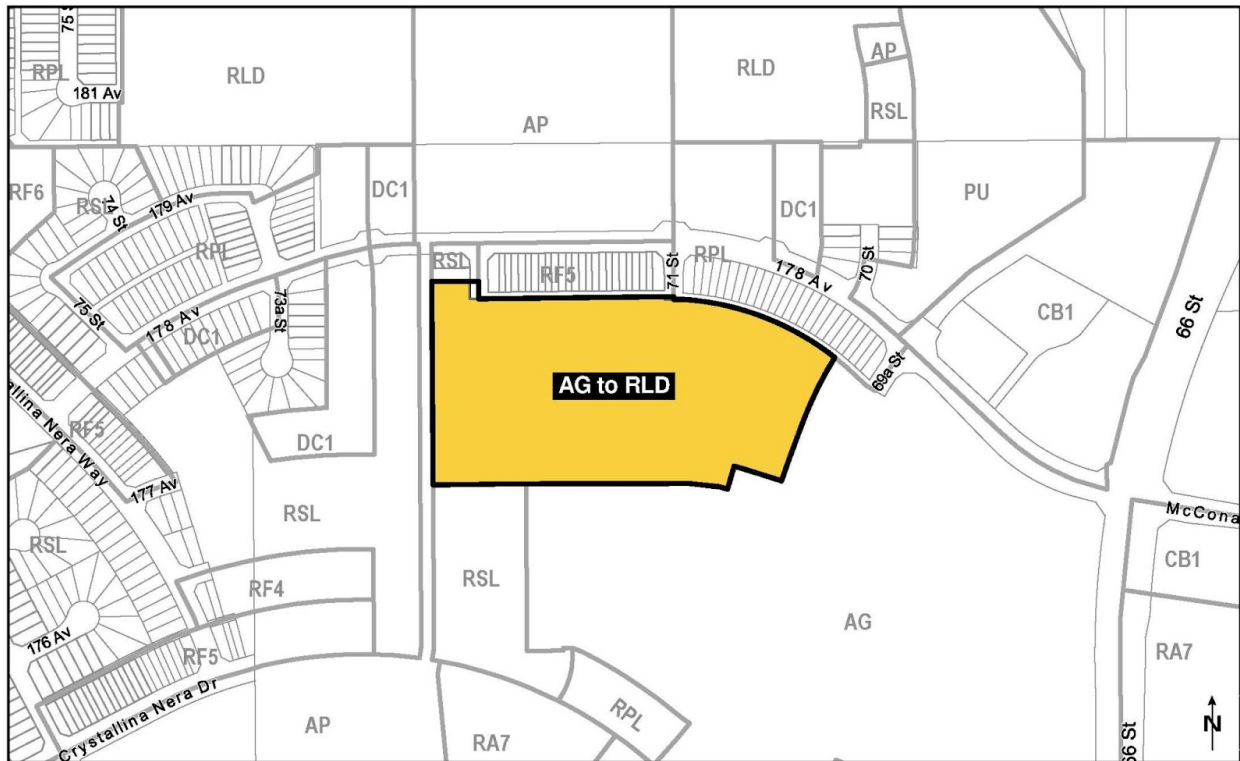




ADMINISTRATION REPORT **REZONING** CRYSTALLINA NERA EAST

17350 - 66 Street NW

To allow for low density residential development.



Recommendation: That Charter Bylaw 19834 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

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

- it will allow for a range of low density housing choices; and
- it conforms with the Crystallina Nera East Neighbourhood Structure Plan (NSP)

The Application

Charter Bylaw 19834 proposes to rezone a portion of the site from (AG) Agricultural 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 Anthony Henday Drive and west of 66 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|------------------|
| SUBJECT SITE | (AG) Agricultural Zone | Vacant |
| CONTEXT | | |
| North | (RF5) Row Housing Zone (RPL) Planned Lot Residential Zone | Vacant Vacant |
| East | (AG) Agricultural Zone | Vacant |
| South | (RSL) Residential Small Lot Zone (AG) Agricultural Zone | Vacant Vacant |
| West | (AP) Public Parks Zone | Vacant |

Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for a range of low density housing choices.

PLANS IN EFFECT

The rezoning area is located within the Edmonton North Area Structure Plan (ASP) and the Crystallina Nera East 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 East 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 and facilitate a variety of lifestyles.

THE CITY PLAN

The proposed rezoning area is in the Northeast District Planning Area and is in alignment with the policies of The City Plan (MDP) goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

Technical Review

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

Community Engagement

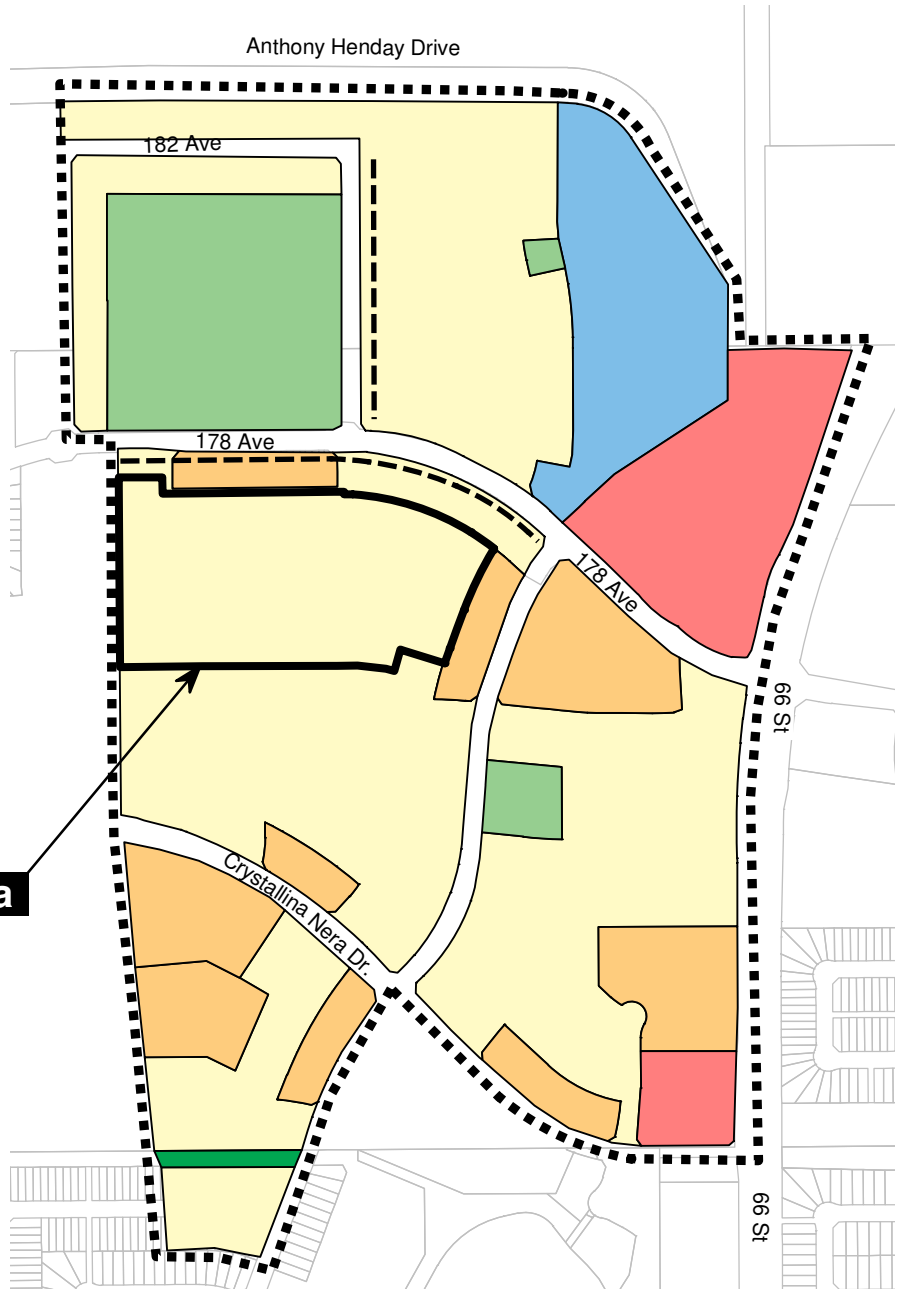
| | |
|---------------------------------------|---|
| ADVANCE NOTICE May 31, 2021 | <ul style="list-style-type: none">• Number of recipients: 87• No responses received |
| WEBPAGE | <ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/crystallina-nera-east-planning-applications |

Conclusion

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

APPENDICES









- 1 Context Map
- 2 Application Summary



Rezoning Area

**BYLAW 19556
CRYSTALLINA NERA EAST**
Neighbourhood Structure Plan
(as amended)



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

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

| | |
|-----------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 19834 |
| Location: | South of Anthony Henday Drive and west of 66 Street NW |
| Address: | 17350 - 66 Street NW |
| Legal Description: | A portion of Lot 3, Block 1, Plan 1720306 |
| Site Area: | N/A |
| Neighbourhood: | Crystallina Nera East |
| Notified Community Organizations: | Horse Hill Community League (1995) Association; Lago Lindo Community League; & Area Council No. 17 Area Council |
| Applicant: | Select Engineering Consultants Ltd. |

PLANNING FRAMEWORK

| | |
|------------------|--|
| Current Zone: | (AG) Agricultural Zone |
| Proposed Zone: | (RLD) Residential Low Density Zone |
| Plans in Effect: | Edmonton North Area Structure Plan Crystallina Nera East Neighbourhood Structure Plan |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Luke Cormier |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |