the proposed development when determining whether to grant a variance to the Regulations contained in this Zone.



(UI) URBAN INSTITUTIONAL ZONE

■ Concordia University of Edmonton