



THE Belgravian

June 2026

BELGRAVIA COMMUNITY LEAGUE

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Next submission deadline: **June 16, 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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About Our Newsletter

REMAINING 2026 NEWSLETTER SCHEDULE

ISSUE	SUBMIT BY	DELIVERY
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:
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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

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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

Get Involved: Become A Member

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

Save The Date: Community League Day

This summer's Community League Day will take place in Belgravia Park on September 19, 2026. Please mark your calendars for a day of neighbourly fun!

“Travel the World” in Belgravia

By Jeanette Boman

“Travel the World” in Belgravia ... a new Made in Belgravia Series at the Hall! If you have ever been in the upper BCL hall, you may have noticed a three-foot-long laminated poster on the glass door titled: *How To Build Community*. Originally written by the Syracuse Cultural Workers in 1997, the poster lists 43 ways to build community. They start with ideas like ‘Turn off your TV’ (today, your computer, smart phone), ‘Leave your house’ and ‘Get to know your neighbours’. The remaining 40 include suggestions like ‘Take your children to the park’, ‘Garden together’, ‘Start a tradition’. and ‘Share your skills’.

This August, we're adding ‘Share your travel adventures’ to that list with our newest Made in Belgravia series called “Travel the World in Belgravia”.

Imagine all the amazing travel adventure stories and photographs just waiting to be shared in our neighbourhood and the vicarious experience of listening to those stories and getting ideas for future travel adventures of our own. If you have or someone you know has been somewhere with experiences to share in this series, please email mib@belgraviaedmonton.ca and let us know.

The first Travel the World in Belgravia session will be a very special presentation by Dr. Henry Wyatt, featured in this newsletter's ‘Meet Our Neighbour’. Now 94, Henry has the amazing experience of living in Antarctica in the late 1950s with a research team studying human acclimatization to cold. Travelling by dog sled and living in tents, Henry's portrayal of Antarctica is very different than the cruise ship excursions to that part of the world today.

Join us for this adventure to Antarctica nearly 70 years ago as Henry recounts what it was like to live in the Earth's southernmost, coldest, and driest continent. For added appreciation from a gastronomical perspective, we'll try to have samples of the kind of food he and his fellow crew members ate at the time as well! We won't promise any whale

Date: August 12, 2026

Time: 7 - 8:00 pm (Doors open at 6:50 pm)

Location: Upper hall

RSVP to Jeanette at mib@belgraviaedmonton.ca by August 10 so we can best prepare for the numbers attending.

We appreciate a \$5 contribution at the door to cover the costs of the refreshments and food.

Our Neighbourhood in Bloom

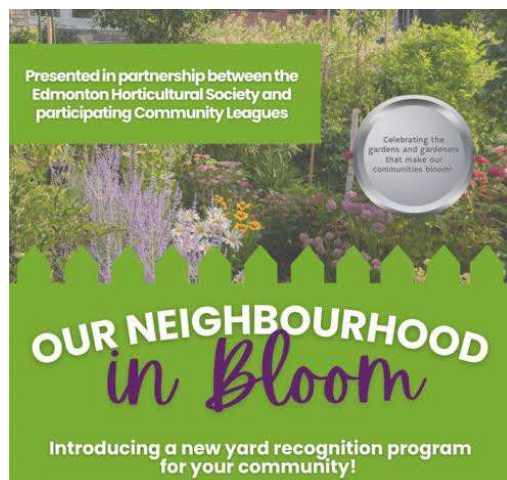
By Jeanette Boman

Your Input is needed to help recognize beautiful Belgravia yards ... The beloved Front Yards in Bloom Program was discontinued in 2025 by the City of Edmonton due to budget constraints. In its place, Our Neighbourhood in Bloom (ONIB) is a new, collaborative yard recognition program designed to keep the tradition of identifying beautiful gardens and yards in Edmonton alive and thriving. Led by the Edmonton Horticultural Society (EHS) in partnership with the Edmonton Native Plant Society, the Edmonton Federation of Community Leagues and participating individual leagues (like the BCL), this initiative empowers local communities to celebrate the vibrant green spaces around them.

While the Front Yards in Bloom program culminated in the 'best of the best' competition at the end of the season, ONIB aims to recognize yards with a sign and a postcard with written comments about why a particular yard has been singled out. Rather than a competitive process, ONIB hopes to increase neighbourhood pride, strengthen resident connections, provide volunteer opportunities and showcase local residents, innovation, and creativity.

ONIB yards and gardens include those in bloom and those that are edible, natural or shade yards complete with planters. Sometimes a yard is all about the person who does the work and all the care they put into it; that neighbour who is always tending to their small but meaningful collection of plants. It might be a front yard or a balcony. Or, maybe someone's chain link fence gives you a glimpse into a stunning side yard. Perhaps it is a business patio or a public area cared for by a group of volunteers. With increasing laneway housing, it could even be an alleyway space transformed with plants, rocks and trees. In short, ONIB celebrates all of the spaces and gardeners whose efforts and creativity make Belgravia beautiful.

BCL volunteers are getting the signs and the postcards out now. If you can join our little team, please let Made in Belgravia Coordinator, Jeanette Boman know at mib@belgraviaedmonton.ca. If you can't join the team, email the address of the yard or space you admire explaining why and BCL volunteers will deliver the sign and postcard for you.



Introducing: Belgravia Tree Friends

By Katherine Koller

Inspired by the recent Jane's Walks that focussed on Belgravia trees, a group is being organized to look into the value of the trees on private properties and discourage clear-cutting of lots likely to be developed. We are planning to engage the help of an urban forester to assess the viability of leaving trees in place during development, the monetary value of the trees as well as the benefits of salvaged trees to the property owner and the community. Such an assessment will hopefully incentivize people to save the trees. Stay tuned for upcoming information sessions being planned by Kathy Koller, Elisabeth Beaubien and Jeanette Boman which will feature arborist, architect and tree mapper perspectives. If you have questions about it and wish more information about this endeavour, please email mib@belgraviaedmonton.ca

This beautiful tree was planted in the 1960s by Metro Chornoluk (1920 – 2016) as a small seedling from the Northern Forestry Centre, Edmonton. It has grown to 60+ feet now, and is one of the trees that would be cut down by a multiplex developer. Belgravia Tree Friends will be assessing the value, and marketing it as a tree to be saved in the neighbourhood.



Bike Fest 2026 was a success!

By Irene Andersson

There was a hugely popular obstacle course built by Scott MacLean and crew, a market where many bikes found new happy owners, kept organized by Kathy Williams, and a station where kids washed and decorated their bikes, Ashley Bathia's initiative.

All the free food, 120 hot dogs and fruit cups were gone in a flash. We heard that the fruit salad, expertly chopped and blended by a cheerful team (Linda Haswell, Catherine Compston, Ruth Craig) was the best ever.

The tune up stations were a huge draw, provided by professionals from Bike Edmonton, Wade from Narrow Path Cycle and skilled enthusiasts (Felix Meier-Stephenson, Andreas Tilgmann and Phil Haswell). Our friends from Edmonton Bike Coalition and Pedalheads also joined us. This event was paid for by a grant from the City of Edmonton.

Thanks to the moderate spending last year, the funding was enough to cover this fest. And finally, a big thanks to everyone who helped make this a great event, including all the BCL board members and our hall manager Shauna Lengyel.



BCL Big Bin & Swap Event 2026

By Irene Andersson

One of the valuable benefits of a BCL membership, the Big Bin & Swap was successful this year even in a wet version. Despite the constant rain, a steady stream of people dropped off their beyond-rescue items, donated



reusable things, and took something new to them.

Community members loaned their tents and tarps to keep the donations dry. Many cold hands sorted through the piles of stuff and loaded the bins while dripping wet ... if not from sweat, then rain water. Thanks to the City of Edmonton Clean Up grant, the cost of the bins was covered. A huge thanks to all who helped make it possible! One thing we know for sure ... you can count on our BCL volunteers to do the work that makes Belgravia such a great community.

Meet Our Neighbour: Henry Wyatt, a True Adventurer

By Gina Wong

Henry Wyatt was born in Hull, England, in 1932. His mother was a doctor who graduated from the Royal Free Hospital School of Medicine, then the only medical school in Britain dedicated to training women until 1947. Henry followed in her footsteps by studying Medicine at the University of London. Upon graduation, he was obliged to undertake two years of National Service. Rather than joining the Armed Forces, he chose an unconventional alternative: becoming a doctor with a British dog-sledging expedition in Antarctica, which took him from the comforts of the lecture hall to the most remote and unforgiving landscapes on earth. After spending two years in Antarctica studying human acclimatization to cold, Henry received the Polar Medal, a British and Commonwealth distinction awarded to individuals for exceptional service in the field of polar research over an extended period of time and in harsh climates. And, to top that off, an Antarctic glacier was named after him. Check out the details of Wyatt Glacier on Wikipedia. Henry then went on the training dogs on a film set starring Peter O'Toole. "It was hardly conventional medicine," he jokes, "but it was certainly an education."

After Antarctica, Henry's work took unexpected turns. He moved from studying human cold acclimatisation to training dogs on a film set starring Peter O'Toole. "It was hardly conventional medicine," he jokes, "but it was certainly an education."

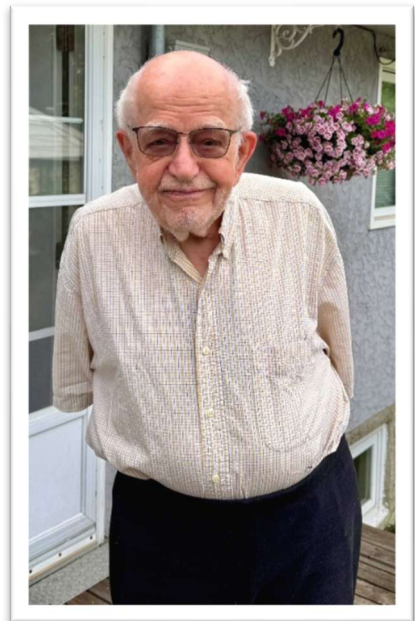
Henry and Barbara, the love of his life, were wed on September 14, 1963. "That," he says, "was the best decision I ever made." As it turned out, Barbara was as open to adventure as Henry when they decided to take a medical locum with their young son Angus in the Falkland Islands and then a whaling station on the island of South Georgia, where a memorial cross for the famous Antarctic explorer, Ernest Shackleton stood sentinel over the landscape.

With these adventures behind him, Henry pursued his specialty studies in Ophthalmology in England. During this time, Henry and Barbara welcomed their second son, James, with Henry incorporating two extended trips to Labrador to provide much-needed eye care services.

After these successes came the freedom to choose where to settle; anywhere in the world was possible. When Henry secured a position in the Department of Ophthalmology at the University of Alberta, it was Edmonton – and Belgravia in particular – where they landed. As Henry puts it, "In 1971, with our two small boys, Barbara and I were lucky enough to find our home in Belgravia, where I still live." As well as serving as Chair of the Department from 1980 – 1992, Henry also set up the Department of Ophthalmology at the Charles Camsell Hospital and helped establish the patient care program in Inuvik, NWT.

Henry was fortunate enough to pursue another lifelong passion for flying. Over the years, he has been an instructor of power flying, aerobatics, and gliding. He took great delight in rebuilding a single seat aerobatic Pitts biplane and flying it in aerobatic competitions ... a flying doctor of the most adventuresome kind!

Henry and Barbara shared more than six decades together - 61 years of marriage - before Barbara died in 2024. Her loss is profound, but Henry's sense of gratitude is unmistakable. "Barbara made every place we lived feel like the centre of the world," he remarks, "I have been a very lucky man."



Restrictive Covenants Update

By Travis Huckell

The Belgravia Restrictive Covenant team reports that 250 of our neighbours have signed a Restrictive Covenant over the last number of months. A Restrictive Covenant restricts inappropriate development such as multiplexes but allows property owners to develop housing that fits in with what makes Belgravia great.

Those same neighbours have contributed to the establishment of the Belgravia Neighbourhood Advancement Association (“BNAA,” to be incorporated) that will build up a fund to help persons who join the BNAA and who have signed a Restrictive Covenant to protect their property and neighbourhood from multiplex development.

For those neighbours who are still thinking of signing the RC, or for those who have unavoidably missed signing the RC, the Belgravia RC initiative team will have another round of signing scheduled during the first week of October 2026 at the Belgravia Community League Hall. To learn more details of the RC initiative, including costs, terms and the exact wording of the RC go to bit.ly/BelgraviaRCText

If you are interested in this second round of signing send an email to Travis Huckell huckellt@hotmail.com

Belgravia Development and Rezoning Applications (update July 8, 2026)

By Lindsay Vanstone

In late 2025, many lots in the neighbourhood were listed for rezoning. Since then, most of those are no longer being rezoned and instead there are many development applications in progress or issued. There are also two rezoning applications in review. *Sign up to speak at public hearings:* <https://forms.gle/cDcpjuTvEY6fx37u7>

Development Applications

The list below covers major and minor development permits that have been recently applied for or issued in Belgravia and the McKernan hip. Permits are under review unless otherwise noted. Bolded items are new or changes compared to the previous newsletter. 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. Please note that the name of the developer is no longer listed online in the City’s development permit data.

Address	Applicant (if listed online)	Description	Units
11607 - 76 AVENUE NW	EVERFOR STUDIO LTD Status: Issued March 19, 2026	To construct two Residential Use buildings with a total of 7 Dwellings (NOT to be used as Lodging Housing): 1 building is a Semi-detached building with 2 Secondary Suites, and the second building is	7

		a Semi-detached building with 1 Secondary Suite and 1 basement development (not to be used as an additional Dwelling), and to demolish the existing onsite buildings (Single Detached House and detached garage).	
11605 - 76 AVENUE NW	EVERFOR STUDIO LTD Status: Issued March 19, 2026	To construct two Residential Use buildings with a total of 7 Dwellings (NOT to be used as Lodging Housing): 1 building is a Semi-detached building with 2 Secondary Suites, and the second building is a Semi-detached building with 1 Secondary Suite and 1 basement development (not to be used as an additional Dwelling), and to demolish the existing onsite buildings (Single Detached House and detached garage)	7
11611 - 76 AVENUE NW	LANDRIDGE HOMES LTD Status: Issued March 9, 2026	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.	7
7903 - 119 STREET NW & 7905 - 119 STREET NW	EVERFOR STUDIO LTD Status: Issued March 18, 2026	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), a Backyard House, and to demolish a Residential Use building and an Accessory building (Single detached house and detached garage). Total Dwellings: 11	11
11627 - 79 AVENUE NW	DAVACH PROPERTIES INC Status: Issued Jan 15, 2026	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).	8
11444 - 75 AVENUE NW	RENOVAK HOMES Status: Cancelled	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. Total of 28 Sleeping Units.	n/a

11442 - 75 AVENUE	RENOVAK HOMES Status: Cancelled	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.	n/a
11804 - 74 AVENUE NW	NDURA DEVELOPMENTS LTD Status: Issued	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 Secondary Suites (main floor and basement), Total Dwellings: 8.	8
11650 - 72 AVENUE NW	URBAN CUSTOM LTD.	To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch.	8
7302 - 118A STREET NW	KTMG CONSTRUCTION LTD. Status: Cancelled	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.	n/a
11641 - 73 AVENUE NW & 11643 - 73 AVENUE NW	GREENTOWN HOMES LTD Status: Issued March 17, 2026	To construct a Residential Use building in the form of a Single Detached House with a fireplace and unenclosed front porch.	1
11508 - 75 AVENUE NW	VANSTOP CONTRACTING LTD Status: Issued	To construct a Residential Use in the form of Cluster Housing with a total of 8 Dwellings (2 4-Dwelling Multi-Unit Housing building, NOT to be used as Lodging Houses).	8
11429 - UNIVERSITY AVENUE NW	RAM CONSTRUCTION Issued: Jan 8, 2026	To construct a Residential (8 Dwellings of Multi-unit Housing) building with an Accessory waste shed, and to demolish an existing Residential building (Single Detached House) and rear shed.	8
11542 - 80 AVENUE NW	EVERFOR STUDIO LTD Status: Issued March 6, 2026	To construct a Residential Use building in the form of a Cluster Housing with 2 Multi-unit Housings (total of 8 Dwellings).	8
11508 - 78 AVENUE NW	EVERFOR STUDIO LTD	To construct a Residential Use building in the form of a Cluster Housing with 1 Row Housing (Bldg. A) and 1 Multi-unit Housing (Bldg. B). Total of 7 Dwellings.	7

8009 - SASKATCHEWAN DRIVE NW	AHMED DAOUD Status: Issued	To construct a Residential Use building in the form of a Backyard House (1 Dwelling with Garage) with a balcony.	1
8008 - 119 STREET NW	DAVACH PROPERTIES INC Status: Issued	To construct a Residential Use in the form of Cluster Housing (1 Semi-detached House with 2 Secondary Suites in the Basements, and 1 Semi-detached House with 1 Secondary Suite) for a total of 7 Dwellings.	7
11583 - 80 AVENUE NW	EVERFOR STUDIO LTD Status: Tech Rev More Info Requested	To construct a Residential Use development in the form of Cluster Housing with a total of 7 Dwellings (1 Building of Semi-detached House with 2 Secondary Suites; 1 Building of Semi-detached House with 1 Secondary Suite and 1 Basement development, NOT to be used as an additional Dwelling), and to demolish a Residential Use building (Single Detached House).	7
7804 - 115 STREET NW	DAVACH PROPERTIES INC Status: Issued	To construct a Residential Use building in the form of a 4 Dwelling Row House with an unenclosed front porch and to develop 4 Secondary Suites in the Basements.	8
11540 - 78 AVENUE NW	EVERFOR STUDIO LTD	To construct a Residential Use development in the form of Cluster Housing with a total of 8 Dwellings (2 buildings of Semi-detached Houses each with 2 Secondary Suites), and to demolish a Residential use building (Single Detached House) and an Accessory building (detached Garage).	8
11433 - 79 AVENUE NW	EVERFOR STUDIO LTD	To construct a Residential Use building in the form of a 3 Dwelling Row House with 3 secondary suites.	6
11436 - 78 AVENUE NW	BUILDWELL DWELLING LTD Status: Issued	To construct a Residential Use building in the form of a 3 Dwelling Row House with unenclosed front porches, front and rear balconies, 2 Secondary Suites in the Basements (Units 1 & 3), and 1 Basement development (Unit 2 - NOT to be used as an additional Dwelling). (total 5 Dwellings)	5
11528 - 77 AVENUE NW	DAVACH PROPERTIES INC	To construct a Residential Use in the form of Cluster Housing with 8 Dwellings (2 Semi-detached	8

	Status: Issued	Houses with two Secondary Suites in the Basements each).	
11539 - 80 AVENUE NW	EVERFOR STUDIO LTD	To construct a Residential Use development in the form of Cluster Housing (two Semi Detached houses with Secondary Suites. 8 dwellings total).	8
11579 80 AVENUE NW		To construct a Residential Use building in the form of Cluster Housing with a total of 8 Dwellings (2 buildings of Semi-detached Houses with 2 Secondary Suites).	8
11439 - 80 AVENUE NW		To construct a Residential Use building in the form of a 6 Dwelling Multi-unit Housing building and a Backyard House (NOT to be used as a Lodging House).	7
11450 - 79 AVENUE NW	Everfor Studio Ltd	To construct a Residential Use building in the form of a 3 Storey 40 Dwelling Multi-unit Housing with unenclosed front porch.	40
11540 - 78 AVENUE NW	Everfor Studio Ltd	To construct a Residential Use development in the form of Cluster Housing with a total of 8 Dwellings (2 buildings of Semi-detached Houses each with 2 Secondary Suites), and to demolish a Residential use building (Single Detached House) and an Accessory building (detached Garage).	8
11414 - 76 AVENUE NW	Westrich Pacific Belgravia Heights	To construct interior and exterior alterations to Residential building (to convert some main floor Indoor Sales and Service Use space to Residential Use and to increase the number of Dwellings from 113 to 117). A single Indoor Sales and Services Use space will remain on the main floor.	+4
7327 - 119 STREET NW		To construct a Residential Use building in the form of a Backyard House (1 Dwelling with Garage) with a fireplace and to demolish an Accessory building (detached Garage).	1
7634 - 119 STREET NW		To demolish and construct a Residential Use building in the form of a Single Detached House with Basement development (NOT to be used as an additional Dwelling) and unenclosed front porch.	1

11511 - 73 AVENUE NW		To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front and rear porches, fireplaces, balconies (2.0m x 1.0m) and develop 4 Secondary Suites (NOT to be used as a Lodging House).	8
11820 - 75 AVENUE NW		To construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch with a balcony above, rear partially covered deck (0.91m x 1.83m), and Basement development (NOT to be used as an additional Dwelling).	1
11534 - 71 AVENUE NW		To construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch, balcony, fireplace and to develop a Secondary Suite in the Basement.	2
11536 - 71 AVENUE NW		To construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch, balcony, rear uncovered deck, fireplace, and to develop a Secondary Suite in the Basement.	2
11539 - 73 AVENUE NW		To construct a Residential Use building in the form of a Backyard House (1 Dwelling with Garage) with a balcony and a Basement Development (NOT to be used as an additional Dwelling).	1
7114 - 119 STREET NW		To construct a Residential Use building in the form of a Single Detached House with a front attached Garage, balcony, Basement development (NOT to be used as an additional Dwelling), covered deck, fireplace, uncovered deck and unenclosed front porch.	1
11810 - 73 AVENUE NW		To construct a Residential Use building in the form of a Single Detached House with Basement development with wet bar (NOT to be used as an additional Dwelling), rear covered decks, fireplace, and unenclosed front porch.	1

Rezoning Applications

Land development applications (i.e., for rezoning, not development permits) are summarized below, and include recently decided applications. 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.

If you support or are opposed to a rezoning, please sign up to speak at the public hearing, or submit your feedback before the Hearing Date to the City Planner contact and/or michael.janz@edmonton.ca, with planning@belgraviaedmonton.ca cc'd.

Address	File Number	Applicant	Rezoning Request	Hearing Date
11416 - 78 AVENUE NW 11419 - 78 AVENUE NW (Metro 78)	LDA25-0507	TrudoUrbani (on behalf of Pinto/Metro78)	DC2.1230 to DC (details below)	In Review
11537 - UNIVERSITY AVENUE NW	LDA26-0127	BM Homes Ltd.	RS to RMh16 (approx 4 storeys)	In Review
11414 - 76 AVENUE NW (Belgravia Heights)	LDA25-0526	Westrich/Green Space Alliance	DC2.1239 to DC (details below)	Apr 07, 2026 - Approved
11592 - 80 AVENUE NW & 8007 - 119 STREET NW	LDA25-0324	TrudoUrbani Group	RS to RSMh12.0	May 26, 2026 - Approved

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

Metro 78 is 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 meet safety codes, operate logistically and mitigate impacts on neighbouring residents remain unclear at this time. We do not anticipate an update on these items from the developer until at least the end of the summer.

The BCL is **not** in support of this application because of the impacts to the neighbourhood and the future residents of the building, that construction is already underway, and that this change does not fit within the context of their existing zone and what was agreed to during community engagement.