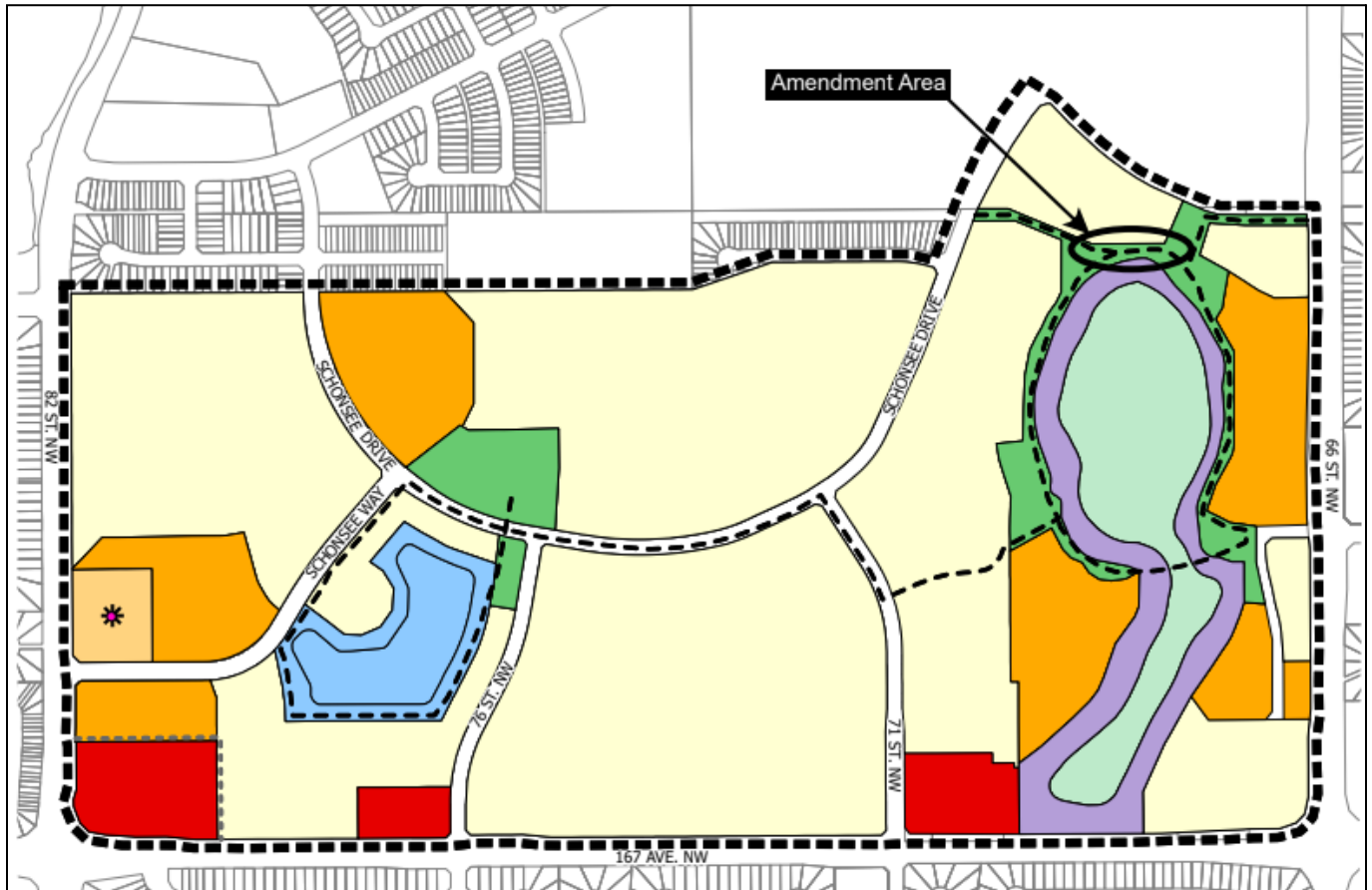


## Area North of the Schonsee Wetland, Schonsee

To allow for the development of a 3 metre wide paved shared pathway.



**Recommendation:** That Bylaw 20339 to amend the Schonsee Neighbourhood Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will allow for a continuous east-west paved shared pathway to improve accessibility for people of all ages and abilities; and
- does not negatively impact the preservation of the natural wetland in conformance with the Schonsee Neighbourhood Structure Plan and The City Plan.

## Application Summary

**BYLAW 20339** proposes to amend the Schonsee Neighbourhood Structure Plan (NSP) to allow for a small portion of the existing granular multi-use trail, north of the Schonsee Wetland to be converted into a 3 metre wide paved shared pathway. This will improve the east-west connection for people walking, rolling or cycling between 66 Street NW and Schonsee Drive NW.

An associated subdivision application has been made under LDA13-0272, which details the method of construction and location of the 3 metre wide shared pathway.

This application was accepted on August 15, 2022, from Select Engineering on behalf of the City of Edmonton.

This proposal aligns with the goals and policies of The City Plan by enhancing connections and accessibility for people of all ages and abilities.

## 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 proposed change is minor, did not result in a high level of response to the Advance Notice and is supported by The City Plan.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website, and
- An Advance Letter notification was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius.

### **Advance Notice, September 20, 2022**

- Number of recipients: 207
- Number of responses with concerns: 4

### **Webpage**

- [edmonton.ca/schonseeplanningapplications](http://edmonton.ca/schonseeplanningapplications)

### **Common comments heard throughout the various methods include:**

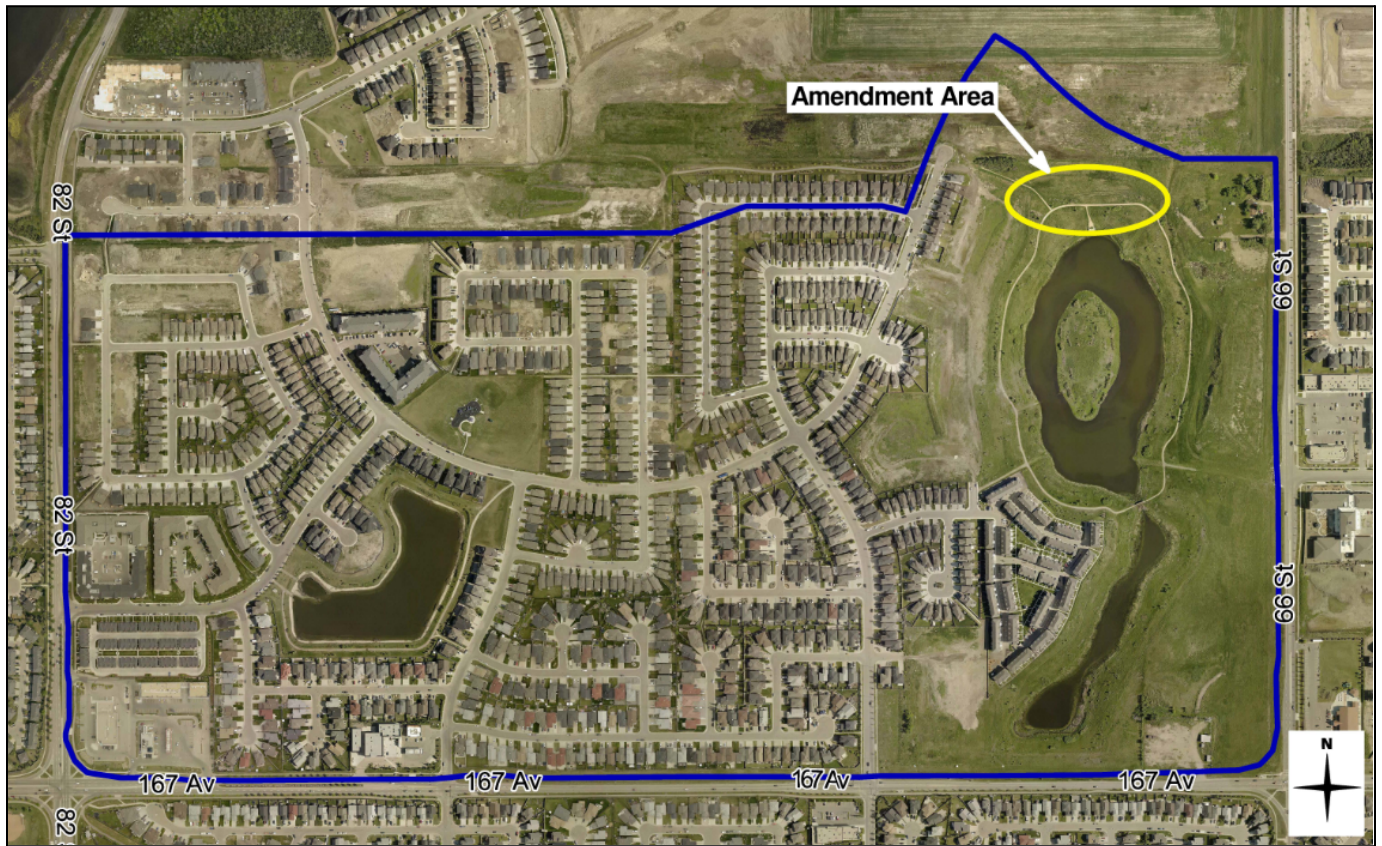
- Will gather more people into the neighbourhood
- Will destroy the natural area.

No formal feedback or position was received from the Lago Lindo Community League and the Area Council No. 17 Area Council at the time this report was written.

## Site and Surrounding Area

There is an existing gravel multi-use path located around the wetland area, west of 66 Street NW and east of Schonsee Drive NW, in the Schonsee neighbourhood. The Schonsee neighbourhood is primarily a

residential area with approximately 75 % of anticipated development completed. There are several links for people walking, rolling or cycling. The remaining undeveloped area contains lands for future residential use, a small commercial site and the wetland area.



*Aerial view of application area*

## **Planning Analysis**

The Schonsee Neighbourhood Structure Plan guides the land use development and illustrates links for people walking, rolling or cycling throughout the neighbourhood. An existing granular multi-use trail is located in the northeastern portion of the Plan and surrounds the north half of the wetland. A 30 metre wide buffer separates the path from the water's edge to protect the integrity of the wetland.

The amendment proposes to revise text in two sections of the Plan to allow for a small portion of the multi-use path to be converted into a 3 metre wide paved shared pathway (shown in the photo below). Once fully developed, it will provide a continuous east-west 3 metre wide paved shared pathway from 66 Street NW to Schnosee Drive NW per the associated subdivision LDA13-0272. The rest of the granular trail around the wetland will remain as-is.



The natural wetland/stormpond is a significant environmental component and creates a neighbourhood destination, including connections for passive recreational opportunities contributing to a more livable neighbourhood. The *Schonsee Wetland Ecological Restoration and Management Plan* was submitted, reviewed and approved in 2008 and outlines objectives to ensure the protection and integrity of the wetland. An additional ecological report was submitted with this application to review the change in surfacing.

The existing buffer area and the objectives of the *Schonsee Wetland Ecological Restoration and Management Plan* are not impacted by the conversion to pavement and will continue to ensure the integrity of the wetland.

## The City Plan

This proposal aligns with the goals and policies of The City Plan by:

- enhancing active modes connections for people of all ages and abilities,
- protecting, expanding and improving access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians, and
- providing protection, management and integration of wetlands into new and existing developments.

## Technical Review

### Open Space

An ecological review of the proposed east-west trail conversion was requested and submitted to support this application. Impacts with respect to water infiltration, increased trail usage, and construction were considered.

With respect to infiltration and increased point-source run-off, the proposed change is expected to have a negligible impact as the size of the conversion area is small, and design considerations will address grading and run-off. The remainder of the trails remain gravel.

Increased trail use was also reviewed. Findings indicated that most wildlife in this area are already used to human presence. As well, a management objective in the *Schonsee Wetland Ecological Restoration and Management Plan* is to encourage education, so some human use is expected and encouraged. As a result, the paved trail is expected to result in limited impacts to wildlife, while promoting accessibility for a larger range of users, in line with the *Management Plan*.

Construction activities will recognize the sensitive nature of the area, and measures will be implemented to minimise impacts to breeding birds and other wildlife. Vegetation restoration will occur for any impacted areas, and the construction site will be clearly delineated to reduce accidental impacts beyond the trail.

### **Transportation**

The proposed amendment to the NSP to convert portions of a granular multi-use trail to a 3 metre wide paved shared pathway will allow for more active modes of transportation and greater accessibility for people of all ages and abilities while keeping with the intent of the Plan to offer linkages within the neighbourhood and surrounding areas.

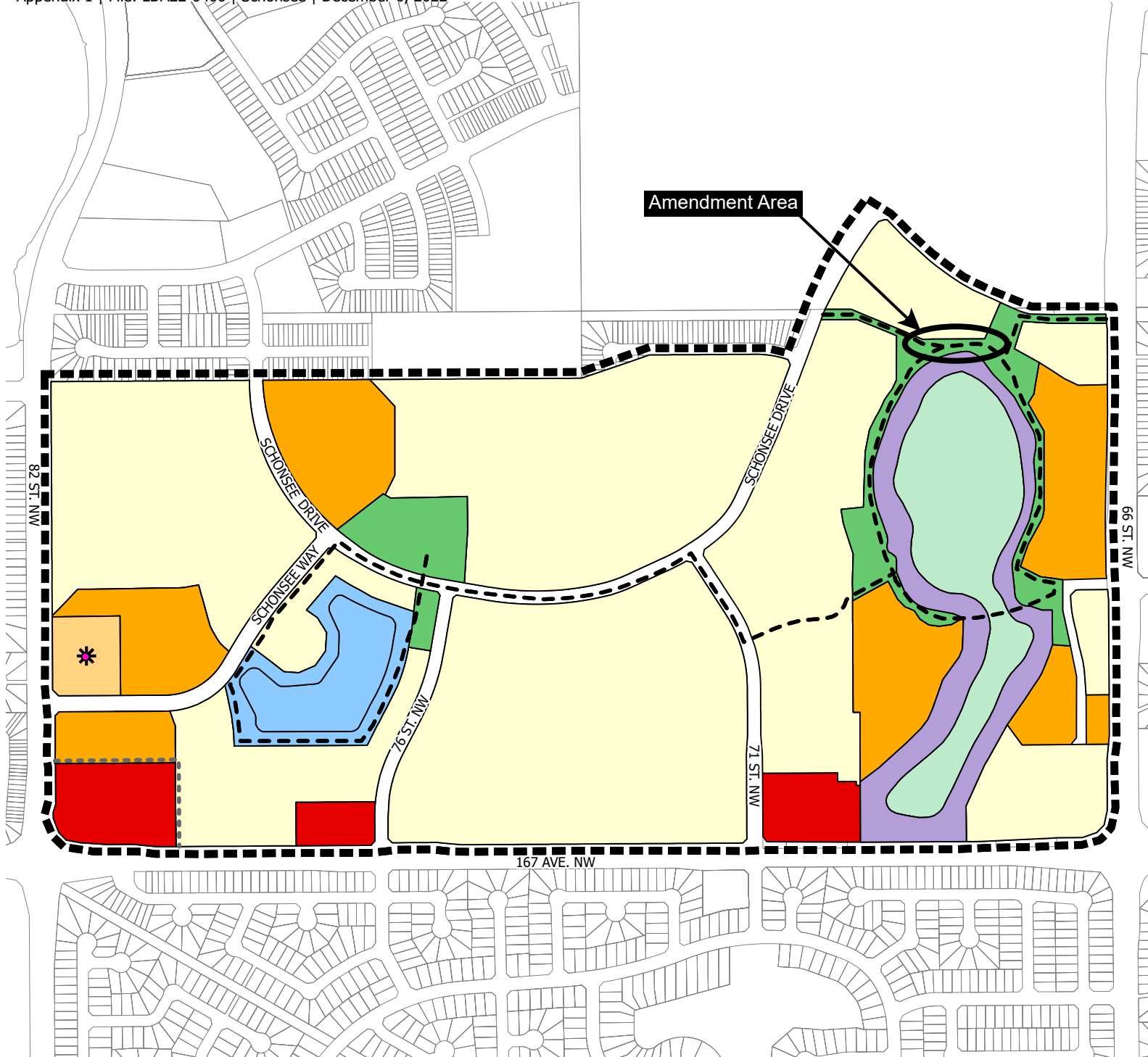
### **Drainage**

The proposed amendments to the NSP will have no impact on existing drainage infrastructure in the Schonsee neighbourhood. The Schonsee Wetland currently serves as a Stormwater Management Facility (SWMF), and the proposed change to a shared pathway does not impact its ability to continue to service the neighbourhood into the future.

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












# Appendices

- 1 Context Plan Map
- 2 Application Summary



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



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

**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 Amendment
<b>Bylaw:</b>	20339
<b>Location:</b>	West of 66 Street NW and south of Crystallina Nera Drive NW
<b>Address:</b>	N/A
<b>Legal Description(s):</b>	N/A
<b>Site Area:</b>	N/A
<b>Neighbourhood:</b>	Schonsee
<b>Ward:</b>	tastawiyiniwak
<b>Notified Community Organizations:</b>	Lago Lindo Community League Area Council No. 17 Area Council
<b>Applicant:</b>	

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	N/A
<b>Proposed Zone(s) and Overlay(s):</b>	N/A
<b>Plan(s) in Effect:</b>	Schonsee
<b>Historic Status:</b>	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination