



RS to RSM h12.0

RS

76 Ave NW

116 St NW

116 St NW

RM h16

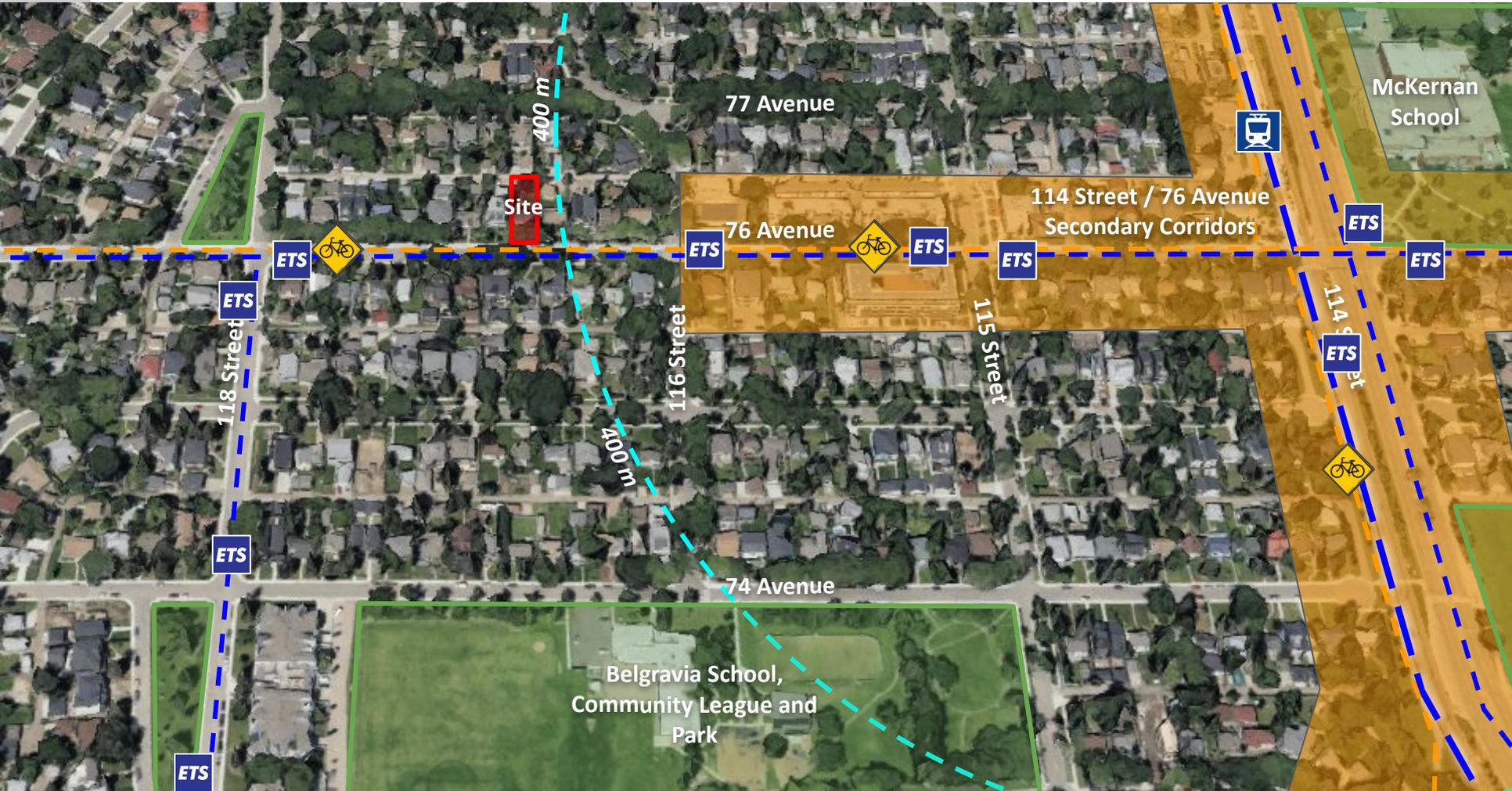
Aerial Image captured Fall 2024



ITEM 3.26
BYLAW 21173
BELGRAVIA

DEVELOPMENT
SERVICES
JUN 09, 2025





3 COMMUNITY INSIGHTS

Respondents (112)



CITY WEBPAGE
Jan 6, 2025



MAILED NOTICE
Jan 22, 2025



1:1 COMMUNICATION
Ongoing

Opposition (111)

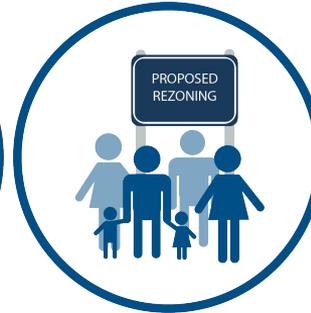
- Traffic congestion (67).
- Scale and type of development is out of character(42).
- Intensity of RS Zone is enough (42).
- Demand for on-street parking (x32).

Support (9)

- Good location close to sustainable transport, the river valley, and amenities (7).
- Addresses the housing crisis by helping with housing affordability (7).



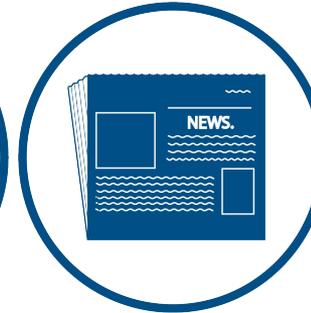
ONLINE
ENGAGEMENT
Mar 10 - 23, 2025



SITE SIGNAGE
Feb 15, 2025



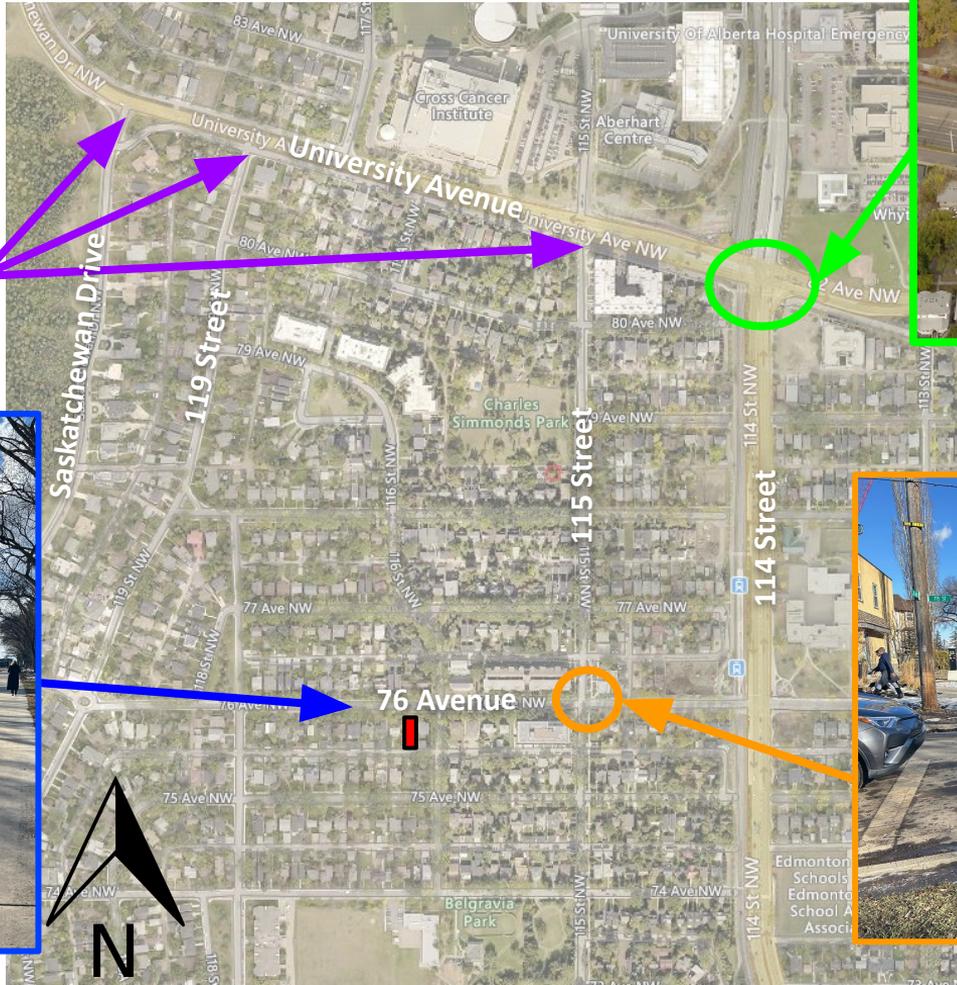
PUBLIC HEARING
NOTICE
May 15, 2025



JOURNAL AD
May 23 & 31,
2025

4 TRANSPORTATION

“Local Traffic Only”



Consider additional scale in locations that **meet at least two** of the following criteria:

- ✓ 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,
- ✓ 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.



Scona District Plan:
Nodes and Corridors



Scona District Plan:
Land Use Concept to 1.25 Million

PROPOSED ZONING



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone



RS to RSM h12.0

RS

76 Ave NW

116 St NW

RM h16

116 St NW

Aerial Image captured Fall 2024



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

