

**17091, 17085 & 17081 - 68 Street NW; 16704 & 17094 - 66 Street NW;
and 6704 - 167 Avenue NW**

Position of Administration: Support



Summary

Bylaw 21189 proposes a rezoning from the Agriculture Zone (AG) to the Medium Scale Residential (RM h16, RM h23), Small Scale Flex Residential (RSF), and Neighbourhood Mixed Use (MUN) Zones to allow for a range of small to medium-scale housing and a neighbourhood-scale mixed-use development of up to 4 storeys.

It also includes an associated rezoning to the adjacent wetland setback area from the Alternative Jurisdiction (AJ) Zone to the Natural Areas (NA) Zone, and the surrounding Neighbourhood Parks and Services (PSN) zoned lands to Natural Areas (NA) Zone to support conservation efforts while allowing for passive recreation opportunities.

Bylaw 21187 proposes an amendment to the Edmonton North Area Structure Plan (ASP) and Bylaw 21188 proposes an amendment to the Schonsee Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage. Administration heard from 2 people who had questions about the proposed development.

Administration supports this application because it:

- Aligns with the goals and policies of the City Plan.
- Complies with the District Policy and the Northeast District Plan.
- Allows for the continued and orderly development of the Schonsee neighbourhood.
- Allows for the conservation and restoration of the wetland area while allowing for passive recreation opportunities
- Provides opportunities for a variety of housing options and convenient services that meet residents' daily needs.

Application Details

This application was submitted by Scheffer Andrew Ltd. on behalf of Amrik Schonsee South Ltd.

Rezoning

The proposed Small Scale Flex Residential (RSF), Medium Scale Residential (RM h16), Medium Scale Residential (RM h23), Neighbourhood Mixed Use (MUN), Natural Areas (NA) zones would allow development with the following key characteristics:

Scale Flex Residential (RSF) Zone:

- Small scale residential development, including detached, attached and multi-unit housing.
- A maximum height of 12.0 m (3 storeys).
- A maximum site coverage of 55%.

Medium Scale Residential (RM h16) Zone:

- Maximum height of 16.0 metres (approximately 4 storeys).
- A maximum Floor Area Ratio (FAR) of 2.3 with opportunity for bonus FAR.
- A minimum density of 45 dwellings/ha.

Medium Scale Residential (RM h23) Zone:

- Maximum height of 23.0 metres (approximately 6 storeys).
- Maximum Floor Area Ratio of 3.0 - 4.4.

- A minimum density of 90 dwellings/ha.

Neighbourhood Mixed Use (MUN) Zone:

- Pedestrian oriented mixed use development including commercial, residential and community uses
- A maximum height of 16.0 m (approximately 4 storeys).
- A maximum floor area ratio of 3.5.

Natural Areas (NA) Zone:

- Conservation and restoration of natural areas.

Edmonton North Area Structure Plan Amendment

Bylaw 21187 proposes to amend the Edmonton North Area Structure Plan to add commercial designation to the land use map with related amendments to the Area Statistics.

Schonsee Neighbourhood Structure Plan Amendment

Bylaw 21188 proposes to amend the Schonsee Neighbourhood Structure Plan and proposes to:

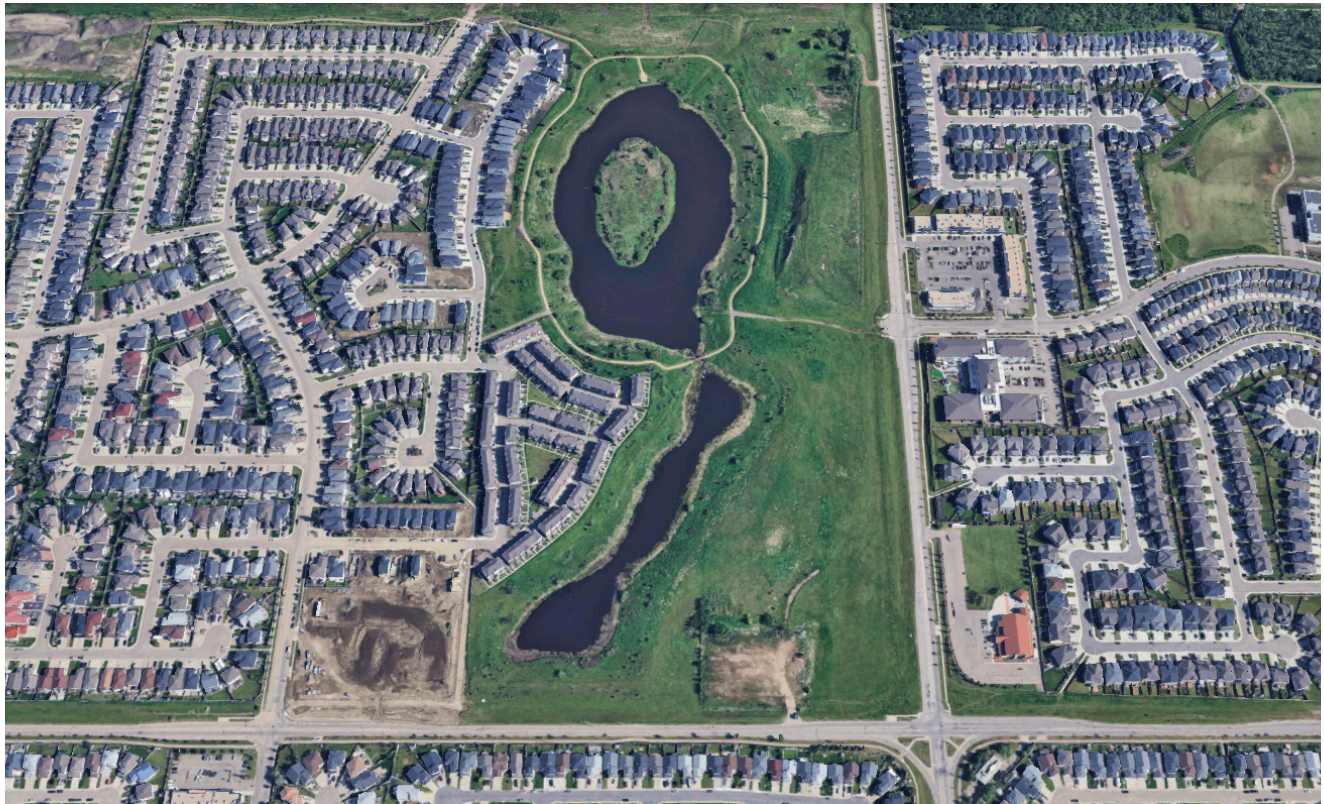
- Relocate and adjust the areas of low and medium density residential land uses
- Adjust the area of park space
- Add commercial land use
- Add collector roads that will connect with future 170 Avenue
- Realign the NSP boundary to include Crystallina Nera Drive into the Schonsee NSP area
- Amend the associated land use and population statistics in alignment with the proposal

The proposed amendment will result in an increase in neighbourhood commercial land use; an increase in Medium Density Residential land use; a decrease in Low Density Residential land use; and an adjustment to the configuration and location of park space.

Site and Surrounding Area

The site is undeveloped and located in the eastern part of the Schonsee neighbourhood. The neighbourhood is in the final stages of development, and this development on the eastern portion of the plan will complete the neighbourhood. The site is bounded by 66 Street to the east and 167 Avenue to the south. There is a natural wetland with a multi-use trail to the west of the site. To the east & south is residential & commercial developments and to the north is vacant land zoned for neighbourhood commercial development.

	Existing Zoning	Current Development
Subject Site	Agriculture (AG)	Undeveloped
North	Neighbourhood Commercial (CN)	Undeveloped
East	Small Scale Flex Residential (RSF), Medium Scale Residential (RM h16), Small-Medium Scale Transition Residential Zone (RSM h12) and Neighbourhood Commercial (CN)	Small to medium scale housing and neighbourhood commercial uses
South	Small Scale Residential (RS)	Single detached houses
West	Alternative Jurisdiction (AJ) Neighbourhood Parks and Services (PSN)	Wetland Park



Aerial view of application area



View of the site looking north from 167 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area through standard zones. The basic approach included:

Mailed Notice, December 30, 2024

- Notification radius: 61 metres
- Recipients: 516
- Responses: 2
 - In support: 0 (0%)
 - In opposition: 0 (0%)
 - Questions only: 2 (100%)

Site Signage, January 14, 2025

- A rezoning information sign was placed on the property, visible from 167 Avenue NW and 66 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Lago Lindo Community League
- Horse Hill Community League Association
- Kilkenny Community League
- McLeod Community League

Application Analysis



Site analysis context

The City Plan

The subject site is located in the developing area of the city designated for residential land use.

The proposed rezoning aligns with The City Plan directions by:

- Supporting the creation of districts that achieve more diverse neighbourhoods and a greater mix of land uses.
- Providing residential and commercial opportunities that provide a range of services and amenities to the surrounding residential areas, allowing residents to live locally and easily meet their daily needs.
- Accommodating growth through the compact development of approved neighbourhoods.

Northeast District Plan

The site is located within the Northeast District Plan, in an area designated as Urban Mix. This land use category supports a combination of housing, shops, services, and offices. The proposed zoning aligns with the Urban Mix designation and supports a variety of housing types located close to businesses and services that meet the daily needs of residents. This includes standalone mixed use and small to medium scale residential developments.

A portion of the site, located at the intersection of 66 Street NW and 170 Avenue NW, would become a Local Node. It is adjacent to a park site and is well integrated into the surrounding neighbourhood, with convenient access to active transportation and transit, including a bus stop within 20 metres. The proposed Neighbourhood Mixed Use (MUN) Zone at this location aligns with the District Plan policies, which support low- to mid-rise, pedestrian-oriented Mixed Use development at Local Nodes.

Edmonton North Area Structure Plan

The subject site is located within the Edmonton North ASP. The proposed rezoning requires an amendment to the Edmonton North ASP to allow for the addition of commercial land use to the land use map and update the land use and population statistics accordingly.

Changes to the Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Commercial	32.6 ha	33.03 ha	+0.43 ha
Residential	777.8 ha	777.37 ha	- 0.43 ha

Schonsee Neighbourhood Structure Plan

The subject site is located within the Schonsee Neighbourhood Structure Plan (NSP). The proposed amendment will revise portions of the NSP to allow for additional commercial land use, relocate and adjust areas designated for low- and medium-density residential development, adjust the area of park space, add collector roads and realign the NSP boundary to include Crystallina Nera Drive.

The additional commercial area will provide more opportunities for neighbourhood-level convenience retail and services. These changes will support the continued development of the neighbourhood in alignment with the objectives and policies of the NSP. The proposed land use changes will also result in a slight increase in residential density, from 39 to 40 dwelling units per net residential hectare.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Commercial	4.5 ha	4.93 ha	+0.43 ha
Low Density Residential	53.6 ha	52.83 ha	-0.77 ha
Medium Density Residential	15.3 ha	15.74 ha	+0.44 ha

Land Use Compatibility

The proposed RM h23, RM h16, and RSF zones will support low to medium-density residential development. The proposed MUN zone will allow for pedestrian-oriented mixed-use development, including commercial, residential, and community uses. The proposed NA zone is intended for the conservation and restoration of natural areas.

The proposed rezonings are compatible with existing and surrounding planned land uses. The table below summarizes the regulations of the proposed zones.

	RSF Proposed	RM h16 Proposed	RM h23 Proposed	MUN Proposed
Typical Uses	Small scale Residential	Multi-unit Residential	Multi-unit Residential	Residential & Commercial Uses
Maximum Height	12.0 m	16.0 m	23.0 m	16.0 m
Minimum Density	n/a	45 dwelling units per hectare	75 dwelling units per hectare	N/A
Maximum Site Coverage/ FAR	55%	2.3 FAR	3.0 FAR	3.5 FAR
Minimum Front Setback	3.0 m to 4.5 m	3.0 m to 4.5 m	3.0 m to 4.5 m	1.0 m to 3.0 m
Minimum Rear Setback	6.0 m	3.0 m	3.0 m	0 m

Mobility

A Transportation Impact Assessment (TIA) was completed to review transportation impacts and mobility opportunities to the surrounding network. Administration is aware of the congestion concerns in the area. The table below summarizes the improvements in the area that are required to address the growth of the area. The owner will also be required to construct shared

pathways and pedestrian connections. The site is located adjacent to a district connector bike route on 167 Avenue NW and a future district connector bike route on 66 Street NW. Edmonton Transit Service operates local service on 66 Street NW and 167 Avenue NW connecting transit users to West Clareview Transit Centre and LRT Station, Belvedere Transit Centre and LRT Station or Eaux Claires Transit Centre.

Roadway	Upgrade	Approximate Timeline	Responsibility
167 Avenue NW from 66 Street NW to 76 Street NW	Widening from 2 lanes to 4 lanes	With development of the subject lands	Owner of the subject rezoning
167 Avenue NW and 66 Street NW intersection	Roundabout	Begins 2025 Complete by 2026	Conditioned with nearby subdivisions
66 Street NW from 167 Avenue NW and Crystallina Nera Drive NW	Widening from 2 lanes to 4 lanes	Will begin following completion of the traffic circle	Owner of the subject rezoning in collaboration with nearby landowners
66 Street from Crystallina Nera Drive NW to 178 Avenue NW	Widening from 2 lanes to 4 lanes	Begins 2025 Complete by 2026	Conditioned with nearby subdivisions
Crystallina Nera Drive NW from Schonsee Drive NW to 66 Street NW	Collector roadway construction	Begins 2025	Conditioned with nearby subdivisions

Open Space

The application includes zoning updates for the wetland setback area and the surrounding municipal lands from Alternative Jurisdiction (AJ) and Neighbourhood Parks and Services (PSN) Zones to Natural Area (NA) Zone. Natural Area zoning will provide guidance for maintenance activities to ensure ecological integrity of the adjacent Crown-claimed wetland and surrounding municipal lands. This natural area location provides a key link in the Northeast District habitat greenway network. A Site Specific Natural Area Management Plan was reviewed and accepted for this area with the original zoning. The Management Plan provides guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural area.

Utilities

As part of the application, an amendment to the Schonsee East Servicing Report was reviewed and accepted by Administration. The updated report examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to

accommodate the development under the proposed rezoning. Additionally, the land owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current Edmonton North ASP Land Use and Population Statistics
2. Proposed Edmonton North ASP Land Use and Population Statistics
3. Current Schonsee NSP Land Use and Population Statistics
4. Proposed Schonsee NSP Land Use and Population Statistics
5. Edmonton North ASP Land Use Concept Map Comparison
6. Schonsee NSP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current Edmonton North ASPLand Use and Population Statistics -
Bylaw 20155

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

	Area (ha)	% of GDA
Gross Area	988	
Utilities	24.3	
Gross Developable Area		
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%
Total	963.7	

Residential Land Use Unit & Population Count			
	Units/ha	% of Units	Population
Low Density Residential	9,249 - 9,904	50%-80%	
Medium Density Residential	2,427 - 5,228	20%-50%	
	12,332-		
Total Residential	14,476		40,445-45,181

**Proposed Edmonton North ASP Land Use and Population Statistics -
Bylaw 21187**

Chart 1
Edmonton North Area Structure Plan (ASP)
Land Use and Population Statistics
Bylaw 21187

	Area (ha)	% of GDA
Gross Area	988	
Utilities	24.3	
Gross Developable Area		
Residential	777.4	80.6%
Municipal Reserve	96.4	10.0%
Commercial	33.0	3.5%
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%
Total	963.7	

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%	
Total Residential	12,332 - 14,476		40,455-45,181

Current Schonsee NSP Land Use and Population and Student Generation Statistics - Bylaw 20156

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	Area (ha)	DU/ha	Units	% of Total Units	Persons Per Unit	Population
Land Use						
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

Proposed Schonsee NSP Land Use and Population and Student Generation Statistics - Bylaw 21188

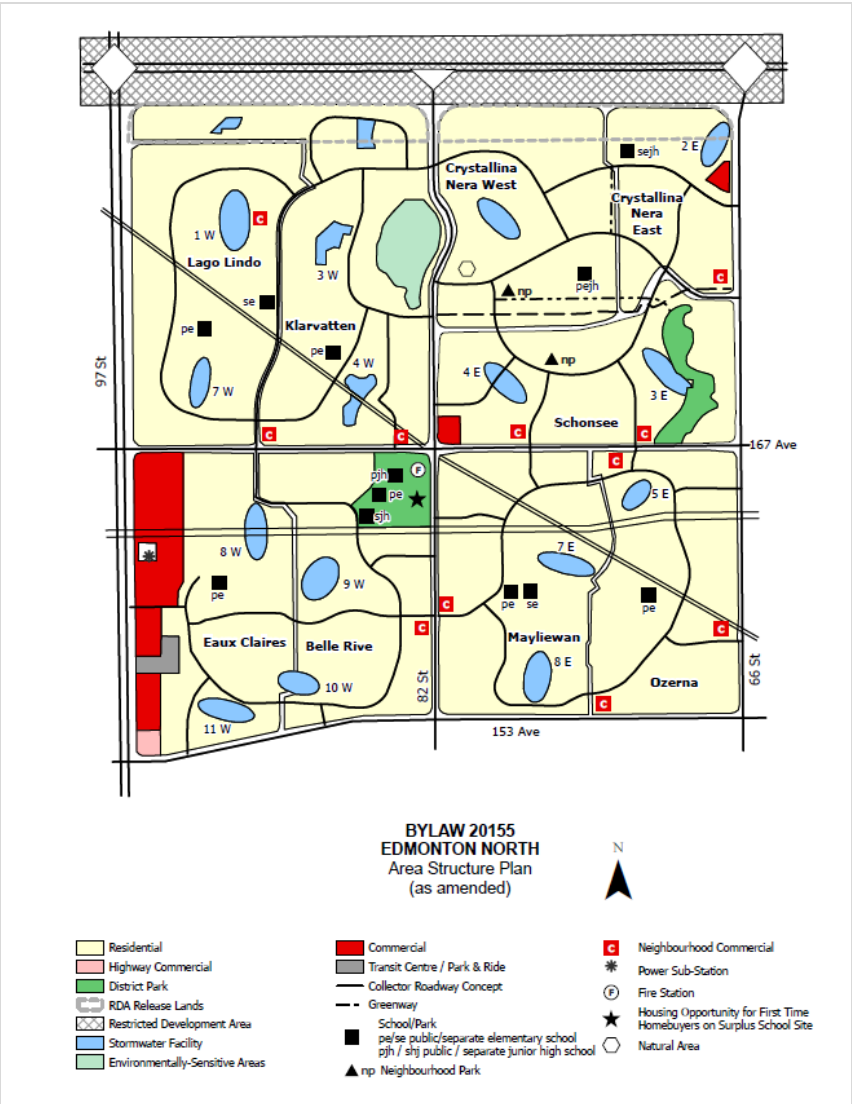
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Gross Area	118.3	
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Stormwater Lake	4.3	4.1%
Medium Density Residential (Existing)	14.4	13.6%
Medium Density Residential (Assisted Living Facility)	1.2	1.1%
Low Density Residential	52.8	49.9%
District Commercial	2.3	2.2%
Convenience Commercial	2.6	2.5%
Total	105.9	100.0%

Population Land Use	Area (ha)	DU/ha	Units	% of Total	Persons Per Unit	Population
Low Density Residential (Single/Semi-Detached)	52.83	25	1321	48%	2.8	3698
Low Rise/Multi/Medium Units	14.44	90	1300	48%	1.8	2339
Medium Density Residential (Assisted Living Facility)	1.20	90	108	4.0%	1.8	194
Total Residential	68.47		2728	100%		6231

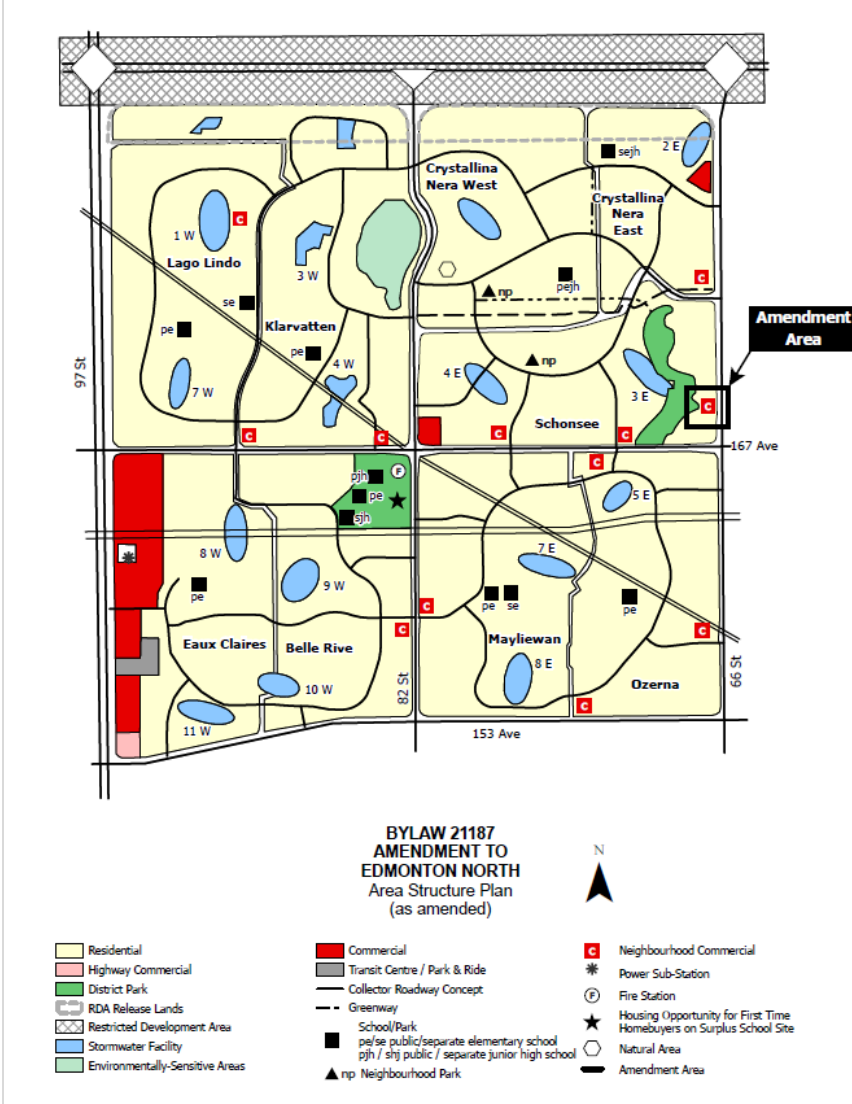
GDA	105.9
Density	59 ppgdha
Net Residential Density	40 du/ha

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

Edmonton North Area Structure Plan (ASP) Land Use Concept Map Comparison

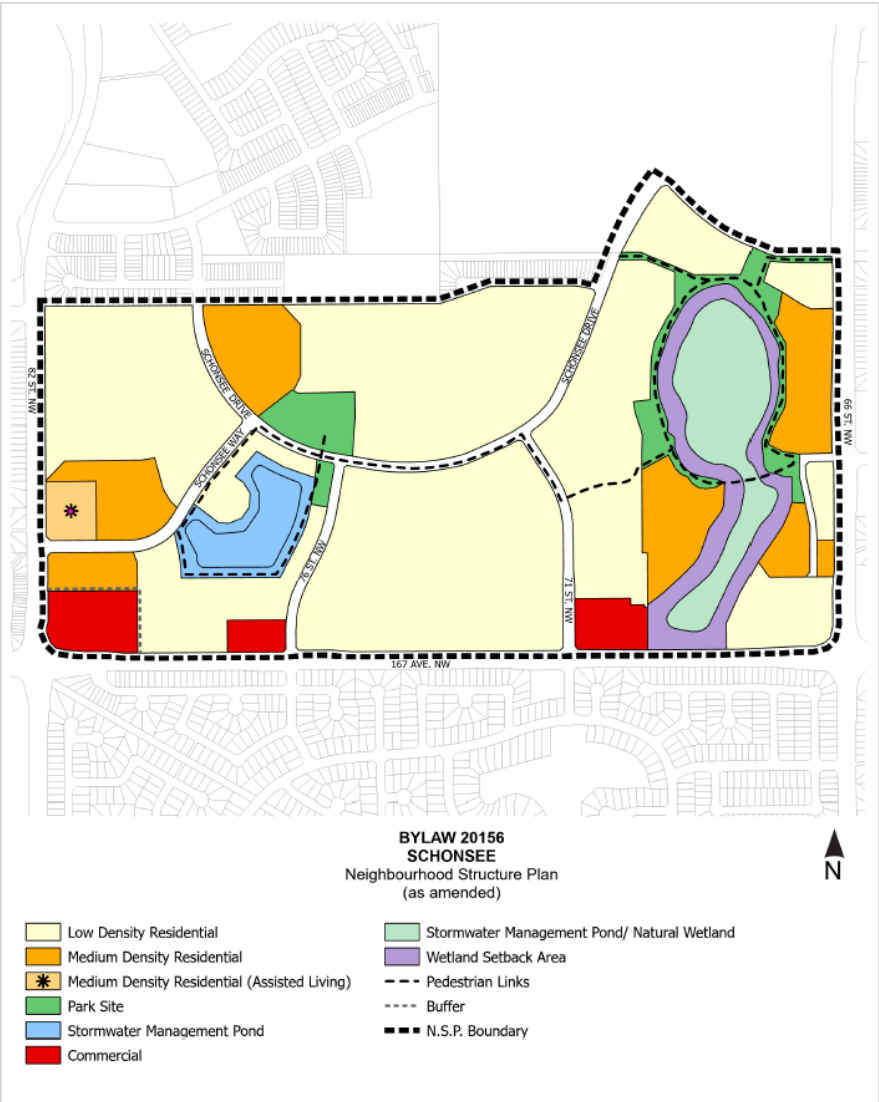


Current ASP Land Use Concept Map

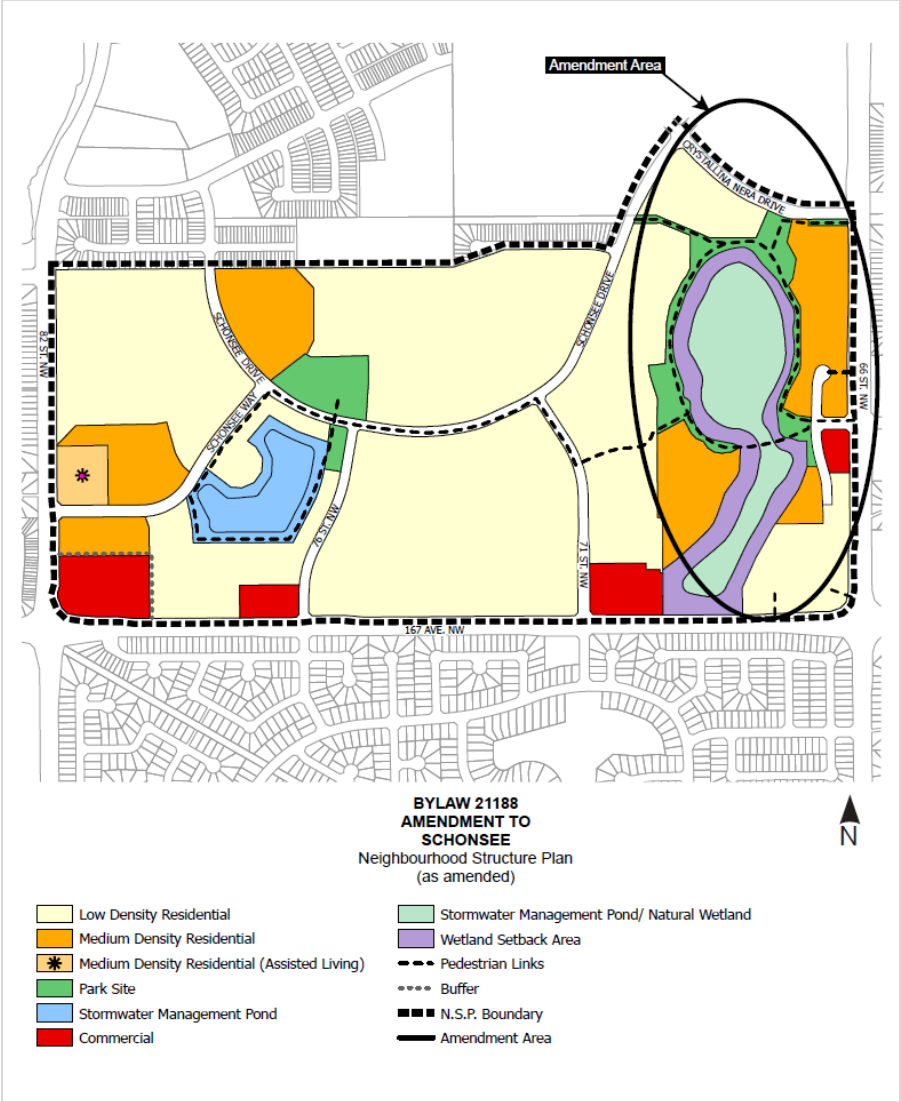


Proposed ASP Land Use Concept Map

Schonsee Neighbourhood Structure Plan (NSP) Land Use Concept Map Comparison



Current NSP Land Use Concept Map



Proposed NSP Land Use Concept Map