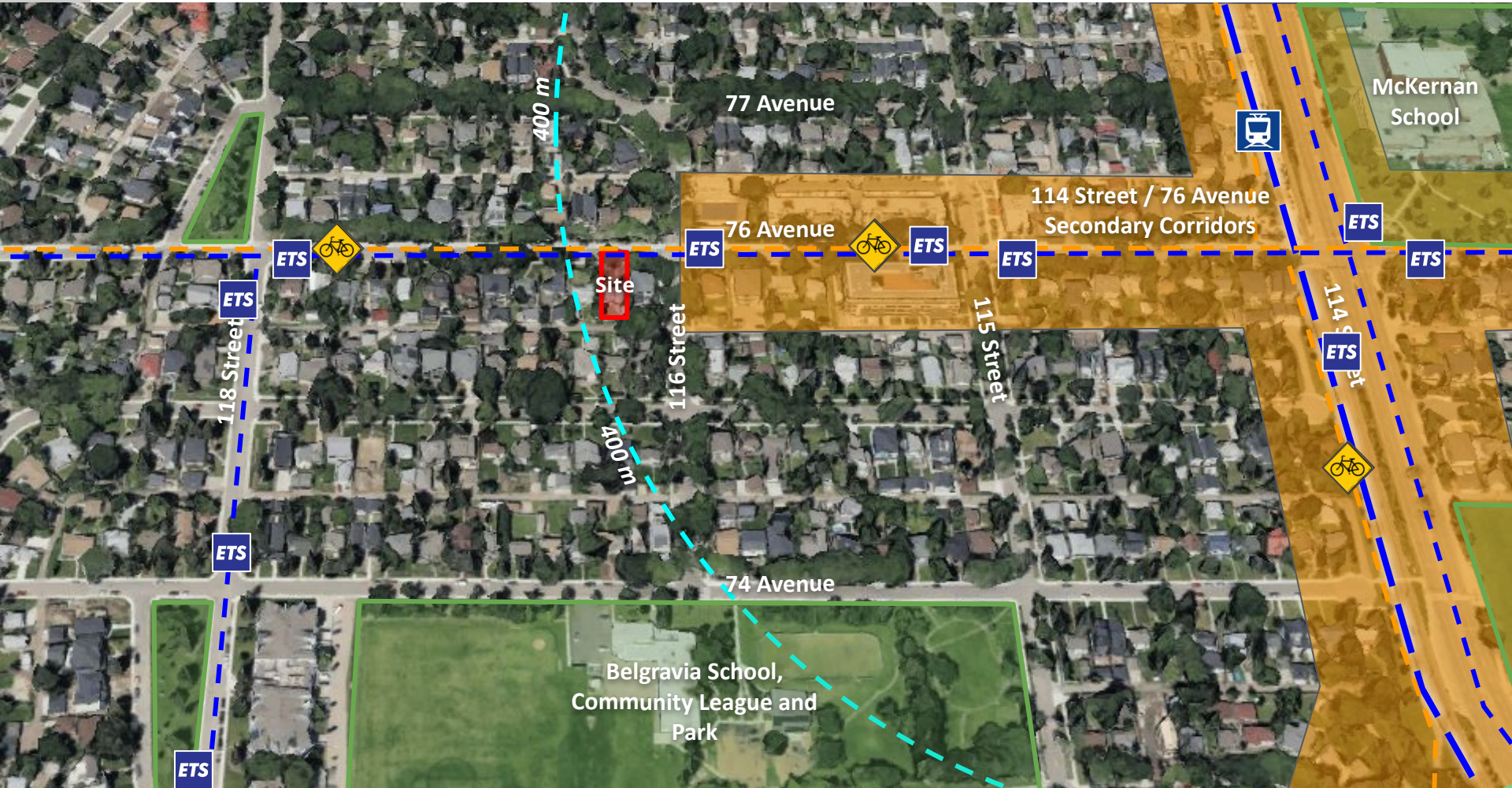




ITEM 3.27
BYLAW 21174
BELGRAVIA

DEVELOPMENT
SERVICES
JUN 09, 2025

Edmonton



3 COMMUNITY INSIGHTS

Respondents (120)

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).



CITY WEBPAGE
Jan 6, 2025



MAILED NOTICE
Jan 17, 2025



1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Mar 10 - 23, 2025



SITE SIGNAGE
Mar 5, 2025



PUBLIC HEARING
NOTICE
May 15, 2025



JOURNAL AD
May 23 & 31,
2025

Support Low Rise development in locations outside of Nodes and Corridors that meet at least one of the following criteria:

- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway,
- b. On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway, or



Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.



Scona District Plan:
Nodes and Corridors

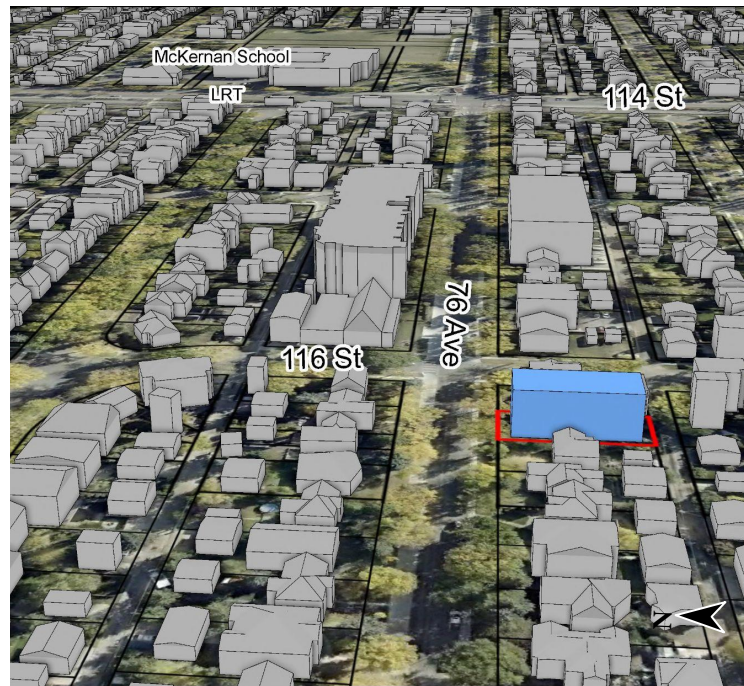


Scona District Plan:
Land Use Concept to 1.25 Million

5 PROPOSED ZONING



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**