

SEPTEMBER 2025

Next League Meeting
Wed. Oct. 1, 6:30 pm

THE MCKERNAN MESSENGER

Since
1954

A publication of the McKernan Community League

Circulation 1,100

Welcome, new residents

A warm welcome to anyone who has recently moved to our community, be you students, new homeowners, or new arrivals to Edmonton.

FREE Membership time!

Get your Community League membership now — FREE for the membership term of September 1, 2025 to August 31, 2026.

Memberships can be purchased ONLINE through the Edmonton Federation of Community Leagues website (<https://efcl.org/membership-purchase/>), or pick it up at the BBQ on Sept. 20.

Volunteers needed

Haunted Shack helpers

Our Haunted Shack was a big hit last year, and we need some volunteers in order to be able to run it again! Planning will begin in September and setup will occur weekly in October on whatever day works best for the volunteers. The event will run in late October, date to be determined.

If you are able to help out with this tremendously popular event, email Bj at director3@mckernancommunity.org

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. Contact Alison, president@mckernancommunity.org if you can help.

Infill concerns bring residents out

Around 60 people turned out to the September league board meeting to express concerns about the form and process of infill redevelopment in Edmonton. Many were drawn by a flyer that had been distributed door to door that suggested the meeting was to be focussed on that issue. However, the flyer was not sent out by the league and the league board was unaware that a gathering had been advertised.

Despite this confusion, a brief discussion was held within the time constraints of the meeting. This included an outline by board members of the general strategy that the league has taken on this issue. One such effort is working with effective groups behind the scenes (such as the Scona District Community Council working group of the Edmonton Federation of Community Leagues, and the Residential Infill Working Group) to push for improvements to the bylaw. Another is to oppose rezoning proposals in the community that are not in the spirit or letter of the bylaw, and to push for best practices and good design. This is not always easy to do, as there is a perpetual shortage of people who are willing to learn the details of regulations and processes and work on these issues long-term. For example, a meeting held last October around changes to the RS (formerly single-family)

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19th Annual McKernan Community Barbecue

Saturday, Sept. 20

Outside the hall (11341-78 Ave.), 1 to 4 p.m.

Food & prizes

Have some fun and meet your neighbours

Get your FREE league membership in person!

Reduce waste — bring your own dishware.

Interested in helping out? Email Bj at director3@mckernancommunity.org



Community Contacts

PRESIDENT	Alison Stephens	president@mckernancommunity.org
VICE-PRESIDENT	Shawn Parchoma	vicepresident@mckernancommunity.org
SECRETARY	Ingrid Poulin	secretary@mckernancommunity.org
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	Milap Petigara	director2@mckernancommunity.org
	BJ Serink	director3@mckernancommunity.org
	Roberta Franchuk	director4@mckernancommunity.org
PAST PRESIDENT	Phil Kloc	pastpresident@mckernancommunity.org
TRANSPORTATION	Ingrid and Tom Poulin	
HOUSING ISSUES	Housing committee	development@mckernancommunity.org
PLAYGROUP	---vacant---	
SCHOOL LIAISON	---vacant---	
SOCCER - Adult	Brad Odsen	bodsen@telusplanet.net
SOCCER - Youth	Mike Blennerhassett	belmac@belgraviaedmonton.ca
	emsasouthwest.com	
CRICKET	C. Marathalingam	780-438-0460
	www.ascacricicket.com	
SKATING RINK	---vacant---	
CASINO CHAIR	---vacant---	
HISTORIAN	Nancy Corrigan	nancycorrigan96@gmail.com
POCKET PARK	Laura Querengesser	pocketpark@mckernancommunity.org
SOUTH CAMPUS	---vacant---	

League Memberships (FREE in 2025-26)

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 link at www.mckernancommunity.org. The membership term is September 1, 2024 to August 31.

MEMBERSHIPS Rob Hamilton memberships@mckernancommunity.org

McKernan Messenger

The McKernan Messenger is published ten times per year.

Advertising deadline: 1st of the month.

NEWSLETTER	Roberta Franchuk-
CONTENT	messenger@mckernancommunity.org
DISTRIBUTION	Cherie Hoyles

www.mckernancommunity.org

WEB MANAGER Roberta Franchuk info@mckernancommunity.org

City of Edmonton

CITY COUNCILLOR	Michael Janz	780-496-8146
(Ward papastew)	michael.janz@edmonton.ca	
COMMUNITY SERVICES	Scott Grevlund	scott.grevlund@edmonton.ca



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. For bookings, contact the manager at hall@mckernancommunity.org.

	Main Hall	Meeting Room
Capacity	150	60
Hourly Rate (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
Fall BBQ	Outside McKernan Hall (11341-78 Ave.)	Sat. Sept. 20 1 to 4 p.m.
Pub Night	McKernan Hall (11341-78 Ave.) (members and guests)	Sat. Oct. 18 7 to 11 p.m.
Free Swim	Confederation Pool (11204-43 Ave.) (league membership required)	Sundays 4 to 5:30 p.m.

Looking for a new activity? Check out what's happening at the hall:

www.mckernancommunity.org/current-hall-schedule

Infill changes: some made some still needed *from p.1*

zoning drew only a handful of community participants

In the end, individual leagues and residents have limited power to drive change. And while the league has pragmatically chosen to work within the power structures, other groups may of course have other mandates and interests that they want to pursue.

While size, height and setbacks of new buildings in the RS zone were of primary concern, residents also expressed that:

- water and sewer infrastructure must be able to handle increased density
- parking issues urgently need to be addressed
- poor construction practices need to be stopped
- rules about lodging houses need to be reviewed and tightened
- garbage collection on multiunit sites needs to be consolidated

The upcoming municipal election provides a good opportunity to push harder on these and all infill problems, and the league will continue to try to get our concerns addressed. Meanwhile, a City Council public hearing that began on June 30 and stretched over extra days brought some improvements to the infill challenges facing mature neighbourhoods.

Slightly smaller row houses with better design

A number of amendments to the RS Zone will help reduce the impact of mid-block row housing. Amendments include:

- Reducing the maximum building length for interior lots, to the lesser of either 50% of site depth or 25.0 metres
- Limiting the number of side entrances on an interior lot line to 2
- Increasing interior side setbacks for row housing and multi-unit housing

- Adjusting regulations for stairs in side yards
- Strengthening front and side facade design to ensure that Row Houses on an Interior Site are oriented towards the street and include a minimum of 15% window area.

Motions to reduce the maximum number of units in a row house were defeated, but will be further investigated for future action (see below).

Upzoning only on nodes, corridors and corners

McKernan has seen several requests to upzone from the standard RS zone to the RSM Small-Medium Scale Transition Zone (see page X for list). Many, if not most, of these requests were for properties in the middle of a block and not on a node or corridor.

Under changes approved at the June 30 hearing, administration will not support rezoning requests made for such properties. Instead, only sites that are on nodes and corridors will be supported for upzoning, along with corner sites that meet at least one of the additional criteria:

- within 100 metres of a node or corridor area
- within 400 metres of a mass transit station, or
- along an arterial roadway or a collector roadway

Note that this does not completely remove potential rezoning at non-corner sites. Requested rezoning are all reviewed by City planning staff, who then make a recommendation to council to either support or not support the application. Even if staff recommend non-support, the developer could still choose to take their chances with council. However, council has defeated a number of recent rezoning requests that were not supported by administration (and even some that were supported), so this policy change should reduce the pressure on our community from unsuitable mid-block upzonings.

Further changes possible for maximum dwellings, lodging houses, and compliance

Council also directed administration to investigate:

- The implications of reducing the maximum number of dwellings on an interior site in the RS Zone from eight to six, and to explore alternative amendments around building size, community impact, and other factors. Due date for this work is early 2027.
- How lodging houses are defined, regulated, and permitted, and to provide options to further regulate their size and location. Due date for this work is early 2026.
- The options for improving infill compliance programs, and restarting the Infill Liaison team.

Thanks to Councillor Michael Janz's office for clarification around some of this information.

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Tool Library

Use your community league membership to get access to the Edmonton Tool Library at the Bellevue Community Hall (north entrance) at 7308 112 Avenue NW (southeast corner of Borden Park).

Summer hours are Wednesdays 6-8 p.m. and Saturdays 11 a.m.-3 p.m. (closed on Saturdays of stat holiday weekends). See edmontontoollibrary.weebly.com

Development Applications

June 1 to Aug. 29, 2025

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 > Development Applications; or in more detail at the Open Data Portal (data.edmonton.ca and search for Development Permits Map view). If you have any questions about a project, contact development@mckernancommunity.org.

10934-72 Ave.	To construct a rear uncovered deck.
10974-72 Ave.	To construct a residential use building in the form of a multi-unit back-yard house (2 dwellings with garage and 2 garage only units).
10984-72 Ave.	To construct a residential use building in the form of a 4 dwelling row house with unenclosed front porches and 3 secondary suites.
11106-73 Ave.	** To construct an accessory building (detached garage, 5.79m x 7.01m).
11139-73 Ave.	To construct a rear uncovered deck (3.94m x 3.13m @ 0.95m in Height).
11141-73 Ave.	To construct a rear uncovered deck (3.85m x 3.13m @ 0.95 m in Height).
10933-74 Ave.	To demolish a single detached house and detached garage.
10965-74 Ave.	To install a renewable energy device on a house (23 solar photovoltaic (PV) Panel(s) on the roof) and on an accessory building, garage (22 solar photovoltaic (PV) panel(s) on the roof).
10973-74 Ave.	To construct a residential use building in the form of a multi-unit back-yard house (2 dwellings with garage and 2 garage only units).
11215-75 Ave.	To construct interior alterations to a residential use building (basement development with wet bar, not to be used as an additional dwelling).
10961-75 Ave.	To construct an addition (house expansion) to a residential use building in the form of a single detached house.
10971-76 Ave.	To construct a rear uncovered deck (2.44m x 1.83m @ 1.2m in Height).
11249-76 Ave.	To demolish a residential use building (single detached house) and an accessory building (detached garage).
7712-110 St.	To convert a residential use building in the form of multi-unit housing into an 8 sleeping unit lodging house.
11107-77 Ave.	To demolish a residential use building (single detached house) and an accessory building (detached garage).
7725-111 St.	To install a renewable energy device on a house (40 solar photovoltaic (PV) Panel(s) on the roof).
11534-77 Ave. 11536-77 Ave.	To construct a residential use building in the form of a semi-detached house with unenclosed front porches, rear uncovered decks (6.5m x 2.7m), basement development (not to be used as an additional dwelling) and geoechange system.
7805-114 St.	To construct a residential use building in the form of a 4 dwelling row house with unenclosed front porches and unfinished basements (not to be used as additional dwellings).

11439-79 Ave.	To construct a residential use building in the form of a semi-detached house with unenclosed front porch and secondary suite(s).
11530-77 Ave.	To construct exterior alterations, fire restorations to the existing accessory dwelling (garage).
11533 University Ave.	To construct a residential use building in the form of a backyard house (1 dwelling with garage) with a balcony.
11508-78 Ave.	To demolish a residential use building (single detached house) and an accessory building (detached garage).
11508-78 Ave.	To demolish a residential use building (single detached house) and an accessory building (detached garage).

Are developers following the rules?

Some recent new developments have applied to be upzoned for increased density (e.g. from RS to RSM) after construction has already started. Sometimes it is not clear if the construction is following the original development plan or if the developer is jumping the gun and trying to build to the higher-density zoning.

If you are concerned that any new construction is not adhering to the appropriate development conditions, you should contact the development compliance team through 311 or at developmentcompliance@edmonton.ca.

Sign up for direct notice about developments and rezoning

You can register at my.edmonton.ca to receive notifications when a rezoning application is submitted within 60 metres of your address, or when certain types of development permits are approved near the address, including new construction. These notifications are on top of the standard notifications that already have to be sent for such activity.

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Rezoning Applications

Requested and approved planning applications (i.e. for rezoning, not development) are summarized here, along with the developer name, file number, comment on whether the application appears to comply with the District Policy (as amended on June 30, 2025) and Scona District Plan, and public hearing date, if set. These are listed at https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications. The community league will oppose rezonings that do not meet the city's criteria.

11302 - 72 Ave.	Everfor Studio	LDA25-0151	Passed Aug. 18, 2025
11310 - 72 Ave.	Everfor Studio	Bylaw 21230	Passed June 30, 2025
7411 - 113 St.	Everfor Studio	Bylaw 21256	Public hearing Sept. 15, 2025
11204 - 75 Ave.	Everfor Studio	LDA25-0246	Does not comply (not a corner lot)
11307 - 75 Ave.	Everfor Studio	LDA25-0132	Does not comply (not a corner lot)
11107 - 77 Ave.	BM Homes	LDA25-0005	WITHDRAWN
11135 - 77 Ave.	Everfor Studio	LDA25-0242	Does not comply (not a corner lot)
11237 - 77 Ave.		LDA25-0342	
11255 - 78 Ave.	Everfor Studio	LDA25-0140	Does not comply (not a corner lot)
11310 - 78 Ave.	Everfor Studio	LDA25-0143	Does not comply (not a corner lot)
11314 - 78 Ave.	BM Homes	LDA25-0237	Does not comply (not a corner lot)
11540 - 78 Ave.	Everfor Studio	LDA25-0141	Does not comply (not a corner lot)c
11424 - 79 Ave.	BM Homes	LDA25-0230	Does not comply (not a corner lot)
11435 - 79 Ave.	Everfor Studio	LDA25-0227	Does not comply (not a corner lot)
11539 - 80 Ave.	Everfor Studio	LDA25-0226	May not comply
11439 - 80 Ave.	Everfor Studio Ltd	LDA25-0244	Does not comply (not a corner lot)

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Zoning approved for apartment building on 109 St.

On June 30, city council approved an application to rezone the six lots from 10903 to 10921 University Ave. to RM h23 (Medium Scale Residential Zone) to allow for mid rise multi-unit residential development with a maximum height of 23.0 metres (approximately 6 storeys) and limited commercial opportunities at ground level. This rezoning is compatible with the District Plan.

Lots 10903 to 10913 are already zoned to RM h16, so the RM h23 rezoning would mean a slightly taller building than what would happen otherwise. The design has not yet been made public so the actual form of the building(s) on the site is not yet known.

Wiggert Hessels

Longtime community volunteer Wiggert Hessels passed away on August 23, 2025. Wiggert was an exceptionally kind and caring person whose engagement with the local community and various charities created positive change. On his regular walks through the McKernan and Parkallen neighbourhoods, he would chat with whomever he came across and wish them a great day. Wiggert was born in the Netherlands in 1946 but lived in Alberta for over 50 years. He served as treasurer for the community league from 2008-2016, including through the building of the new hall, and his solid advice and heartfelt support will be much missed.



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McKernan Community League Pub Night

Saturday, October 18
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)

Teeny Blessings

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(113 St & 73 Av)



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Problem property near you?

You may have know of a residential building that is having a significant harmful impact on the surrounding area, poses a risk to tenants and surrounding residents, and/or has a recurring history of serious violations/complaints or noncompliance. You can report it online at edmonton.ca/problemproperties, using the 311 phone line or the 311 app, or to communitypropertysafetyteam@edmonton.ca. You can even report confidentially.

Kinds of things to watch for:

- Doors to a house or garage or unsecured and open.
- Windows are broken.
- Evidence of criminal activity, such as drug paraphernalia or seemingly stolen items.
- Evidence of people living in house that you are sure should be vacant.
- Construction or demolition has begun but appears to have been stopped for a long time and the building appears to be unsafe.

For suspicions of significant crime problems such as drug dealing, gang activity or trafficking, you can also contact the provincial Safe Communities and Neighbourhoods (SCAN) program at www.alberta.ca/report-suspicious-property. They have been quite proactive in mature communities such as ours, targetting and shutting down houses being used for criminal activity.

See the latest news at

www.mckernancommunity.org,

or follow us on Facebook or Instagram!

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