

## **BYLAW 20245**

### **To close a portion of road right-of-way, McKernan**

#### **Purpose**

To close a portion of 78 Avenue NW road right-of-way west of 114 Street NW, approximately 123 metres east of 115 Street NW to allow construction of a public open space plaza-connector.

#### **Readings**

Bylaw 20245 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 20245 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.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

This application proposes to close the cul-de-sac portion of 78 Avenue NW, directly west of 114 Street NW and approximately 123 metres east of 115 Street NW. The purpose of the road closure

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is to limit vehicular traffic (other than emergency vehicles) and to develop a public open space plaza-connector in alignment with the McKernan-Belgravia Area Redevelopment Plan.

This road closure is to facilitate an associated rezoning (Charter Bylaw 20247) to allow future construction of the open space plaza-connector between two multi-unit housing mid-rise buildings with commercial uses on the main floor of one of the buildings. This road closure is also associated with separate road closures (Bylaw 20244) located north and south of this proposed closure area and 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.

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.

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

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## **Attachments**

1. Bylaw 20245
2. Administration Report (Attached to Item 3.25 - Bylaw 20246)