

Bylaw 20861

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. The McKernan-Belgravia Station Area Redevelopment Plan is hereby amended by:
  - a. Deleting the second bullet point of Guiding Principle #1 under section 3.2 and replacing it with the following:

“‘gateway location’ at University Avenue, lands north of 76 Avenue immediately west of 114 Street, and lands south of 76 Avenue immediately east of 114 Street where 6 storeys will be allowed;”
  - b. In Section 4.4 - Land Use Precincts (page 44), under 76 Avenue Corridor, add the following into the table: “Mid-rise apartments at specified locations; RM h23.0; 6 storeys (23.0m).”
  - c. Adding a subsection to 4.4.3, Policy 1 which reads:

“b) The site located on the south side of 76 Avenue immediately east of the 114 Street (legally described as Lot 26, Block 3, Plan 2222002) shall be permitted to be developed as a mid-rise mixed use building up to 6 storeys.”

- d. Deleting Subsection 4.4.3, Policy 2 and replacing it with:

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

- e. 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 on the north side of 76 Avenue immediately west of 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) or on the south side of 76 Avenue immediately east of 114 Street (legally described as Lot 26, Block 3, Plan 2222002) where 6 storeys are permitted.”

- f. Delete opening paragraph of subsection 4.4.7 and replace it with:

“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 and the southeast corner on 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:

“The site located at the southeast corner of 76 Avenue and 114 Street (legally described as Lot 26, Block 3, Plan 2222002) shall be permitted to be developed as mid-rise residential use

buildings with a maximum height of 23.0 m and no greater than 6 storeys.”

- h. deleting the figure entitled “Figure 23: Height Strategy” and replacing 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. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

Figure 23: Height Strategy

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

