

BYLAW 20439

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 6 storeys adjacent to 76 Avenue NW and the McKernan-Belgravia LRT Station.

Readings

Bylaw 20439 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 20439 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. 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 a mixed-use mid-rise building north side of 76 Avenue, immediately west side of 114 Street NW. The building comprises residential apartments, live work units and commercial uses on the main floor as proposed by the associated Charter Bylaw 20440.

This proposed development forms part of the McKernan-Belgravia ARP's 76 Avenue Corridor Precinct where higher density residential uses are primarily expected and neighbourhood commercial uses are encouraged on the ground floor. Developments along the north side of 76 Avenue NW between 114 Street NW and 115 Street NW, including the subject site, are required to implement new commercial/retail uses.

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This Bylaw proposes to amend a guideline principle, five policy sections as well as Figure 23 to reflect the proposed redevelopment for mid-rise buildings up to six (6) storeys which is considered acceptable on the north side of 76 Avenue at this key intersection at 114 Street and the LRT Station.

With these amendments, this will permit the increased density and required commercial uses as proposed under Charter Bylaw 20440.

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

Community Insights

On August 18, 2021, the first notice of the proposed land use change 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 of the site from (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to (RA8) Medium Rise Apartment Zone with associated Area Redevelopment Plan Amendments.

On January 26, 2022, 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 provide an update on the status of the rezoning application and to solicit initial feedback on a revised proposal for a Direct Control Provision to construct a mid-rise residential building. The revision also increases the site area to include 11430 76 Avenue NW and overall intended to better address public feedback received during the review of the initial proposal for RA8 zoning.

On April 22, 2021, a second notice of proposed land use change 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 with the revised proposal for a mid-rise building including commercial uses and associated plan amendments.

On December 12, 2022, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendments until January 15, 2023.

The feedback received throughout the review of the application is summarized in the attached Administration Report.

Attachments

1. Bylaw 20439
2. Administration Report