

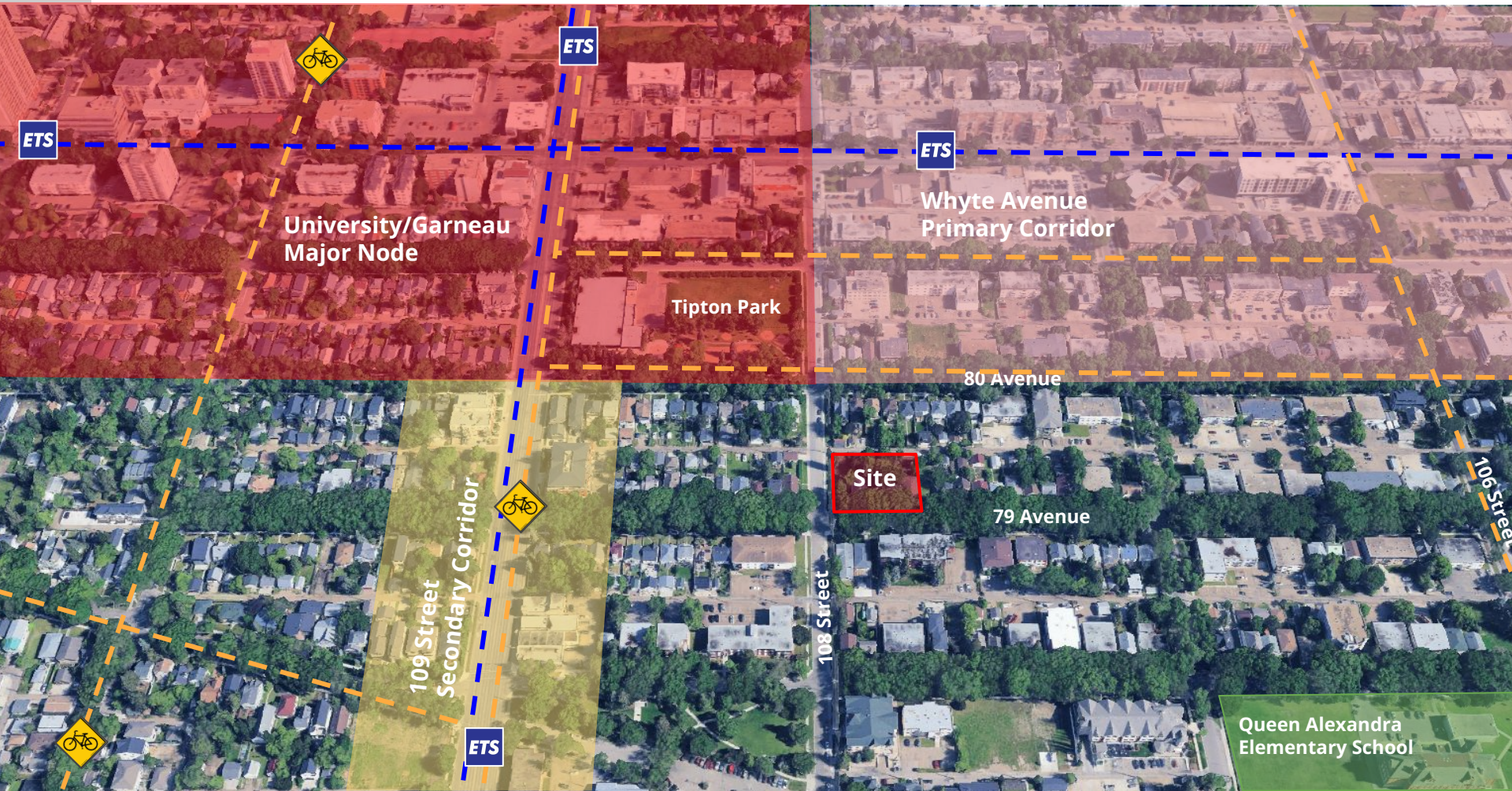


ITEM 3.17  
BYLAW 21207  
QUEEN ALEXANDRA

DEVELOPMENT  
SERVICES  
June 30, 2025

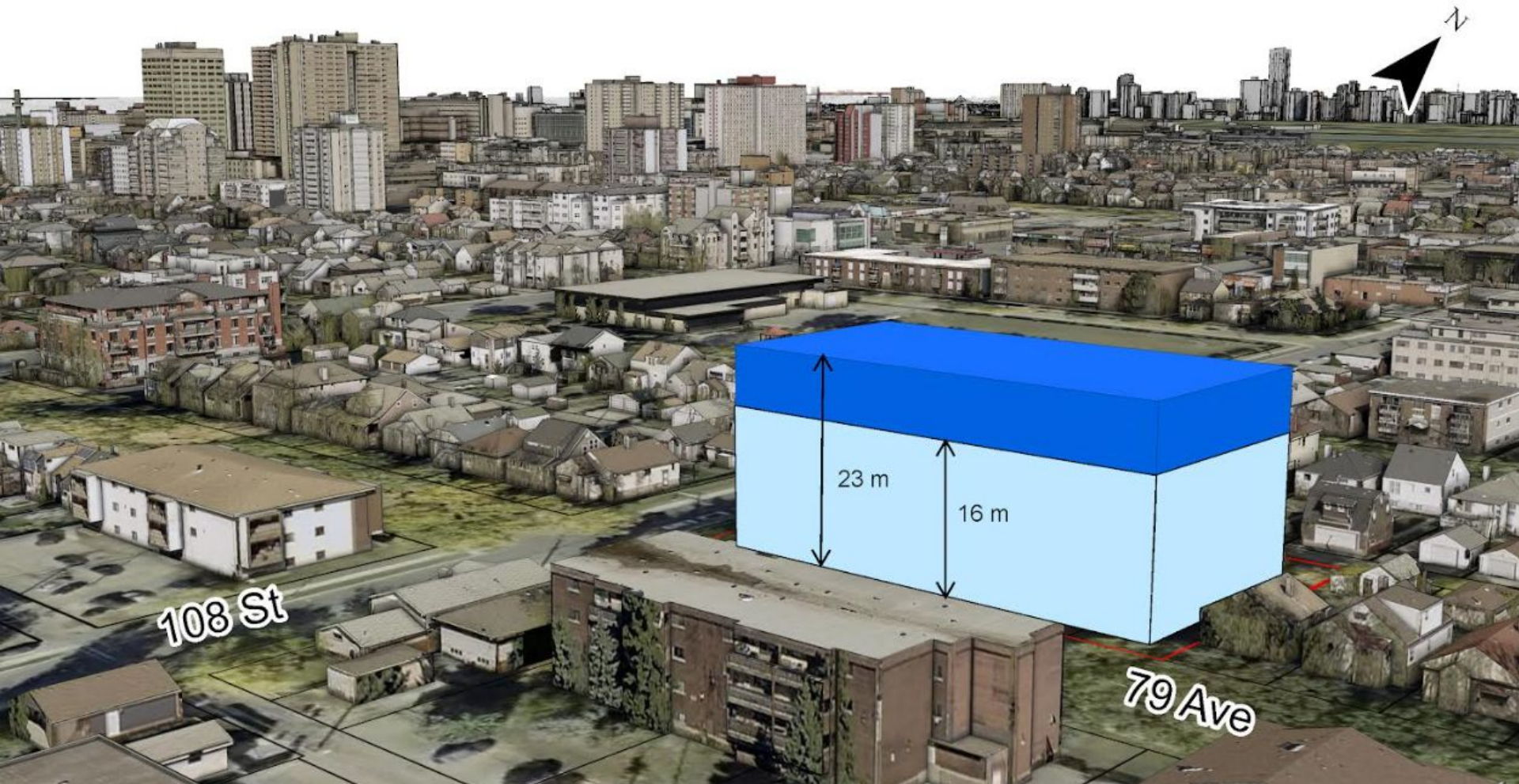
Edmonton







# 3 PROPOSED ZONING



## Respondents (8)

## Opposition (8)

- Increased traffic/congestion (4x)
- 6-storeys is too tall and out of character with the neighbourhood (3x)
- Loss of sunlight and privacy (3x)



CITY WEBPAGE  
Mar 1, 2025



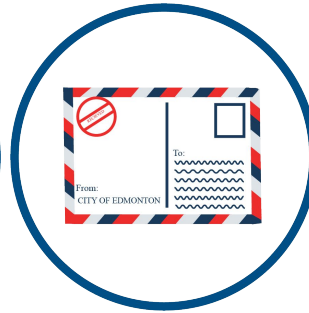
MAILED NOTICE  
Mar 4, 2025



1:1 COMMUNICATION  
Ongoing



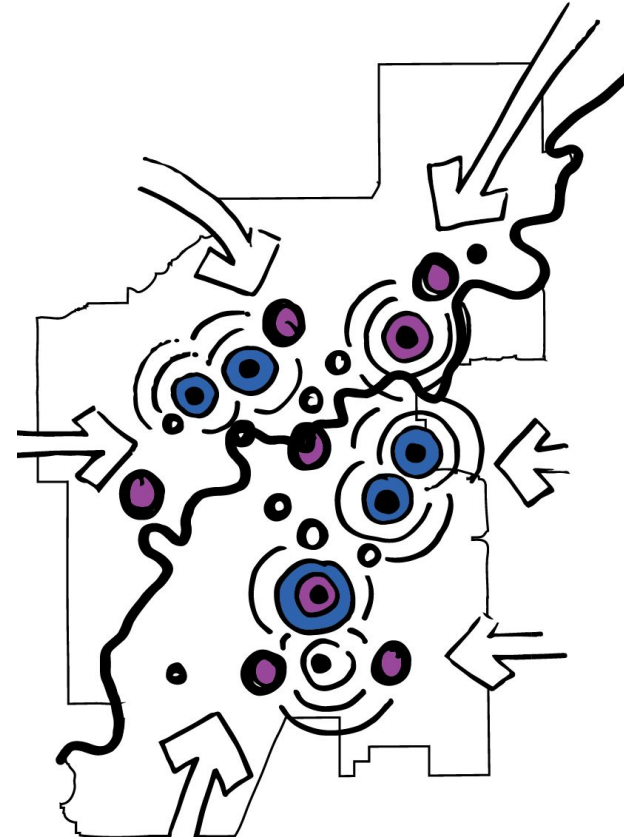
SITE SIGNAGE  
Apr 1, 2025



PUBLIC HEARING  
NOTICE  
Jun 5, 2025



JOURNAL AD  
June 13 & 21,  
2025



The City Plan:  
A Rebuildable City



Scona District Plan:  
Land Use Concept

Consider additional scale in locations that meet at least two of the following criteria:

- ✓ In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
  - a. Within 400 metres of a Mass Transit Station,
  - b. Along an Arterial Roadway or a Collector Roadway,
- ✓ At a corner site or adjacent to a park or open space,
- ✓ Adjacent to a site zoned for greater than Small Scale development.





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**