



Item 3.7 | Belgravia RSM h12

Bylaw 21184 - To allow for a range of small to medium scale housing

August 18, 2025 City Council Public Hearing

Allison Rosland, MPlan

°situate

In 2024:

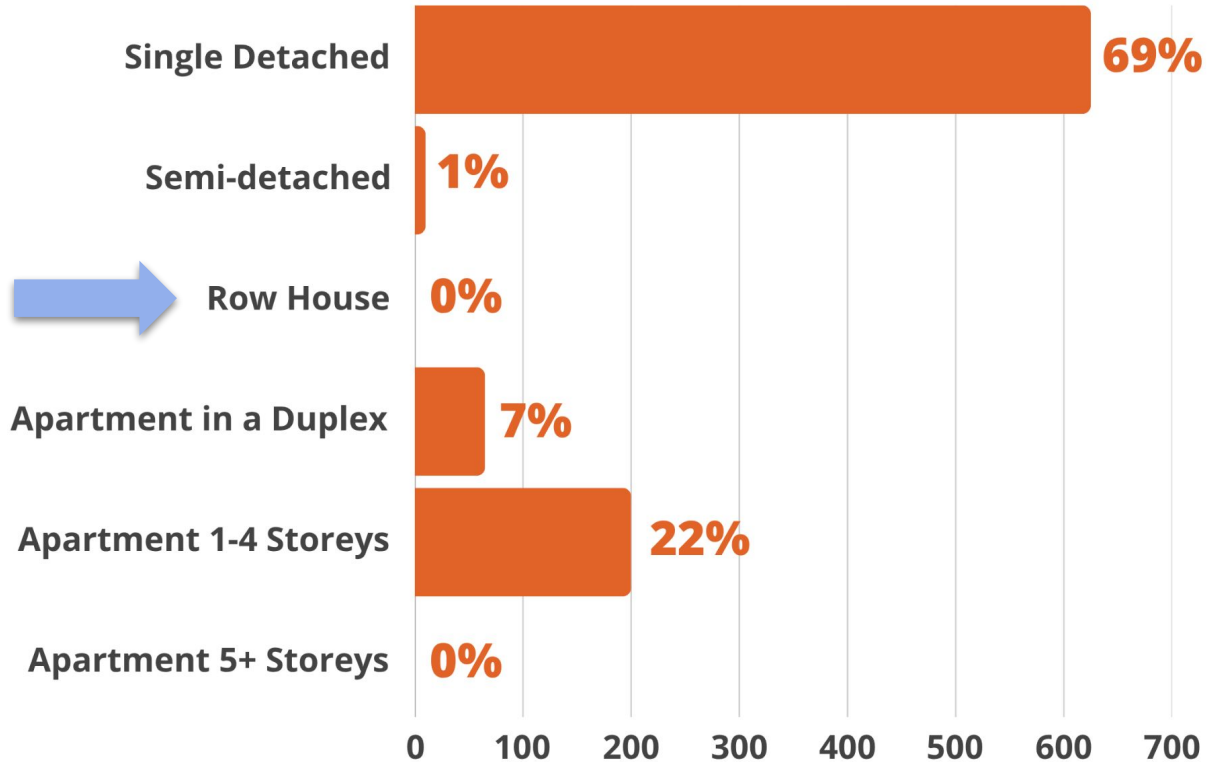
16,500 New Homes
Approved

65,000 New
Edmontonians

26,000 New Homes
Needed
(2.5 person/household)

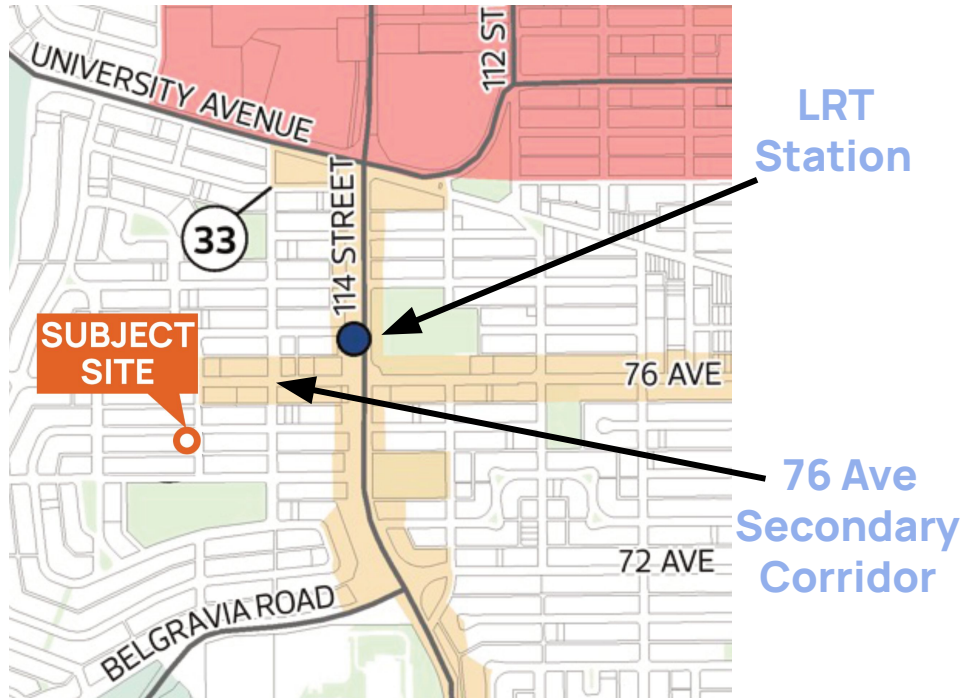
Housing Choice in Belgravia

2021 Statistics Canada



Supporting City Goals & Policy

Scona District Plan Land Use Concept



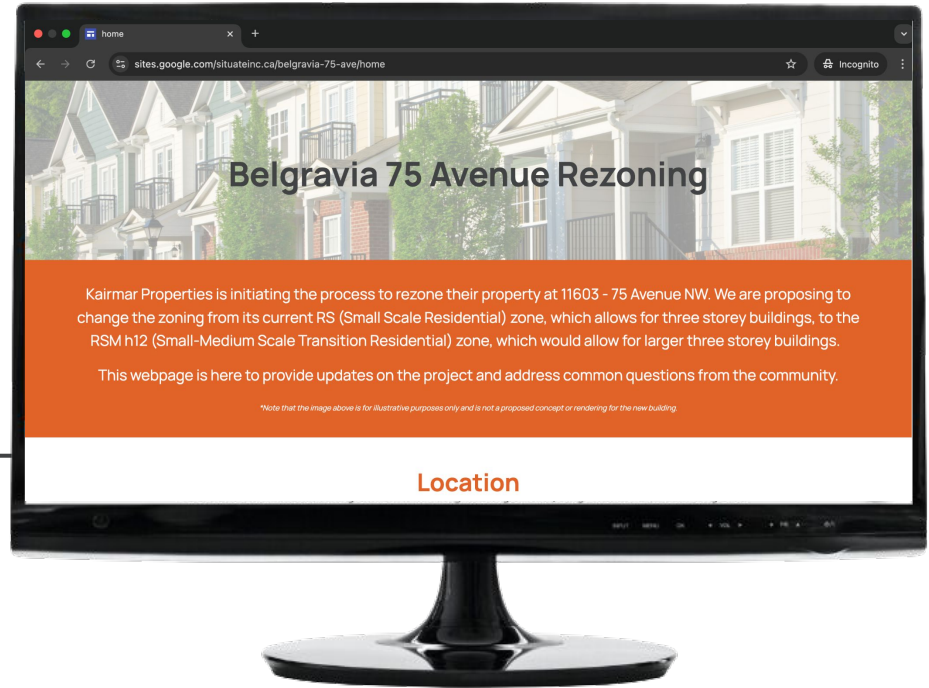
Urban Mix Policy 2.5.2.5 Alignment

Notwithstanding 2.5.2.4, within the Redeveloping Area, support more intense small-scale residential development with greater massing on **corner sites** in locations outside of a Node or Corridor Area that meet at least one of the following criteria:

- a. **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



Neighbour Relations



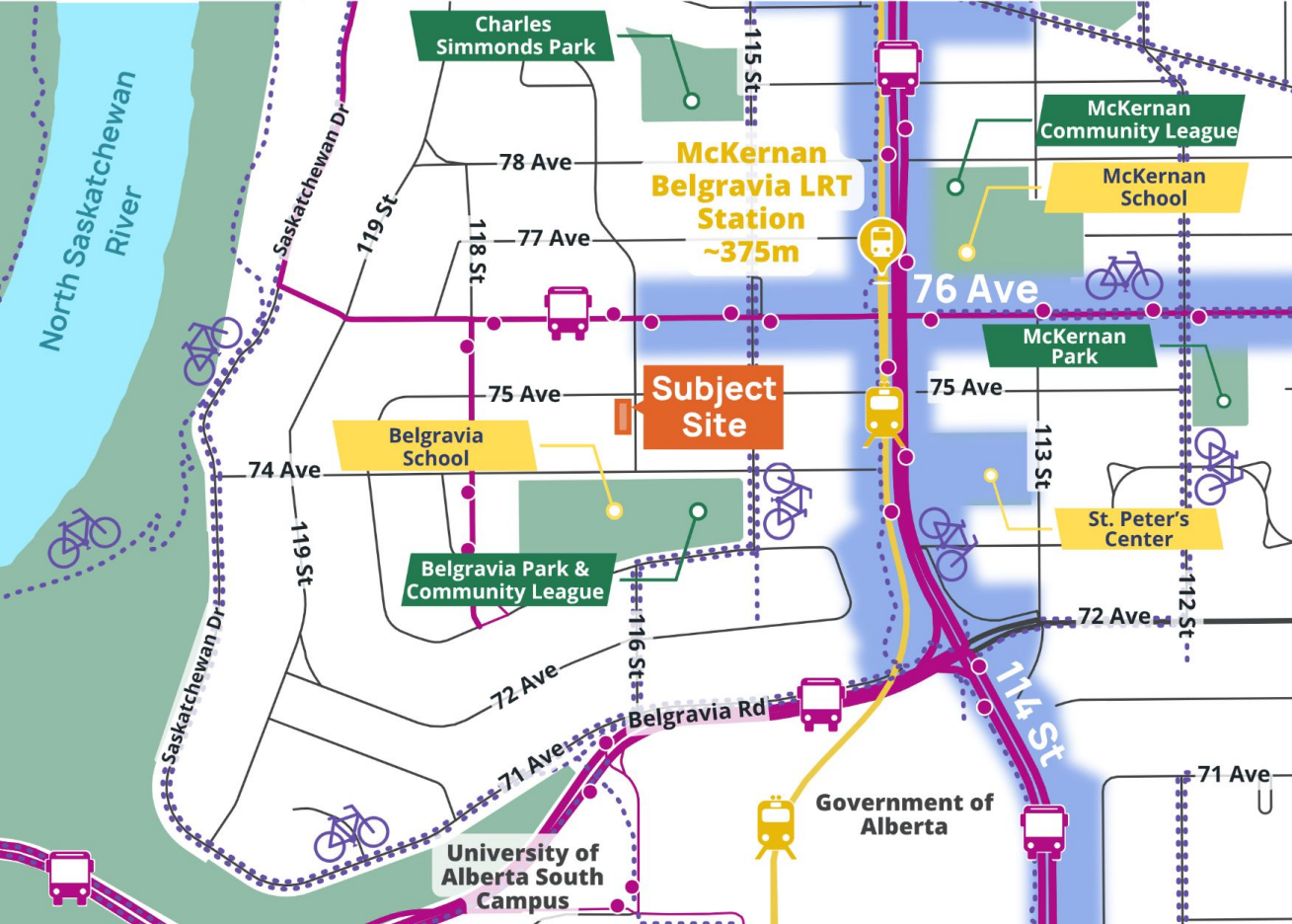
RSM Zone Advantages & Compatibility

1 to 2 Additional Homes

Opportunity for Backyard
Housing

More Liveable Space for
Family-oriented Housing





Site
Context

Traffic

Multi-modal
Transportation



Other Community Concerns

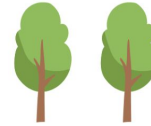
Landscaping

RSM zone requires
25% soft landscaping



Minimal 5% difference
compared to RS zone

More trees and shrubs will be
planted during redevelopment



Affordability

Purpose-built, long-term rentals will provide more
housing choice and help meet rental demands

Thank You

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