



Scandinave Spa Rezoning

Council Public Hearing – Bylaw 21050
February 24, 2025



Direct Control Zone

Uses

- Indoor Sales and Service
- Outdoor Sales and Service
- Health Service
- Food and Drink Service
- Outdoor Recreation Service
- Residential
- Urban Agriculture

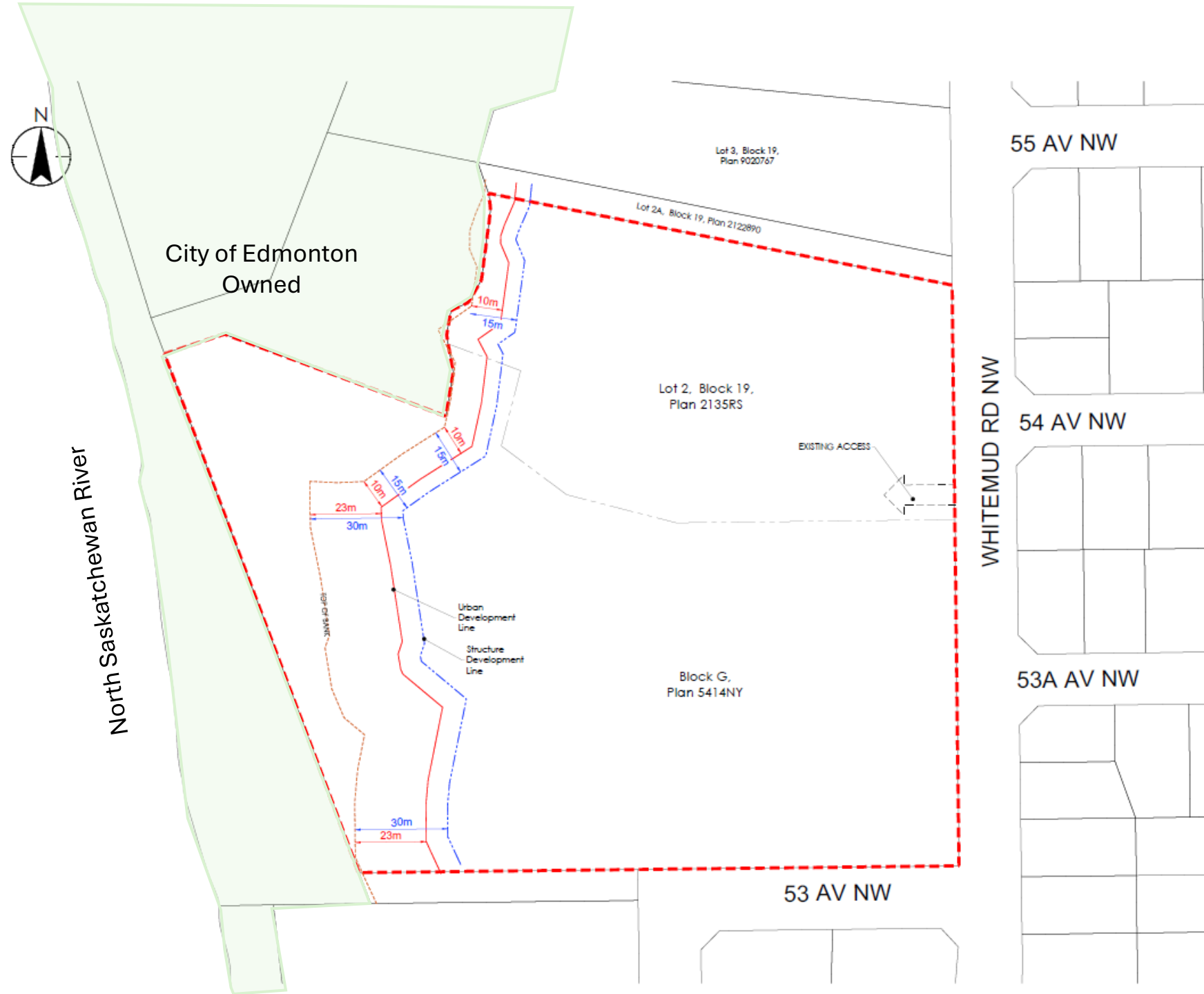


Regulations



	Proposed	Typical Commercial Zone
Floor Area Ratio (FAR)	0.37	2.0 to 3.5
Height	16.0 m	12.0 m – 16.0 m
Setbacks	6.0 m* setbacks up to 30 m along Top of Bank	3.0 m – 4.5 m
Tree Retention	Limited Tree Removal within setback areas and below top of bank, encourage tree retention throughout site.	No regulations for tree retention

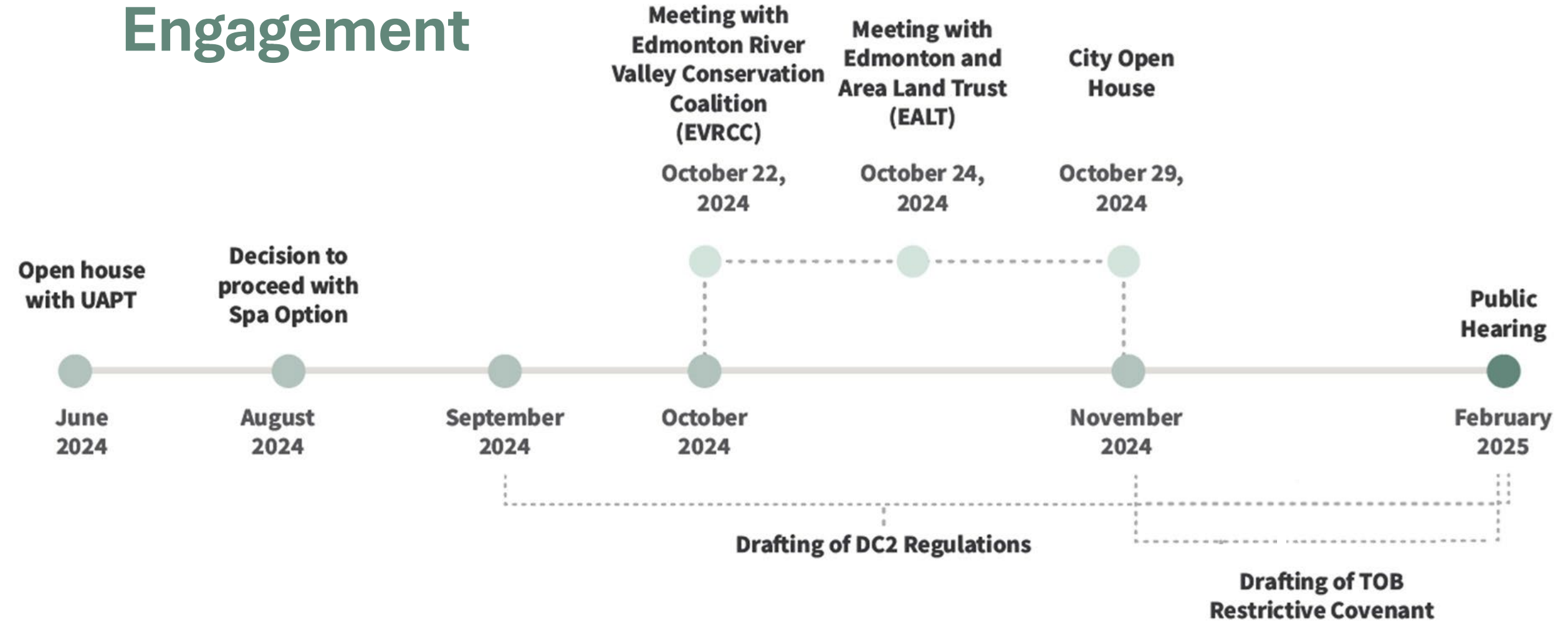
Project Site



Public Access to River Valley



Engagement





Saskatchewan River

56 Ave NW

Whitemud Rd NW

55 Ave NW

54 Ave NW

53a Ave NW

53 Ave NW

151 St NW