

Bylaw 20246

A Bylaw to amend Bylaw 16408,
McKernan-Belgravia Station Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 2, 2013, passed Bylaw 16408, being a bylaw to adopt McKernan-Belgravia Station Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend McKernan-Belgravia Station Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend McKernan Belgravia Station Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 16408, as amended, McKernan-Belgravia Station Area Redevelopment Plan is hereby amended by the following:
 - a. Delete the non-bolded portion of Guiding Principle #1 under 3.2 and replace it with the following: “Support transit use and walking through targeted development and intensification opportunities around the station area on 114 Street NW and 76 Avenue NW as well as along the peripheral arterials including University Avenue and 71 Avenue NW. Densities in the areas should not exceed 4 storeys, except the ‘gateway location’ at University Avenue where 6 storeys will be allowed and areas adjacent to 78 Avenue immediately west of 114 Street NW where up to 7 storeys will be allowed.”
 - b. Add a subsection to 4.3.2, Policy 1 which reads:
“ a) Notwithstanding the above, for areas abutting the sites located at the northwest and southwest corners of 78 Avenue NW and 114 Street NW (legally described as Lots F and G, Block 3, Plan 244HW, and Lots 30 and 31, Block 2, Plan 2064S), a minimum 10.0 m linear open space width shall be provided to the satisfaction of Transportation Services.”
 - c. Add a subsection to 4.4.2, Policy 5 which reads:
“ a) Notwithstanding the above, the sites located at the northwest and southwest corners of 78 Avenue NW and 114 Street NW (legally described as Lots F and G, Block 3, Plan 244HW, and

Lots 30 and 31, Block 2, Plan 2064S) shall be permitted to be developed as mid-rise residential use buildings with a maximum height of 23.0 m and no greater than 7 storeys, with limited commercial uses on the main floor and implemented through a (DC2) Site Specific Development Control Provision.”

- d. Delete opening paragraph under 4.4.7- Building Heights and replace it with the following: “The building height strategy is outlined in Figure 23: Height Strategy. The maximum height permitted in the redevelopment area is 6 storeys along University Avenue NW, 7 storeys immediately west of 114 Street NW at the corner of 78 Avenue NW, and a maximum height in all other redevelopment areas being 4 storeys. These heights provide for appropriate transition to adjacent development.”
- e. Add a subsection to 4.4.7, Policy 2 which reads:
 “ a) Notwithstanding the above, the site located at the northwest and southwest corners of 78 Avenue NW and 114 Street NW (legally described as Lots F and G, Block 3, Plan 244HW, and Lots 30 and 31, Block 2, Plan 2064S) shall be permitted to be developed as mid-rise residential use buildings with a maximum height of 23.0 m and no greater than 7 storeys, with limited commercial uses on the main floor and implemented through a (DC2) Site Specific Development Control Provision.”
- f. Delete the figure entitled “Figure 15: Development Concept” and replace with the figure entitled “Figure 15: Development Concept”, attached as Schedule “A” and forming part of this bylaw; and
- g. Delete the figure entitled “Figure 23: Height Strategy” and replace it with the figure entitled “Figure 23: Height Strategy”, attached as Schedule “B” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Figure 23: Height Strategy

- Maximum 7 storeys
- Maximum 6 storeys
- Maximum 4 storeys

