

## **BYLAW 20156**

### **To amend the Schonsee Neighbourhood Structure Plan**

#### **Purpose**

To redesignate a site from Low Density Residential uses to Commercial uses.

#### **Readings**

Bylaw 20156 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 Bylaw 20156 be considered for third reading.”

#### **Advertising and Signing**

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

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

Bylaw 20156 proposes to amend the Schonsee Neighbourhood Structure Plan from Low Density Residential uses to Commercial uses to align the plan with the associated proposed rezoning under Charter Bylaw 20157.

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 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 areas, located along major roadways and existing transit routes.

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

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### **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. Bylaw 20156
2. Administration Report (Attached to Bylaw 20155 - Item 3.9)