

BYLAW 20246

To amend the McKernan-Belgravia Station Area Redevelopment Plan

Purpose

To reconfigure land uses and allowed built form policies for properties of a proposed rezoning by allowing heights up to 7 storeys adjacent 78 Avenue NW and the McKernan-Belgravia LRT Station.

Readings

Bylaw 20246 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 20246 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 26, 2022, and September 3, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This Bylaw would make amendments to the McKernan-Belgravia Station Area Redevelopment Plan (ARP) to facilitate the development of two multi-unit housing mid-rise buildings on the west side of 114 Street NW with an open space plaza-connector located on 78 Avenue NW between the two proposed buildings. Commercial uses are proposed on the main floor of one building, as proposed by the associated Charter Bylaw 20247.

This immediate area forms part of the 114 Street Corridor Precinct where higher density residential uses are expected to develop along this important arterial road while recognizing its relationship with the Capital Line LRT tracks and the McKernan-Belgravia LRT station. New developments along 114 Street NW are expected to be oriented to the front on this street which includes a ‘Green Spine’; the Plan area’s central active mobility corridor parallel to the LRT tracks. The ARP further recognizes that some consolidation of lands is required to meet the objectives of the Plan including the intent to create new rear alleys that separate these higher built forms along this corridor from the single detached houses to the west.

This Bylaw proposes to amend a guideline principle, three policy sections as well as Figures 15 and 23 to reflect the proposed redevelopment for mid-rise buildings up to seven (7) storeys which is considered acceptable on the west side of 114 Street NW at this key intersection at 78 Avenue NW.

BYLAW 20246

With these amendments, this will permit the increased density as proposed under Charter Bylaw 20247, the construction of two new lanes on both sides of 78 Avenue NW adjacent to the redevelopment site while accommodating public open space enhancements that help further activate the 114 Street Corridor Precinct streetscape.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

On November 25, 2019, the applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues to solicit initial feedback on a proposed Direct Control Provision to construct two low-rise buildings.

On April 7, 2020, the first Advanced Notification (postcard) was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the proposed rezoning, road closures and plan amendment to the redevelopment of the lots allow two low-rise buildings.

On November 23, 2020, a second Advanced Notification (letter) was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the revised proposal for two mid-rise buildings with associated plan amendments and road closures.

On August 16, 2021, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendment until September 6, 2021.

Over 120 people have provided feedback to the City about this proposal. This feedback is summarized in the attached Administration Report.

Attachments

1. Bylaw 20246
2. Administration Report