

17150 - 66 Street NW & 17004 - 67 Street NW
Position of Administration: Support



Summary

Bylaw 21435 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from one person with concerns related to traffic and property values.

Administration supports this application because it:

- Allows for development in conformance with the Schonsee Neighbourhood Structure Plan.
- Proposes a scale that is compatible with the surrounding land uses.
- Allows for the continued development of the Schonsee neighbourhood.

Application Details

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

The proposed Medium Scale Residential Zone (RM h23.0) would allow development with the following key characteristics:

- Mid rise residential development.
- A maximum height of 23.0 metres (approximately 6 storeys).
- A minimum density of 90 dwellings per hectare.
- A maximum floor area ratio (FAR) of 3.0.
- Limited opportunities for commercial and community uses on the ground level.

Site and Surrounding Area

The site consists of two lots in the southeastern area of the Schonsee neighbourhood. The 1.2 hectare site is located north of 170 Avenue NW and west of 66 Street. The surrounding lands are largely undeveloped, with a natural wetland and multi-use trail adjacent to the west of the site. This is part of the final stages of development in the Schonsee neighbourhood.

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0)	Undeveloped
North	Small Scale Flex Residential (RSF) Agriculture Zone (AG)	Undeveloped
East	Medium Scale Residential Zone (RM h23.0)	Undeveloped Mid-Rise Residential
South	Public Utility (PU)	Undeveloped
West	Natural Area (NA)	Schonsee Island Wetland & Natural Area



View of site looking east towards 66 Street NW from the Schonsee Island 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 and follows existing statutory planning documents in place. The basic approach included:

Mailed Notice, November 20, 2025

- Notification radius: 60 metres
- Recipients: 280
- Responses: 1, in opposition

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

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

Comments heard:

- Development would bring additional traffic which would exacerbate the high amount of congestion in the area.
- The proposed development will decrease property values of homes in the area.

Application Analysis

Northeast District Plan

The proposed rezoning site is located within the Northeast District Plan and falls within the Schonsee Neighbourhood Structure Plan (NSP) sub-area. The Northeast District Plan defers further planning direction to the Schonsee Neighbourhood Structure Plan and the Edmonton North Area Structure Plan (ASP).

Edmonton North Area Structure Plan

The Edmonton North Area Structure Plan (ASP) provides a framework for development in the area and designates the proposed rezoning site for residential land uses. The proposed rezoning conforms to the plan's objectives by increasing the development potential of the site which will help maintain a continuous and adequate supply of residential housing opportunities. Further residential land use opportunities and densities are defined at the Neighbourhood Structure Plan level.

Schonsee Neighbourhood Structure Plan

The site is designated as Medium Density Residential within the Schonsee Neighborhood Structure Plan (NSP). The NSP states that medium density residential areas are to be located on collector roads or near neighbourhood park sites. The proposed RM h23.0 rezoning meets both of these criteria as it is located near PSN zoned lands and is located along a future collector roadway.

Land Use Compatibility



Site analysis context

The proposed RM h23.0 Zone will provide the same uses as the existing RM h16.0 Zone, including multi-unit residential housing and the opportunity for commercial and community uses at ground level.

The key differences between the existing and proposed zones are an increase in height of 7.0 metres (approximately two additional storeys) and an increase in the minimum number of residential units from 54 to 91.

The proposed RM h23.0 Zone has increased setback requirements for development above 16 metres in height which help mitigate impacts that may result from an increase in height. While the immediate surrounding lands are largely undeveloped, the proposed RM h23.0 Zone is compatible with the surrounding lands as they develop. There is a future park planned to the south of the site and a natural area to the west that offer passive and active recreation opportunities to future residents. The increase in units under the proposed RM h23.0 Zone benefit from the close proximity to the commercial development on the east side of 66 Street NW which could serve future residents under the proposed RM h23.0 Zone. Additionally, the proposed rezoning offers a similar and compatible scale and density to the adjacent RM h23.0 Zone to the east.

A comparison between key development regulations of the current and proposed zones are shown in the table below.

	RM h16.0 Zone Current	RM h23.0 Zone Proposed
Typical Uses	Residential with limited opportunities for commercial	Residential with limited opportunities for commercial
Maximum Height	16.0 m	23.0 m
Maximum Floor Area Ratio	2.3	3.0
Minimum Setback Abutting Streets	3.0 m - 4.5 m	3.0 m - 4.5 m
Minimum Setback Abutting Sites	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 Density	45 dwellings/ha (1.22 ha) 54 units	75 dwellings/ha (1.22 ha) 91 units

Mobility

A Transportation Impact Assessment (TIA) was completed with a previously approved plan amendment in 2025 to review transportation impacts and mobility opportunities to the surrounding network. Administration is aware of the congestion concerns in the area. Recently constructed upgrades to alleviate congestion include the 167 Avenue NW and 66 Street NW roundabout and the extension of the Crystallina Nera Drive NW collector between Schonsee Drive NW and 66 Street NW.

The table below summarizes the anticipated arterial improvements that are required to address the continued growth of the area. As development progresses, the owner will also be required to construct several components of the network such as segments of shared pathways and pedestrian connections to connect to the broader active modes network.

Roadway	Upgrade	Approximate Timeline	Responsibility
167 Avenue NW <i>(from 66 Street NW to 76 Street NW)</i>	Widening from 2 lanes to 4 lanes	With development of the subject lands Begins in 2026	Owner of the subject rezoning
66 Street NW <i>(from 167 Avenue NW to Crystallina Nera Drive NW)</i>	Widening from 2 lanes to 4 lanes	Begins in 2026	Owner of the subject rezoning in collaboration with nearby landowners
66 Street NW <i>(from Crystallina Nera Drive NW to 178 Avenue NW)</i>	Widening from 2 lanes to 4 lanes	Begins in 2026	Conditioned with nearby subdivisions

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. This service connects transit users to West Clareview Transit Centre and LRT Station, Belvedere Transit Centre and LRT Station or Eaux Claires Transit Centre.

Utilities

The proposed rezoning area conforms to the Schonsee East Servicing Report, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by connecting to the existing system located within 66 Street NW and Schonsee Stormwater Management Facility. Two future 200mm water feeds are currently under construction off a future 300mm water main currently under construction on 67 Street, north of 170 Avenue.

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

Appendices

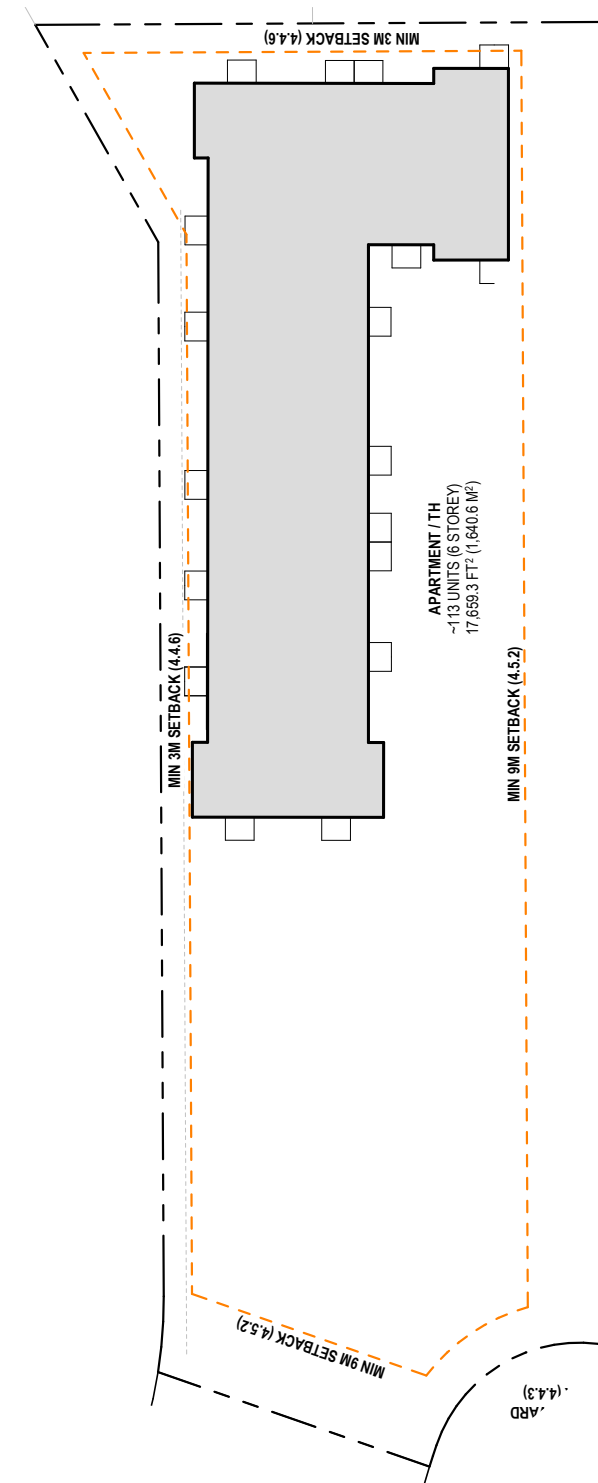
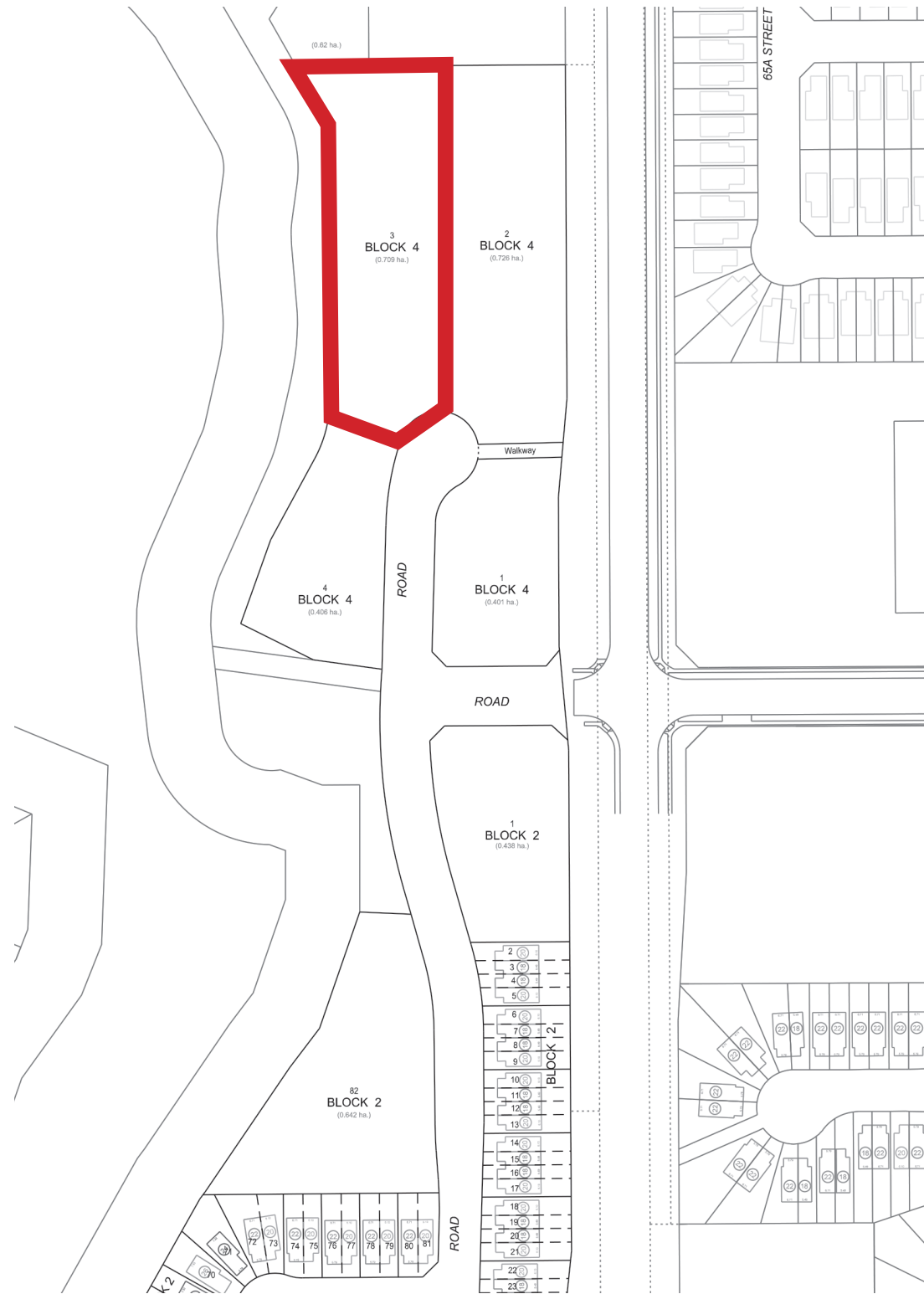
1. Sun/Shadow Analysis

Written By: Andrew Olsen

Approved By: Tim Ford

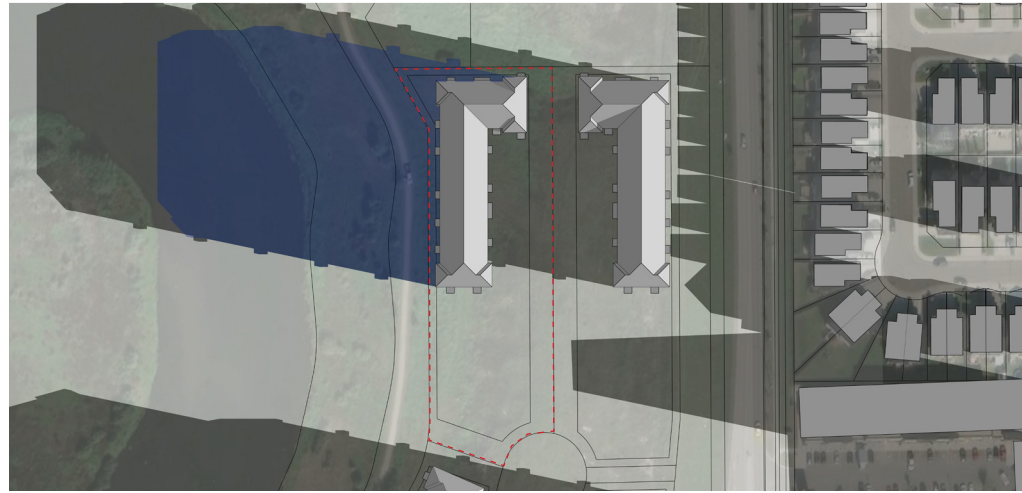
Branch: Development Services

Section: Planning Coordination

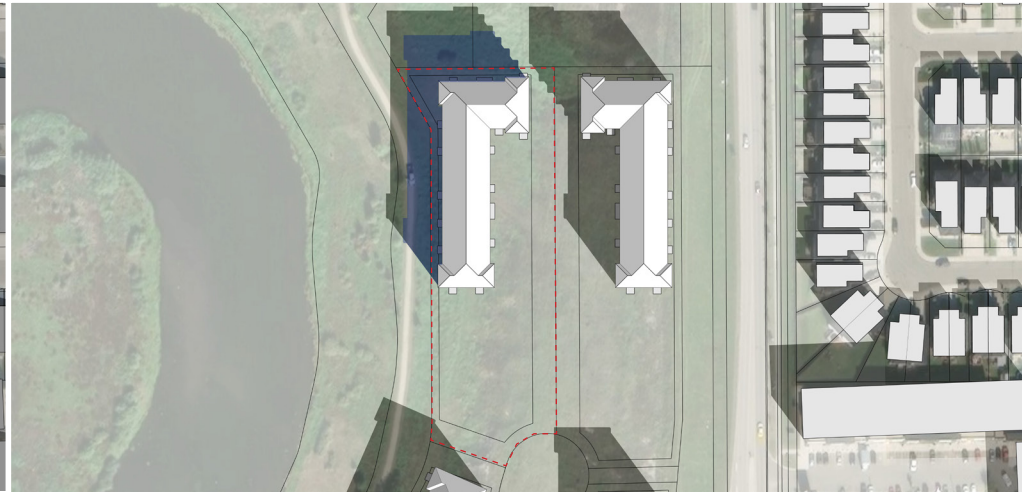


LOT 3 APARTMENT / TH
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17,659.3 FT² (1,640.6 M²)

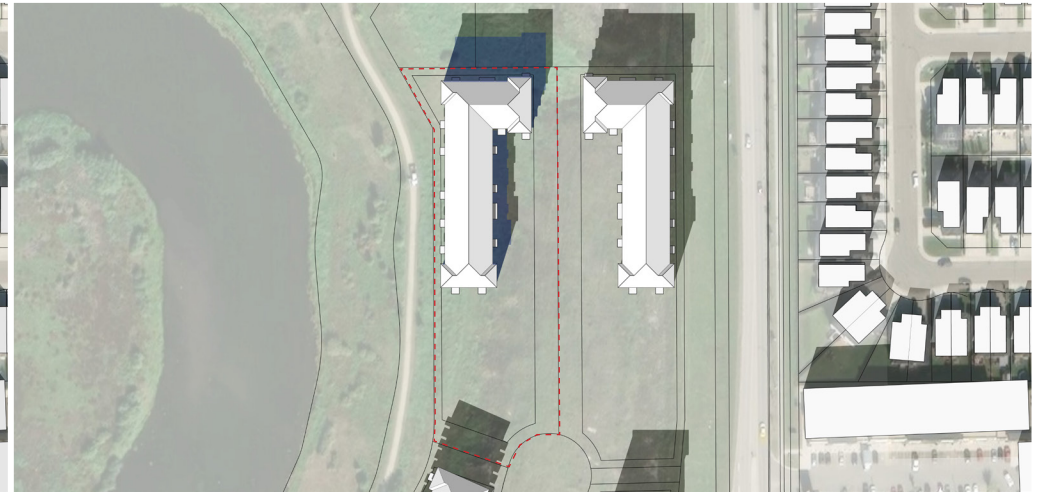
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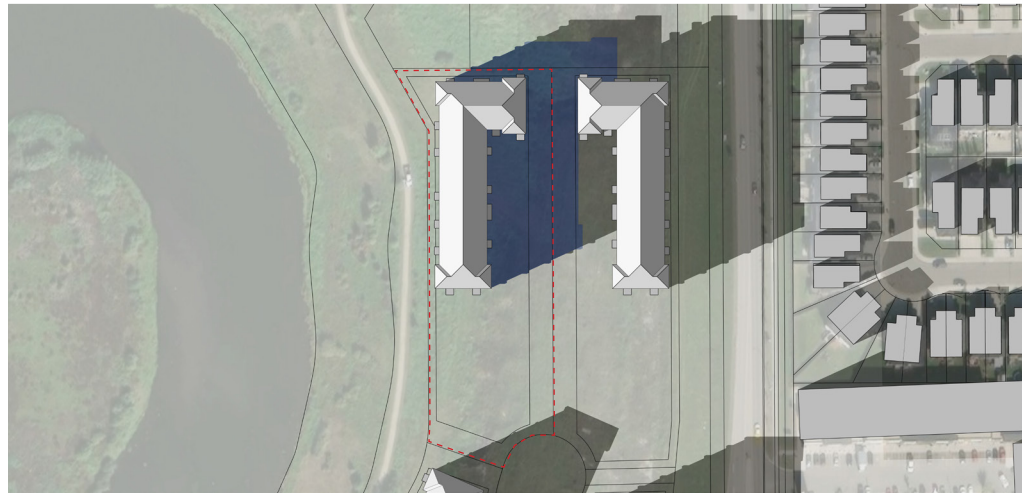
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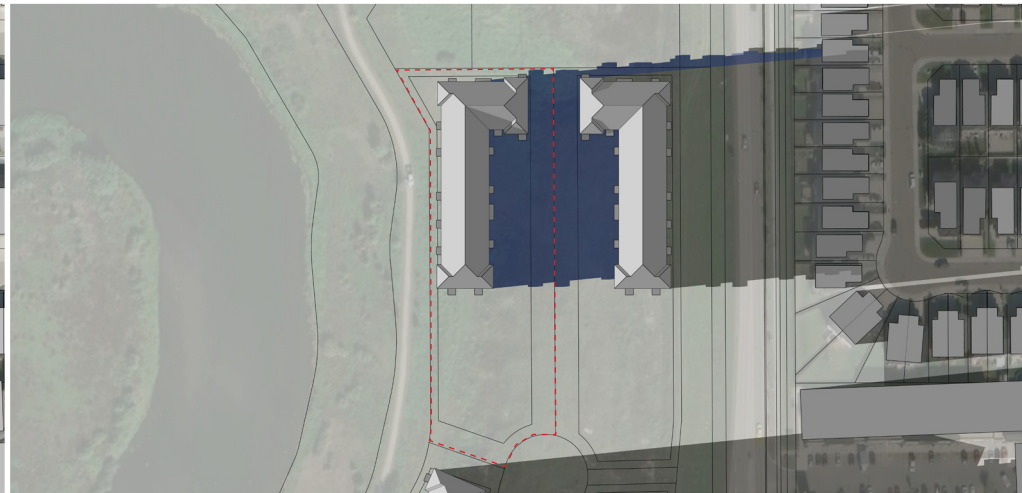
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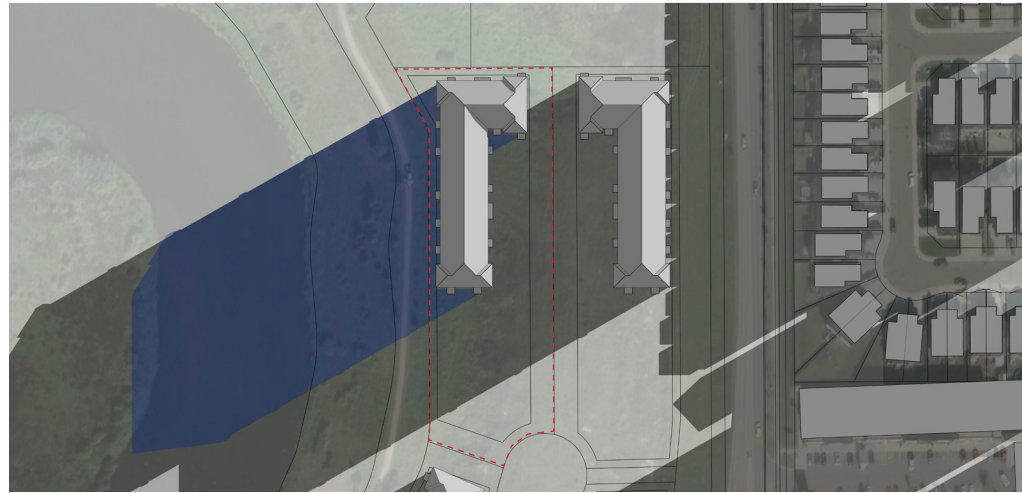
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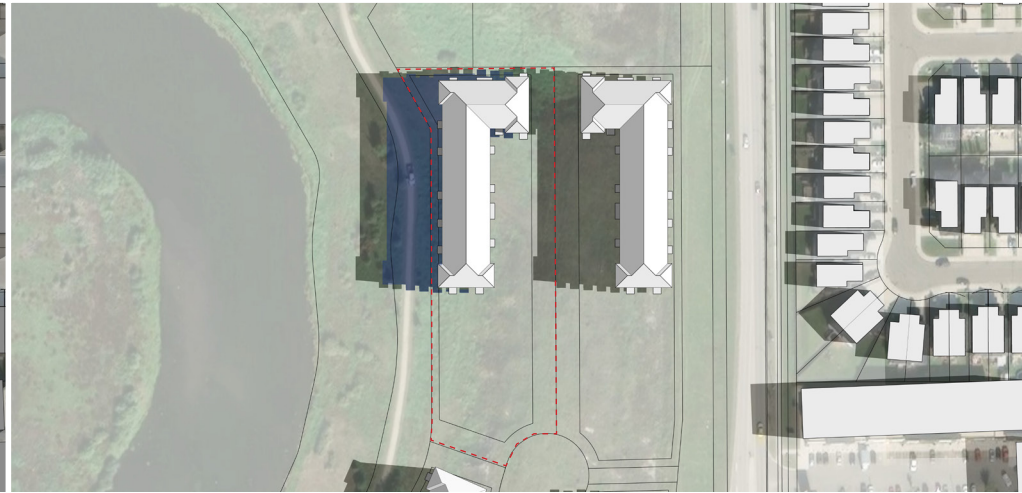
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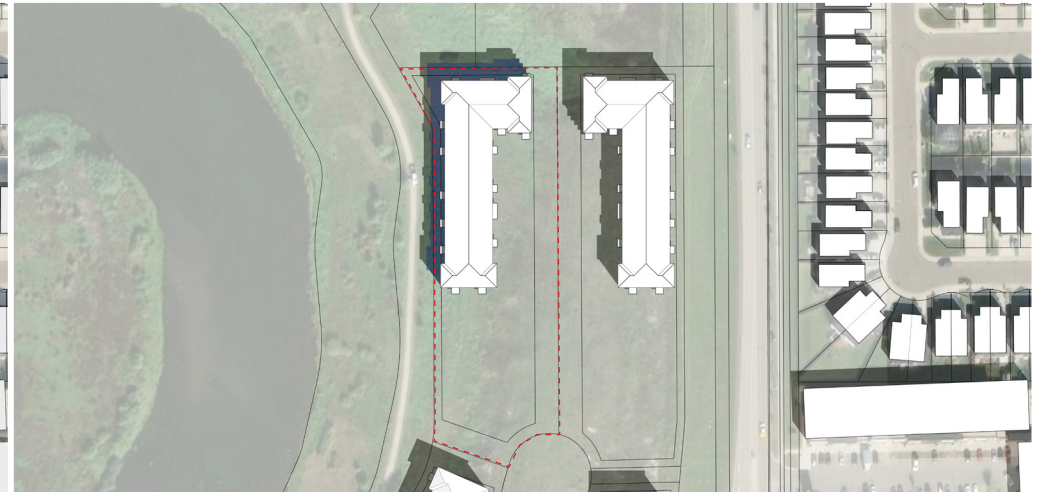
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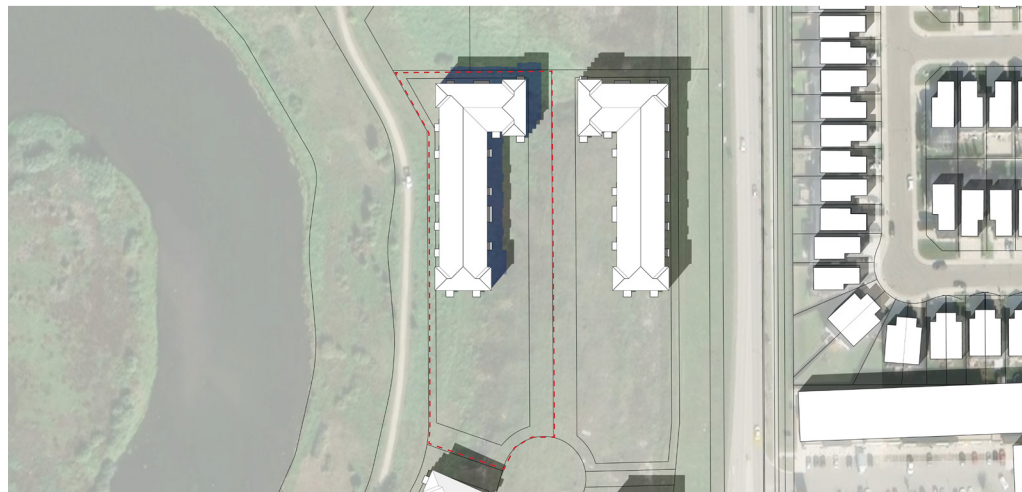
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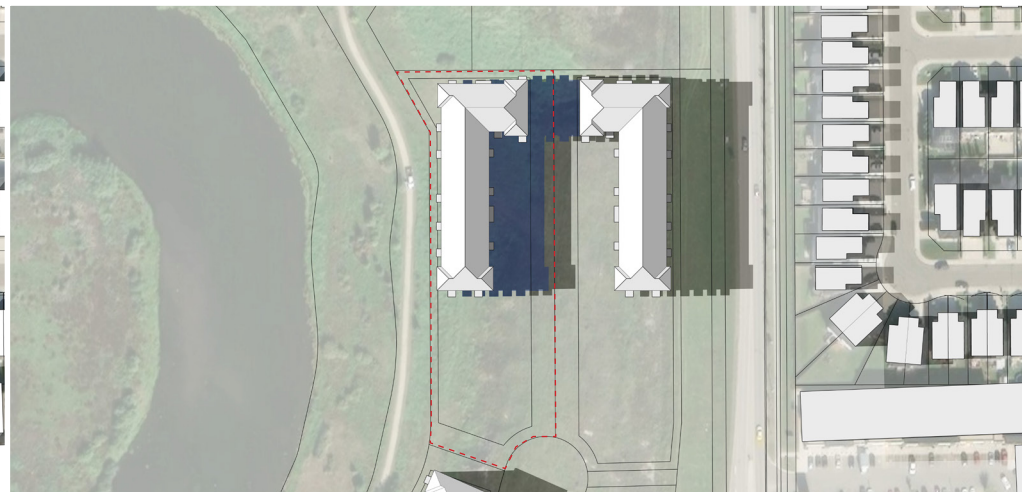
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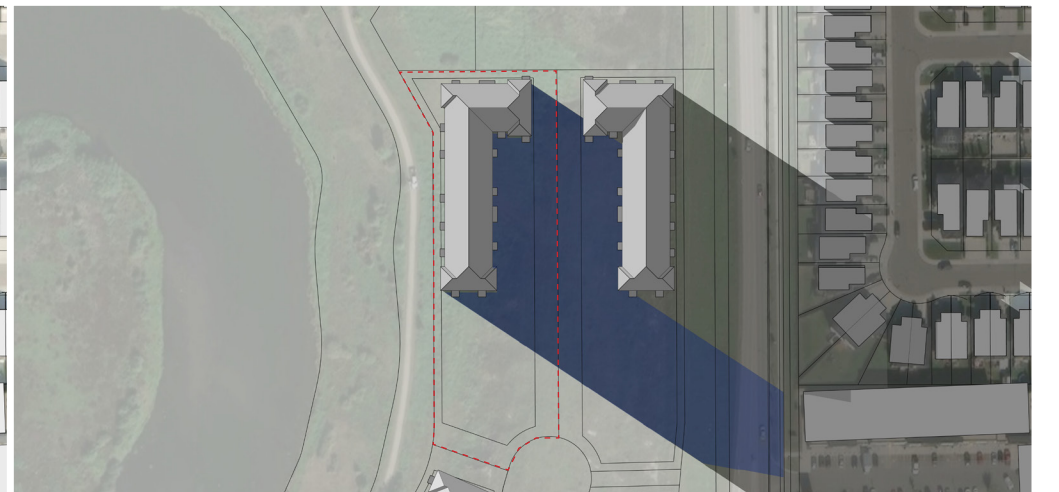
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@ 2:05 PM





@ 5:05 PM



@ 8:05 PM

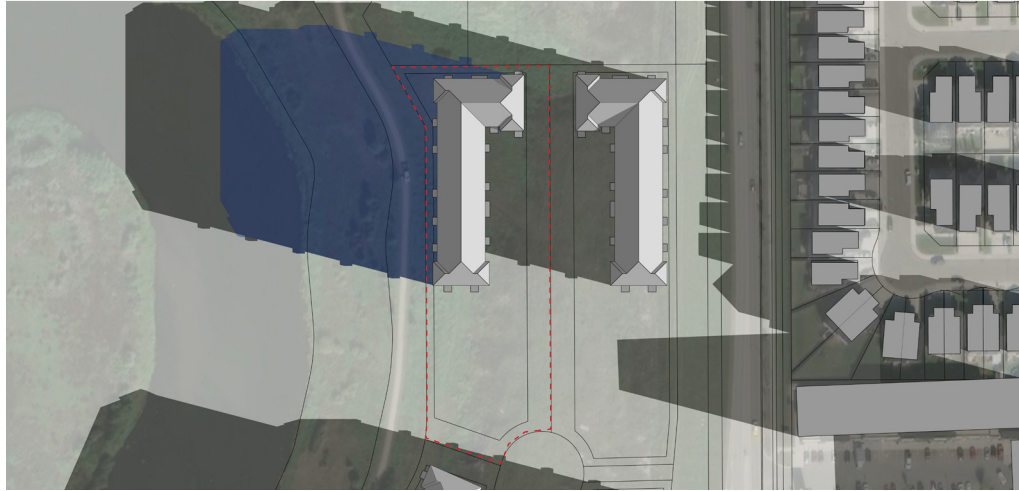
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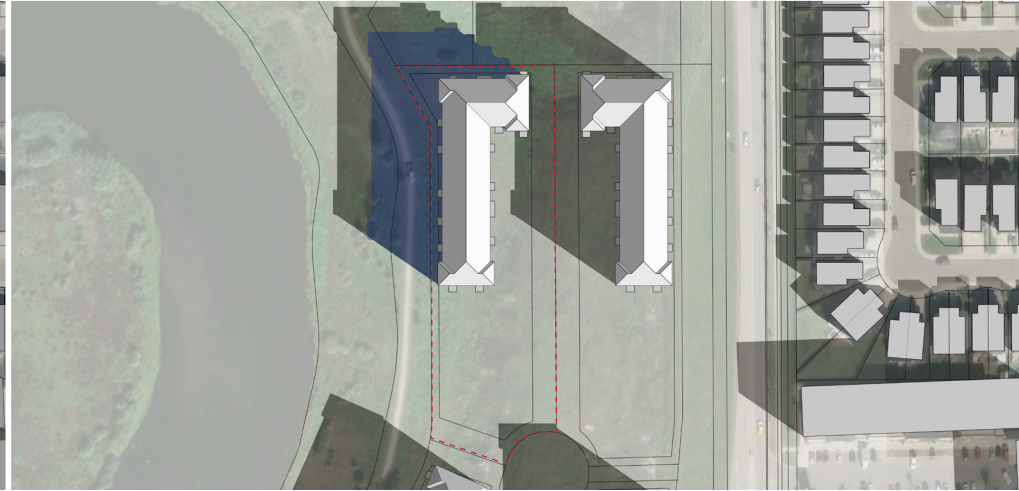
PARCEL 2A

AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY

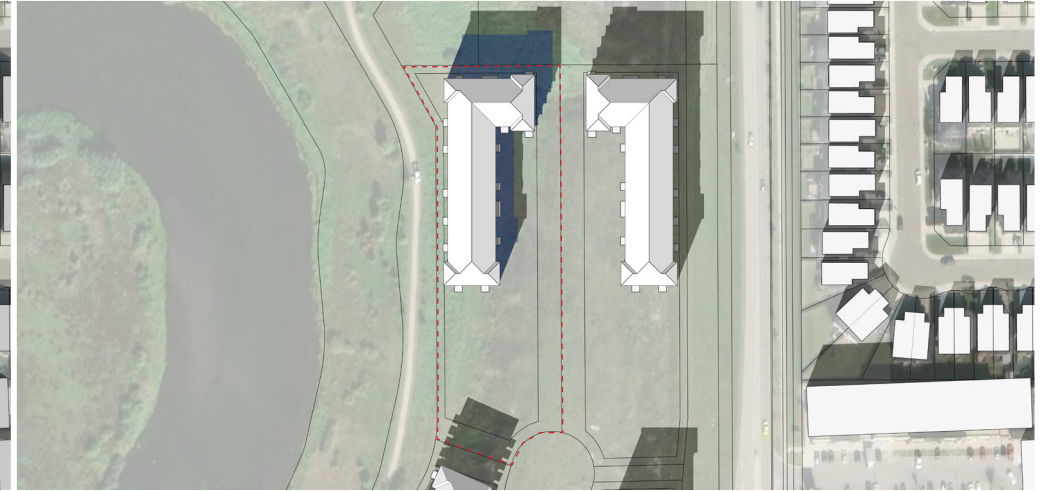
SHADOW STUDY DATE: **JUNE 21**



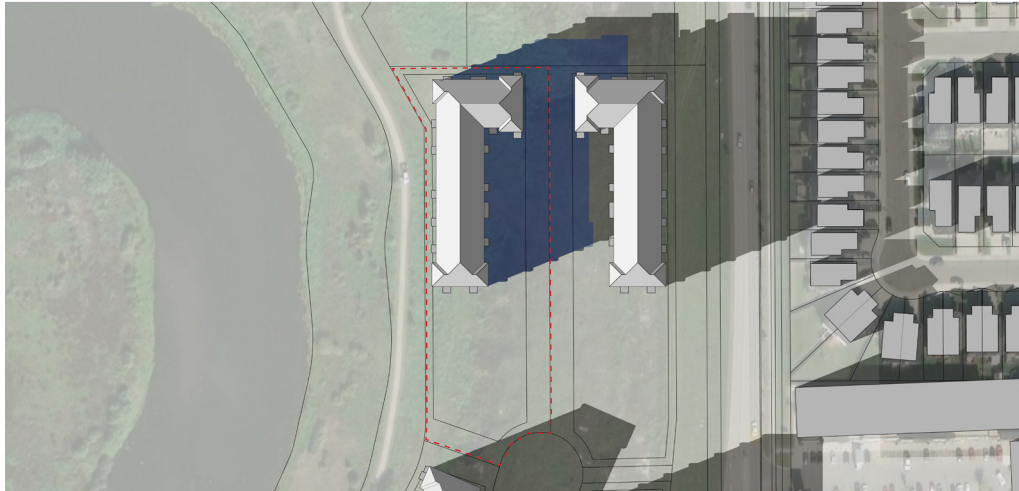
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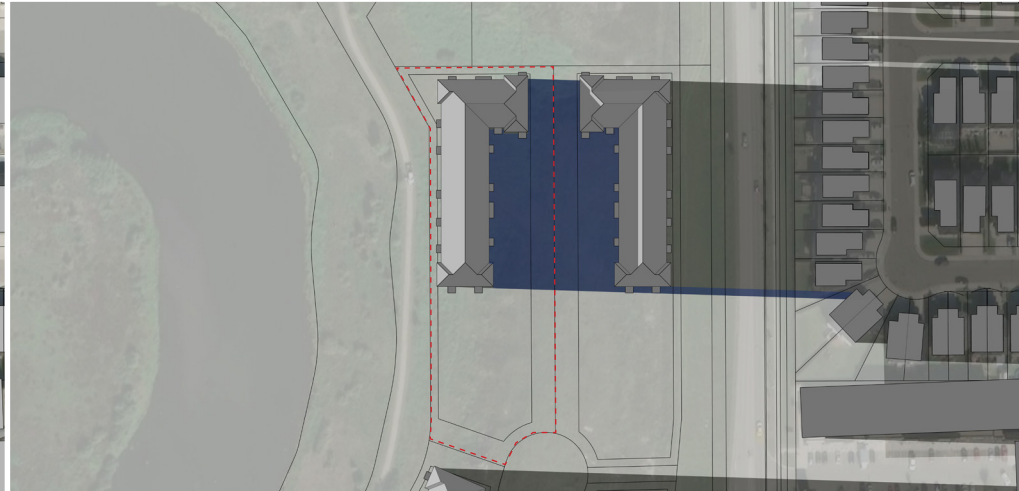
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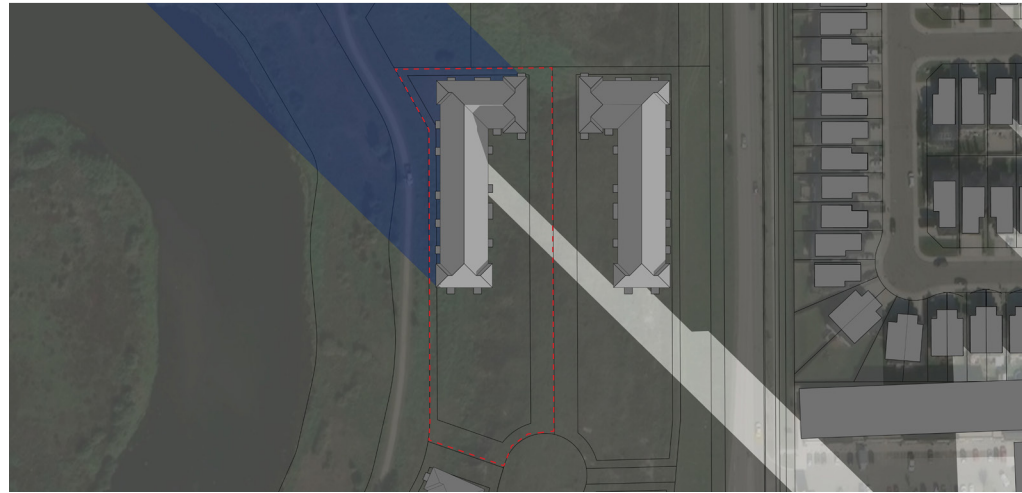
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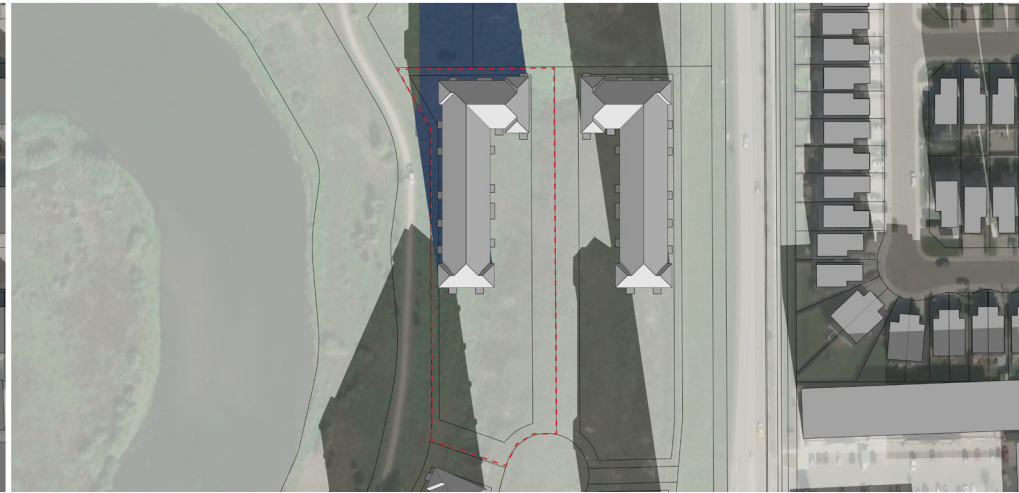
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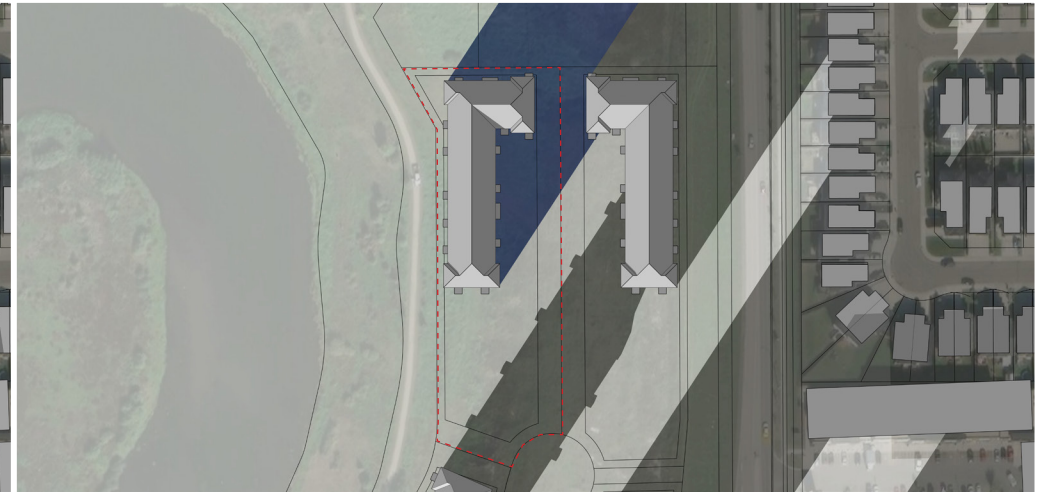
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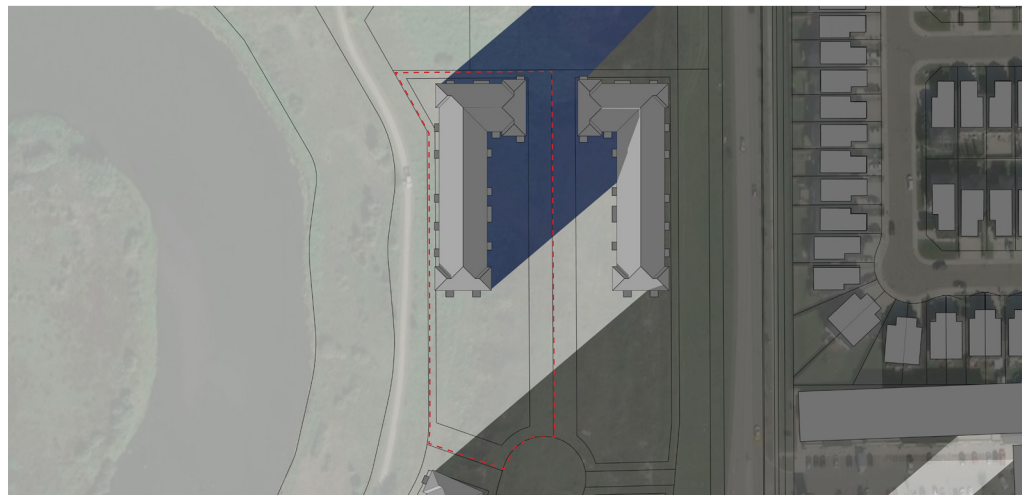
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@ 4:30 PM

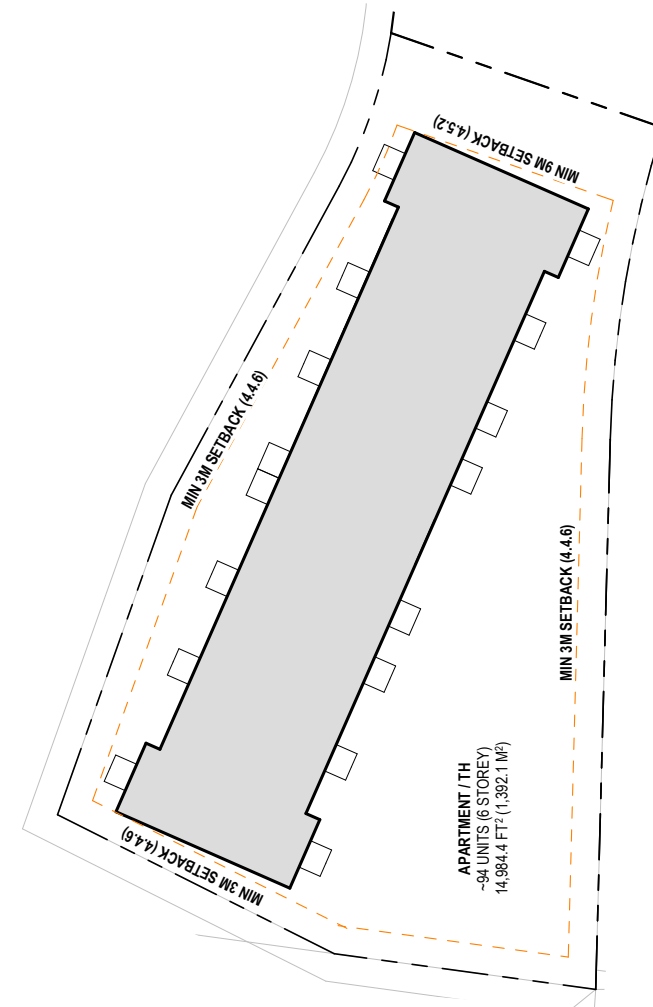
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PARCEL 2A

AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY

SHADOW STUDY DATE: **DECEMBER 21**

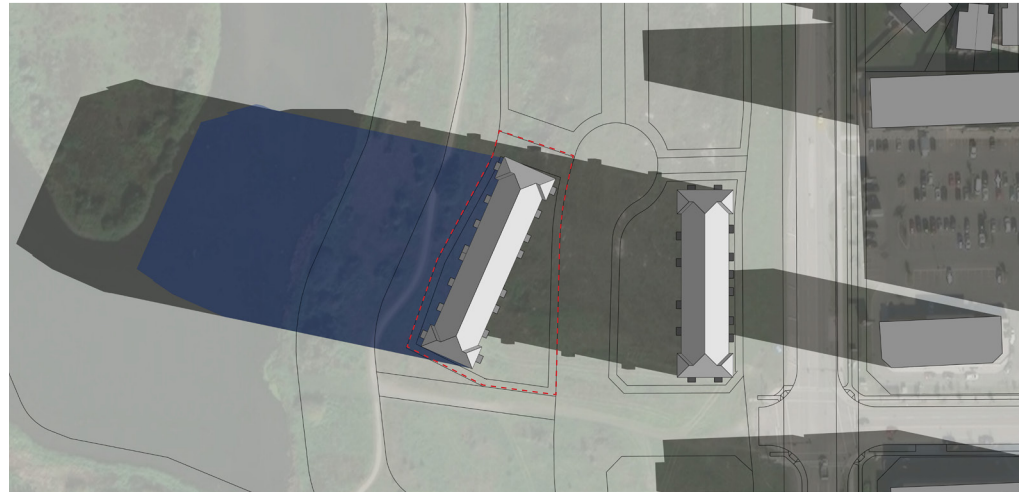


APARTMENT / TH
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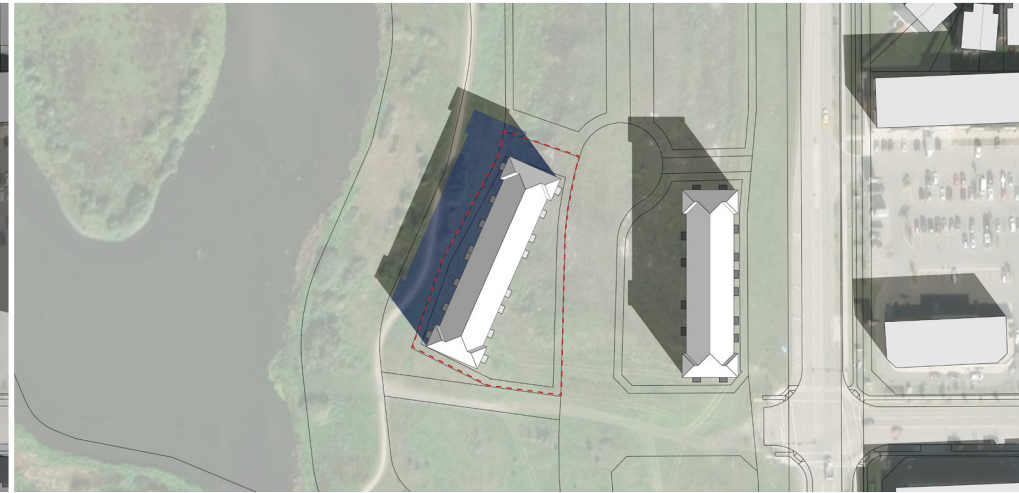
FAR:
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PARCEL 2B (LOT 4, BLOCK 4)
 AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY



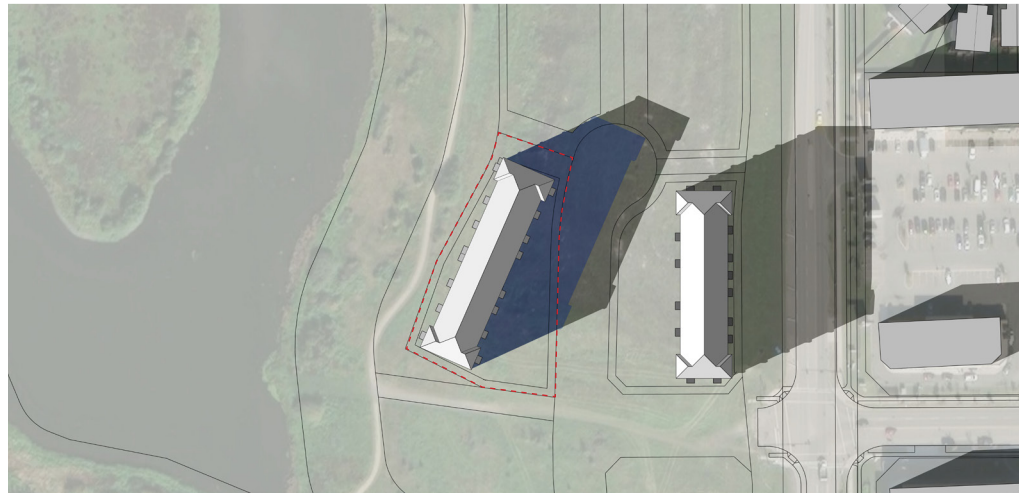
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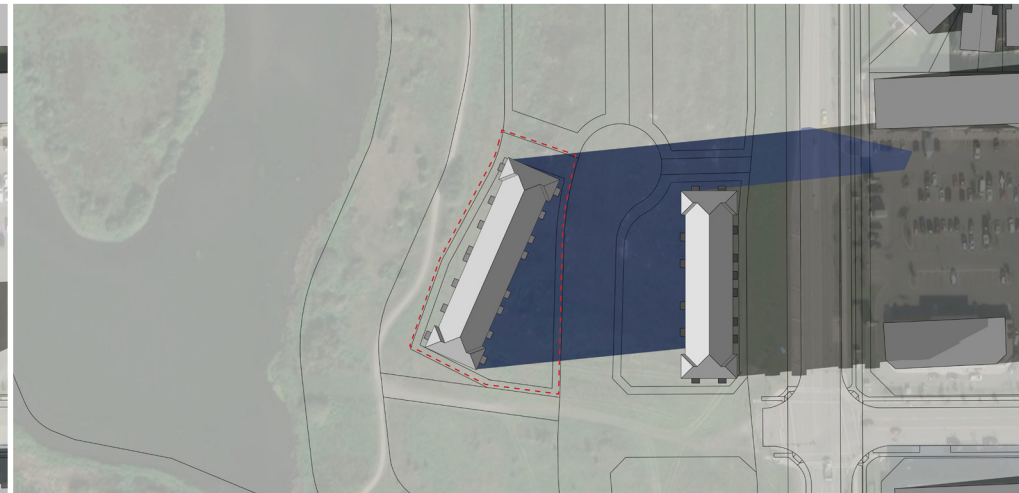
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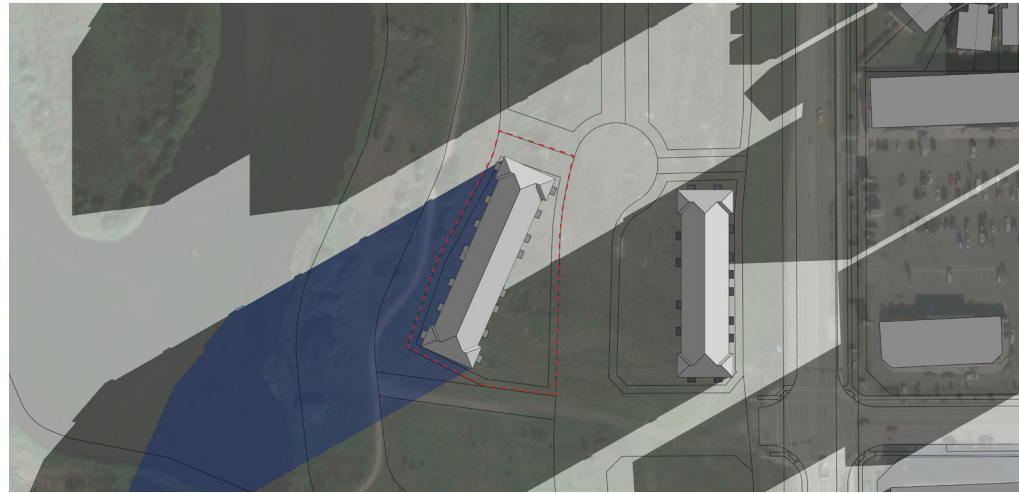
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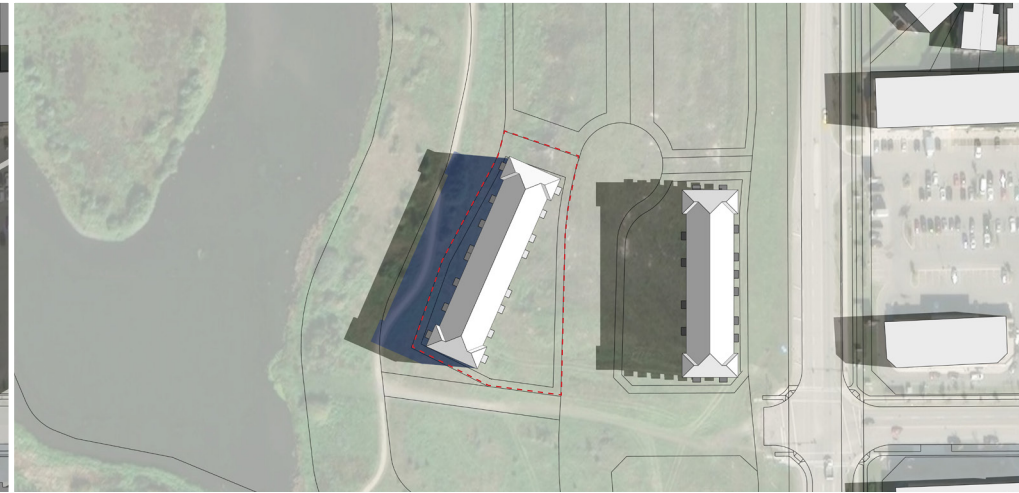
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-  ** RMh16 (4 STOREY BUILDING)



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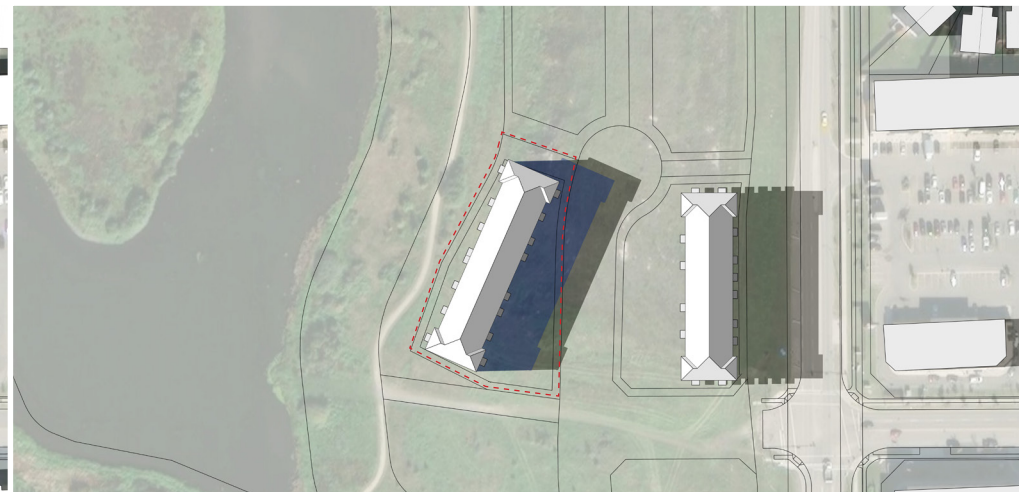
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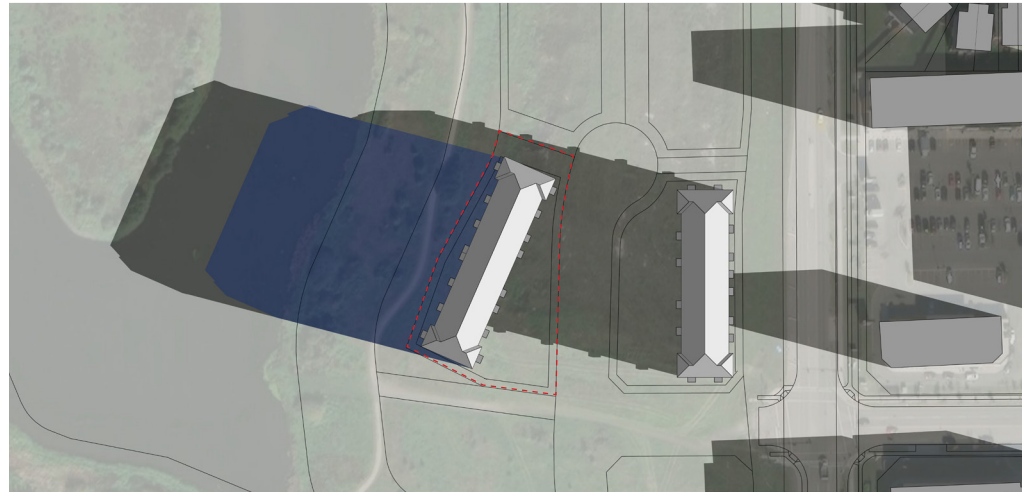
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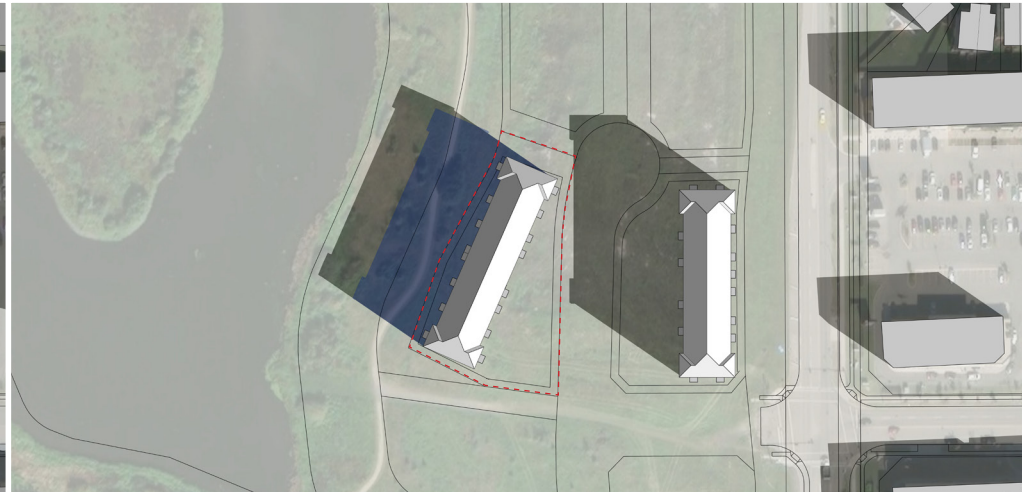
PARCEL 2B

AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY

SHADOW STUDY DATE: **JUNE 21**



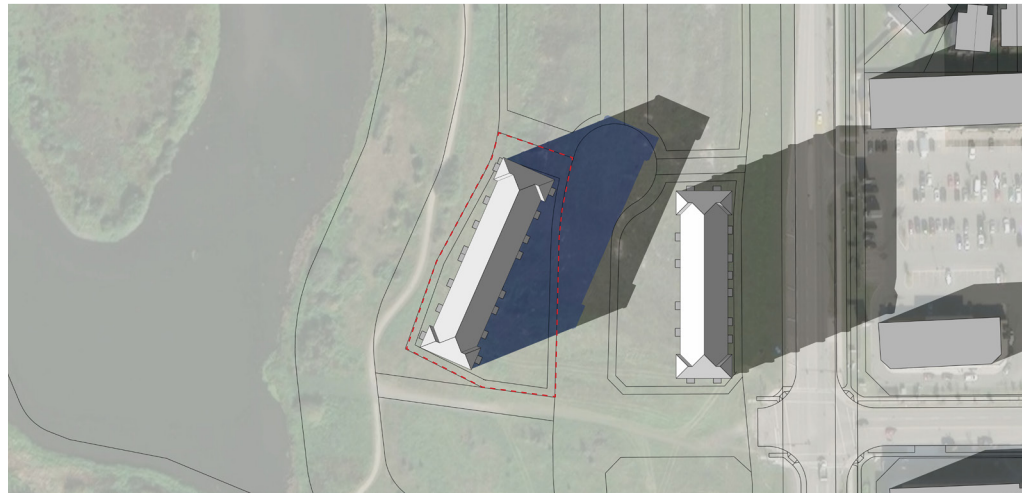
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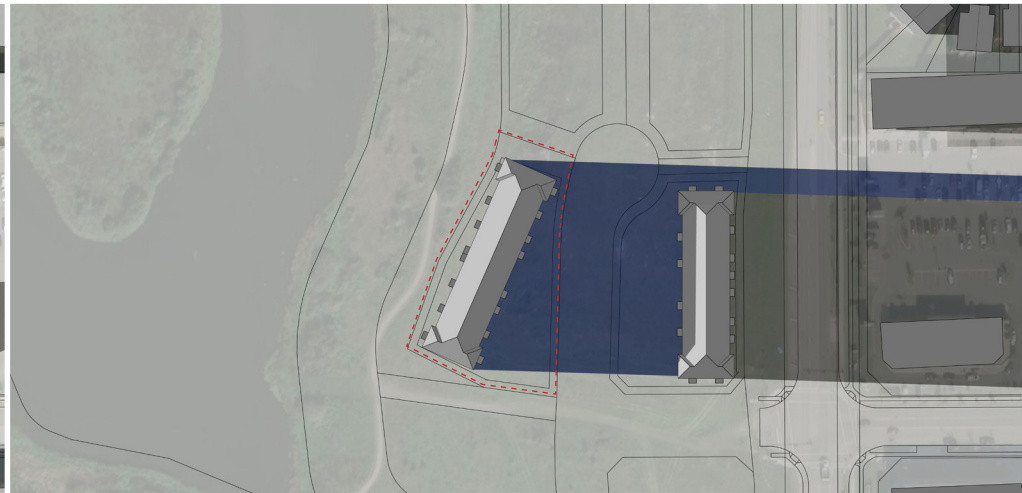
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PARCEL 2B

AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY

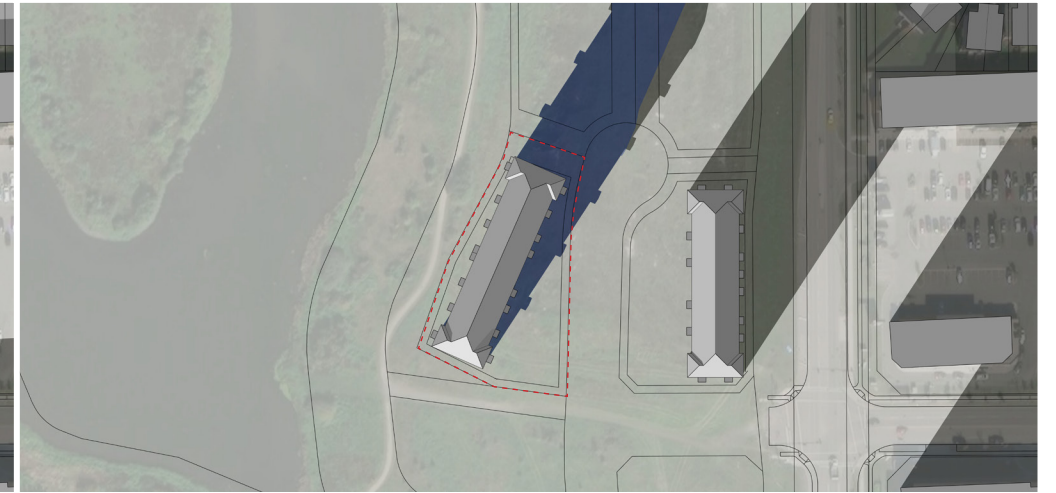
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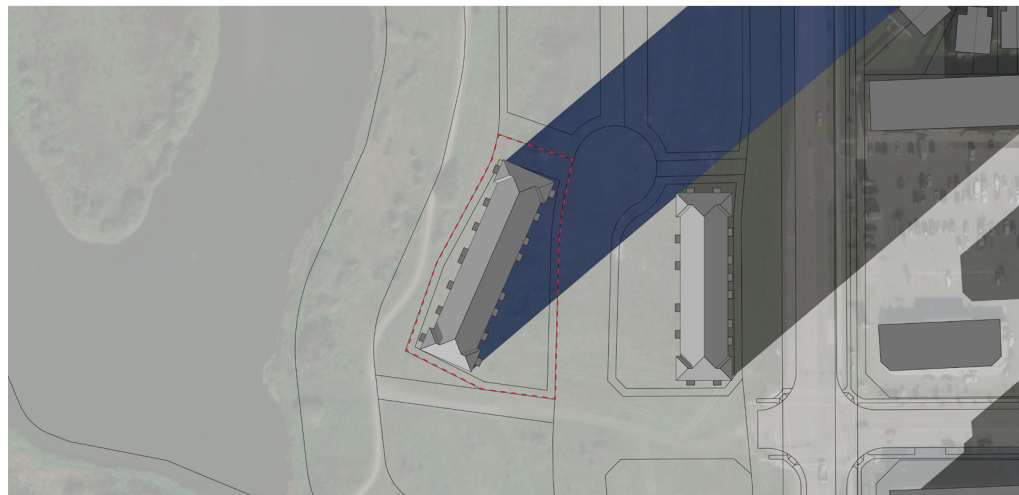
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PARCEL 2B

AMRIK SCHONSEE REZONING | SUN & SHADOW STUDY

SHADOW STUDY DATE: **DECEMBER 21**