

**FEBRUARY 2025**

Next League Meeting:  
**WEDNESDAY March 5**  
7 pm at the hall

# THE MCKERNAN MESSENGER

Since  
1954

A publication of the McKernan Community League

Circulation 1,100

## McKernan Community League Pub Night

Friday, February 21  
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)



*Bitter cold did not deter the spectators and teams in the Medicine Cup Charity Tournament which took place at the McKernan Rink the weekend of Feb. 1.*

## McKernan primed for development

Under the City Plan and Scona District Plan documents, McKernan is in the lucky position of being very close to the important University node, and to the 113/114 St., 76 ave, 109 St and parts of University Avenue secondary corridors. While this is an obvious advantage to our residents for school, work, shopping and general accessibility, it also means that our community is a logical place to develop more density. Also, since many of the houses in McKernan date back to the 1940s and 1950s, they are ripe for redevelopment. We are already seeing this in a variety of ways:

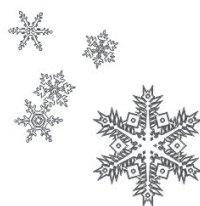
1. Higher density in regular (RS) lots: these lots can be redeveloped to single-family houses, duplexes/semidetached houses, secondary suites, or multiunit buildings (up to 8 units except on corner lots). Total height is limited to 10.5 m (2.5 to 3 storeys), maximum lot coverage is 45%.

*continued on p. 4*

## Registration for Outdoor Soccer closes Feb. 28!

The Belmac community soccer program for children and youth (5 to 18 years) is accepting registrations now! Register at [emasoccerportal.com](http://emasoccerportal.com).

Players who register after March 1 will be placed on a waitlist pending space on a team. For more information contact our Belmac soccer coordinator Mike Blennerhassett at [belmac@belgraviaedmonton.ca](mailto:belmac@belgraviaedmonton.ca) or see [emasouthwest.com](http://emasouthwest.com)



Join us for

## Winterfest

Sunday, March 2

noon to 3 p.m. at Gowan Park (113 St. and 78 Ave.)

Horse-drawn sleigh rides | snowshoes (weather permitting) | Hot chocolate |  
Snow candy (tire sur la neige) and more!

More details at [www.mckernancommunity.org/mckernan-community-news](http://www.mckernancommunity.org/mckernan-community-news)

# Community Contacts

PRESIDENT	Alison Stephens	president@mckernancommunity.org
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	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---	
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SKATING RINK	---vacant---	
CASINO CHAIR	---vacant---	
HISTORIAN	Nancy Corrigan	nancycorrigan96@gmail.com
POCKET PARK	Laura Querengesser	pocketpark@mckernancommunity.org
SOUTH CAMPUS	Wiggert Hessels	

## 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 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](http://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

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 Swim</b>	Confederation Pool (membershccip required)	Sundays 4 to 5:30 p.m.
<b>Firepit Fridays</b>	Skating rink (113 St. and 78 Ave.) FREE PUBLIC SKATE. Enjoy some hot chocolate with neighbours around our cozy firepit.	Fri: 5 to 8 p.m. Mar. 14 (weather permitting)
<b>Pub Night</b>	McKernan Hall	Fri. Feb. 21 7 to 11 p.m.
<b>Winterfest</b>	Gowan Park (113 St. and 78 Ave.)	Sunday, March 2, noon to 3 p.m.





## Lake McKernan attracted large numbers of visitors

An article in Edmonton Journal January 15, 1913, brings up the point that the natural body of water on the southside is attracting thousands of skaters. Apparently, the car line (trolley) was soon to be in operation where skaters can be popped off, "right at the door of their pleasure." The skating was "free and as an instance of its popularity last Sunday saw over three thousand on its surface. The ice formed numerous skating parties held on the lake, and more are planned for the coming winter weeks and months. Rest rooms and refreshment booths are to be erected shortly, which will offer greater comfort for the skaters. More are planned for the coming weeks and months." Now first, three thousand is a considerable number on a Sunday for that period. In the present day 2025, that is a good sum of participants for say the River Canoe festival held at this time in Millcreek despite our present subzero temperatures.

The property was privately owned and owners had not intended to make it a form of revenue. Thus is the newsletter article for next month: the story of what occurred regarding McKernan Lake in 1914.

Nancy Corrigan  
McKernan Historian

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## Higher density development (continued from p. 1)

2. Slightly higher density yet in the new RSM Small-Medium Scale Transition Residential Zone: Allows row housing and multi-unit housing. Height is limited to either 12 m or 14 m (3 to 4 storeys) and maximum lot coverage is 60%.

3. Medium-scale density in the RM Medium Scale Residential Zone, allowing multi-unit apartments 4 to 8 storeys tall.

This article outlines some of the characteristics and challenges of the new RSM and RM zoning that has started to appear in the community. For a deeper look at the RS zone, see the October 2024 McKernan Messenger, available at [www.mckernancommunity.org/about-development](http://www.mckernancommunity.org/about-development). RSM zones were also discussed in the January 2025 Messenger.

### Highest density at the edges

Medium-scale multiunit apartments of 4 to 8 storeys are appropriate along the secondary corridors and many are already under development/construction. These were either zoned to special direct control (DC) zones under the old zoning bylaw, or to RM under the new bylaw. They include apartment buildings on University Ave. near 114 St, plus several along 114 St. itself. The 109 St. corridor (to a depth of approximately 4 lots) has been mostly rezoned to RM h16 (allowing a max. height of 16 m). Higher density is definitely to be expected along these corridors.

A new rezoning application has been made to the city to rezone the 6 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. In the Scona District Plan, most of the site is located within the 109 Street Secondary Corridor.

Lots 10903 to 10913 are already rezoned to RM h16 as noted above, so the RM h23 rezoning would mean a 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. It does appear that a stepback of at least 6 m would be required for the part of the building facing the RS-zoned properties to the west that is taller than 16 m (4 storeys) but this is still to be confirmed.

### RSM as “transition” zoning?

The league does have some concerns about the RSM zoning. This is specifically defined as an option to “transition between small scale Residential development and larger scale Residential development,” and the District Plan does set out some conditions where RSM zoning might be applied: namely, if a site meets at least two of the following criteria:

- a. In a node or corridor area or within 100 metres of a Node or Corridor Area,
- b. Within 400 metres of a mass transit station,
- c. Along an arterial roadway or a collector roadway,

- d. At a corner site or adjacent to a park or open space,
- e. Adjacent to a site zoned for greater than small scale development.

This would open up a large portion of McKernan to RSM rezoning, as much of the western half of the community is both within 400 m of the LRT station and 100 m of a node or corridor. Other scattered corner sites or sites near higher-density zones in the rest of community could also be open to an RSM rezoning.

However, the city is already receiving RSM applications for sites that don't even meet their own criteria. For example, an RSM rezoning application at 11107-77 Ave. only meets the criteria of being within 100 m of the 76 Ave. corridor, so the league will be opposing this application as this non-corner development does not provide any transition to higher density.

Another RSM application at the adjacent lots on 11267-73 Ave. and 7225-113 St. is on a corner site, but is barely within 400 m of the LRT and only vaguely near 114 St. Again, this site provides no transition to higher density so the league will be noting its opposition to the application. The public hearing for this application is tentatively scheduled for March.

### Better design needed

Many people who are generally in favour of higher density are opposed to developments that feature poor design - and poor design is sadly only too common. The Scona District Community Council, a coalition of community leagues around the Strathcona area and including McKernan, has been compiling improvements to the RS zone that could address some of these design issues. They are suggesting ways to include more tree cover, soft landscaping to prevent flooding or loss of water in dry periods, attention to design to make buildings more attractive at the street level and less disruptive to immediate neighbours, and many other improvements. Efforts to get council to act on these suggestions are ongoing.

### Check out a map

All the current zonings for properties in Edmonton can be viewed at [maps.edmonton.ca/zoning](http://maps.edmonton.ca/zoning) while applications for rezoning are at [www.edmonton.ca/residential\\_neighbourhoods/neighbourhoods/planning-applications](http://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications).

### Construction compliance

Another important issue is the impact on neighbours of bad construction practices like noise, garbage, and unsafe excavations. If you see any dangerous, unsafe or nuisance issues with a construction project, document it and call 311 to report.

The City monitors infill construction sites through the Infill Compliance Team composed of Community Standards Peace Officers, Safety Codes Officers, Development Compliance and Permit Inspectors and Lot Grading Inspectors. You can see a summary of enforcement information at the Infill Compliance Dashboard, [public.tableau.com/app/profile/city.of.edmonton/viz/InfillComplianceDashboard/OverallCompliance](http://public.tableau.com/app/profile/city.of.edmonton/viz/InfillComplianceDashboard/OverallCompliance)



# Development Applications

Jan. 1 to Feb. 8, 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](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).

10989-73 Ave. 10991-73 Ave.	To construct a residential use building in the form of a 4 dwelling row house with a balcony, 4 secondary suites and unenclosed front porch.
10931-75 Ave.	To install a renewable energy device on a house and on an accessory building (garage).
11538-77 Ave.	To construct interior and exterior alterations to a single detached house and detached garage (fire restoration).
11239-79 Ave.	To install a renewable energy device on a house.
11532-80 Ave.	To demolish a single detached house and detached garage.

## Development-related: The perennial problem of parking

A large part of neighbour concerns about new development is around parking. The city's 2020 move to Open Option Parking, which removes required minimums for onsite parking, means that we will no doubt see more resident cars parked on streets. Since most of the new higher-density developments are not yet complete or occupied, the full impact of parking on the community has yet to be felt. It's clear that there will be a much higher demand for on-street parking, in addition to the never-ending presence of students and University/hospital staff looking for free daytime spaces.

The current Residential Parking Program is not effective and it's not clear what the options are for the revision to this program that was promised for the first quarter of 2026. The poor way that the Residential Parking Program was handled in 2024 (removed abruptly without any consultation, then partly restored, then fully restored with a promise to review) has caused many residents to lose trust with the City. The league is looking into ways that resident and non-resident parking can be addressed.

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## McKernan Rink open!

11341-78 Ave.

MON - THU: Mixed use,  
dawn to 7 pm. Shiny hockey  
7 - 9 pm.

FRI: Mixed use, dawn to 9 pm.  
Rink shack open 5 - 8 pm.

SAT & SUN: Mixed use, dawn  
to 9 pm.  
Rink shack open 12 - 4pm.

When rink shack is open,  
enjoy free hot chocolate  
and snacks. Some skates  
& helmets are available  
for McKernan residents to  
borrow for free.

Lights on daily 4:30 - 9 pm.  
Ice closed when temp is  
below -20°C or above 5°C.

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