

BYLAW 20244

To close portions of road right-of-way, McKernan

Purpose

To close portions of road right-of-way (lane and 114 Street NW) for the purpose of consolidation with the adjacent parcels to the west.

Readings

Bylaw 20244 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 20244 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the September 13, 2022, City Council Public Hearing, the following motion was passed:

That Bylaw 20246, Charter Bylaw 20247, Bylaw 20244 and Bylaw 20245 be referred back to Administration to work with the applicant to further explore the issues around waste management to further align the proposal with the Area Redevelopment Plan with respect to the 114 street greenway width and return to the December 6, 2022, City Council Public Hearing.

Report

Bylaw 20244 proposes to close the north-south alley located south of 78 Avenue NW, immediately west of 114 Street NW/Capital Line LRT right-of-ways (ROW). Bylaw 20244 also proposes to close a portion of 114 Street NW Road ROW located north of 78 Avenue NW, west of the Capital Line LRT ROW and adjacent shared-use path. The purpose of these road closure areas

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is to provide for additional land for future development on consolidated sites which would include the abutting lots to the west at 11416, 11420, 11419 and 11423 - 78 Avenue NW.

This road closure is to facilitate an associated rezoning (Charter Bylaw 20247) to allow future construction of two multi-unit housing mid-rise buildings with an open space plaza-connector located on 78 Avenue NW between the two buildings. Commercial uses are proposed on the main floor of one building. This road closure Bylaw is also associated with a separate road closure of 78 Avenue NW (Bylaw 20245) to be closed for vehicular traffic (other than emergency vehicles) where the proposed open space plaza-connector is to be developed, along with plan amendments to the McKernan-Belgravia Station Area Redevelopment Plan (Bylaw 20246) to facilitate the proposed redevelopment under Charter Bylaw 20247.

In response to the September 13, 2022 referral motion, the applicant made the following main revisions to the proposal:

- Reducing the site's width by 1.0 m allowing for a Green Spine width of 10.0m as public land located between the site's eastern property line and LRT wall;
- Increasing the waste collection maneuvering easement area to allow 90 degree turns to and from the proposed north-south alleys located west of the subject properties; and
- Relocating the sites' loading spaces from the easement areas and eliminating turning conflicts for waste servicing vehicles.

As a condition for the road closures and construction of the new north-south alleys, easements for waste collection operations shall be registered on title for the subject properties.

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, the 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.

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

Attachments

1. Bylaw 20244
2. Administration Report (Attached to Item 3.25 - Bylaw 20246)