

## **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 building 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 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**

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.

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This immediate area forms part of the McKernan-Belgravia ARP's 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 north-south rear lanes (alleys) that separate these higher built forms along this corridor from the single detached houses to the west.

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.

Bylaw 20246 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. A plan amendment to the policy provisions on the Green Spine's width has been updated to ensure the minimum 10.0 m width shall be provided adjacent to the subject redevelopment site.

With these amendments, this will permit the increased density as proposed under Charter Bylaw 20247, the construction of two new alleys 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 and abutting Green Spine areas.

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.

## **BYLAW 20246**

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