



THE Belgravian

December 2025

BELGRAVIA COMMUNITY LEAGUE

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Website: belgraviaedmonton.ca
Facebook: [belgraviaedmonton](https://www.facebook.com/belgraviaedmonton)

Next submission deadline: **January 13, 2026**

This newsletter is published within Treaty 6 Territory and the Métis homelands and Métis Nation of Alberta Region 4. We acknowledge this land as the traditional territories of many First Nations such as the Nêhiyaw (Cree), Denesuliné (Diné), Nakota Sioux (Stoney), Anishinaabe (Saulteaux) and Niitsitapi (Blackfoot).

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*Cover image: Snowy Belgravia Trail
Photo by: Wen Kauffman*

Piano and Voice Lessons

Raydene Koch, BMus

phone/text: 587-983-0292
email: kochr97@gmail.com
www.edmontonpianoteacher.com



Private and group lessons and theory training available
Study various genres, from classical to pop and jazz
Registered teacher with a wealth of teaching
and professional performance experience
Located in the Parkallen neighbourhood



Adopt-a-Chicken Program 2026 Season



- The U of A's Heritage Chicken Program preserves rare genetic diversity at the South Campus Farm.
- Sponsor a chicken today and you will receive eggs every two weeks as a thank you.
- Learn more and sign up today on our website!
- heritagechickens.ualberta.ca



Register now - spots still open!

THINKING OF SELLING?

Scan here for a no obligation
market evaluation of your home
with QR Code.



The Proctor Team is a 5-person real estate team who has assisted over **630 clients** since 2021. We include a home staging consultation, professional photography, professional videography for social media, floor plans, virtual tours, and more.



PATTI
780.909.5140
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CHRIS
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About Our Newsletter

2025 NEWSLETTER SCHEDULE		
ISSUE	SUBMIT BY	DELIVERY
February	Jan 13	Jan 25/26
April	Mar 24	Apr 5/6
July	June 16	June 28/29
October	Sept 15	Sep 27/28
December	Nov 17	Nov 29/30

The Belgravian is published by the Belgravia Community League (BCL). Our long-standing newsletter connects you with community news, programs, events and other developments in and around the Belgravia area. We deliver 1,100 print copies to homes in Belgravia.

You can also read *The Belgravian* online at:
belgraviaedmonton.ca/newsletter

SEND US YOUR STORIES

Article submissions are subject to editorial discretion and available space. To submit an article, contact:
newsletter@belgraviaedmonton.ca

ADVERTISE WITH US

Submit ad requests to: newsletter@belgraviaedmonton.ca

Ad formats: PNG, JPG, PDF

Payment methods

E-transfer: treasurer@belgraviaedmonton.ca
Include message: "Newsletter Ad"

Cheque: make payable to "Belgravia Community League"
Mail to: Belgravia Community League, P.O. Box 52202, Edmonton, AB, T6G 2T5

The Belgravian Ad Rates: 10% discount for multiple ads paid in advance		
Card size (vertical or horizontal) 8.5 cm x 6 cm	1/4 page (vertical) 8.5 cm x 12 cm	1/2 page (horizontal) 18 cm x 12 cm
All businesses BCL Member: \$25 Non-Member: \$50	Belgravia, McKernan, Windsor Park businesses only BCL Member: \$50 Non-Member: \$75	Belgravia, McKernan, Windsor Park businesses only BCL Member: \$75 Non-Member: \$100

Board Contacts

BCL BOARD MEMBERS		
President	Michael Cohen	president@belgraviaedmonton.ca
Vice President	vacant	vicepresident@belgraviaedmonton.ca
Past President	Cory Dawson	pastpresident@belgraviaedmonton.ca
Secretary	Scott MacLean	secretary@belgraviaedmonton.ca
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Planning & Place Director	Lindsay Vanstone	planning@belgraviaedmonton.ca
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Director-at-Large	Irene Andersson	abundantbelgravia@belgraviaedmonton.ca
Director-at-Large	Christina Lau-Hoang	director2@belgraviaedmonton.ca
Director-at-Large	Barry Edgar	director3@belgraviaedmonton.ca
Director-at-Large	Robert Bhatia	director1@belgraviaedmonton.ca

Get Involved: Become a Member

Belgravia Community League (BCL) owns and operates the community hall and rink, built the playgrounds by Belgravia School, and developed and maintains the Arts Park – all on land leased from the City of Edmonton. For over 70 years, BCL has provided engaging programs and activities, and represented our neighbourhood interests to City Council on neighbourhood densification, transportation and other issues. You can support your community by buying a membership and volunteering.

BCL MEMBERSHIP BENEFITS

- BCL Hall rental privileges and member rates
- Member advertising rates for The Belgravian newsletter
- Member rates for programs at the BCL Hall
- Complimentary access to select BCL events such as the annual Community League Day BBQ, Halloween party, and Holiday Market
- Option to sign up for member email updates with timely BCL news between newsletter issues
- Participation in kids' city soccer and hockey (S.W.A.T.) programs

Get Involved: Join the Board

It's a great time to join the BCL Board of Directors and build on the league's longstanding success. Please consider volunteering for your community!

To apply for one of these positions, contact president@belgraviaedmonton.ca

PRESIDENT

This is a great volunteer role for someone who enjoys networking with neighbours and others in Edmonton, leading a team, and handling diverse responsibilities.

VICE PRESIDENT

We'd love to have someone begin in this position and prepare to take over as President when ready. The VP can take on various responsibilities according to their interests.

PROGRAMS DIRECTOR

The programs director attracts program providers to our hall and facilitates their interaction with the community. They also work with teams of volunteers to stage special events such as Community League Day, the Big Bin Event, and Family Day.

PLANNING AND PLACE DIRECTOR

A great volunteer opportunity for someone passionate about local and municipal issues. This role involves representing the community on matters like densification and development. Ideal for someone who stays informed, is proactive, and can effectively advocate for our neighbourhood.

COMMUNICATIONS DIRECTOR

The communications director helps spread the message about the BCL by providing strategic advice to the board and overseeing our various communications channels. The communications director can recruit other volunteers to share the responsibilities of this role. This is an excellent opportunity for those with an interest in connecting people, storytelling, writing, editing and digital communications.



Programs at the BCL Hall

Connect with neighbours and sign up for or drop in on one of our invigorating summer programs!

As details can change, see the latest schedule at: belgraviaedmonton.ca/programs

CLASS	DAY	TIME	REGISTRATION CONTACT
Pilaga (Pilates/Yoga)	Monday (Sept 15–Dec 1)	8:30–9:30 am Drop-ins	Susan Middleton pilatestoday@yahoo.ca
Girl Guides	Monday (Sept 15– May 11, 2026)	6:30–8:30 pm	Christine Schneider guidermom14@gmail.com
Soapstone Carving	Monday (Sept 15– Nov 24)	7–9 pm	Lorne Wensel lorne@wensel.ca
Boot Camp	Tuesday (ongoing) Thursday (ongoing)	6:30–7:30 am 7 - 8 am Drop-ins	Emma Klein ecklein@ualberta.ca
Belgravia Knitters	Wednesday (ongoing)	7–9 pm Drop-ins	Ruth Craig r.craig@shaw.ca
Belgravia Walkers	Wednesday (ongoing)	10 am Open to all	Cam McGregor cam.mcgregor@shaw.ca
Community Meditation Group	Wednesday (Sept 24– Aug 26, 2026)	7 - 8:30 pm Drop-ins	Lucy Lu goingasariver@gmail.com
Mat Yoga	Tuesday (Nov 4–Dec 16) Thursday (Nov 6–Dec 18)	9:45–10:45 am Drop-ins	Jeanette Boman programs@belgraviaedmonton.ca
Fit for Life	Tuesday (Nov 4–Dec 16) Thursday (Nov 6–Dec 18)	11–12 noon Drop-ins	Jeanette Boman programs@belgraviaedmonton.ca
Sound Bath with Harp	Thursday (Dec 18)	7 - 8:30 pm Drop-ins	Bev Ross bev.ross.music@gmail.com
NIA Dance	Thursday (Oct 23–Dec 11)	7–8 pm Drop-ins	Kirsten Bartel Yleurishmovement@gmail.com
Essentrics	Friday (Nov 7– Dec 12)	12–1 pm Drop-ins	Sharlene Stayberg sharlene.stayberg@gmail.com
Friday Night Movie	One/month	6:30 - 8:30 pm Family Drop-ins	Information on BCL Webpage belgraviaedmonton.ca
Zumba	Saturday (Nov 29 - Dec 20)	10 - 11 am Drop-ins	Allison Moore moore4movement@gmail.com
Edmonton Insight Meditation	Third Saturday of every month	8:30 am – 12:30 pm Open to All	Janet Smith smithjanet166@gmail.com

Upcoming Events

Don't Miss these Made in Belgravia Sessions at the BCL Hall ...

What: A Holiday gift to yourself: Have Fun Developing your Voice with Group Voice Lessons and Carolling!

When: Mondays: December 1st, 8th, 21st and Wednesday: December 17th ; both 1:30 pm - 2:30 pm

Where: Upper BCL Hall

Facilitator: Belgravia resident, singer and singing teacher, Merrill Tanner is offering 4 one-hour sessions to get your voice in shape for the upcoming Christmas season. There will be a piano too.

Cost: \$40/\$50 (BCL/non-BCL rates) for all four, or \$12/\$15 (BCL/non-BCL rates) for a drop-in class.

Email mib@belgraviaedmonton.ca if you are interested in any one or all four sessions by November 30, 2025.

FRIDAY NIGHT MOVIES AT THE HALL

When: Fridays, 6:30–8 pm

Where: BCL Upper Hall

Friday Night Movies at the Hall are starting up again this fall in the Upper Hall – thanks to Scott MacLean and his family of ardent cinephiles!

Remember to bring your pillows and a couple of loonies for snacks and drinks. Note that parents or guardians must stay with kids 12 and under.

Upcoming movie dates:

- September 19
- October 24
- November 21
- December 12

BCL members will receive e-blasts about which movies are showing. Or check our website closer to the movie dates: belgraviaedmonton.ca

BCL News: Development Applications (as of November 10, 2025)

By Lindsay

The list below covers major and minor development permits that have been recently applied for in Belgravia. Permits are under review unless otherwise noted. Complete information is available at the City of Edmonton mapping website maps.edmonton.ca > Development Applications; or in more detail at the Open Data Portal (data.edmonton.ca and search for Development Permits Map view). If you have any questions about a project, contact planning@belgraviaedmonton.ca.

Address	Applicant	Description
11607 - 76 AVENUE NW	EVERFOR STUDIO LTD	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement development (Not to be used as an additional dwelling), 3 secondary suites and balconies
7903 - 119 STREET NW & 7905 - 119 STREET NW	EVERFOR STUDIO LTD	To construct two Residential Use buildings in the form of a 5 Dwelling Row House with 5 Secondary Suites in the basements and main floors (NOT to be used as a Lodging House) and a Backyard House. Total Dwellings: 11
11627 - 79 AVENUE NW	DAVACH PROPERTIES INC	To construct 6 Dwellings of Cluster Housing (2 buildings of a 3 Dwelling Row House) and to construct a 2 Dwelling Backyard House. (Total 8 Dwellings).
11444 - 75 AVENUE NW	RENOVAK HOMES (Status: Intake, More Info Requested)	To convert a Semi-detached House and Backyard House into Lodging House (semi with 21 sleeping units, BYH 6 sleeping units) and to decommission 2 Secondary Suites and to construct interior alterations
11442 – 75 AVENUE	RENOVAK HOMES (Status: Intake, More Info Requested)	To construct interior alterations to a Residential Use building from a Semi-detached house with Secondary suites to a Loading House (21 sleeping units) Wild Cat Team <i>Note: this may be the development request as 11444 75 Avenue</i>
11808 - 74 AVENUE NW	NDURA DEVELOPMENTS LTD	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites (on main floor)
7329 - 118A STREET NW	GREENTOWN HOMES LTD	To construct a Residential Use building in the form of a Single Detached House with a fireplace and unenclosed front porch.

7302 - 118A STREET NW	KTMG CONSTRUCTI ON LTD.	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basements (total of 8 Dwellings), and to demolish a Single Detached House and a detached garage.
11641 - 73 AVENUE NW	GREENTOWN HOMES LTD (Status: Issued)	To construct a Residential Use building in the form of a Single Detached House with a fireplace and unenclosed front porch.
11611 - 76 AVENUE NW	LANDRIDGE HOMES LTD	To construct a Residential Use building in the form of a 4 Dwelling Row House with a fireplace, 3 secondary suites (Units 1,2 & 4) and unenclosed front porch and Basement Development with Wet Bar (Unit 3), Not to be used as an Additional Dwelling.
11508 - 75 AVENUE NW	VANSTOP CONTRACTIN G LTD	To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and to demolish a Residential Use building (Single Detached House) and Accessory building (detached Garage).

Rezoning Applications (as of Nov 17, 2025)

Land development applications (i.e. for rezoning, not development permits) are summarized below. You can find a map of these and more details, including the City Planner contact, listed at

https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/planning-applications.

Address	Applicant	Rezoning Request	Hearing Date
11414 - 75 AVENUE NW	Everfor Studio	RS to RSMh12.0	Jan 26, 2026
11508 - 75 AVENUE NW	Everfor Studio	RS to RSMh12.0	In Review
11539 - 80 AVENUE NW	Everfor Studio	RS to RSMh12.0	In Review
11592 - 80 AVENUE NW 8007 - 119 STREET NW	TrudoUrbani Group	RS to RSMh14.0	In Review
11563, 11565, 11567 - UNIVERSITY AVENUE NW	Situate	RMh16 to RMh28.0	In Review

Metro 78 development Update (11416 & 11419 78 Ave NW)

Metro 78 has circulated a rezoning pre-application notification letter and are looking to change the use of the rooftop patios on each building from amenity areas for residents to two restaurants, each up to 300 square metres. Details on how these restaurants will operate logistically remain unclear at this time.

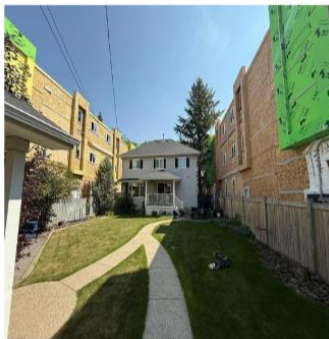
Westrich Pacific development Update (11414-76 Ave)

Westrich has circulated a rezoning pre-application notification letter and are looking to reduce the requirement for ground-level commercial units “due to changing market dynamics and underlying fundamentals that do not viably support this much commercial in an area such as this.” With this change, they are asking to increase the maximum number of dwelling units from 113 to 118. They are also looking to update the “elevation material and aesthetic design elements on all sides of the building’, keeping it “generally consistent with the previous design.” Height (20 m) and floor area ratio (3.6) would remain unchanged.

Restrictive Covenant Initiative in Belgravia, McKernan and Windsor Park

Meetings were held at the Belgravia Community League Hall on Nov. 18 & 23, 2025 giving information about an initiative to register a Restrictive Covenant in our neighbourhoods to prevent what you see below (multiplex development in Crestwood). A recording of the Nov. 18, 2025 meeting is at:

<https://drive.google.com/file/d/1aNVTMLEKDTYdvA9guwpQfOVyKCOWbvRK/view>



If you are interested in learning more about the restrictive covenant initiative in Belgravia, McKernan and Windsor Park, register with us to be updated as the process unfolds. Send an email to huckellt@hotmail.com, or call 587-974-3371, stating your name(s) and street address. I will send you a digital form, that you can fill online in 2 minutes or less.

**Please note: We are not lawyers. This session is for general information only. Everyone should do their own research and seek independent legal advice to understand how a restrictive covenant may affect their property.*

Share Your Thoughts on Belgravia Traffic Flow Challenges

The City is reviewing traffic flow in the Belgravia neighbourhood to better understand the challenges people may experience moving through the area. There are several ways to get involved and share your experiences:

- Provide feedback directly on the [Engaged Edmonton webpage](#) between **November 24 and December 21**
- Participate in the [Online Q&A session](#) on **December 10 at 7 p.m**
- Sign up for a [walking tour](#) or a [Chat with a Planner](#) session

Visit engaged.edmonton.ca/BelgraviaTrafficReview to learn more and participate. Feedback will be used, along with technical and policy considerations, to help assess potential short- and long-term neighbourhood traffic and shortcutting improvement measures which will be brought to the City Council Urban Planning Committee for information. Further Committee direction and funding would be required to implement any future improvement measures.

Redevelopment News: Preserving Belgravia Trees

By Katherine Koller

On our walks in the neighbourhood, my husband and I take note of new demolition and construction projects. We pay close attention to the trees on the lots – especially those on public property that are protected by City of Edmonton bylaws.

Report tree bylaw violations

When we see a demolition permit posted but no tree protection or fencing, we report it by calling 311 and choosing the bylaw option. A bylaw officer will ask for the address of the site in question and your phone number, and a City Urban Forester will later visit the site and share their assessment with you.

Builders are required to have a **Public Tree Permit** and a preservation plan *before* starting any work within five metres of a public tree. Protected trees must also be enclosed by a specific barrier, as described in the City's **Boulevard Tree Protection Zone** guide – but we rarely see these barriers in place.

Our dwindling tree canopy

We're concerned because so many trees are being removed from private property due to infill construction. The City's goal is to reach 20% tree canopy coverage, up from 2012's 13%. Our neighbourhood is currently at 30%, but McKernan (33%) and Windsor Park (34%) both surpass Belgravia's coverage. According to Edmonton-based educator and master gardener Dustin Bajer, 56% of Edmonton's tree canopy grows on private property. With ongoing tree removals, that number may be shrinking in Belgravia.

At 11618 77 Avenue, an arborist told me that he'd "just cut down the most beautiful oak tree" he had ever seen. The stump was 90 cm wide at ground level and only 90 cm from the side fence. Although city rules require a 1.2 m side setback, this tree was just 60 cm over that – and likely less at breast height. Yet it still came down. Another mature tree nearby could also have been saved. I believe heritage trees should be assessed by a City Urban Forester to determine if construction could proceed without removing them. In total, five mature trees were removed from that site, which will be redeveloped into eight townhouse units.

Donate your live trees

If you're selling your home and worried your trees may be removed, consider donating them to the City for replanting on public lands. Edmonton accepts up to 20 trees per year through its **Tree Donation Program**. Trees must be healthy, well-shaped, and between 8-20 cm in diameter at chest height. They also need 2.4 m of clearance for removal equipment. The City doesn't accept Poplar, Manitoba Maple, fruit trees, Cedars or Junipers.

Our trees are our neighbors, too.

Let's protect them.

Boulevard Tree Protection Zone: https://www.edmonton.ca/sites/default/files/public-files/LA101A_Boulevard-Tree-Protection-Zone.pdf?cb=1742850036

Faces in the Trees

Photo essay by Katherine Koller



"Don't worry. I've seen it all."



"My eyes may be old, but I see you."



"I'm a little shy, but I'm a good listener."



"I like to be with you, too." (Wink)



"I need a hug!"



"We've been together always."

Recent Events: Repair Cafe

By Irene Andersson

Belgravia Repair Cafe is part of a collaborative neighbour-organized event series, a little bit like the beloved “Made in Belgravia” series where the use of the Hall is sponsored by the Belgravia Community League. The first edition was Mending. Because why throw away your favourite pair of jeans because of a rip where rips should not be? Or your favourite summer shirt, which looks too complex to fix but is the most comfortable thing? Things like these and many more well-loved items were fixed during a 2h session on Oct 7. The organizers contributed sewing machines and supplies, even a beautiful handmade little sewing zine (plus their hilarious sense of humour, of course), others brought their “too loved to be thrown away” clothing items or simply their curiosity about sewing machines. Together they figured out a way for those rips and tears to vanish or stylishly shape-shift (while having fun, of course). By the time you read this newsletter, another session was held (on November 24th), and they are planning for more.

As the Abundant Belgravia Director I help make these events happen and welcome suggestions for other themes for fixing and repairing, such as accessories, coffee makers, shoes, guitars etc. If you’re good at repairing stuff, please consider sharing it with your neighbours via Belgravia Repair Cafe! Contact Irene at abundantbelgravia@belgraviaedmonton.ca

#visiblemending #clothingrepair #betterfortheenvironment #funwithfabric



Recent Events: Halloween Haunted Hall

by Jeanette Boman

Meet Some of Our Amazing Belgravia Teens!

They all got together to build the maze for the BCL's 3rd Halloween Haunted Hall!

