



ITEM 3.4
BYLAW 21435
SCHONSEE

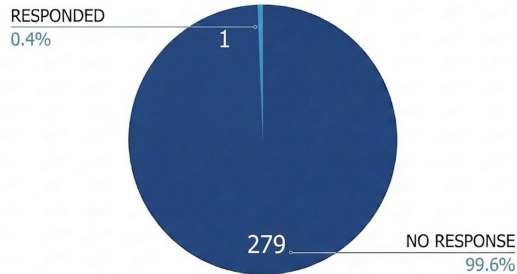
DEVELOPMENT
SERVICES
MARCH 10, 2026



SITE CONTEXT



3 COMMUNITY INSIGHTS



Opposition (1)

- Increased traffic congestion
- Loss of property value



CITY WEBPAGE
Nov 7, 2025



MAILED NOTICE
Nov 20, 2025



1:1 COMMUNICATION
Ongoing



PUBLIC HEARING
NOTICE
Feb 17, 2026

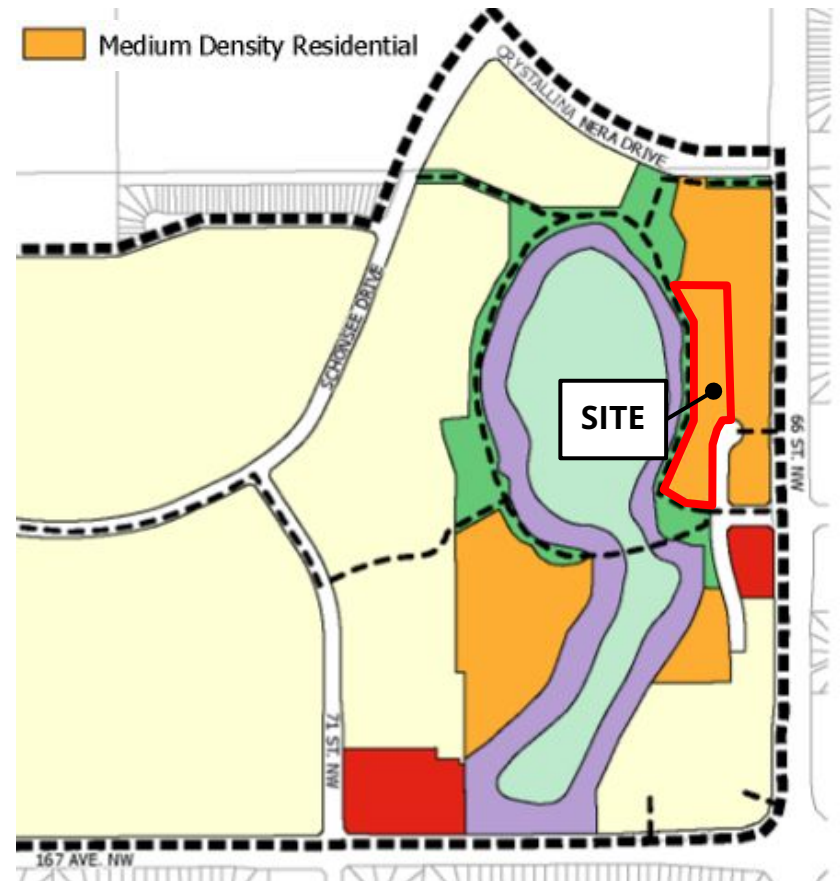


JOURNAL AD
Feb 20 & 28,
2026

4 POLICY REVIEW

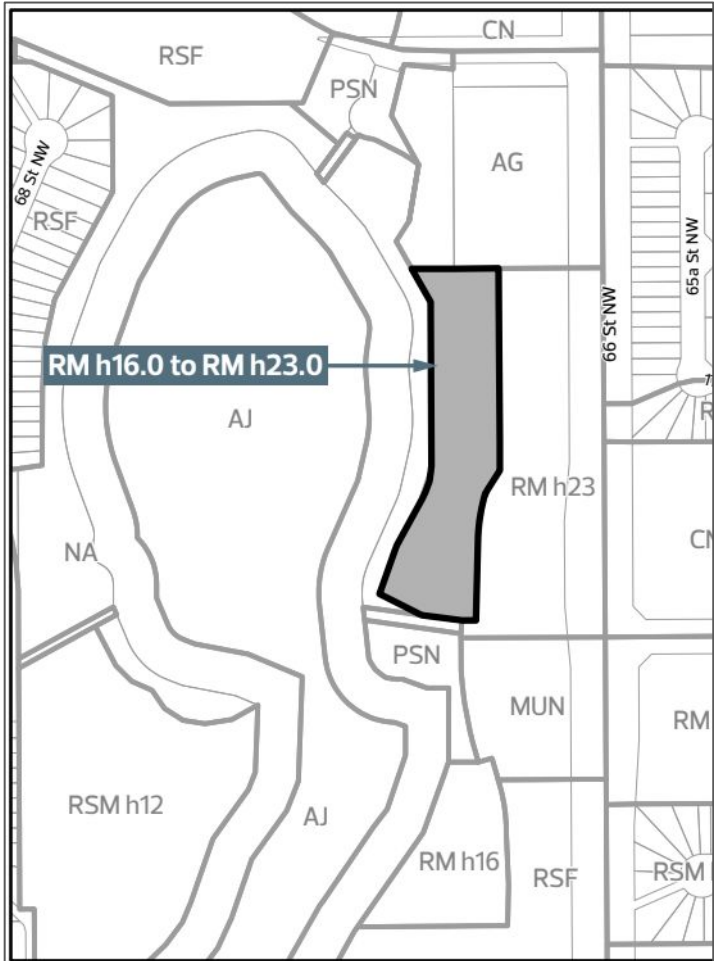


Edmonton North Area Structure Plan: Land Use Concept



Schonsee Neighbourhood Structure Plan: Concept Map

5 PROPOSED ZONING

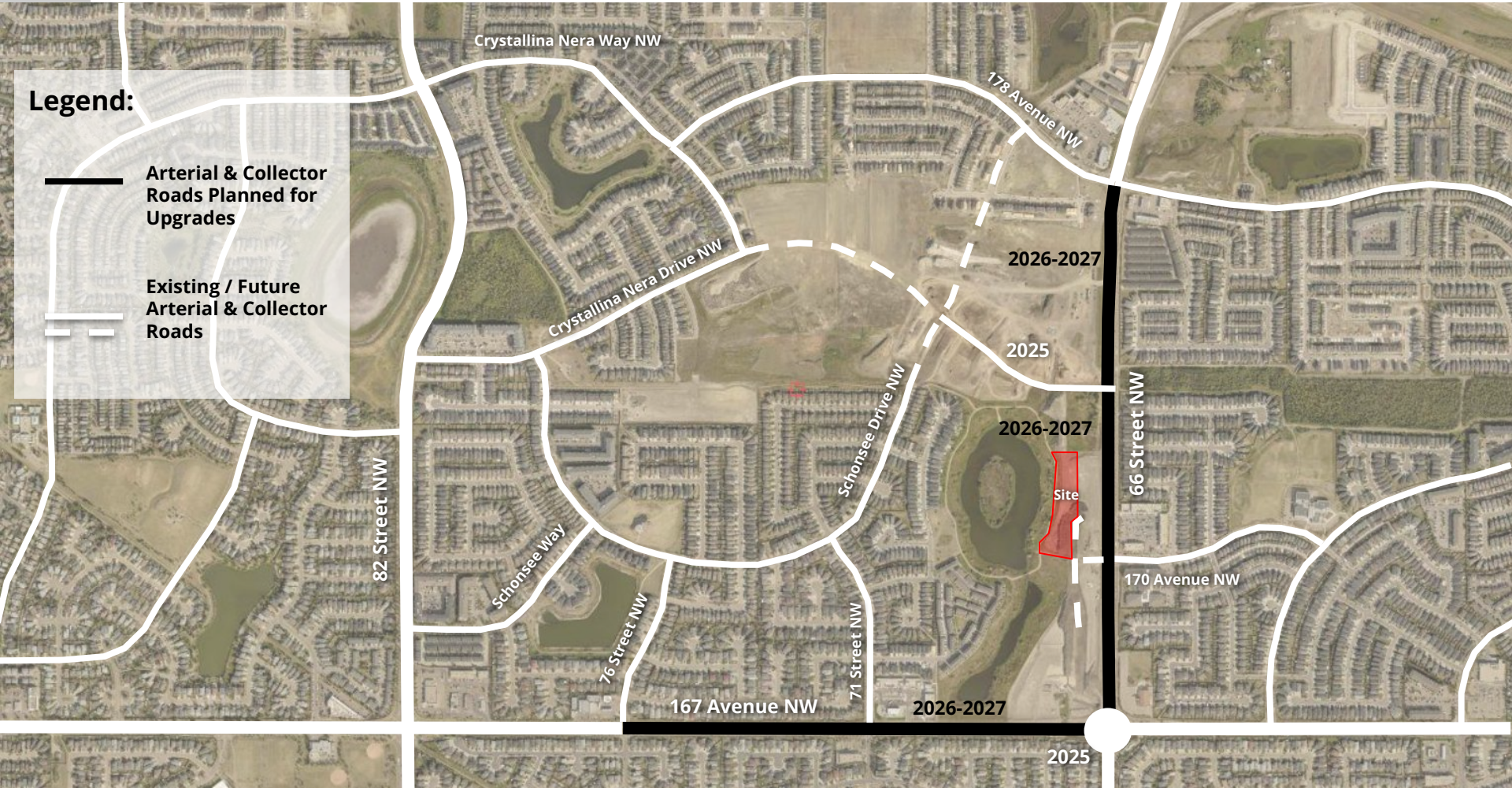


REGULATION	RA7 Current Zoning	RA8 Proposed Zoning
Height	16.0 m (4 storeys)	23.0 m (6 storeys)
Floor Area Ratio (FAR)	2.3	3.0
Minimum Density	45 dwellings/ha (1.22 ha) 54 units	75 dwellings/ha (1.22 ha) 91 units
Minimum Setback Abutting Sites	3.0 m	3.0 m 6.0 m (above 16 m in height) 9.0 m (above 16 m in height & > 40.0 m building wall)
Commercial Uses	Limited opportunities on the ground level.	Limited opportunities on the ground level.

Legend:

Arterial & Collector
Roads Planned for
Upgrades

Existing / Future
Arterial & Collector
Roads



2026-2027

2025

2026-2027

Site

2026-2027

2025



RM h16.0 to RM h23.0

RM h16

RM h23

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

