



ADMINISTRATION REPORT **REZONING** CRYSTALLINA NERA WEST

399 - Crystallina Nera Drive NW

To allow for low density residential development.



Recommendation: That Charter Bylaw 19814 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone & (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone by APPROVED.

Administration is in **SUPPORT** of this application because it:

- will allow for a range of housing choices; and
- conforms with the low density residential land use designation in the Crystallina Nera West Neighbourhood Structure Plan.

The Application

Charter Bylaw 19814 proposes to rezone the site from (RF4) Semi-detached Residential Zone & (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone. If approved, the proposed RLD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and duplex housing.

Site and Surrounding Area

The site is located south of Crystallina Nera Drive NW and east of 77 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone	Vacant lot Vacant lot
CONTEXT		
North	(RF4) Semi-detached Residential Zone (AP) Public Parks Zone	Vacant lot Vacant lot

East	(AP) Public Parks Zone	Vacant lot
South	(AP) Public Parks Zone	Vacant lot
West	(RPL) Planned Lot Residential Zone (RLD) Residential Low Density Zone	Single Detached Housing Vacant lot

Planning Analysis

The application proposes to rezone the site from (RF4) Semi-detached Residential Zone and (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for the ongoing development of the Crystallina Nera West Neighbourhood with narrower lots and a more diverse housing choice.

RPL, RF4 & RLD COMPARISON SUMMARY

	RPL <i>Current</i>	RF4 <i>Current</i>	RLD <i>Proposed</i>
Principal Building	Single Detached (with a front attached Garage)	Single Detached, Semi-detached, Duplex Housing	Single Detached, Semi-detached, Duplex Housing
Site Depth	min 30.0 m	min 30.0 m	min 27.0 m
Vehicular Access	Dwellings may have front attached garages or access the lane	Dwellings may have front attached garages or access the lane	Dwellings may have front attached garages or access the lane
Height	10.0 m	10.0 m	10.0 m
Front Setback	min 5.5 m	min 4.5 m (min 3.0 m with treed landscaped boulevard or min 5.5 m for front attached garage)	min 3.0 m (min 5.5 m for front attached garage)
Interior Side	min 1.2 m	min 1.2 m	min 1.2 m*

Setback		(3.0 m when there is no lane)	
Flanking Side Setback	20% of side width (max/min 4.5 m)	20% of side width (max 4.5 m)	min 2.4 m
Rear Setback	min 7.5 m (4.5 m on a corner site)	min 7.5 m (4.5 m on a corner site)	min 7.5 m (4.5 m on a corner site)

PLANS IN EFFECT

The rezoning area is located within the Edmonton North Area Structure Plan (ASP) and the Crystallina Nera West Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone conforms to the Edmonton North ASP which designates the site for residential uses and the Crystallina Nera West NSP which designates the site for Low Density Residential development. The RLD Zone meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

CITYPlan Alignment

The proposed rezoning is in alignment with the applicable policies of CityPlan (MDP) by accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for a narrower lot product and ultimately adding a number of additional lots.

Technical Review

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

Community Engagement

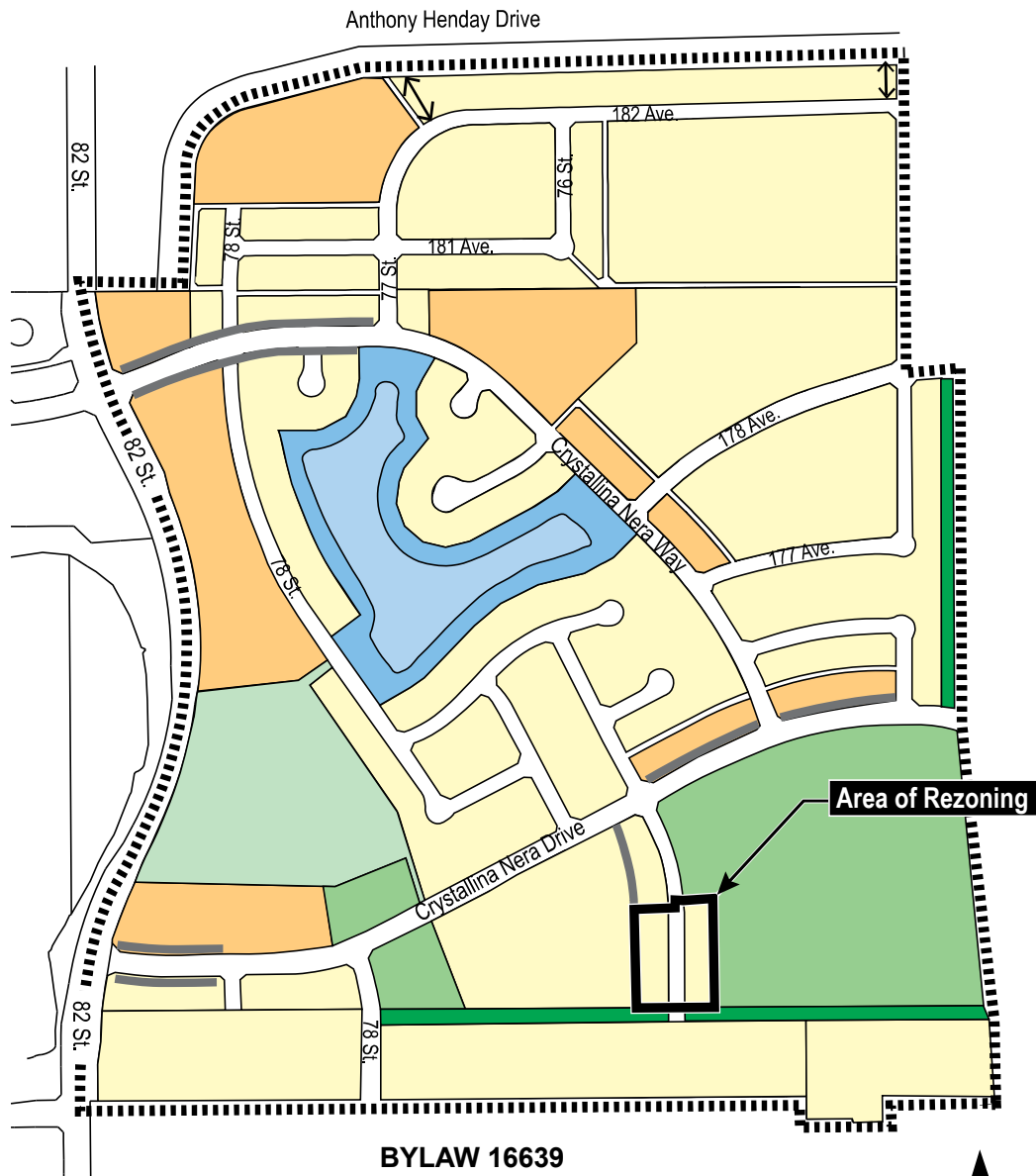
ADVANCE NOTICE March 29, 2021	<ul style="list-style-type: none"> • Number of recipients: 141 • One response received • comments: Citizen wanted clarification on the application and wanted to know the status of the adjacent proposed park/school site
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/crystallina-nera-west-planning-applications.aspx

Conclusion










Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 16639
APPROVED
CRYSTALLINA NERA WEST**
Neighbourhood Structure Plan
(as amended)

- | | |
|--|--|
|  Low Density Residential |  Stormwater Management Facility |
|  Medium Density Residential |  Restricted Front Drive Access |
|  School/Park - Municipal Reserve |  Potential Pedestrian Access |
|  Greenway - Municipal Reserve |  Boundary of NSP |
|  Natural Area - Municipal Reserve | |

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.

SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19814
Location:	South of Crystallina Nera Drive NW and east of 77 Street NW
Address:	399 - Crystallina Nera Drive NW
Legal Description:	portion of Lot 1, Block 1, Plan 1123855
Site Area:	N/A
Neighbourhood:	Crystallina Nera West
Notified Community Organizations:	Lago Lindo Community League & Area Council No. 17 Area Council
Applicant:	Select Engineering Consulting Ltd.

PLANNING FRAMEWORK

Current Zones:	(RF4) Semi-detached Residential Zone & (RSL) Residential Low Density Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Crystallina Nera West Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Luke Cormier
Tim Ford
Development Services
Planning Coordination