



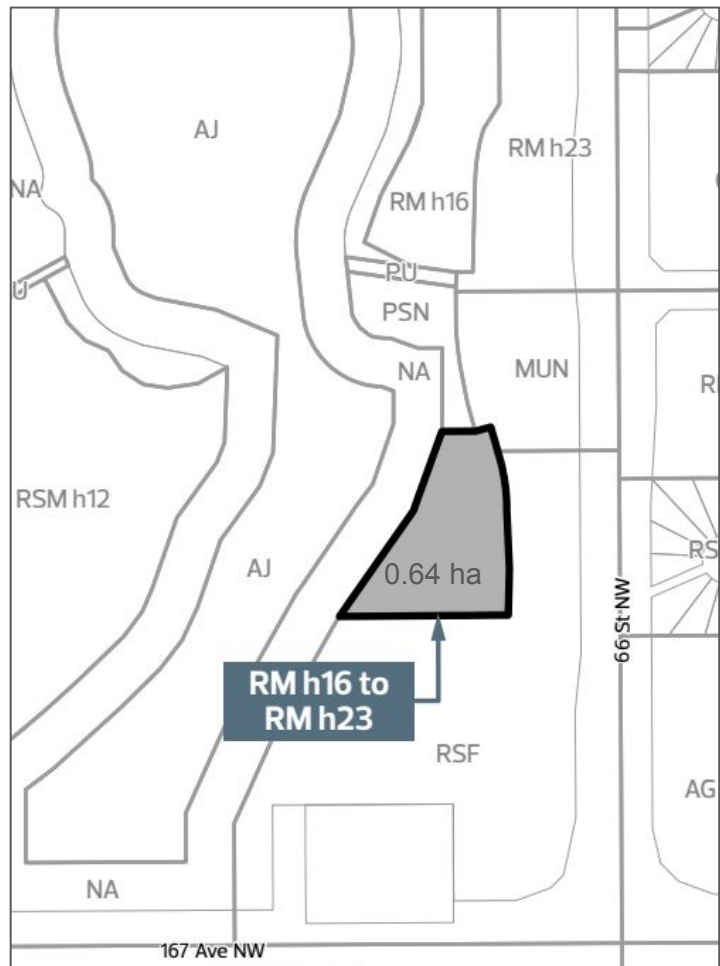
ITEMS 3.18
BYLAW 21416
SCHONSEE

DEVELOPMENT
SERVICES
FEBRUARY 24, 2026

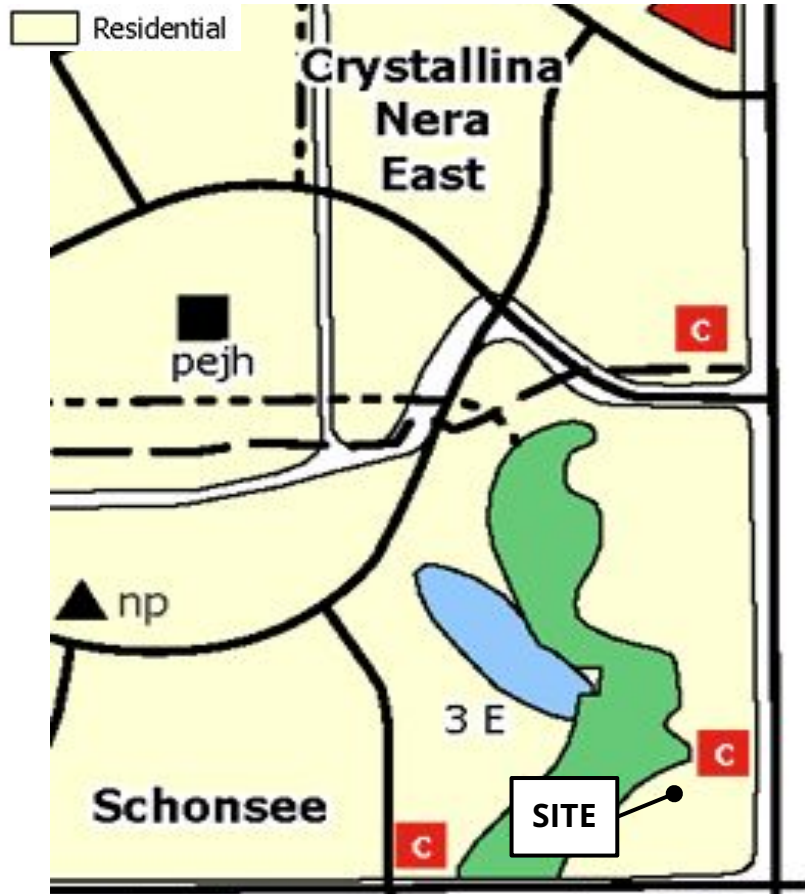




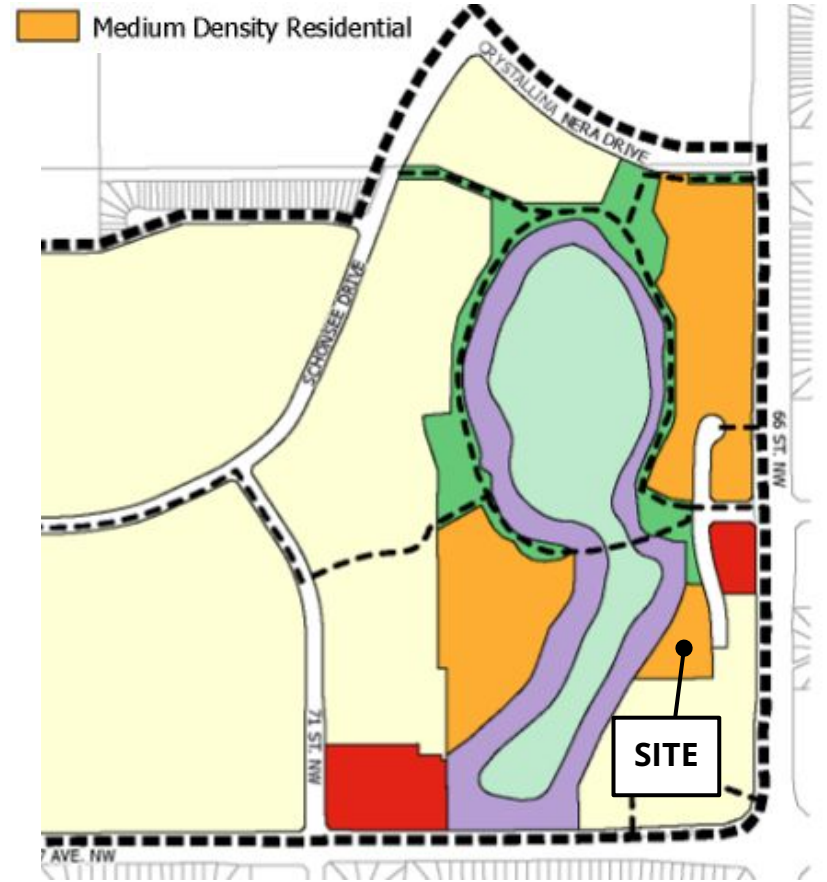
REZONING



REGULATION	RM h16 Current Zoning	RM h23 Proposed Zone
Height	16 m (4 Storeys)	23.0 m (6 Storeys)
Floor Area Ratio (FAR)	2.3	3.0
Density (Dwellings)	Min: 45 Dwellings/ha 0.64 ha = 28 units (min)	Min: 75 Dwellings/ha 0.64 ha = 48 units (min)
Setbacks		
Front	3.0m - 4.0 m	3.0 m - 4.0 m
Side	3.0 m	3.0 m to 6.0 m < 16 m
Rear	3.0 m	3.0 m



Edmonton North Area Structure Plan: Land Use Concept



Schonsee Neighbourhood Structure Plan: Concept Map

5 MOBILITY

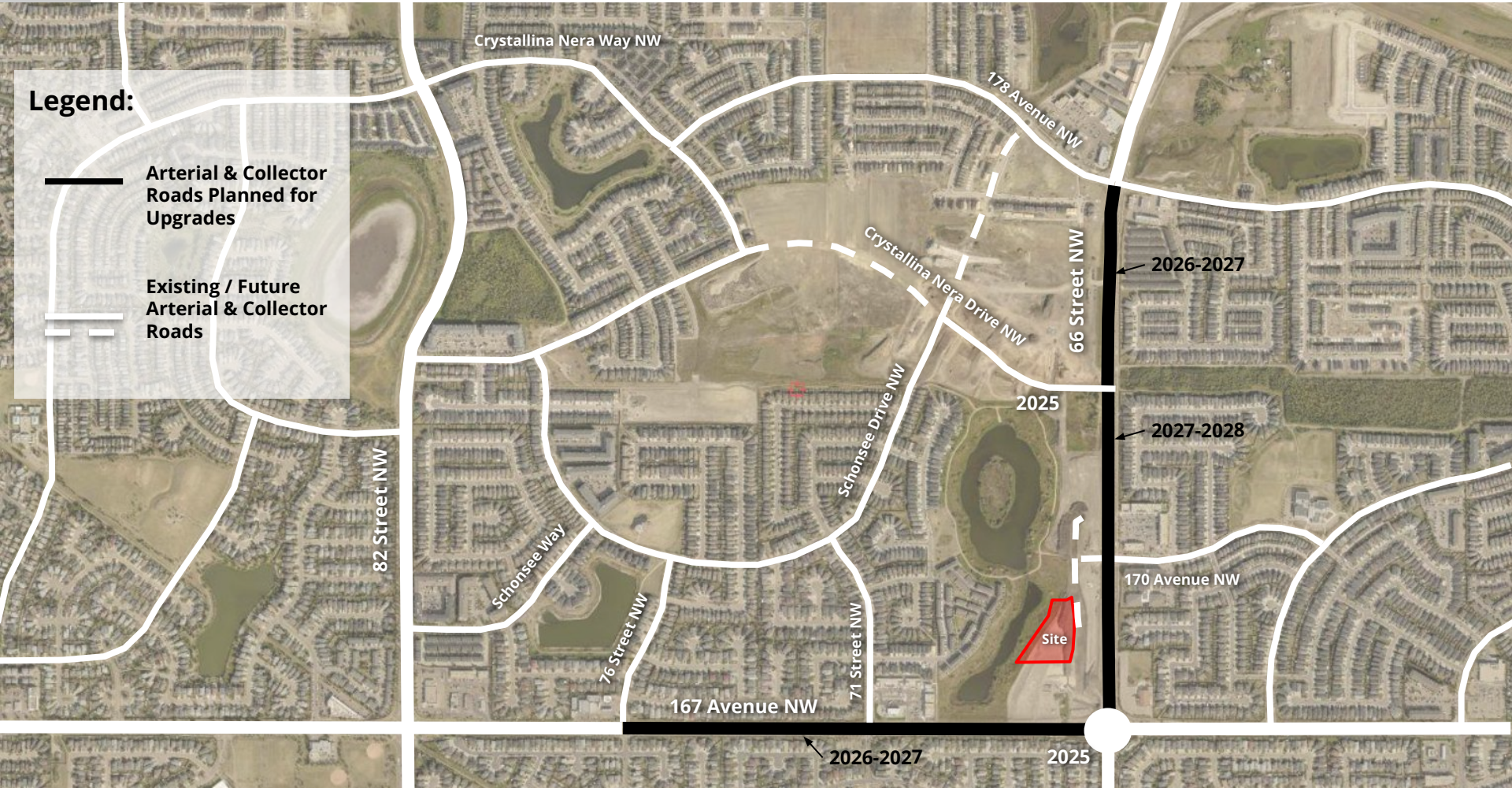
Legend:



Arterial & Collector Roads Planned for Upgrades



Existing / Future Arterial & Collector Roads





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**