

Bylaw 20439

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 and 76 Avenue as well as along the peripheral arterials including University Avenue and 71 Avenue. Built form in the areas should not exceed 4 storeys, except the following locations:

 - ‘gateway location’ at University Avenue and lands north of 76 Avenue immediately west of 114 Street where 6 storeys will be allowed; and
 - areas adjacent to 78 Avenue immediately west of 114 Street where up to 7 storeys will be allowed.”.
 - b. adding a subsection to 4.4.3, Policy 1 which reads:

“a) Notwithstanding the above, the site located on the north side of 76 Avenue immediately west of the 114 Street (legally described as Lots R and S, Block 1, Plan 244HW; Lots 7 and 8, Plan 2064S; Lots 25 and 26, Block 1, Plan 0922538) shall be permitted to be developed as a mid-rise mixed use building up to 6 storeys and implement through a DC2 Site Specific Development Control Provision.”.
 - c. Delete 4.4.3, Policy 2 and replacing it with the following:

“Promote the use of design elements including streetwall and setbacks to improve the transition from low-rise and mid-rise developments to adjacent low density development in the interior neighbourhood.”

- d. Delete 4.4.3, Policy 3 and replacing it with the following:

“Transform 76 Avenue between 112 Street and 116 Street into a ‘main street’ by encouraging a mix of residential and mixed-use commercial retail at ground floor level. No development above 4 storeys shall be allowed unless located on a site the north side of 76 Avenue immediately west of the 114 Street (legally described as Lots R and S, Block 1, Plan 244HW; Lots 7 and 8, Plan 2064S; Lots 25 and 26, Block 1, Plan 0922538) where 6 storeys are permitted.”

- e. Delete 4.4.3, Policy 4 and replacing it with the following:

“Require ground-floor commercial on the north side of 76 Avenue between 114 Street and 115 Street except for the site legally described as Lots R and S, Block 1, Plan 244HW; Lots 7 and 8, Plan 2064S; Lots 25 and 26, Block 1, Plan 0922538 where a combination of residential and limited commercial businesses/live work units shall be allowed on the ground floor. Commercial uses shall be in locations as indicated in Figure 15: Development Concept.”

- f. 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 and at the northwest corner of 76 Avenue; and 7 storeys immediately west of 114 Street at the corners of 78 Avenue. The maximum height in all other redevelopment areas being 4 storeys. These heights provide for appropriate transition to adjacent development.”

- g. adding a subsection to 4.4.7, Policy 2 which reads:

“(b) the site located at the northwest and southwest corners of 78 Avenue and 114 Street (legally described as Lots R and S, Block 1, Plan 244HW; Lots 7 and 8, Plan 2064S; Lots 25 and 26, Block 1, Plan 0922538) shall be permitted to be developed as mid-rise residential use buildings with a maximum height of 20.0 m and no greater than 6 storeys, with limited commercial uses and live work units on the main floor, and implemented through a (DC2) Site Specific Development Control Provision.”

- h. Delete the figure entitled “Figure 23: Height Strategy” and replace it with the figure entitled “Figure 23: Height Strategy”, attached as Schedule “A” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Figure 23: Height Strategy

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

