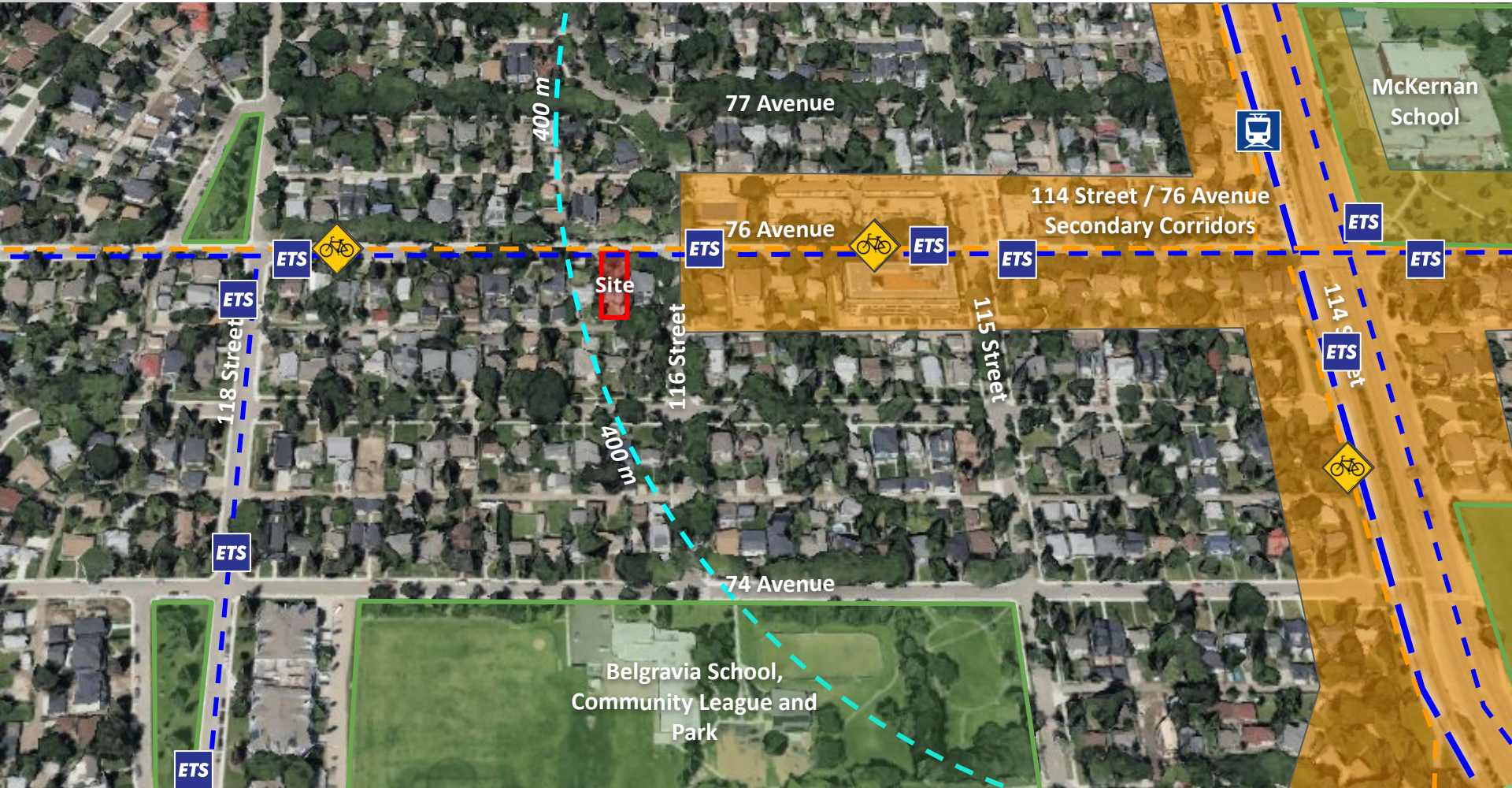




ITEM 3.6
BYLAW 21174
BELGRAVIA

DEVELOPMENT
SERVICES
AUG 18, 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



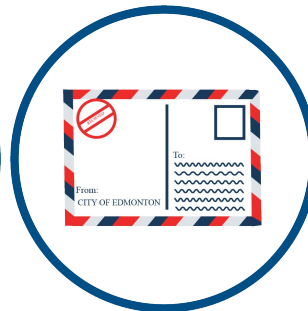
1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Mar 10 - 23, 2025



SITE SIGNAGE
Mar 5, 2025




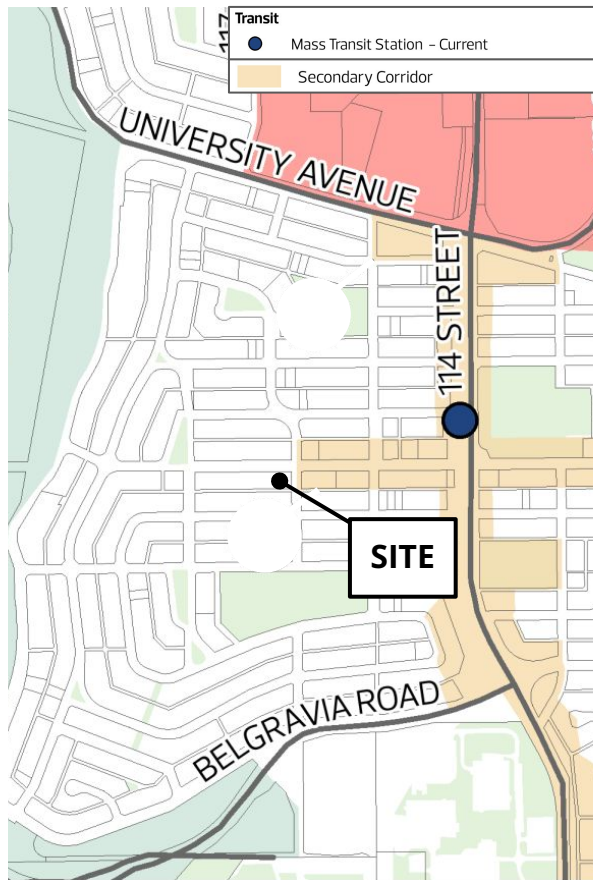
PUBLIC HEARING
NOTICE
May 15, 2025



JOURNAL AD
May 23 & 31,
2025

Support Low Rise 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
- c.  **Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.**

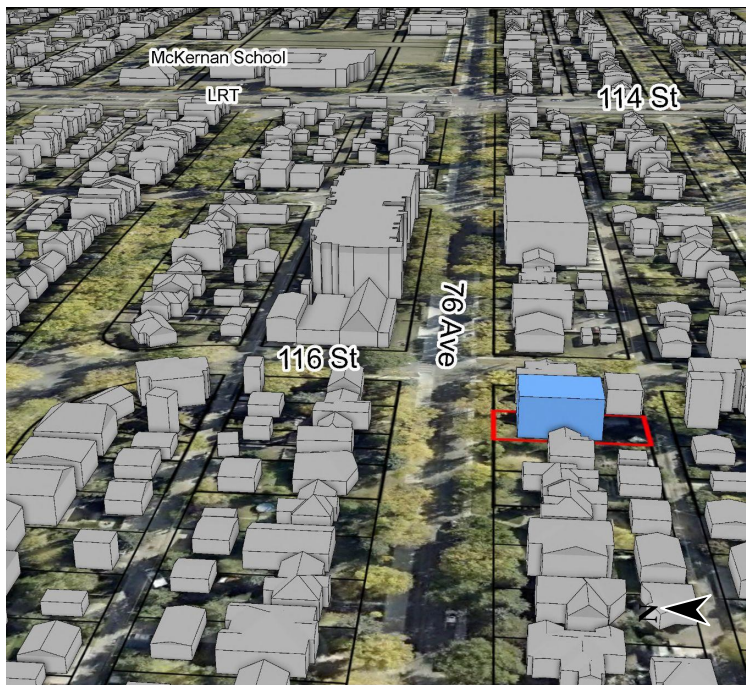


Scona District Plan:
Nodes and Corridors

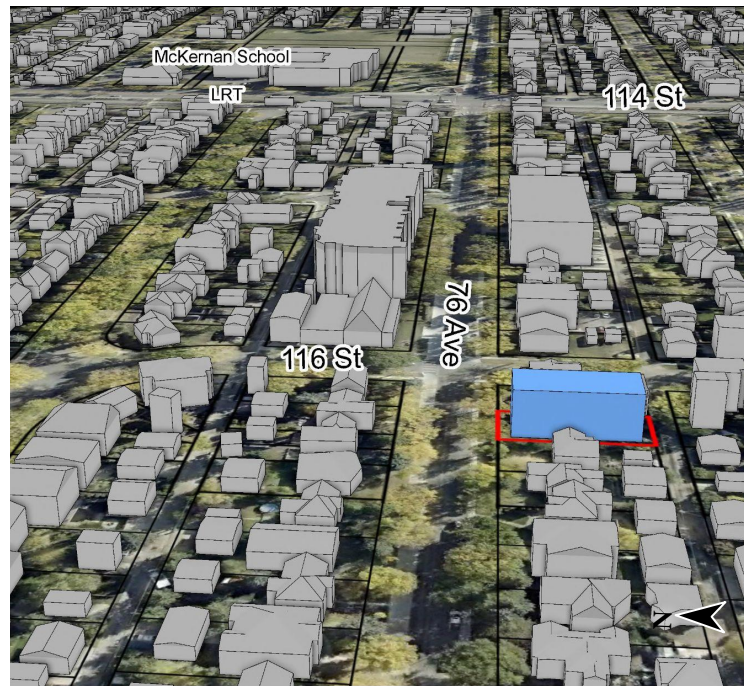


Scona District Plan:
Land Use Concept to 1.25 Million

5 PROPOSED ZONING



CURRENT: RS Zone



PROPOSED: RSM h12.0 Zone



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**