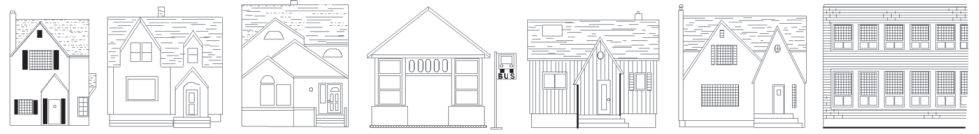


December
2020



THE McKernan Messenger

Since 1954 A publication of the McKernan Community League Circulation 1100

Next league board meeting

MONDAY, January 4

7:00 p.m. online

(check website for
connection details)

Visitors welcome. To bring up a topic at the board meeting, please contact President Roberta Franchuk at least one week before the meeting.



Wishing you, your family and friends a safe and peaceful holiday season and a healthy new year!

University Ave. project scaled back to six storeys

The McKernan Crossing project proposed at 11335, 11333, 11329, 11325, 11323 University Avenue, which was proposed earlier this year as a nine-storey development that would not conform to the Area Redevelopment Plan has been resubmitted as a smaller proposal. City planners have said that the new proposal is for a six-storey building that does conform to the ARP. More details will be available in January. This is good news for the community and we are happy to see developers try to work within the outlines of the plans that have been approved.

More development news p. 3:
114 St. project details now available for comment



Skate the winter blues away

COVID-19 restrictions have shut down many recreation opportunities, but one option still remaining is to skate on the McKernan rink. Our volunteers have worked hard to set up the rink, along with a small ice trail beside the rink shack.

Currently the rink capacity is limited to 10 people at a time, but restrictions are kept up to date - please follow all signs and instructions at the rink. Use of the rink facilities is at your own risk. Please be considerate of all users and maintain appropriate distance for people not in your household.

The rink shack is closed for the season, but tables are available outside for seating and skate changing. The rink is maintained by the league. Watch out soon for new winter rink lighting!

Family skate

(priority to families with kids under 15)
Weekdays 3-6 pm
Weekends 11 am-6 pm

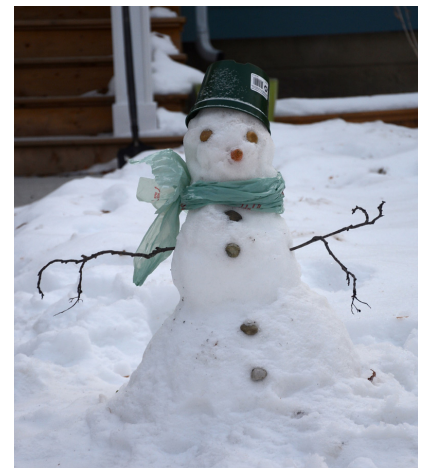
Stick and skate

(freestyle only: no shinny)
Daily 6-9 pm

Build a snowman this month and win a prize!

The McKernan and Belgravia Community Leagues have joined in a Community Snowman Competition for December. Build a snow person (or sculpture!) in Gowan Park (78 Ave. and 113 St., near the rink), Braithwaite Park (University Ave. and 113 St.) or Charles Simmonds Park (78 Ave. and 115 St.), or in your own yard. Take a picture and send it to president@mckernancommunity.org or to [facebook.com/McKernanCL](https://www.facebook.com/McKernanCL) before December 31. We'll post photos and you could win a prize!

Please maintain social distance from other park users if you're working in a park!



Free memberships!

League memberships are available at no cost to eligible residents for 2020-2021. The membership form is in this issue of the Messenger and online at the league website (www.mckernancommunity.org). Memberships can also be purchased online through the EFCL website (<https://efcl.org/membership-purchase/>)

League members get reduced rates to city recreational facilities through the Community League Wellness Program, participation in organized sports, reduced hall rental rates, use of skating rinks (at all leagues!), and discounts at business such as Cloverdale Paints, House of Wheels and U of A Bookstore. Plus membership gives you a voice in the shaping of your community!

Interested in development issues in our community?

The league is looking for interested residents to serve on a panel to develop a guideline to evaluate proposed infill developments and rezoning requests. Having a number of residents reviewing proposals will ensure that all developments receive the necessary scrutiny, and will ensure that only high-quality buildings are put up in our neighbourhood. We need to maintain our expertise and knowledge in this area if we are to be an effective voice with developers and the City. Contact Roberta Franchuk (president@mckernancommunity.org), for further information on this working group and their goals.

Casino chair needed

The league is looking for a new casino chair to manage the next casino (currently scheduled for summer 2021, but this may change depending on the progress of the COVID-19 situation). The casino chair manages volunteers and paperwork for the two-day casino event. It is not an onerous job, and our past casino chair is available for assistance and information. Please contact Roberta (president@mckernancommunity.org) if you are interested.

Community centre closed

Our community centre is currently closed to the public as per Alberta Health guidelines. We will reopen for events and rentals when it is safe to do so. We hope to see you in the New Year!

Please contact hallrentalmckernancommunity@gmail.com with questions.



Like us on Facebook: McKernan Community League
Instagram: [mckernancommunity](https://www.instagram.com/mckernancommunity)

Community Contacts

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HISTORIAN	--vacant--	
POCKET PARK	Michelle Jones	780-289-0635
	4ourpocketpark@gmail.com	
SOUTH CAMPUS LIAISON	Wiggert Hessels	780-432-6379

League Memberships

Memberships in your community league support programs, socials, hall activities, newsletters, and more; PLUS the League is looking out for your interests in housing, transportation, services and more. Memberships are ZERO dollars for 2020/2021! See the membership form at www.mckernancommunity.org or in this issue.

MEMBERSHIPS	Joyce Chung	780-909-2744
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McKernan Messenger

The McKernan Messenger is published ten times per year. Advertising deadline: 1st of the month.

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Development news

Pinto proposal (Metro 78) on 114 St. continues to move forward

The Pinto Properties development at 78 Ave. and 114 St. continues to move forward in its application to build the Metro 78 development, featuring two six-storey buildings on 4 former lots next to the McKernan-Belgravia LRT station.

Full documentation for the Direct Control Bylaw proposal is now online at the City of Edmonton's website (www.edmonton.ca/residential_neighbourhoods/neighbourhoods/metro-78-development.aspx). This includes the full DC2 zoning application, the proposed amendment to the McKernan-Belgravia Area Redevelopment Plan (ARP), transportation study, urban design brief, shadowing study and wind impact statement. These documents should be consulted to get a full picture of the proposal and the buildings' features.

Current stage

City planners are receiving comments on the proposal. Both McKernan and Belgravia Community Leagues are reviewing the application and, along with local residents, have been in communication with the developers and the city planners on the file.

The City will host a public consultation event in the new year (likely in January or February); changes may be made to the application until and after that point. After this event the proposal will go to City Council for approval. City planners will make a recommendation to council to either approve or not approve the development, depending on their assessment.

Under a Direct Control bylaw application, the developers must outline the project in detail and do not have leeway to make changes if it is approved. This differs from a standard zoning, such as RA-7 or Low-Rise Apartment Zone, where only the general height and setbacks of a building are approved at the zoning.

Community concerns

With the current application, some general points have emerged for the community.

Significantly, the application is asking for an amendment to the ARP to allow it to provide extra amenities: specifically, new north-south lanes connecting 78 Ave. to the alleys parallel to the avenue; closure of the cul-de-sac at the end of 78 Ave.; and a new water line plus three new fire hydrants, required under regulations to provide enough water supply to higher-density developments. These are all called for under the ARP. In consequence, because the amenities will be expensive for the developer to build, they are asking for extra height in the building (six storeys instead of the allowed four) to cover the costs.

In justification for this extra height, the developer cites the proximity to the LRT station and the pedestrian crossing at 78 Ave. as evidence that this project will sit at what is essentially a 'gateway' to the community. The project will not provide any resident parking because of its location next to the LRT station.

While the 2013 ARP would allow for development up to four storeys in this area, the extra complication in community response to this project is the newly approved City Plan (see page 5). This plan seeks to increase density across the city through infill, and specifically cites the University Area as a major node for diverse housing and employment, and 114 St. as a secondary corridor for increased density. This plan could put extra pressure on areas already identified in the ARP for further density increases.

The proposed buildings do have "stepbacks" of the upper stories to reduce the massing effect of the buildings when seen at street level. There are no significant further stepbacks on the west side to transition the buildings to the height of the surrounding community, although the buildings will be separated from single-family houses by a six-metre wide laneway.

Besides the extra height, there are a number of other areas where community input could still result in improved design. In brief, these include:

- Significantly more two- and three-bedroom suites should be included in the buildings, to attract a wide range of residents to the community.
- Greater stepbacks should be included on the west side of the buildings (at the third floor rather than the fifth) to better transition into the rest of the community
- The community amenity contribution should be selected in consultation with the community. Possibilities may include Charles Simmonds Park renovations, family units in the building, Belgravia Art Park improvements, public art along 114 street shared walkway and subsidy for day care in building.
- More short-term outdoor bicycle parking should be provided, and it should be protected from rain and snow.
- More subsidized transit passes should be made available for units that have two or more bedrooms, and these passes should be provided to residents for a longer period of time.
- The rooftop play area should be designed for children ages 0 to 10.
- Childcare should be included as a permitted use under the DC2 rezoning, to help support families in the community.
- The DC2 should specify if the City or Pinto Properties will be responsible for maintenance and upkeep of the plaza between the two buildings, connecting to the multi-use trail.

Comments on the proposal can be submitted to city planner Marty Vasquez, marty.vasquez@edmonton.ca. Stay tuned for information about the public consultation in the new year.

Development applications (Nov. 1 to Dec. 13)

The list below covers permits that have been applied for in McKernan last month. Permits are under review unless otherwise noted. Complete information, including permit number and the name of the applicant, is available at the City of Edmonton mapping website maps.edmonton.ca > Development Applications. Requested and approved planning applications (i.e. for rezoning, not development) are listed at https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mckernan-planning-applications.aspx. If you have any questions about a project, contact housingdevelopments@mckernancommunity.org.

10929–74 Ave.	To develop a secondary suite in the basement of a single detached house (new suite).
10936–75 Ave.	To operate a major home based business—(shared home short term rental accommodation business—1 sleeping unit—Kujawa). (More info requested)
10927–77 Ave.	To develop a secondary suite in the basement of a row house (new suite).
11445–79 Ave.	To construct a rear uncovered deck to a single detached house (3.96m x 7.16m @ 1.0m in height).

League notes December

Vice-president stepping down

League vice-president Nathan Mol is stepping down as he and his family are moving to the west end. Nathan has served on the board since 2014, and in his “real” job as a real-estate professional has brought many new residents into the community. He has also been pivotal in working with the league’s website, and has flipped many a burger at our fall BBQs. The board thanks Nathan for his years of service and wish him well in his new community.

The Board will look for an interim VP to fill the role until the AGM in April. At that time, the positions of president and vice-president will be up for election, along with two director slots. Any or all incumbents may wish to put their name forward again, but any community member who is interested in joining the board is also welcome to apply. Watch the Messenger for details in the coming months, or contact President Roberta Franchuk, president@mckernancommunity.org for more information..

Keep up-to-date on Charles Simmonds Park redevelopment

The Charles Simmonds Park committee has set up a mailing list to keep neighbours up to date on progress of the project to revitalize the park, which lies at the border of McKernan and Belgravia (west of 115 St. and north of 78 Ave.). Sign up for updates at <https://bit.ly/2HaKXmJ> or contact Gail Fraser-Steffler, gfs@shaw.ca.

Scona Pool and Tipton Arena escape budget axe

Scona Pool and Tipton Arena will not be closed in 2021 as City Council voted in December to keep them, along with other central recreation facilities, open despite budget pressures.

City administration have recommended several times over the years for the closure of Scona, Oliver and Eastglen pools and Tipton and Oliver arenas, and the call came again as council wrestles with budgeting for a 2021 property tax freeze. All facilities are aging and will need replacement eventually, but they are key recreational options that fit very well with the new City Plan’s emphasis on local opportunities.

The Queen Alexandra Community League was joined by several other area leagues to protest against the cuts.

Council voted instead to continue funding with a long-term plan for replacement by more suitable venues in these communities. However, the proposed Rollie Miles Recreation Centre that would replace Scona Pool did not receive funding for the next step in design; council decided to wait until spring to see if federal and provincial infrastructure funding could be used to advance this project.

McKernan Helps still reaching out

The McKernan Community League Board would like to ensure that everyone in our community has the support they need during this pandemic. If you are currently in self-isolation and in need of someone to help pick up small orders of groceries, post your mail, run essential errands or just a friendly phone call, please let us know and we can match you with a volunteer who lives near you and is happy to help.

To be matched with a volunteer, contact Karla, the McKernan Helps project coordinator, at 780-953-7444 or barron.karla@gmail.com.

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heather.mcperson@parl.gc.ca
Follow on   

Visit my website at www.heathermcperson.ndp.ca



New City Plan sees population doubling

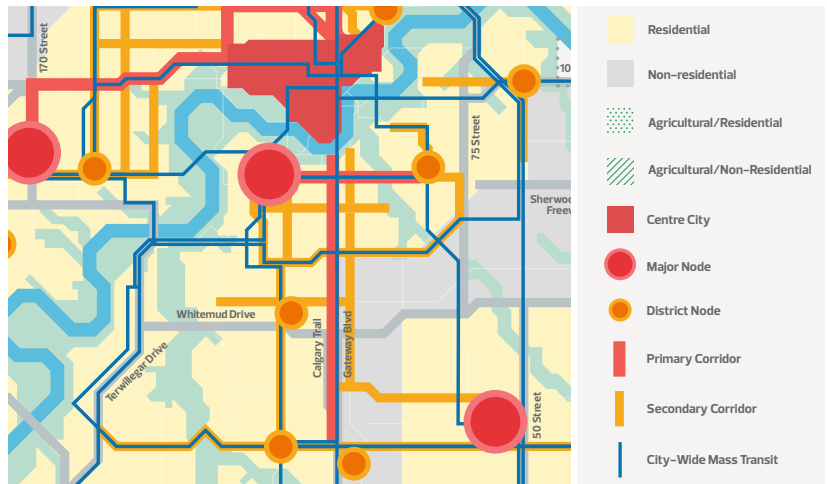
Infill, transportation will impact McKernan

On December 7, City Council passed the new City Plan, which asks "What choices do we need to make to be a healthy, urban and climate resilient city of two million people that supports a prosperous region?" The extensive document combines a Municipal Development Plan and Transportation Master Plan and will be the overarching blueprint for how the city develops in the next decades, covering "land use, mobility systems, open spaces, employment and social networks." Its implications will be far-reaching for density, with a target goal of 50 per cent of new units added through infill, providing homes for 600,000 additional residents. Half of all trips should be made by transit and active transportation and to realize this, the city is emphasizing "15-minute districts" where people can complete their daily needs without travelling far from home.

Implications for McKernan

Central areas like McKernan are already well positioned for accessibility, with our access to transit and the walkability/bikeability of the area, as well as our proximity to the U of A and Strathcona. This means, though, that we will be looking at increases in density beyond those already suggested by plans such as the McKernan-Belgravia Area Redevelopment Plan (ARP).

The City Plan identifies the University as a major node in the network, and 76 Avenue, 109 Street and 114 Street are identified as secondary corridors: "the vibrant residential and commercial street that serves as a local destination for surrounding communities." The majority of infill is expected to take place near the primary and secondary corridors. In terms of transportation, the District Connector Bike Routes are mostly completed or in progress through McKernan. A new transit



connection from the University across the river and directly to the west end is also envisioned.

Many other aspects of the plan, such as reducing net per-person greenhouse gas emissions to zero, ending homelessness and attracting jobs, are more broadly based but will also have impacts to the community.

While the City Plan does provide overarching direction, the details of how this will develop on the ground will be worked out over time — partly with further planning, such as through the ongoing major revisions to the Zoning Bylaws, and partly piece by piece as developments are proposed, businesses open and technology changes. It's clear, however, that the city and the community are about to see far-ranging changes.

The City Plan is an extensive document with many parts. You can read the plan, see maps and find out more at https://www.edmonton.ca/city_government/city_vision_and_strategic_plan/city-plan.aspx

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