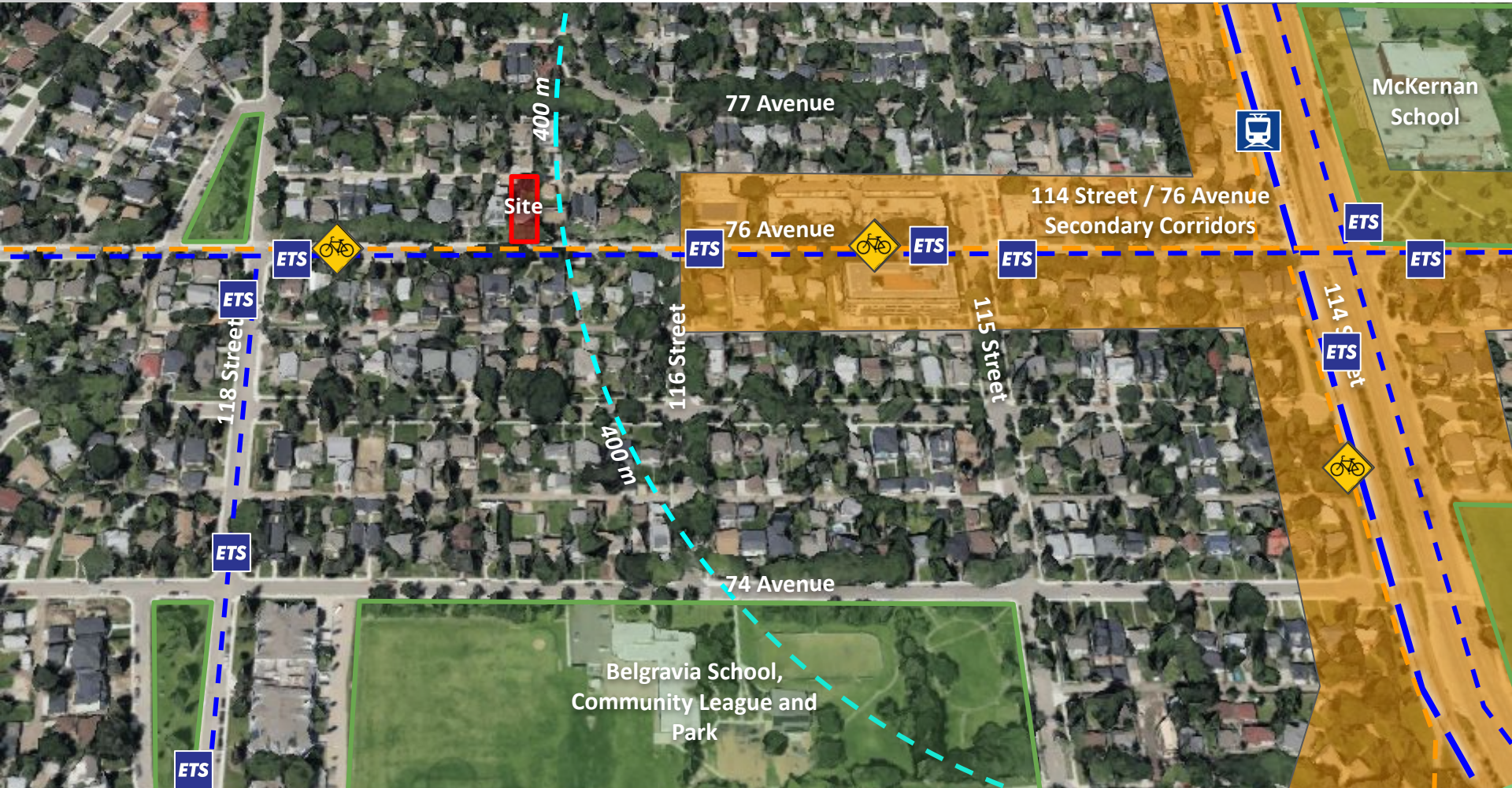




ITEM 3.5
BYLAW 21173
BELGRAVIA

DEVELOPMENT
SERVICES
AUG 18, 2025

Edmonton



3 COMMUNITY INSIGHTS

Respondents (112)

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 22, 2025



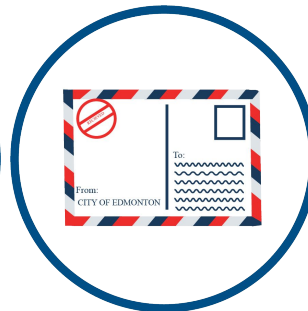
1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Mar 10 - 23, 2025



SITE SIGNAGE
Feb 15, 2025

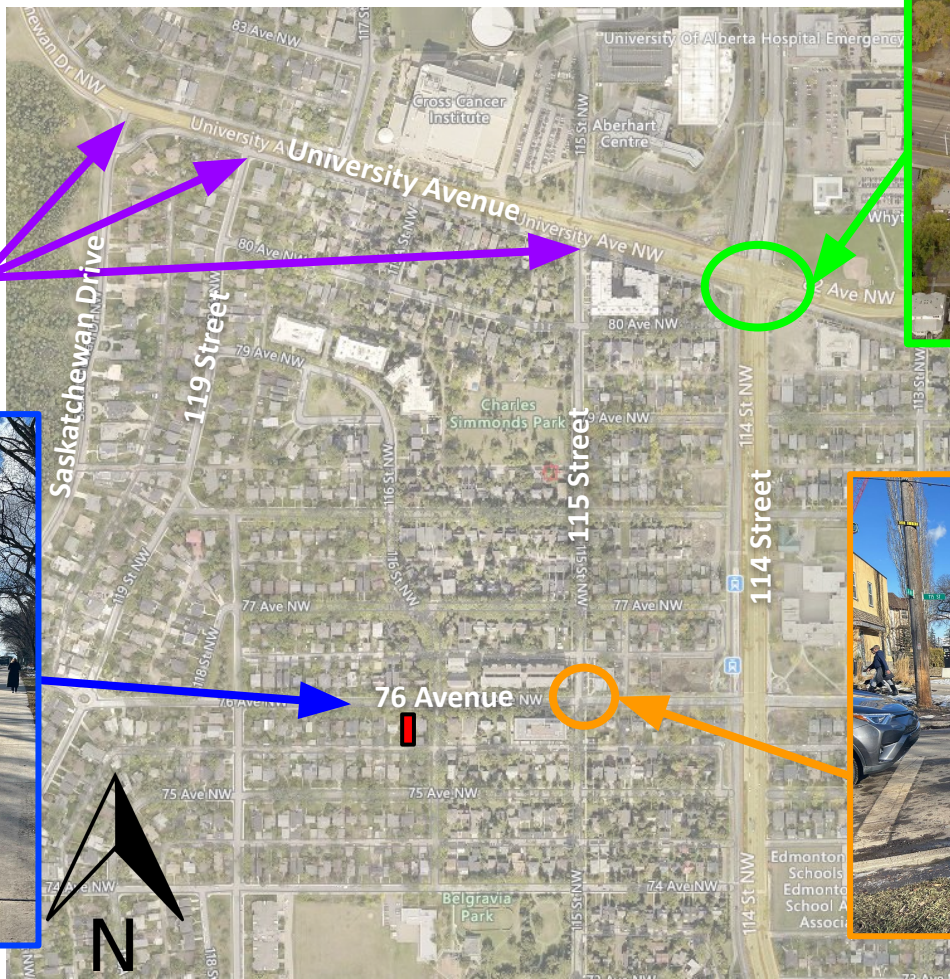


PUBLIC HEARING
NOTICE
May 15, 2025



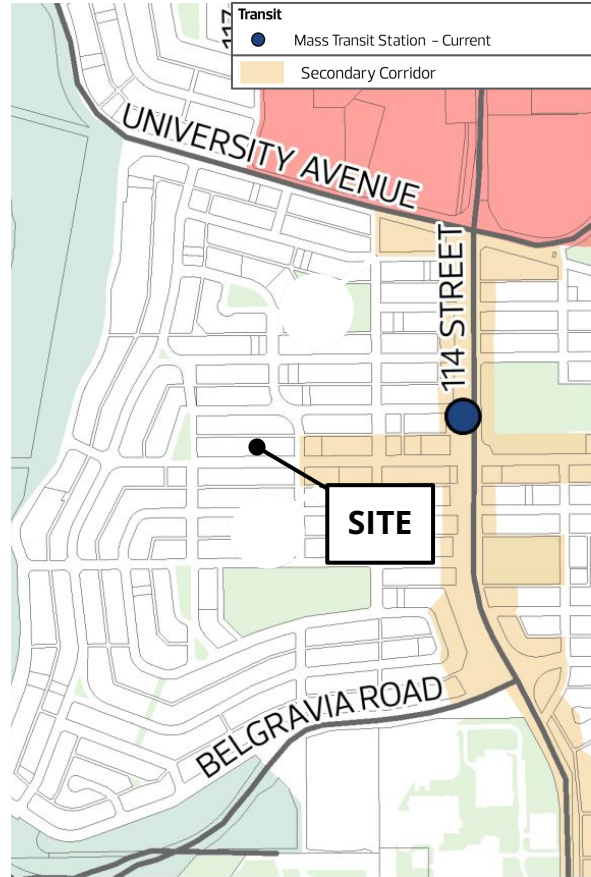
JOURNAL AD
May 23 & 31,
2025

“Local Traffic Only”



Support more intense Small Scale residential on corner sites in locations outside of a Node or Corridor Area:

- Not a corner site



Scona District Plan:
Nodes and Corridors

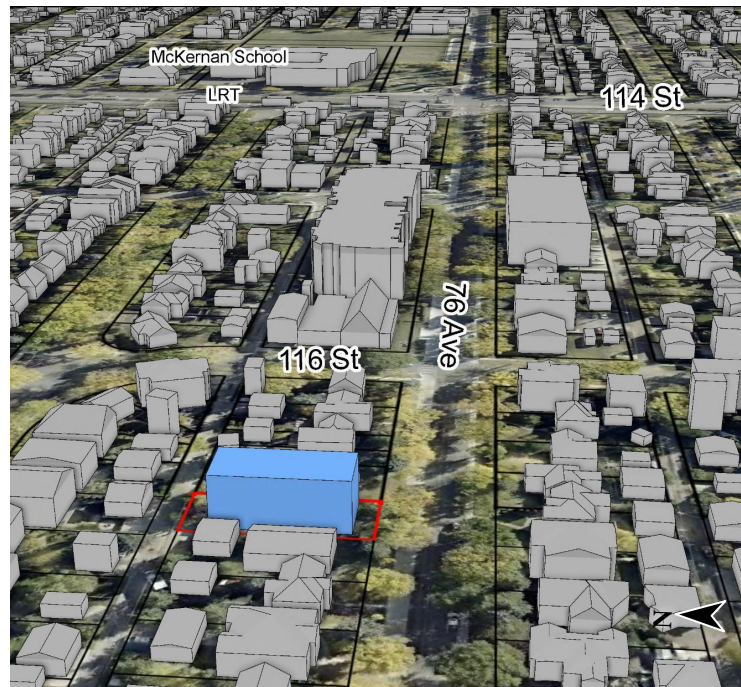


Scona District Plan:
Land Use Concept to 1.25 Million

6 PROPOSED ZONING



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **REFUSAL**