

16930 - 67 Street NW

Position of Administration: Support



Summary

Bylaw 21416 proposes a rezoning from the Medium Scale Residential Zone (RM h16) to the Medium Scale Residential Zone (RM h23) to allow for medium scale housing.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Will continue to allow for the continued development of the Schonsee neighbourhood.
- Conforms to the Schonsee Neighbourhood Structure Plan.

Application Details

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

Rezoning

The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Mid-rise residential development.
- A maximum height of 23.0 metres (approx. 6 storeys).
- Minimum density of 75 Dwellings/ha (site is 0.63 ha in size).
- Limited commercial opportunities on the ground level.
- A maximum floor area ratio of 3.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16)	Undeveloped
North	Neighbourhood Mixed Use (MUN) Neighbourhood Parks and Services (PSN)	Undeveloped Undeveloped
East	Small Scale Residential (RS)	Undeveloped
South	Small Scale Residential (RS)	Undeveloped
West	Natural Area (NA)	Natural Area

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes rezoning to a standard zone of the same category in the Zoning Bylaw. The basic approach included:

Mailed Notice, October 31, 2025

- Notification radius: 61 metres
- Recipients: 280
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Horse Hill Community League
- Kilkenny Community League
- Lago lindo Community League

Application Analysis

The undeveloped site is approximately 0.64 hectares in size, situated in the eastern portion of the Schonsee neighbourhood, west of 66 Street NW and north of 167 Avenue NW. This is part of the final stages of development, which will complete the neighbourhood. A natural wetland with a multi-use trail borders the site to the west. To the east and south are residential and commercial developments, while to the north is vacant land zoned for neighbourhood commercial and park development. Transit is available along 66 Street NW and 167 Avenue NW. Infrastructure supporting active modes of transportation is located in close proximity to the site.



Site analysis context

Edmonton North Area Structure Plan (ASP)

The Edmonton North ASP guides the site development and designates it for residential land uses. The proposed rezoning conforms to the plan's objectives by maintaining a continuous and adequate supply of residential housing opportunities, which is further defined at the Neighbourhood Structure Plan (NSP) level.

Schonsee Neighbourhood Structure Plan

The Schonsee Neighbourhood Structure Plan (NSP) designates the site for medium-density residential use. A planning objective of the Schonsee NSP is to provide a variety of housing opportunities and requires that medium-density land uses be located on collector roads or adjacent to a neighbourhood park site. The proposed RM h23 rezoning at this site satisfies both of these objectives.

Land Use Compatibility

When compared to the RM h16 Zone, the RM h23 Zone will provide for the same uses, including multi-unit residential housing and the opportunity for commercial uses at ground level.

The most notable changes are an increase in height of 7.0 m (approximately two storeys) and an increase in the minimum number of residential units from 28 to 48.

The proposed RM h23 has increased setback requirements for development above the fourth storey, which mitigates potential massing impacts that may result from an increase in height. RM h23 zoning will continue to allow for residential uses and maintain compatibility with the surrounding area, allowing more residents access to the natural area.

A comparison of key features of the current and proposed zones are in the table below.

	RM h16 Zone Current	RM h23 Zone Proposed
Typical Uses	Residential with limited opportunities for commercial	Residential with limited opportunities for commercial
Maximum Height	16.0 m	23.0 m
Minimum Density	45 dwellings/ha (0.64 ha) 28 units	75 dwellings/ha (0.64 ha) 48 units
Maximum Floor Area Ratio	2.3	3.0
Minimum Front Setback	3.0 - 4.5 m	3.0 - 4.5 m
Minimum Interior Side Setback	3.0 m	3.0 m 6.0 m (above 16 m in height) 9.0 m (above 16 m in height & > 40.0 m building wall)

Minimum Rear Setback	3.0 m	3.0 m
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Mobility

A Transportation Impact Assessment (TIA) was completed with a previously approved plan amendment (Bylaw 20156) 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. As a condition of a future development permit application the owner will likely be required to construct several components of the network such as segments of 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 Eau Claire 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 Begins in 2026	Owner of the subject rezoning
167 Avenue NW and 66 Street NW intersection	Roundabout	Completed in 2025	Conditioned with nearby subdivisions
66 Street NW from 167 Avenue NW and Crystallina Nera Drive NW	Widening from 2 lanes to 4 lanes	Begins in 2027	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 in 2026	Conditioned with nearby subdivisions
Crystallina Nera Drive NW from Schonsee Drive NW to 66 Street NW	Collector roadway construction	Completed in 2025	Conditioned with nearby subdivisions

Open Space

Open Space has reviewed the sun shadow study provided, with shadow impacts identified, but which could be mitigated through building design placement, height, and orientation at the design stage.

Utilities

The proposed rezoning area conforms to the Schonsee East Servicing Report, which identifies the sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing sanitary sewer system located within 66 Street NW and Schonsee Stormwater Management Facility.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

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Branch: Development Services

Section: Planning Coordination