



Scandinave Spa Rezoning

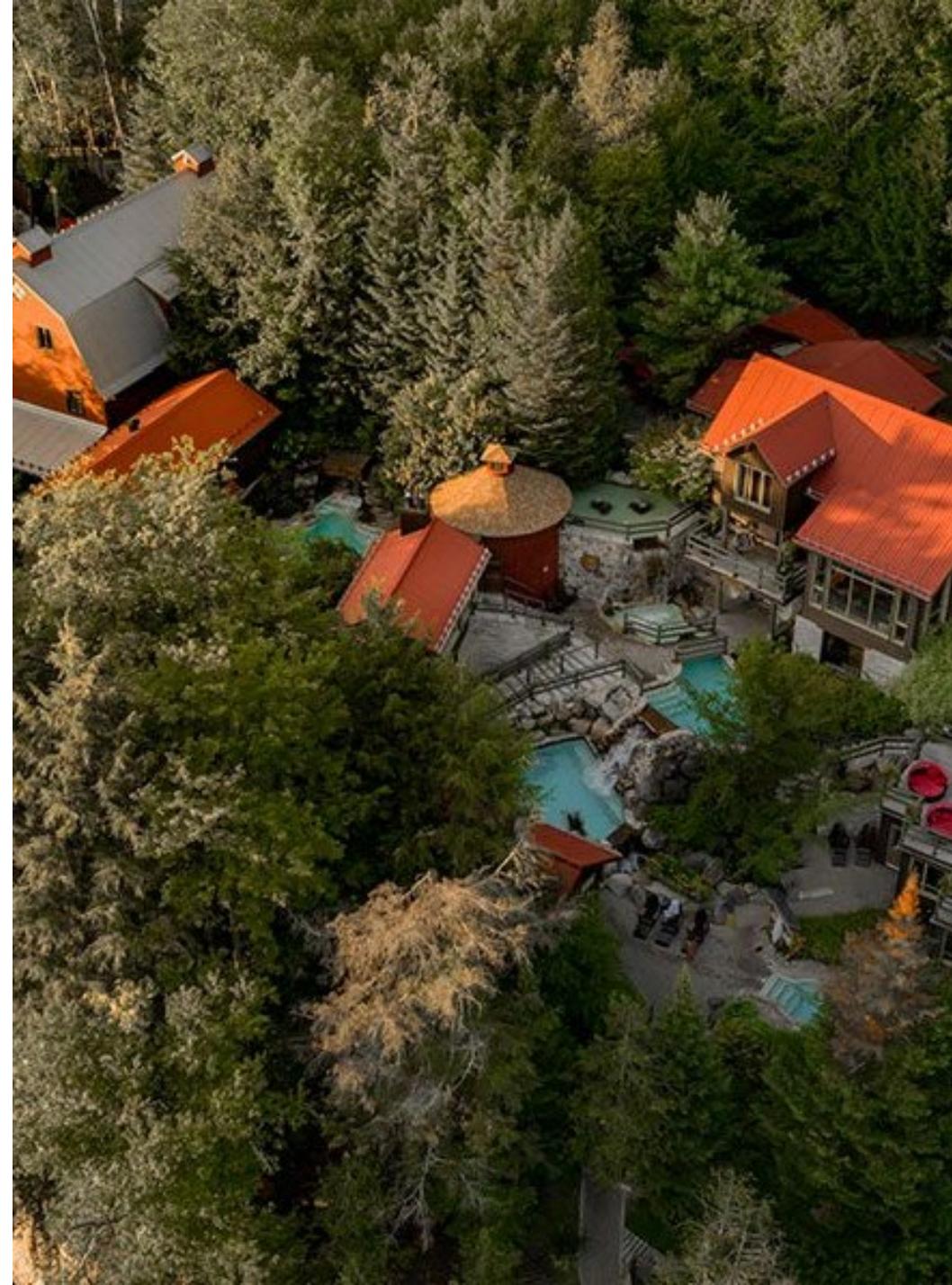
Council Public Hearing – Bylaw 21050
February 24, 2025



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



North Saskatchewan River

City of Edmonton
Owned

Lot 3, Block 19,
Plan 9020767

Lot 24, Block 19, Plan 2122890

Lot 2, Block 19,
Plan 2135RS

EXISTING ACCESS

Block G,
Plan 5414NY

10m

15m

10m

15m

10m

15m

23m

30m

30m

23m

Urban
Development
Line

Structure
Development
Line

55 AV NW

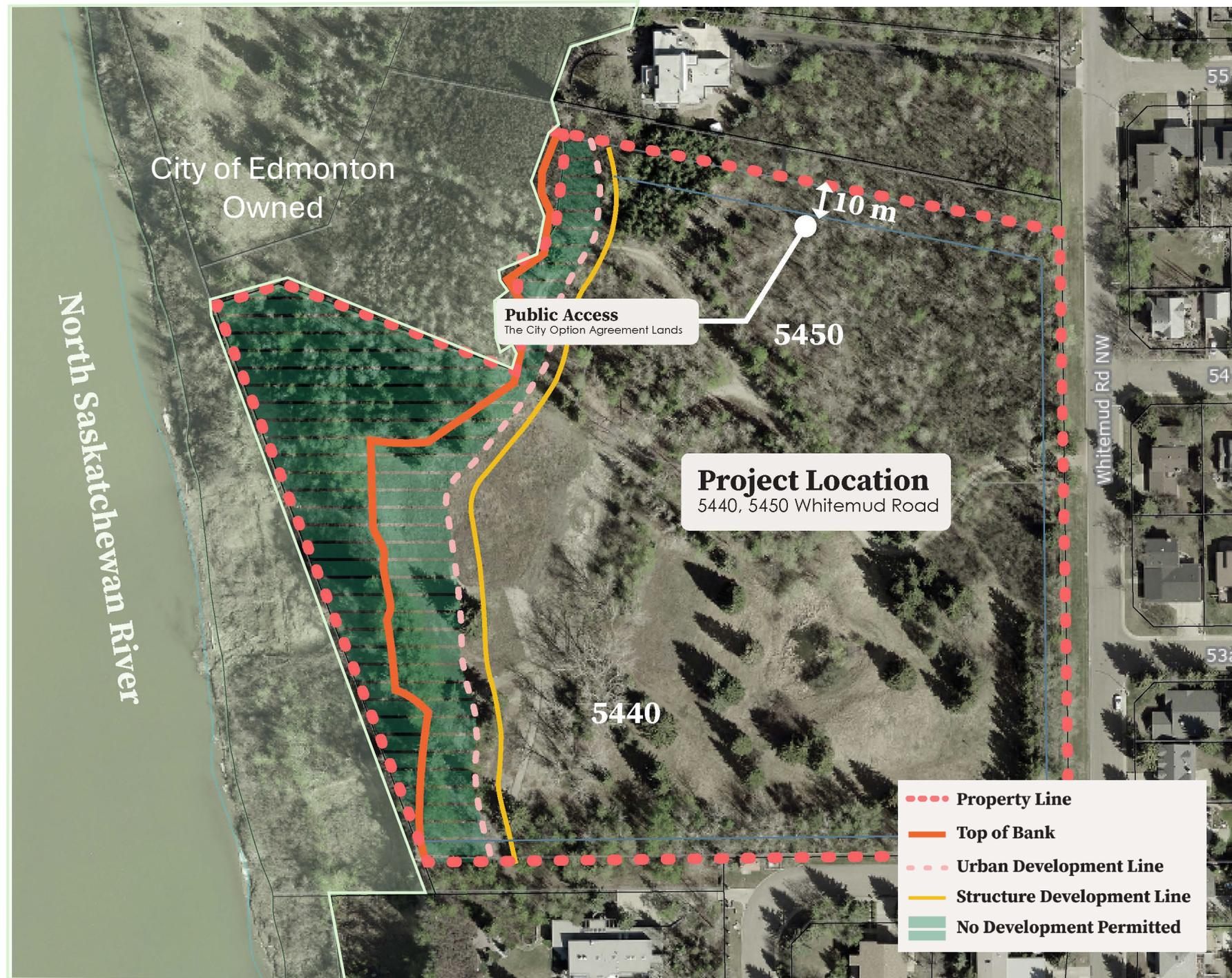
54 AV NW

53A AV NW

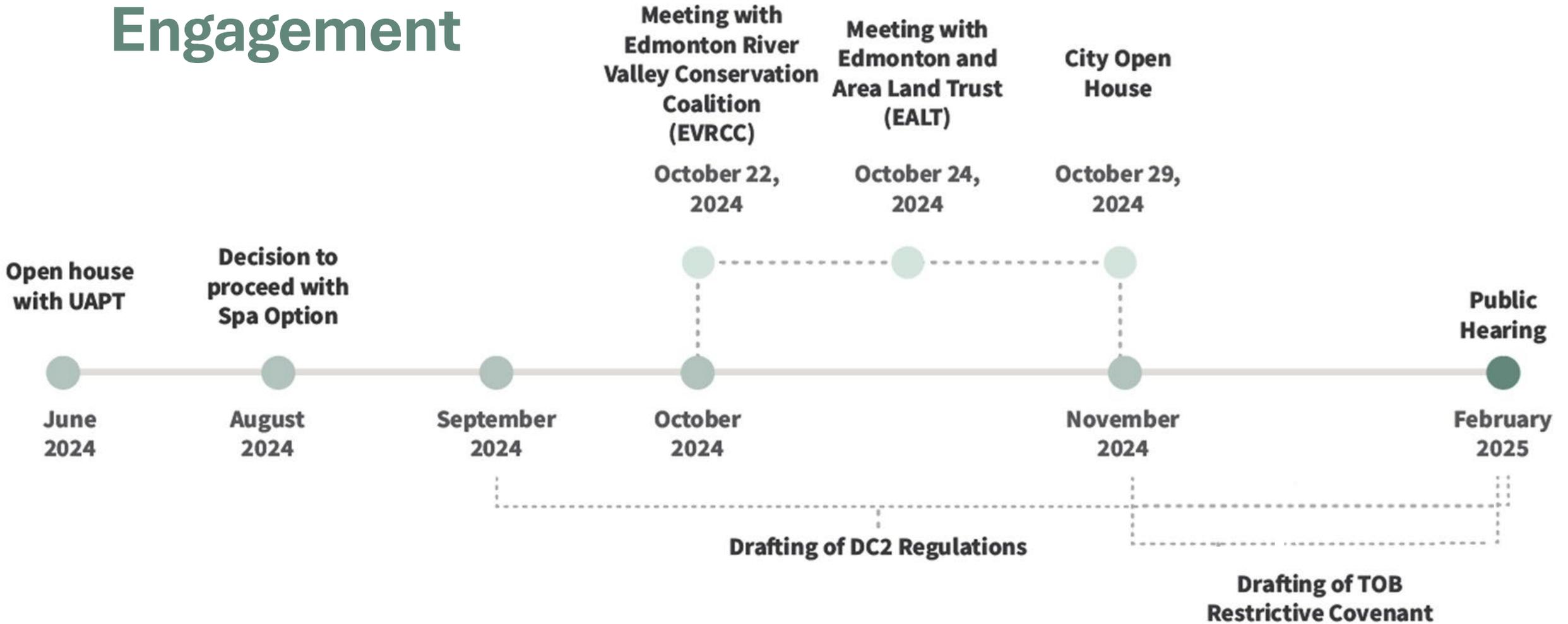
53 AV NW

WHITEMUD RD NW

Public Access to River Valley



Engagement



askatchewan River

