



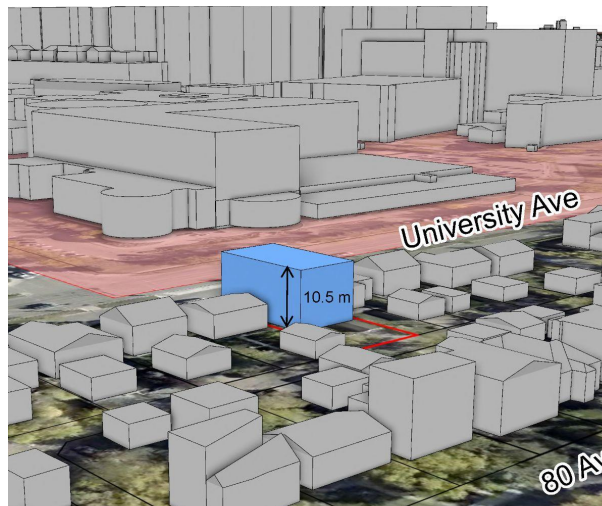
ITEM 3.26
BYLAW 21255
Belgravia

DEVELOPMENT
SERVICES
SEP 15, 2025

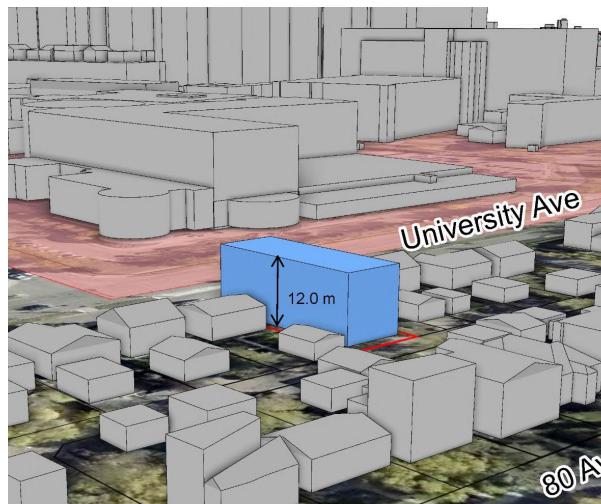
Edmonton



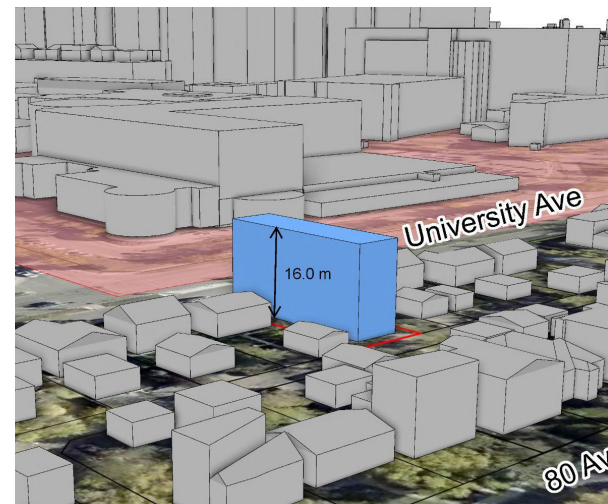
3 PROPOSED ZONING



CURRENT: RS Zone



PROPOSED: RM Zone - 12 m option



PROPOSED: RM Zone - 16 m option

Respondents (10)

Opposition (9)

- Loss of privacy and increased shadowing (5x).
- Parking and traffic concerns (4x).
- Preference for smaller scale infill (4x).
- The area can't support this development (infrastructure, commercial base, etc.) (3x).

Questions (1)



CITY WEBPAGE
Mar 27, 2025



MAILED NOTICE
Jun 9, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Jun 25, 2025



PUBLIC HEARING
NOTICE
Aug 21, 2025

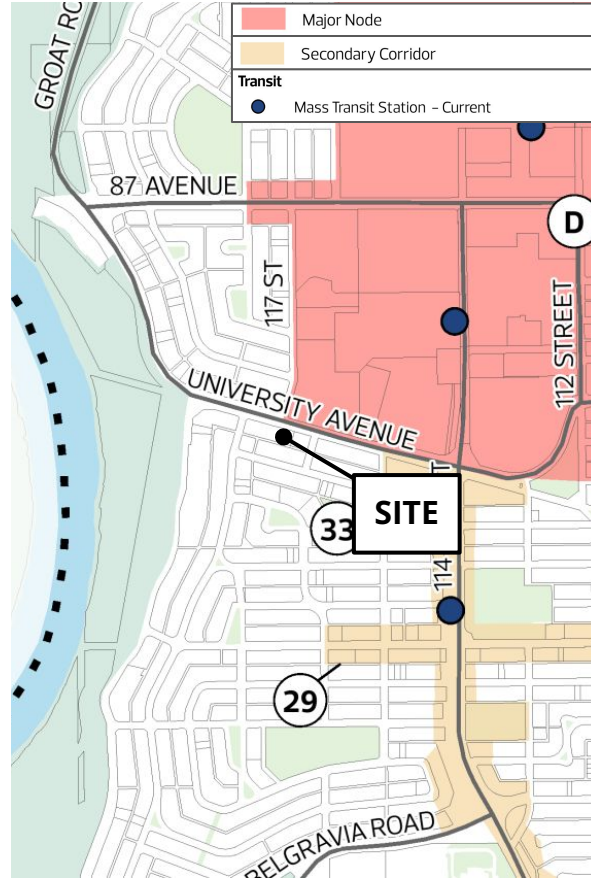


JOURNAL AD
Aug 29 & Sep 6,
2025

Urban Mix Policy 2.5.2.3:



Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.



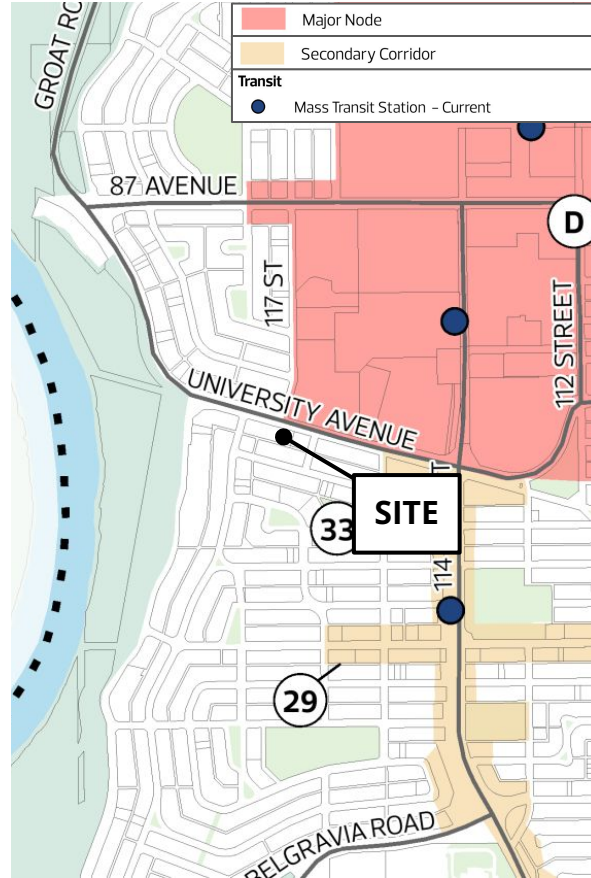
Scona District Plan:
Nodes and Corridors



Scona District Plan:
Land Use Concept to 1.25 Million

2.5.2.6 Support Low Rise development (residential, commercial or mixed use) 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,
- ✓ 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



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

