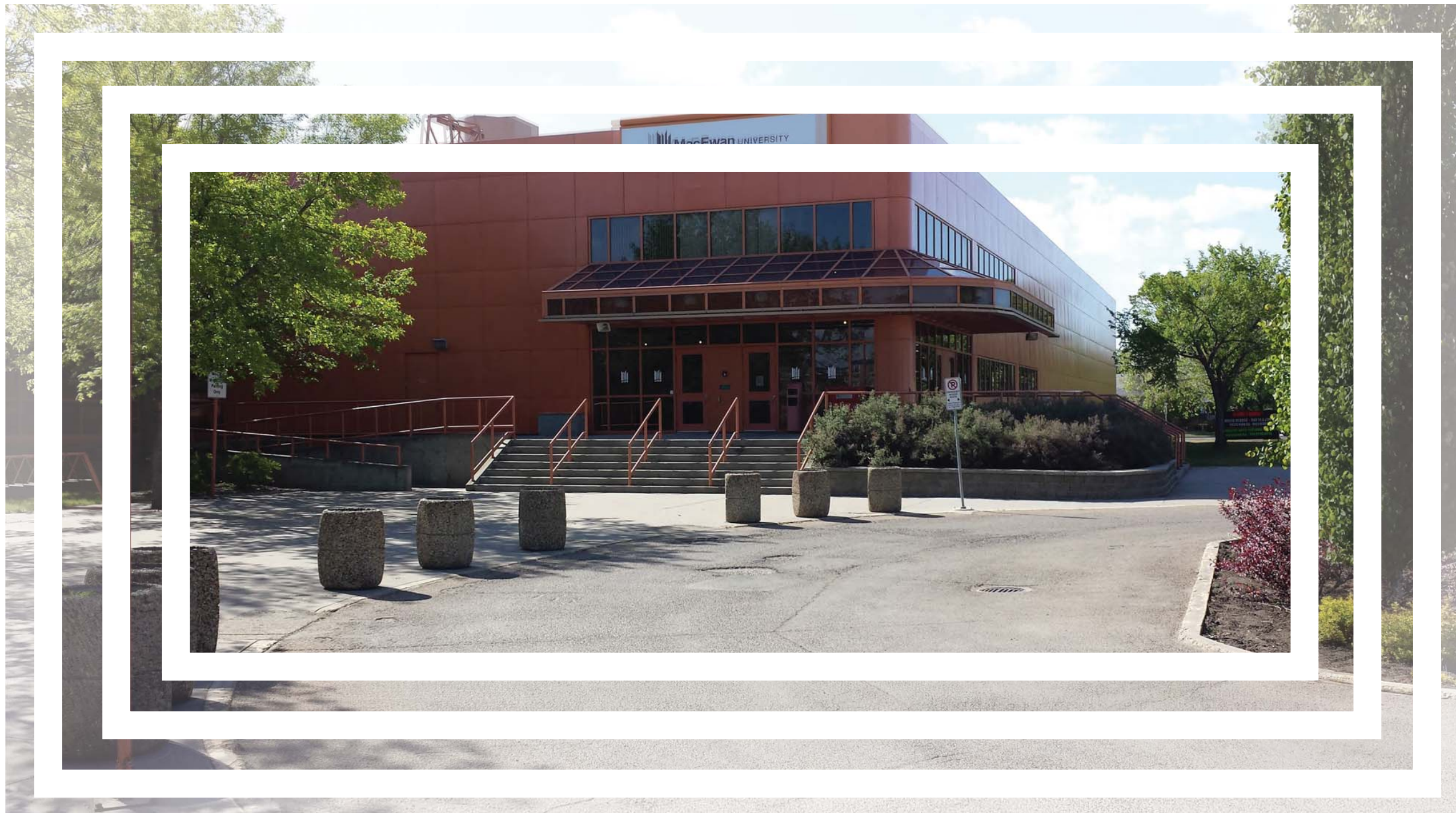


WELCOME TO THE OPEN HOUSE

Proposed Rezoning
LDA17-0301

Edmonton



WHAT WILL I FIND AT THIS OPEN HOUSE?

Proposed Rezoning
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- Information on the proposed rezoning of land currently known as MacEwan West Campus Centre for the Arts and Communications
- Information on the application review process and next steps
- Ways to provide your feedback on the proposed rezoning
 - In person by talking to City staff
 - In writing by filling out a comment form
 - Sticky notes on “graffiti wall”
- City staff and representatives from the applicant to answer your questions

City of Edmonton Planning Coordination Staff	Citizen Services <i>MacEwan West Project Team</i>
Travis Pawlyk, Senior Planner	Judith Rohovie, Director
Sean Lee, File Planner	Marian Bruin, Director
Christine Lachance, Planning Technician	Brenda Wong, Strategic Planner
Jonabelle Torralba, Co-op Student	Larissa Stetzenko, Project Co-ordinator
	John Osborne, Leasing Agent



WHAT IS THE CHANGE TO THE ZONING?

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WHAT IS ZONING?

Regulations of what can be built/placed/used on a site (eg: type(s) of buildings, how high, use(s) of building(s), etc)

EXISTING:

- Currently zoned (US) Urban Services Zone

PROPOSED / INTENT:

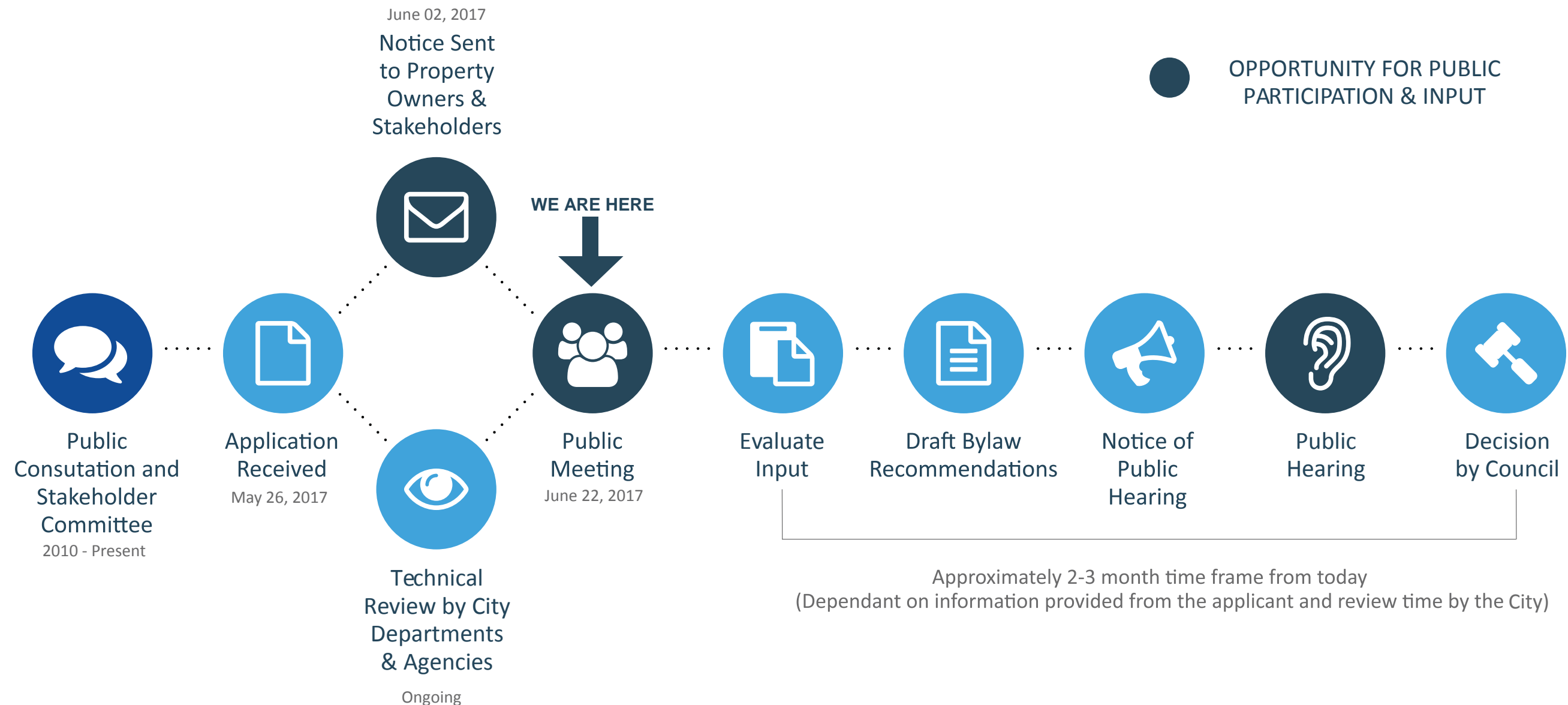
- Rezoning to (UI) Urban Institutional Zone
- The intent will be to convert the MacEwan West Campus into a community building that supports the proposed project vision and will house a variety of organizations such as:
 - arts, culture & recreation
 - wellness & learning
 - not-for-profit organizations
 - programs for community



WHAT IS THE REZONING PROCESS?

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PLANNING & DEVELOPMENT CONTEXT

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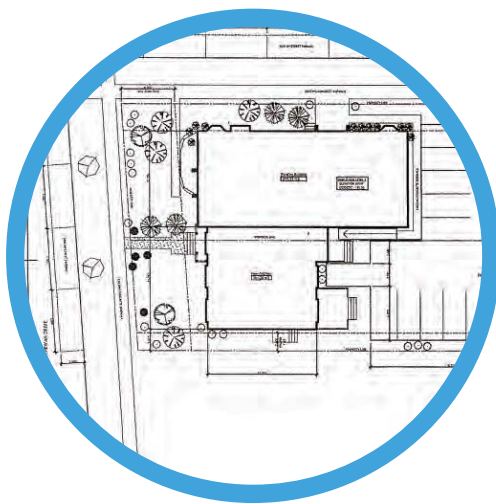
WE ARE
HERE



• • • • •



• • • • •



Strategic Plans, Policies & Guidelines

- Strategic Plans provide high level objectives to guide development of the entire City (ex. Municipal Development Plan)
- Policies and Guidelines provide further direction on how to achieve objectives (ex. Winter City Guidelines)

ZONING & Subdivision & Servicing Agreements

- Zoning establishes development rights including uses, building heights, landscaping and parking
- Subdivision divides land into smaller parcels
- Servicing Agreements identify municipal improvements to be built by the developer (sewers, water, roads, etc.)

Development & Building Permits

- Allows for the construction and operation of new homes, buildings, parks and facilities based on the Edmonton Zoning Bylaw and the Alberta Building Code.



WHAT INFORMATION IS NEEDED WHEN MAKING A DECISION?

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Council-approved Policies, Plans and Guidelines:

- The Way We Grow - the City's growth and development plan
- Jasper Place Area Redevelopment Plan
- Transit-Oriented Development (TOD) Guidelines

Planning Analysis:

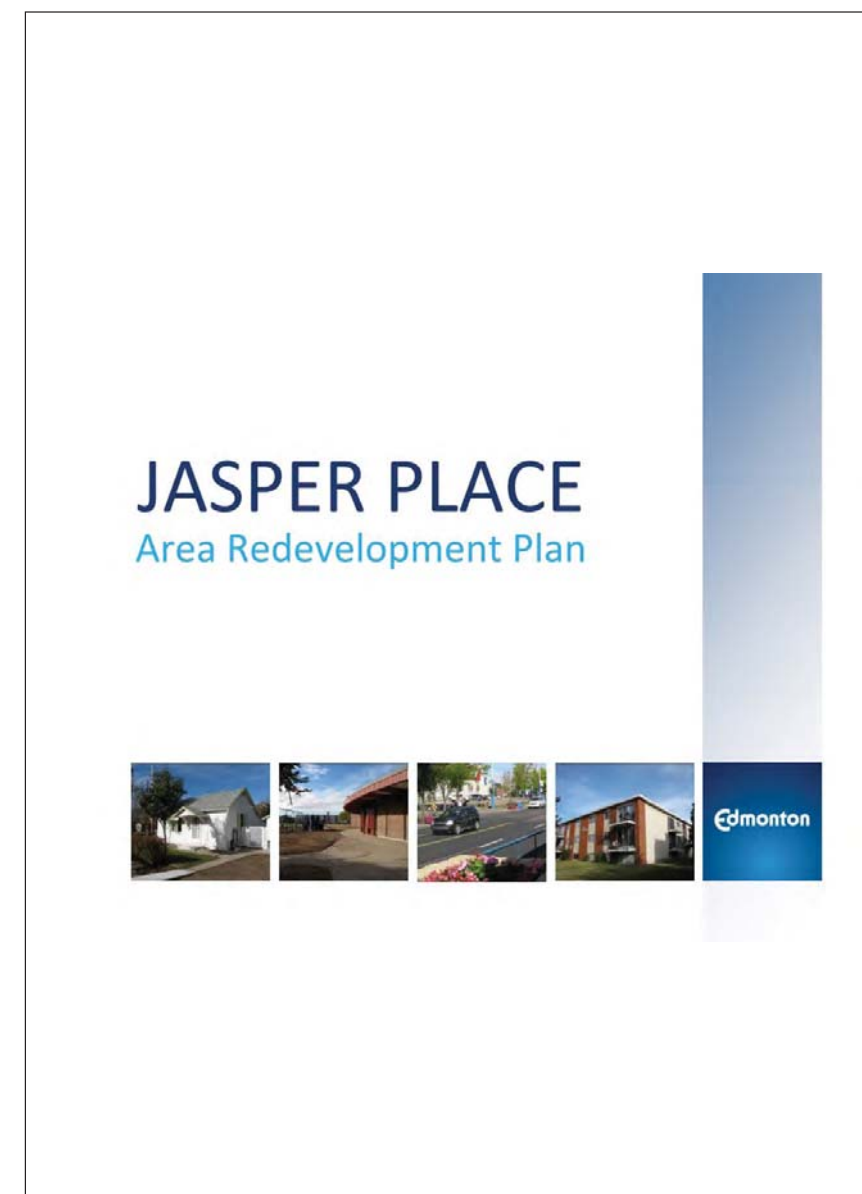
- Building and site design regulations
- How the proposed development fits into the neighbourhood

Technical Information:

- Traffic Impact Assessment - The proposed development's anticipated impact on traffic and parking in the area.
- Parking Impact Assessment - Assists in determining the parking supply.
- Drainage, fire and water capacity - the ability to provide adequate water flow and pressure as well as on-street fire protection coverage (i.e fire hydrants)

Public Input:

- Feedback from the public will be summarized in a report and provided to City Council



WHAT WILL HAPPEN NEXT?

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After tonight's open house:

- City staff will send a summary of what we heard tonight, if you provided your email address on the sign-in sheet
- Summary will also be sent to the Councillor and the Applicant
- You can contact the file planner at any time at:

Sean Lee
sean.lee@edmonton.ca
780-496-6121

When the applicant is ready to take the application to Council:

- File planner will send you a notice about the Public Hearing
- You can register to speak in front of Council or listen online

MACEWAN WEST PROJECT

Proposed Rezoning
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MacEwan West Project Vision

“An Intercultural, Interagency Community Hub for arts, recreation, wellness and learning.”

MacEwan West Campus Mandate

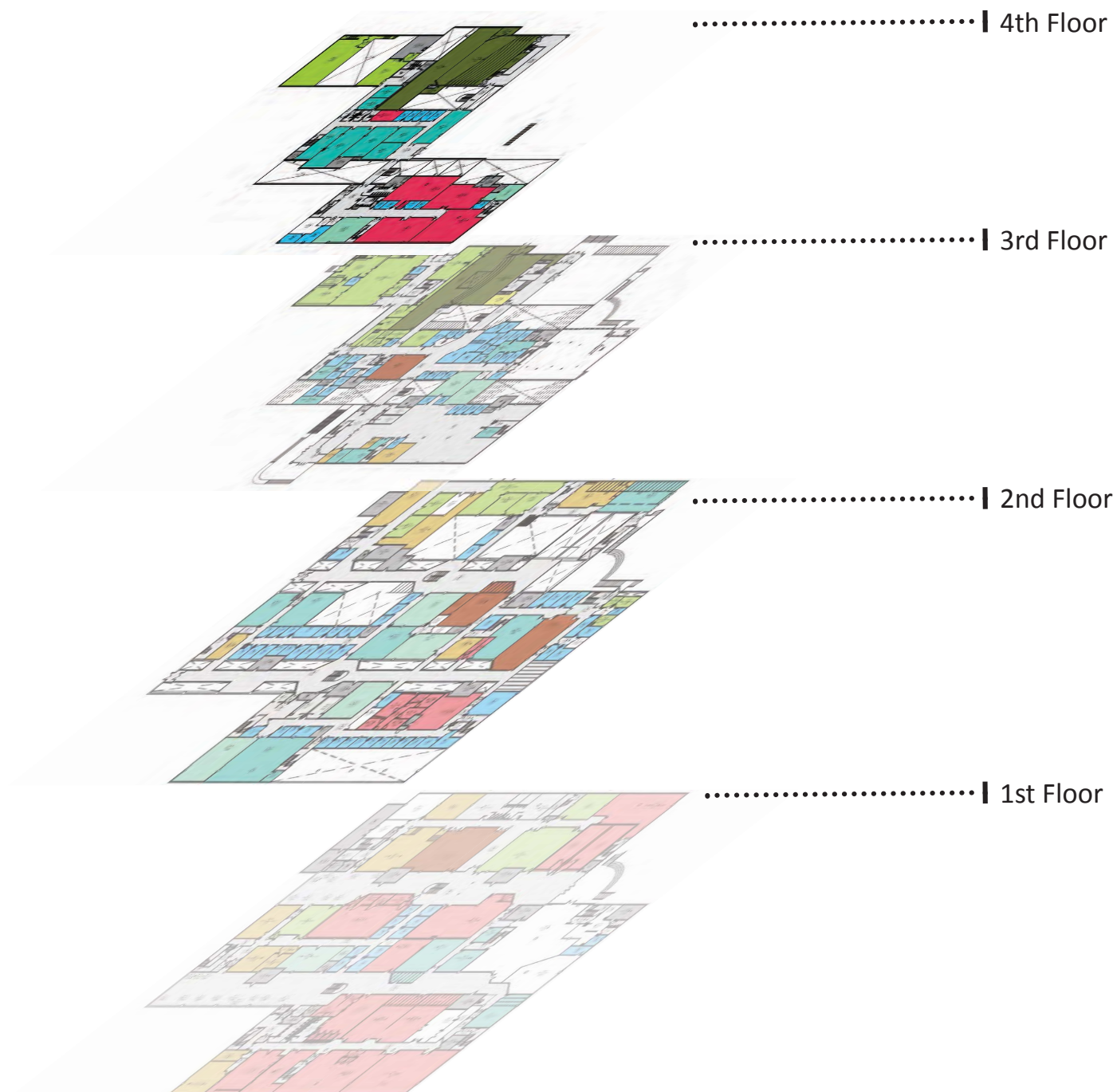
To provide affordable and accessible spaces for the nonprofit sector, encourage connections, and collaboration between organizations/tenants, and create opportunities to better support the community.



MACEWAN WEST - FLOOR PLAN DETAILS

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- Four (4) storey facility with wide open corridors and common spaces

- **Purpose-built spaces include:**

- theatres
- classrooms
- production spaces
- storage spaces
- rehearsal studios
- music/art studios
- meeting rooms
- office spaces
- commercial/business



MACEWAN WEST CAMPUS PROPOSED CHANGES

Proposed Rezoning
LDA17-0301



COMPONENT	EXISTING	PROPOSED
Theatre	•	•
Wood Working Shop	•	•
Cafeteria	•	•
Dance Studios	•	•
Recording Studio	•	•
Photography Lab	•	•
Design Studio	•	•
Arts, Culture & Recreation	•	•
Wellness & Learning		•
Not-for-profit Organizations		•
Programs for Community		•
Commercial/Business		•



ZONING INTENT & LAND USES

Proposed Rezoning
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What it was zoned for?	What is the proposed zone?	Why is the site NOT zoned as site specific? (i.e DC 2)
<p><i>Existing Zone:</i> (US) Urban Services Zone</p> <p><i>Purpose:</i> To provide for publicly and privately owned facilities of an institutional or community service nature.</p>	<p><i>Proposed Zone:</i> (UI) Urban Institutional Zone</p> <p><i>Purpose:</i> To provide for facilities of an educational or institutional nature, within mature areas of the city, that could include additional uses that would complement the institutional development. Created specifically for these types of proposed development.</p>	<p><i>Purpose:</i> To provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.</p>
EXISTING: PERMITTED USES	PROPOSED: PERMITTED USES	PERMITTED USES
<ul style="list-style-type: none">• Cemeteries• Child Care Services• Community Recreation Services• Government Services• Public Education Services• Private Education Services• Public Parks• Public Libraries and Cultural Exhibits• Religious Assembly• Urban Gardens• Fascia On-premises Signs• Projecting On-premises Signs• Temporary On-premises Signs	<ul style="list-style-type: none">• Apartment Hotels, for less than 100 units and no more than 1 establishment• Bars and Neighbourhood Pubs, for less than 100 occupants and 140 m2 of Public Space, and no more than 1 establishment• Business Support Services• Child Care Services• Convenience Retail Stores• Exhibition and Convention Facilities• Extended Medical Treatment Services• General Retail Stores, for less than 500 m2 of Public Space• Government Services• Indoor Participant Recreation Services• Health Services• Natural Science Exhibits• Outdoor Participant Recreation Services• Personal Service Shops• Private Clubs• Private Education Services• Professional, Financial, and Office Support Services• Public Education Services• Public Libraries and Cultural Exhibits• Restaurants, for less than 200 occupants and 240 m2 of Public Space• Specialty Food Services• Spectator Entertainment Establishments• Spectator Sports Establishments• Urban Gardens• Urban Outdoor Farms• Fascia On-premises Signs• Minor Digital On-premises Signs• Projecting On-premises Signs• Roof On-premises Signs• Freestanding On-Premises Signs, limited to institutional purposes• Temporary On-premises Signs	<ul style="list-style-type: none">• Requires highly prescriptive regulations that are not flexible and adaptable• Any new uses or changes to allow reconfiguration of the building or site require rezoning• It takes up to 9 months to draft, review and approve• Only accommodates uses that are stated in the DC2 contract
DISCRETIONARY USES	DISCRETIONARY USES	DISCRETIONARY USES
<ul style="list-style-type: none">• Commercial Schools• Detention and Correction Services• Exhibition and Convention Centres• Extended Medical Treatment Services• Funeral, Cremation and Interment Services• Group Homes• Group Homes for Senior Citizens• Health Services• Indoor Participant Recreation Services• Lodging Houses for Senior Citizens• Natural Science Exhibits• Outdoor Participant Recreation Services• Private Clubs• Protective and Emergency Services• Recycled Materials Drop-off Centres• Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and 120 m2 of Public Space and that the Site location is not adjacent to or across from a Site zoned residential• Spectator Entertainment Establishments• Spectator Sports Establishments• Temporary Shelter Services• Urban Indoor Farms• Urban Outdoor Farms• Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone• Freestanding On-premises Signs• Minor Digital Off-premises Signs• Minor Digital On-premises Signs• Minor Digital On-premises Off-premises Signs	<ul style="list-style-type: none">• Commercial Schools• Community Recreation Services• Creation and Production Establishments• Flea Market• General Retail Stores, for 500 m2 of Public Space or more• Major Digital On-Premises Signs• Media Studios• Non-accessory parking• Public Park• Religious Assembly• Restaurants, for 200 occupants and 240 m2 of Public Space or more• Urban Indoor Farms• Temporary On-Premises Signs, where an application includes a trailer mounted sign and/or signs with changeable copy	<ul style="list-style-type: none">• All uses become permitted. There are no discretionary categories



RELATIONSHIP WITH SURROUNDING COMMUNITY

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To provide a multi-cultural community that will encompass the following principles:

Rooted in Community: The facility will provide spaces for arts, recreation, culture and learning, and provide opportunities for those in the Jasper Place community through rentals, programing, events and public spaces

Family Friendly: The facility will be welcoming to all individuals, groups and all ages

Jasper Place Revitalization Plans: The facility will further enhance the connection between the neighborhoods, its people, and the local business community



MACEWAN WEST PROJECT BACKGROUND

Proposed Rezoning
LDA17-0301



WE ARE HERE

2017

JUNE Public
Open House

JULY Tenant’s
Selection

**AUG./
SEPT.** Public Hearing
& Council
Decision

SEPT. Facility
Improvements

FALL Start of tenant’s
occupation

2016

- Developed an “Expression of Interest” to identify individuals and/ or groups who are interested by the space
- Report presented to Community Service Committee and to Council

2012

City Council approves the purchase of MacEwan West Campus.

- Public Engagement
- Established Community objectives
- Programming option concept selected

2006

Jasper Place Revitalization Strategy was constituted to improve the quality of life of residents in Jasper Place

