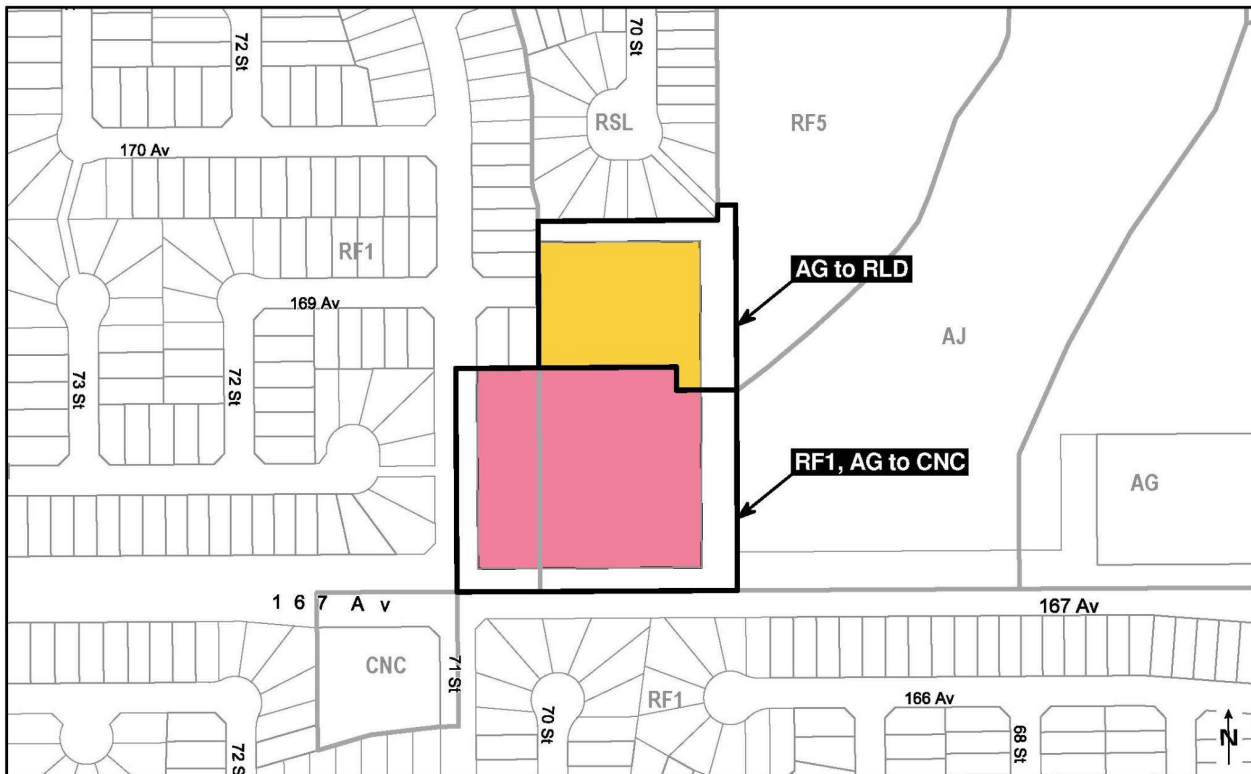


## 7004 - 167 Avenue NW & 16703 - 71 Street NW NW

To allow for single detached housing and convenience commercial uses.



**Recommendation:** That **Bylaw 20155** to amend the North Edmonton Area Structure Plan, **Bylaw 20156** to amend the Schonsee Neighbourhood Structure Plan and **Charter Bylaw 20157** to amend the Zoning Bylaw from (AG) Agricultural Zone and (RF1) Single Detached Residential Zone to (RLD) Residential Low Density Zone and (CNC) Neighbourhood Convenience Commercial Zone, be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- It is suitably located for commercial use with good visibility and access;
- It will provide opportunities for neighbourhood scale Commercial uses which will serve the neighbourhood and surrounding area; and
- it is compatible with existing surrounding land uses.

## Application Summary

**BYLAW 20155** proposes to amend the Edmonton North Area Structure Plan (ASP) to allow for commercial uses.

**BYLAW 20156** proposes to amend the Schonsee Neighbourhood Structure Plan (NSP) to allow for commercial uses.

**CHARTER BYLAW 20157** proposes to amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone and (RF1) Single Detached Residential Zone to (RLD) Residential Low Density Zone to allow for single detached housing; and (CNC) Neighbourhood Convenience Commercial Zone to allow for a variety of convenience commercial uses and personal service uses.

This application was submitted by Scheffer Andrew Ltd. on December 9, 2021 on behalf of the landowner/developer. The application proposes to rezone the northern portion of the site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone to allow for single detached housing with flexibility in lots sizes and widths and the opportunity for zero lot line development. A commercial site is also proposed under the (CNC) Neighbourhood Convenience Commercial Zone and would allow for a variety of convenience commercial uses and personal service uses.

Amendments to the Edmonton North Area Structure Plan (ASP) under Bylaw 20155 and Schonsee Neighbourhood Structure Plan (NSP) under Bylaw 20156 are proposed to align the plans with the proposed rezoning to CNC.

The application supports The City Plan by aligning with the goals and policies to provide residential lots and support neighbourhood-level commercial needs for a population of 1 million within Edmonton's existing boundaries. It will encourage the development of a "complete" community with commercial and personal service uses located within walking distance to residential uses, located along major roadways, and existing transit routes.

A subdivision application under LDA21-0603 is currently under review.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the application did not generate responses to the advance notice.

**Advance Notice**, September 1, 2021

- Number of recipients: 279

- Number of responses: 0

**Webpage**

- edmonton.ca/schonseeplanningapplications

No formal feedback or position was received from the Kilkenny or Lago Lindo Community Leagues at the time this report was written.

**Site and Surrounding Area**

The site is approximately 11.5 ha and is located in the southeastern portion of the Schonsee neighbourhood, north of 167 Avenue NW and east of 71 Street NW.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone (RF1) Single Detached Residential Zone	Vacant
<b>CONTEXT</b>		
North	(RSL) Residential Small Lot Zone (RF1) Single Detached Residential Zone (RF5) Row Housing Zone	Developed single detached housing and row housing

East	(RF5) Row Housing Zone (AJ) Alternative Jurisdiction Zone	Developed row housing Schonsee stormwater management facility/natural wetland with buffer
South	(RF1) Single Detached Residential Zone (CNC) Neighbourhood Convenience Commercial Zone	Developed single detached housing and a convenience commercial site
West	(RF1) Single Detached Residential Zone	Developed single detached housing

## Planning Analysis

### Land Use Compatibility

The proposed CNC site is located along an arterial roadway (167 avenue NW) and a collector roadway (71 Street NW) which provides suitable access for a commercial site intended to meet the daily needs of surrounding residents. The RLD Zone is proposed adjacent to developed RF1, RSL and RF5 areas and is compatible in terms of allowable uses and development regulations.

Existing and proposed residential uses provide a critical mass to support the continued viability of the proposed CNC site.

### RF1 & RPL & CNC Comparison Summary

	<b>RF1 Current</b>	<b>RPL Proposed</b>	<b>CNC Proposed</b>
<b>Principal Building</b>	Single detached housing	Single detached housing	Convenience commercial and personal service uses
<b>Minimum Site Area</b>	250.8 m <sup>2</sup>	247 m <sup>2</sup>	275 m <sup>2</sup> (for Permitted Uses)
<b>Maximum Site Area</b>	n/a	n/a	2.0 ha
<b>Maximum Height</b>	10.0 m	10.0 m	10.0 m
<b>Floor Area Ratio (FAR)</b>	n/a	n/a	1.0
<b>Minimum Site Width</b>	7.5 m	7.6 m	n/a
<b>Minimum Site Depth</b>	30.0 m	30.0 m	n/a
<b>Minimum Setback</b>	3.0 - 4.5 m	3.0 - 4.5 m	4.5 m
<b>Minimum Side Setback</b>	4.5 m	1.2 m	3.0 m
<b>Minimum Rear Setback</b>	4.5 - 7.5 m	4.0 m	3.0 m

## **Plans in Effect**

The approved Edmonton North ASP designates the rezoning areas for Residential uses, and the approved Schonsee NSP for Low Density Residential uses.

Amendments to the Edmonton North ASP under Bylaw 20155 and the Schonsee NSP under Bylaw 20156 are proposed to update relevant figures, text (of the NSP) and neighbourhood statistics to align the plans with the proposed rezoning to CNC.

The redesignation to Commercial uses does not affect the overall NSP residential density, which remains unchanged at 39 units per net developable hectare with this application.

The application supports The City Plan (MDP) by aligning with the goals and policies to support residential and neighbourhood-level convenience commercial needs for a population of 1 million within Edmonton's existing boundaries. It will encourage the development of a "complete" community with commercial uses located within walking distance to residential uses, and along major roadways and existing and planned transit routes.

## **Technical Review**

### **Transportation**

Traffic volumes along 167 Avenue NW and 66 Street NW arterials within the Lake District and Pilot Sound ARA catchment areas are approaching thresholds for improvements. The widening of 167 Avenue NW and 66 Street NW, including the construction of a roundabout at this intersection, will be staged and conditioned with future subdivisions in the area.

### **Transit**

The site is serviced by existing bus routes along 71 Street NW between 167 Avenue NW and Schonsee Drive with bus stops located at the four corners of this intersection.

### **Parks**

As the application area is located adjacent to the Schonsee Wetland, mitigation measures, as outlined in the *Schonsee Wetland Ecological Restoration and Management Plan* (2007), will be required. Development of the site must maintain a minimum setback of 10 metres from vegetation and habitats to ensure they are undisturbed. The developer is required to delineate the zone boundary to mitigate trespass to the AJ zone. At the post-development stage, appropriate drainage must be maintained in order to ensure the sustained health of the wetland, related vegetation and natural habitat.

All other comments from affected City Departments and utility agencies have been addressed.

## **Appendices**

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19260
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 20155
- 3 Approved NSP Land Use and Population Statistics – Bylaw 15551
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 20156
- 5 Approved ASP – Bylaw 19260
- 6 Proposed ASP – Bylaw 20155
- 7 Approved NSP – Bylaw 15551
- 8 Proposed NSP – Bylaw 20156
- 9 Application Summary

**Chart 1**  
**Edmonton North Area Structure Plan**  
**Approved Land Use and Population Statistics**  
**Bylaw 19260**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>988</b>	
Utilities	24.3	
<b>GROSS DEVELOPABLE AREA</b>		
<i>Residential</i>	779.2	80.9
Municipal Reserve	96.4	10.0
<i>Commercial</i>	31.2	3.2
Natural Area Management Plan (NE 8094)	48.7	5.1
Natural Area (NE 8088)	4.9	0.5
Transit Centre and Park and Ride	3.3	0.3
<b>Subtotal</b>	<b>Total Area</b>	<b>963.7</b>

RESIDENTIAL LAND USE UNIT & POPULATION COUNT

	Units/ ha	% of Units	Population
Low Density Residential	9,277 - 9,932	50%-80%	
Medium Density Residential	2,427 - 5,228	20%-50%	
<b>Total Residential</b>	<b>12,360 - 14,504</b>		<b>40,522 - 45,258</b>

Density: 40-50 persons per gross developable hectare

Note: Due to the land use and population statistics methods changing over time, the Edmonton North Area Structure Plan provides a statistical approximation of this area. Refer to the respective Neighbourhood Structure Plan for a more accurate representation of the neighbourhood land use and population statistics.



**Chart 1**  
**Edmonton North Area Structure Plan**  
**Proposed Land Use and Population Statistics**  
**Bylaw 20155**

	Area (ha)	% of GDA
Gross Area	988	
Utilities	24.3	
<b>Gross Developable Area</b>		
Residential	777.8	80.7%
Municipal Reserve	96.4	10.0%
Commercial	32.6	3.4%
Natural Area Management Plan	48.7	5.1%
Natural Area (NE 8088)	4.9	0.5%
Transit Centre and Park and Ride	3.3	0.3%
<b>Total</b>	<b>963.7</b>	

Residential Land Use Unit & Population Count

	<u>Units/ha</u>	<u>% of Units</u>	<u>Population</u>
Low Density Residential	9,249 - 9,904	50%-80%	
Medium Density Residential	2,427 - 5,228	20%-50%	
	<b>12,332-</b>		
<b>Total Residential</b>	<b>14,476</b>		<b>40,445-45,181</b>



**Table 1-3  
 Schonsee Neighbourhood Structure Plan  
 Approved Land Use and Population Statistics  
 Bylaw 15551**

	Area (ha)	% of GDA
<b>Gross Area</b>	118.3	
Natural Wetland (Provincial ownership)	12.35	
<b>Gross Developable Area</b>	<b>105.95</b>	<b>173.06%</b>
Circulation (21.7% GDA)	22.9	21.7%
Park site	5.6	5.3%
Stormwater Lake	4.3	4.1%
Medium Density Residential (Existing)	14.1	13.3%
Medium Density Residential (Assisted Living Facility)	1.2	1.1%
Low Density Residential	54.70	51.6%
District Commercial	2.3	2.2%
Convenience Commercial	0.8	0.8%
<b>Total</b>	<b>105.95</b>	<b>100.00%</b>

<b>Population</b>						
Land Use	Area (ha)	DU/ha	Units	% of Total Units	Persons Per Unit	Population
Low Density Residential (Single/Semi-Detached)	54.70	25	1368	50%	2.8	3830
Low-rise/Multi-/Medium Units	14.10	90	1269	46%	1.8	2284
Medium Density Residential (Assisted Living Facility)	1.20	90	108	4.0%	1.8	194
<b>Total Residential</b>	<b>70.0</b>		<b>2745</b>	<b>100.0%</b>		<b>6308</b>

<b>GDA</b>	<b>105.95</b>
<b>Density</b>	<b>53/ppgdha</b>
<b>Net Residential Density (ha)</b>	<b>39 du/ha</b>

<b>Student Generation</b>						
	PE	PJH	PSH	SE	SJH	SSH
Students	212	106	106	300	116	106

**Table 1-3  
Schonsee Neighbourhood Structure Plan  
Proposed Land Use and Population Statistics  
Bylaw 20156**

	Area (ha)	% of GDA
<b>Gross Area</b>	118.3	
Natural Wetland (Provincial Ownership)	12.35	
<b>Gross Developable Area</b>	<b>105.95</b>	
Circulation	22.6	21.3%
Park Site	5.6	5.3%
Stormwater Lake	4.3	4.1%
Medium Density Residential (Existing)	14.1	13.3%
Medium Density Residential (Assisted Living Facility)	1.2	1.1%
Low Density Residential	53.6	50.6%
District Commercial	2.3	2.2%
Convenience Commercial	2.2	2.1%
<b>Total</b>	<b>105.9</b>	<b>100.0%</b>

Population Land Use	Area (ha)	DU/ha	Units	% of Total Units	Persons Per Unit	Population
Low Density Residential (Single/Semi-Detached)	53.60	25	1340	49%	2.8	3752
Low Rise/Multi/Medium Units	14.10	90	1269	47%	1.8	2284
Medium Density Residential (Assisted Living Facility)	1.20	90	108	3.97%	1.8	194.4
<b>Total Residential</b>	<b>68.9</b>		<b>2717</b>	<b>100%</b>		<b>6231</b>

<b>GDA</b>	<b>105.95</b>
<b>Density</b>	<b>59</b> ppgdha
<b>Net Residential Density</b>	<b>39</b> du/ha

Student Generation	PE	PJH	PSH	SE	SJH	SSH
Students	212	106	106	300	116	106



**BYLAW 19260  
APPROVED  
EDMONTON NORTH  
Area Structure Plan  
(as amended)**



- |                                 |  |  |
|---------------------------------|--|--|
| Residential                     | Commercial   | Neighbourhood Commercial   |
| Highway Commercial              | Transit Centre / Park & Ride   | Power Sub-Station  |
| District Park                   | Collector Roadway Concept  | Fire Station   |
| RDA Release Lands               | Greenway   | Housing Opportunity for First Time Homebuyers on Surplus School Site |
| Restricted Development Area     | School/Park<br>pe/se public/separate elementary school<br>pjh / shj public / separate junior high school | Natural Area   |
| Stormwater Facility             | np Neighbourhood Park  |  |
| Environmentally-Sensitive Areas |  |  |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

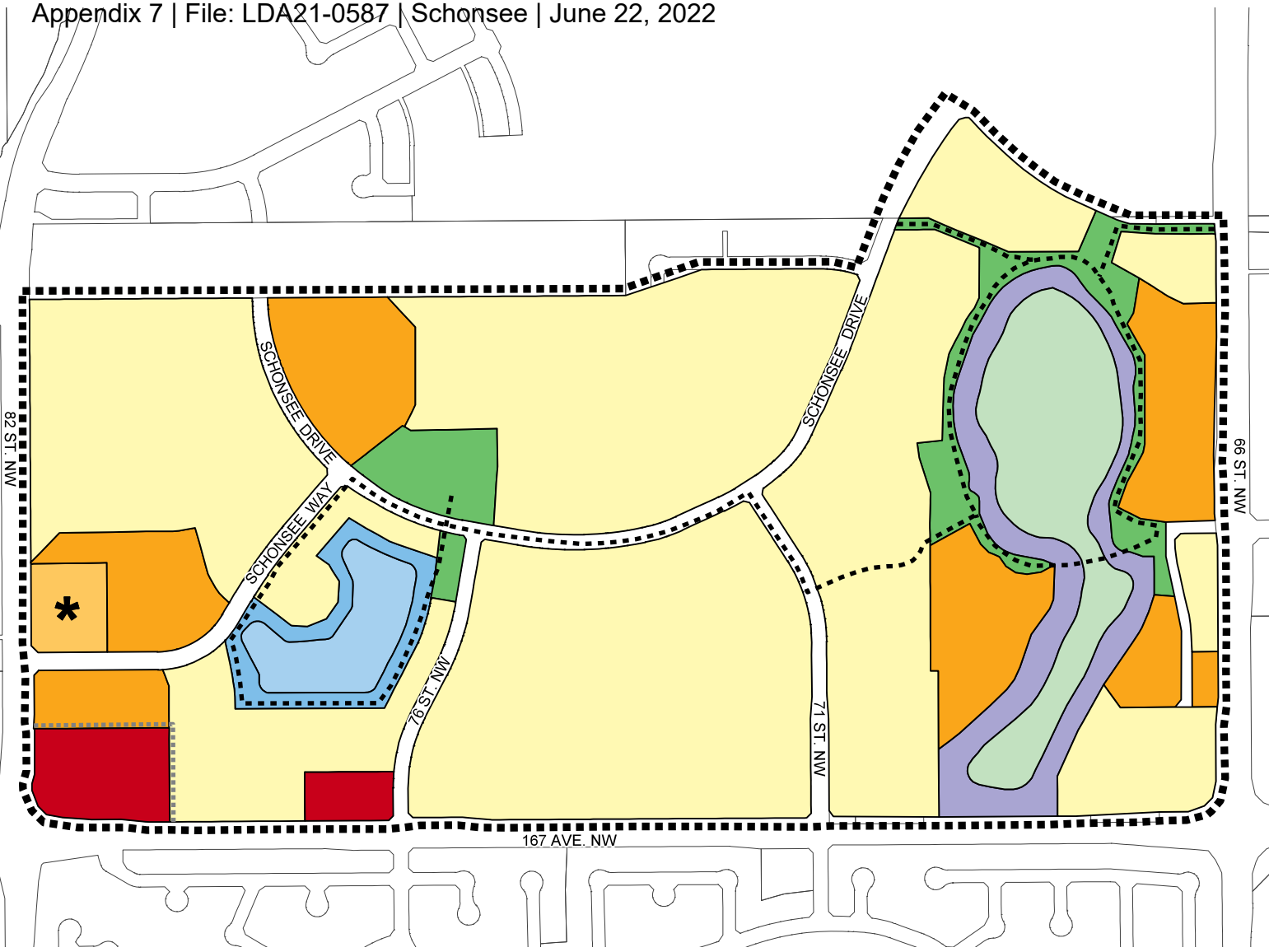


**BYLAW 20155  
AMENDMENT TO  
EDMONTON NORTH  
Area Structure Plan  
(as amended)**



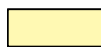










- |                                 |  |  |
|---------------------------------|--|--|
| Residential                     | Commercial   | Neighbourhood Commercial   |
| Highway Commercial              | Transit Centre / Park & Ride   | Power Sub-Station  |
| District Park                   | Collector Roadway Concept  | Fire Station   |
| RDA Release Lands               | Greenway   | Housing Opportunity for First Time Homebuyers on Surplus School Site |
| Restricted Development Area     | School/Park<br>pe/se public/separate elementary school<br>pjh / shj public / separate junior high school | Natural Area   |
| Stormwater Facility             | np Neighbourhood Park  | Amendment Area   |
| Environmentally-Sensitive Areas |  |  |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

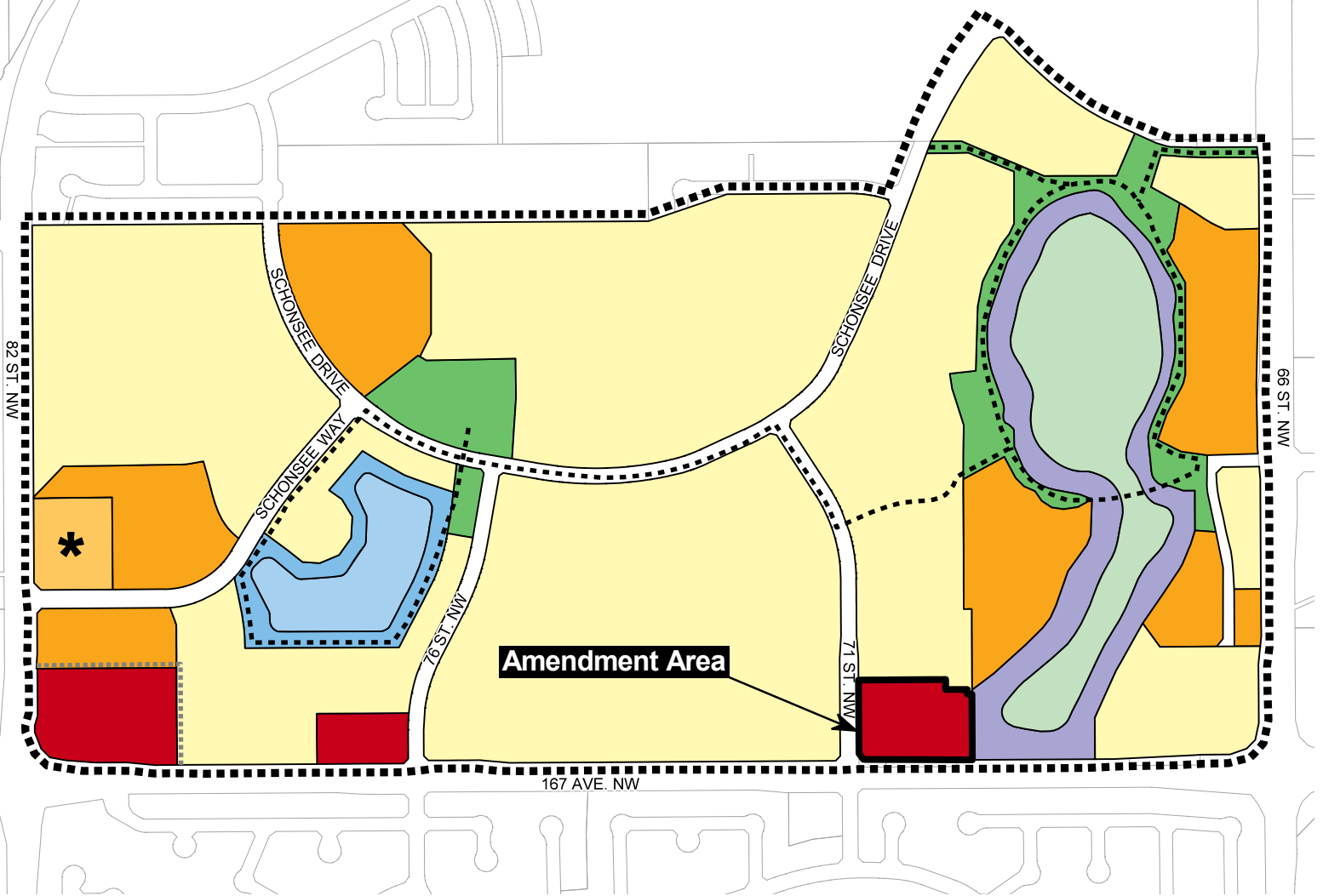


**BYLAW 15551**  
**APPROVED SCHONSEE**  
 Neighbourhood Structure Plan  
 (as amended)















- |   |  |   |   |
|---|--|---|---|
|  | Low Density Residential                      |  | Commercial                                  |
|  | Medium Density Residential                   |  | Buffer                                      |
|  | Medium Density Residential (Assisted Living) |  | Stormwater Management Pond/ Natural Wetland |
|  | Park Site                                    |  | Wetland Setback Area                        |
|  | Stormwater Management Pond                   |  | N.S.P. Boundary                             |
|  | Pedestrian Links                             |   |   |

**Note:**  
 Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**BYLAW 20156  
AMENDMENT TO  
SCHONSEE**  
Neighbourhood Structure Plan  
(as amended)



- |   |  |   |  |
|---|--|---|--|
|  | Low Density Residential                      |  | Commercial                                     |
|  | Medium Density Residential                   |  | Buffer   |
|  | Medium Density Residential (Assisted Living) |  | Stormwater Management Pond/<br>Natural Wetland |
|  | Park Site                                    |  | Wetland Setback Area                           |
|  | Stormwater Management Pond                   |  | N.S.P. Boundary                                |
|  | Pedestrian Links                             |  | Amendment Area                                 |

**Note:**  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendments & Rezoning
<b>Bylaw</b>	20155
<b>Bylaw</b>	20156
<b>Charter Bylaw:</b>	20157
<b>Location:</b>	North of 167 Avenue NW and east of 71 Street NW
<b>Addresses:</b>	7004 - 167 Avenue NW & 16703 - 71 Street NW NW
<b>Legal Descriptions:</b>	Lots 1-5, Block 3, Plan 2887AQ Lot 1, Block A, Plan 1421144
<b>Site Area:</b>	11.5 ha
<b>Neighbourhood:</b>	Schonsee
<b>Ward:</b>	tastawiyiniwak
<b>Notified Community Organizations):</b>	Kilkenny and Lago Lindo Community Leagues, and Area Council Number 17 Area Council
<b>Applicant:</b>	Aime Stewart, Scheffer Andrew Ltd.

### Planning Framework

<b>Current Zones:</b>	(AG) Agricultural Zone (RF1) Single Detached Residential Zone
<b>Proposed Zones:</b>	(CNC) Neighbourhood Convenience Commercial Zone (RLD) Residential Low Density Zone
<b>Plans in Effect:</b>	Edmonton North Area Structure Plan Schonsee Neighbourhood Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination