

Bylaw 20156

A Bylaw to amend Bylaw 5739, as amended,
being the Edmonton North Area Structure Plan,
through an amendment to the Schonsee Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on August 15, 1979, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, the Edmonton North Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on March 15, 2002 Council adopted, as part of Appendix "B" to Bylaw 5739, as amended, the Schonsee Neighbourhood Structure Plan by passage of Bylaw 12951; and

WHEREAS Council has amended the Schonsee Neighbourhood Structure Plan through the passage of Bylaws 13059, 13888, 14625, 14683, 15521, and 15551; and

WHEREAS an application was received by Administration to amend the Schonsee Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend the Schonsee Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Schonsee Neighbourhood Structure Plan, as amended, is hereby further amended by:
 - a. Adding the following sentence after the first paragraph in Section 5.1.4 Convenience Commercial:
“A 1.38 ha convenience commercial site is located east of 71 Street at 167 Avenue.”

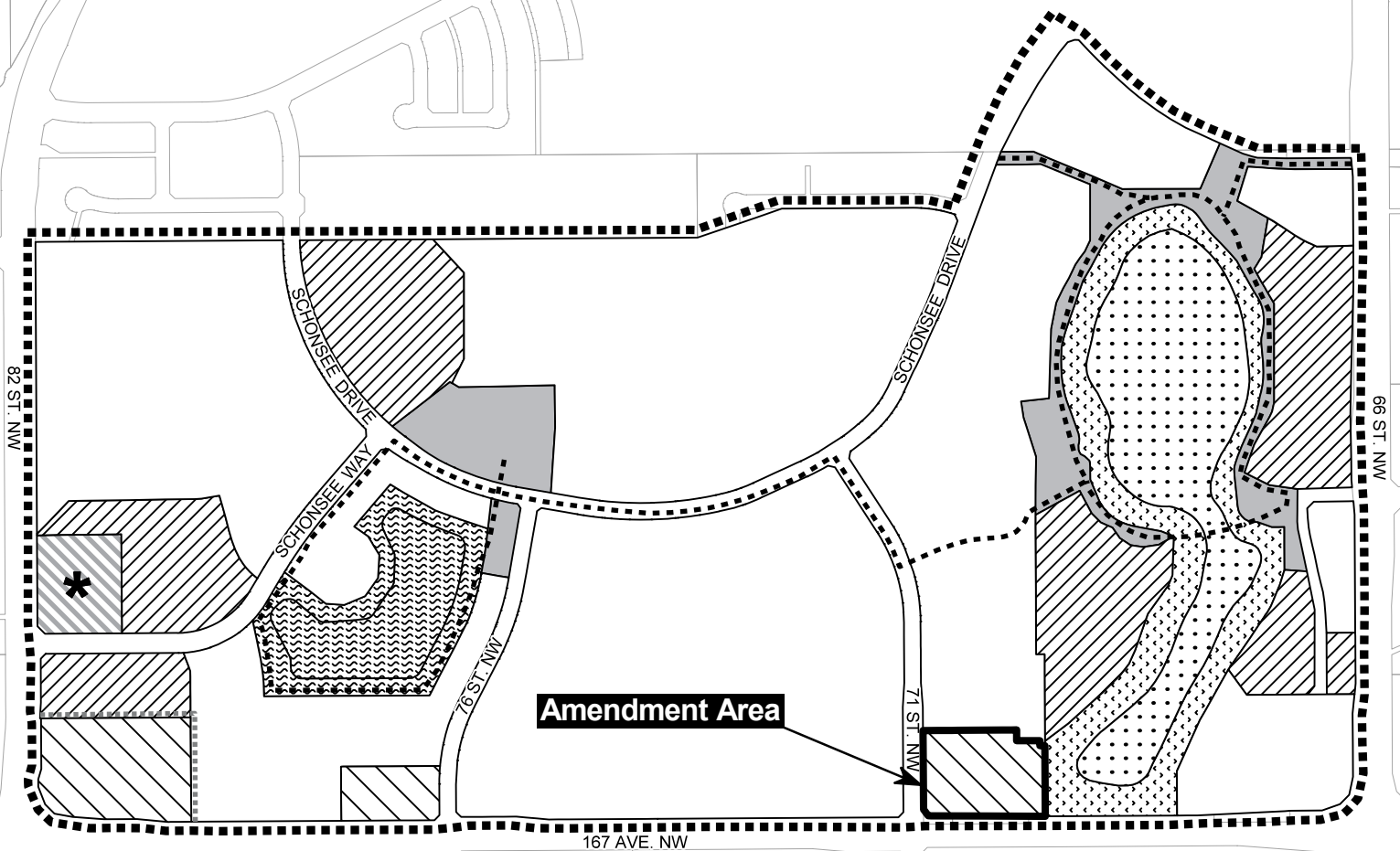
- b. deleting the map entitled “Bylaw 15551 – Amendment to Schonsee Neighbourhood Structure Plan” and substituting therefore the map entitled “Bylaw 20156 - Amendment to Schonsee Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw; and
- c. deleting the statistics entitled “Table 1-3 Schonsee Neighbourhood Structure Plan - Land Use and Population and Student Generation Statistics - Bylaw 15551” and replacing it with “Table 1-3 Schonsee Neighbourhood Structure Plan - Land Use and Population Statistics - Bylaw 20156”, attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON













MAYOR

CITY CLERK



**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/ 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.

SCHEDULE "B"

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

	Area (ha)	% of GDA
Gross Area	118.3	
Natural Wetland (Provincial Ownership)	12.35	
Gross Developable Area	105.95	
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%
Total	 105.9	100.0%

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
Total Residential	68.9		2717	100%		6231

GDA	105.95
Density	59 ppgdha
Net Residential Density	39 du/ha

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