

**OCTOBER 2024**

Next League Meeting:  
**WEDNESDAY November 6**  
7 pm at the hall

Welcome to fall!

# THE MCKERNAN MESSENGER

Since  
1954

A publication of the McKernan Community League

Circulation 1,100

## Another great fall BBQ!

The annual community fall BBQ on Sept. 21 was a fabulous time. Lots of community residents old and new gathered at the hall to enjoy free food and companionship.

Thanks to all of the fantastic volunteers who helped out with planning, shopping, setup, takedown and many other tasks. Special thanks to Phil Kloc and Dietmar Kennepohl for manning the grills all afternoon. And a big shoutout to Surf & Turf Seafood and Meat Market for their generous donation of all the burgers, smokies, hotdogs, and jerky door prizes.



## **TERROR AT THE HAUNTED CIRCUS SHACK**

Saturday Oct. 26 and Sunday Oct. 27

6 to 9 p.m.

McKernan Rink Shack in Gowan Park  
(113 St. and 78 Ave.)

Tame option available for meek, terror for the brave! Free admission



# Community Contacts

PRESIDENT	Alison Stephens	president@mckernancommunity.org
VICE-PRESIDENT	Judy Ross	vicepresident@mckernancommunity.org
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PAST PRESIDENT	Phil Kloc	pastpresident@mckernancommunity.org
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HOUSING ISSUES	Housing committee	development@mckernancommunity.org
PLAYGROUP	---vacant---	
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SOCCER - Adult	Brad Odsen	bodsen@telusplanet.net
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SKATING RINK	---vacant---	
CASINO CHAIR	Vishal Sharma	
HISTORIAN	Nancy Corrigan	
POCKET PARK	Laura Querengesser	pocketpark@mckernancommunity.org

## 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. See the membership form at [www.mckernancommunity.org](http://www.mckernancommunity.org).

MEMBERSHIPS Alison Stephens memberships@mckernancommunity.org

## McKernan Messenger

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

NEWSLETTER Roberta Franchuk  
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DISTRIBUTION Cherie Hoyles

## www.mckernancommunity.org

WEB MANAGER Roberta Franchuk info@mckernancommunity.org

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**See the latest news at  
[www.mckernancommunity.org](http://www.mckernancommunity.org), or follow us  
on Facebook or Instagram!**



## RENT THE McKERNAN COMMUNITY CENTRE!

The community centre, located at 11341-78 Avenue, is open again! Our facility includes smaller meeting spaces along with a main hall complete with danceable wooden floor and air conditioning. More information about the hall and how to rent it is available at [www.mckernancommunity.org](http://www.mckernancommunity.org). For bookings, contact the manager at [hall@mckernancommunity.org](mailto:hall@mckernancommunity.org).

	Main Hall	Meeting Room
<b>Capacity</b>	150	60
<b>Hourly Rate</b> (GST will be added)		
Weekend (Fri evening, Sat, Sun)	\$65/hr	\$55/hr
Weekday (day and evening)	\$45/hr	\$35/hr
Long-Term Rentals (multi-week, with contract)	\$40/hr	\$30/hr

Residents of McKernan who are members of the community league receive a 15% discount on one-time hall rentals. GST will also be charged on rentals. Damage deposit will also be required, and renters must obtain their own event insurance.

## Community event calendar

Presented by the McKernan Community League and/or other community partners.

EVENT	Location	Date/Time
<b>Free Leaf Raking</b>	Your yard! Sign up at <a href="http://www.mckernanbaptist.ca/lawnraking">www.mckernanbaptist.ca/lawnraking</a>	Sat. Oct. 19
<b>Pub Night</b>	McKernan Hall, meeting room	Sat. Oct. 19 7 to 11 p.m.
<b>Haunted Shack</b>	McKernan Rink Shack	Sat. Oct. 26 6 to 10 p.m.
<b>Holiday Potluck</b>	McKernan Hall, Weichman and meeting room	Sun. Dec. 8 5 to 8 p.m.
<b>Free Swim</b>	Confederation Pool (membership required)	Sundays 4 to 5:30 p.m.

# Development that can now happen on single-family lots

The kinds of development that can be built on single-family lots under the new Zoning Bylaw was the topic of a community meeting October 3.

City planning staff presented a summary of the types of buildings now allowed on single-family residential lots (now zoned RS or Small Scale Residential Zone). Larger buildings, such as multi-unit houses, row houses, duplexes and semi-detached houses, are now allowed, in addition to backyard houses, cluster housing, lodging houses, secondary suites and supportive housing – alongside traditional single-detached houses.

The new zoning dictates the maximum size allowed:

- 10.5 metres in height, or approximately 3 storeys
- maximum length 30 metres
- maximum of 45% of the lot covered by buildings
- minimum of 75 square metres of floor area per dwelling

As before, further rules govern front, rear and side setbacks, and other requirements such as orientation of entrances. Also, the amount of onsite parking provided is at the discretion of the developer.

Thus, larger buildings with more units are allowed on “regular” lots in McKernan -- as long as the planned building meets the guidelines -- and neighbours do not have to be notified.

However, if the developer seeks a variance (for example, to have a taller building), notification is required, neighbours may oppose the plan, and city planners have discretion to deny the variance.

Discussion at the meeting was lively. A summary of some of the points that came up:

- *Is there a maximum of types of housing that will be allowed within a certain area – could there be too many row houses, for example?* Demand is driven by the market. The goal is to have variety, but the city is not putting a cap on any particular type of housing. The plans will be revisited regularly to see how they are being put into use.
- *Are developers allowed to pave the whole lot to provide surface parking? What about the trees?* At least 30% of total lot must be soft landscaping (grass, shrubs, etc.). A minimum specified number of trees and shrubs must be planted or preserved, and landscaping must be done within 18 months of occupancy and maintained for 42 months.
- *How is building height measured?* Development regulations outline this; projects also have to meet drainage requirements which may mean increasing the slope from the building to the lot line.
- *Does this zoning allow short-term rentals such as Air B&Bs?* Zoning does not regulate tenure. Short-term rentals are governed by business licences, and this is an evolving issue that is regulated in different ways in North America and is being assessed in Edmonton.
- *What about rentals vs ownership?* This is also not addressed under zoning.
- *How should multi-unit housing manage garbage collection with the large number of carts required?* Space for carts is reviewed in the development permit stage. Some options for communal carts are available. If carts aren't set up properly and are causing issues such as blocking alleys, neighbours can call 311 to report.

The community league is also interested in hosting similar presentations in the future around topics such as medium-density developments (larger apartment buildings, like those under construction along 76 Ave. and 114 St.) and parking. Email [development@mckernancommunity.org](mailto:development@mckernancommunity.org) if you are interested in these topics.

## District plans and special cases

Also important to neighbourhoods like McKernan are the implications of its district plan. District plans and the district policy were passed by City Council on Oct. 2. The 15 districts outline where different types of development are appropriate and what public infrastructure is planned in all parts of each district. McKernan is part of the Scona district; the Scona district plan includes area-specific policies affecting, among others, the 109 Street corridor and the 114 Street/University Avenue areas that McKernan is part of. These policies contain many similar details of earlier plans, such as the McKernan-Belgravia Area Redevelopment Plan.

One interesting point from the district policy that has not received much attention is the possibility of upzoning certain RS properties for additional density. The goal of such higher development is to increase density at appropriate locations while providing a transition to lower-density development in the middle of neighbourhoods. This would be in addition to the higher density now allowed (with rezoning) along University Ave., 114 St., 109 St. and 76 Ave.

This would appear to allow rezoning for multi-unit buildings or row housing up to four storeys along 72 Ave, which is a collector road, but only on corner sites or within 400 metres of the LRT station.

It is unclear on why the property at 11203-75 Ave. was rezoned in January to a four-storey apartment. Discussion at the time mentioned its location across from a park but that criteria does not appear to be part of the district policy. It was also described as ‘near’ 76 Ave. but in fact it is a full block away. This suggests that this part of the district plan requires further clarification. It would be interesting to see a map of which areas of the community would be potentially open for such rezoning, but planners have not yet created such a map.

As before, communities and neighbours must be notified of rezoning applications and have the opportunity to support or oppose them to council.

The summary presentation including links to official information will be available on the McKernan website at [www.mckernancommunity.org/about-development](http://www.mckernancommunity.org/about-development).

*This summary was written by Roberta Franchuk; any errors or omissions are hers. For full official information see the appropriate City of Edmonton documents.*



**CHEAP**

# Junk Removal

**Services Provided:**

- ✓ We load up and take away or drop off trailer if you prefer to load
- ✓ Demolition and Cleanup
- ✓ Organic Waste Removal
- ✓ Appliance Delivery and Disposal with back straps

**Contact Ethan**

## 780-245-3234

## Around the community

### FIND your unwanted furnishings a new home

November is Housing Month: help Edmontonians transitioning out of homelessness by bringing your gently used furniture and household goods to FIND (5120 122 St.) 10am-6pm Mon.-Sat. or 12pm-5pm Sun., or call for a pick up of furniture at 780-988-1717.

### Drive for the Campus Food Bank

Support the U of A Campus Food Bank's annual food drive: leave donations to the food bank on your porch on Saturday, October 26 before noon. MOST NEEDED ITEMS include international foods & snacks; gluten-free and vegan options; rice, lentils, cereal, oats; canned fish, beans, chickpeas; chili, noodles, ramen, ready-mades; diapers, baby formula. campusfoodbank.com/donate

## Development Applications

Sept. 1 to Oct. 1, 2024

The list below covers permits that have been applied for in McKernan. 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](https://maps.edmonton.ca) > Development Applications; or in more detail at the Open Data Portal ([data.edmonton.ca](https://data.edmonton.ca) and search for Development Permits Map view).

Requested and approved planning applications (i.e. for rezoning, not development) are listed at [https://www.edmonton.ca/residential\\_neighbourhoods/neighbourhoods/planning-applications](https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications). If you have any questions about a project, contact [development@mckernancommunity.org](mailto:development@mckernancommunity.org).

## Looking for a Powered Parking Spot / Garage in McKernan

If available, please call/text  
780-868-7598

11234-72 Ave.	To construct a residential use building in the form of a 4 dwelling row house with unenclosed front porches and 4 secondary suites in the basements.
10961-74 Ave.	To construct a residential use building in the form of a semi-detached house with secondary suite(s) and unenclosed front porch.
10936-75 Ave.	To construct a front uncovered deck (9.75m x 1.12m @ 0.97m in Height), existing without permits.
11314G-75 Ave.	To construct a residential use building in the form of a backyard house (2 dwellings with garages). (Approved)
11436-78 Ave.	To construct a residential use building in the form of a 3 dwelling row house with basement development (NOT to be used as an additional dwelling), 2 secondary suites and unenclosed front porch.

## MUSIC LESSONS! REGISTRATIONS ARE OPEN!



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Located at 5526 - Calgary Trail - Edmonton

## Problem property information night

Wednesday, October 23, 6:30pm to 8:30pm at Queen Alexandra Hall (10425 University Avenue NW)

The City of Edmonton, Edmonton Police Service and their partners are tackling problem properties in Allendale, Garneau, McKernan, Queen



Alexandra, and Strathcona. This free event aims to increase awareness of the strategy and resources in place to address problem properties in the community.

The event will include a presentation, a question and answer session, and an opportunity for community members to chat directly with personnel from the Problem Property Initiative, Edmonton Fire Rescue Services, EPS Whyte Avenue Beats, and other organizations. Come and exchange information with us and find out how we can work together. Light refreshments will be provided.

Learn more about the Problem Property Initiative at [edmonton.ca/ProblemProperties](https://edmonton.ca/ProblemProperties).

## Membership time!

Get your Community League membership now! The membership term is September 1, 2024 to August 31, 2025.

Memberships can be purchased ONLINE through the Edmonton Federation of Community Leagues website (<https://efcl.org/membership-purchase/>). Note: we will not be giving out skate tags this year except by request.

We're also seeking a membership director! See info on this page.

### Benefits of league membership

McKernan Community League members get a 15% discount on event rentals at McKernan Hall (see page 2)!

You also get reduced rates to city recreational facilities through the Community League Wellness Program, participation in organized sports, use of skating rinks (at all leagues!), free Sunday swimming at Confederation Pool, and discounts at business such as Cloverdale Paints, House of Wheels, Yardly, Orbis Sports, and U of A Bookstore.

And most importantly, membership gives you a voice in the shaping of your community!



McKernan's beautiful tree canopy includes many American elms.

### Be alert for dutch elm disease

Dutch elm disease was confirmed in Edmonton in August 2024. This deadly disease is caused by a fungus and has devastated American elm trees across North America. Edmonton's beautiful elms are at risk.

While the city has activated its dutch elm disease action plan, there are many things that citizens can do to protect elms on city or private property:

- Monitor the condition of the elm trees in your neighbourhood. Watch for:
  - Drooping and yellowing leaves in summer
  - Branches with smaller leaves than the rest of the tree
  - Branches with no leaves
  - Brown wilted leaves that remain on the tree
- If you suspect Dutch elm disease on any public or private elm tree, please call 311 or report them online.
- Because Dutch elm disease can be carried on elm firewood, provincial regulations prohibit storage, transport and sale of elm firewood. So if you go camping, please do not transport firewood of any type.

Under Edmonton's Community Standards Bylaw 14600 it is illegal to prune elms between April 1 to September 30.

McKernan Community League  
**Pub Night**  
Saturday, October 19  
7 to 11 p.m.  
At the hall (11341-78 Ave.)  
Craft beer, wine, non-alcoholic drinks  
Cash bar  
Membership required  
(available to residents at the event)

Check out the community event calendar on page 2!

### Volunteers needed

#### Membership Director

We need a membership director! Requirement are not too onerous:

- Access to computer and the ability to learn a user-friendly program (Communal)
- Able to deliver membership cards in the community in a timely manner
- Interest in working with the board to optimize benefits to members

Contact Alison at [president@mckernancommunity.org](mailto:president@mckernancommunity.org) for more info.

#### Casino Chair

Our next casino will be in 2026, and we need someone before then to handle the paperwork in a timely way. Once the casino date is announced, the chair is responsible for arranging advisors and organizing volunteers using an online platform.

#### Social Media Guru

Are you plugged into social media? Are you able to promote community events and local happenings on Facebook and Instagram? Contact Roberta at [messenger@mckernancommunity.org](mailto:messenger@mckernancommunity.org) to find out how you can help us get the word out.

#### Newsletter Editor/Writer

We need a new editor! Ideally you would have:

- Experience in graphic design and access to a design program
- Ability to produce monthly issues throughout the year
- Interest in community events and civic happenings

Or, if you'd like to help out with writing or anything else, but don't want to take on the whole editing job, contact Roberta at [messenger@mckernancommunity.org](mailto:messenger@mckernancommunity.org) and let's talk.