

CHARTER BYLAW 20157

To allow for single detached housing and convenience commercial uses, Schonsee

Purpose

Rezoning from AG and RF1 to RLD and CNC; located at 7004 - 167 Avenue NW & 16703 - 71 Street NW.

Readings

Charter Bylaw 20157 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 20157 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 3, 2022 and June 11, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20157 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, including the opportunity for zero lot line development. To the south, a commercial site is 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 site is within the boundaries of the Edmonton North Area Structure Plan. The application supports The City Plan (MDP) 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.

CHARTER BYLAW 20157

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Kilkenny and Lago Lindo Community Leagues, and Area Council Number 17 Area Council on April 26, 2022. No responses were received.

Attachments

1. Charter Bylaw 20157
2. Administration Report (Attached to Bylaw 20155 - Item 3.9)