

Bylaw 19923

A Bylaw to amend Bylaw 15801, as amended, being the
Crystallina Nera East Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, as amended, being Edmonton North Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 2, 2011, Council passed Bylaw 15801 adopting the Joviz Neighbourhood Structure Plan; and

WHEREAS on November 4, 2013, Council renamed Joviz Neighbourhood Structure Plan to the Crystallina Nera East Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Crystallina Nera East Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Crystallina Nera Neighbourhood East Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

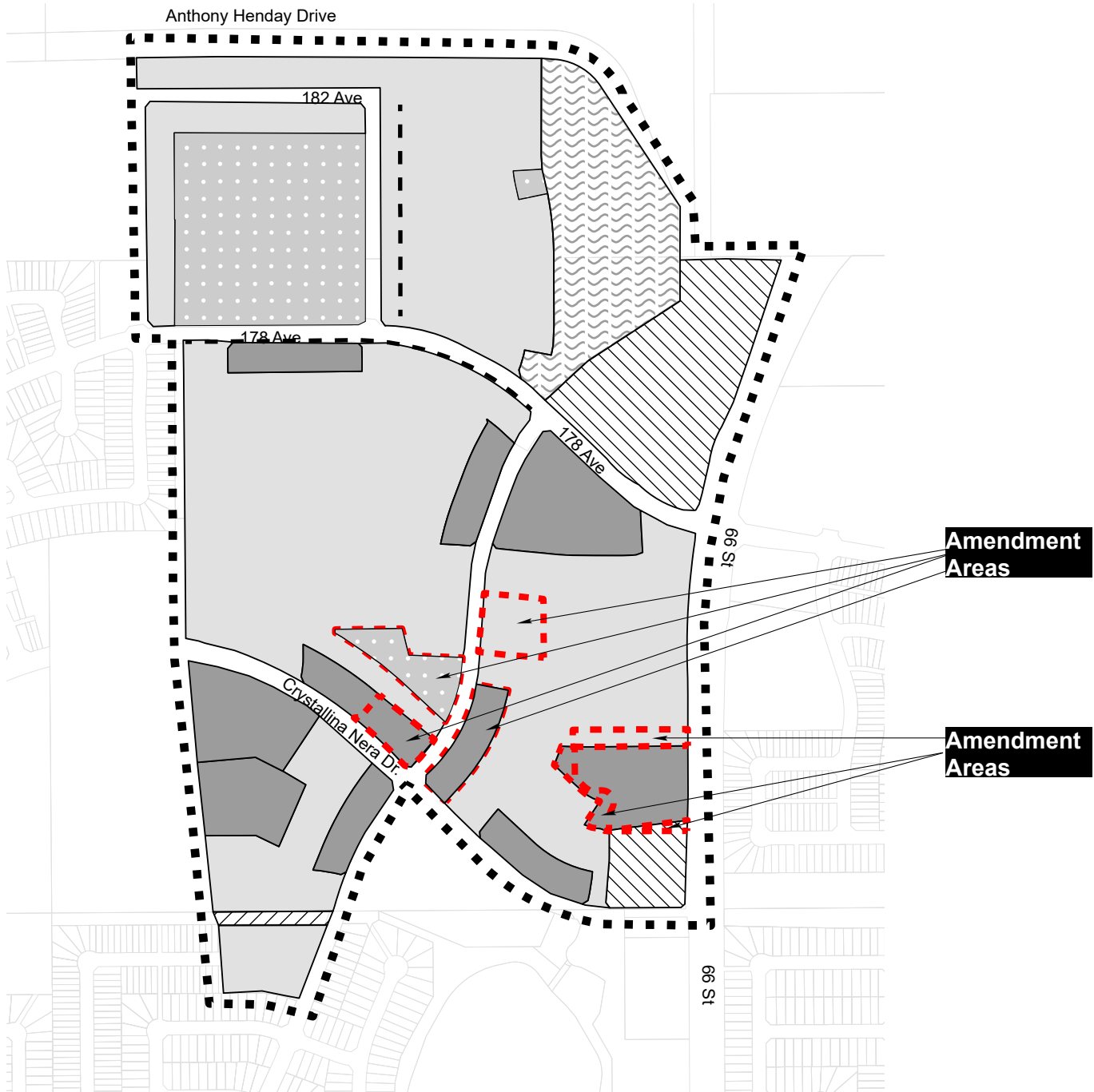
1. Bylaw 15801, as amended, is hereby further amended by:
 - a. deleting the map entitled “Bylaw 19556 Amendment to Crystallina Nera East Neighbourhood Structure Plan” and replacing it with the attached Schedule “A”;
 - b. adding the following sentences under Section 3.4.6 Residential, NSP Policy 3.4.6.4 and NSP Implementation 3.4.6.4 respectively:

“Reverse Housing may be developed south of the small, central, reconfigured pocket park.”

“Reverse Housing shall be developed with a walkway (road right-of-way dedication) between any proposed residential lots and the park site, as generally illustrated on Figure 6 – Pedestrian Network, to the satisfaction of Subdivision and Development Coordination.”;


- c. deleting the paragraph under Rationale - Pocket Park and replacing it with the following:

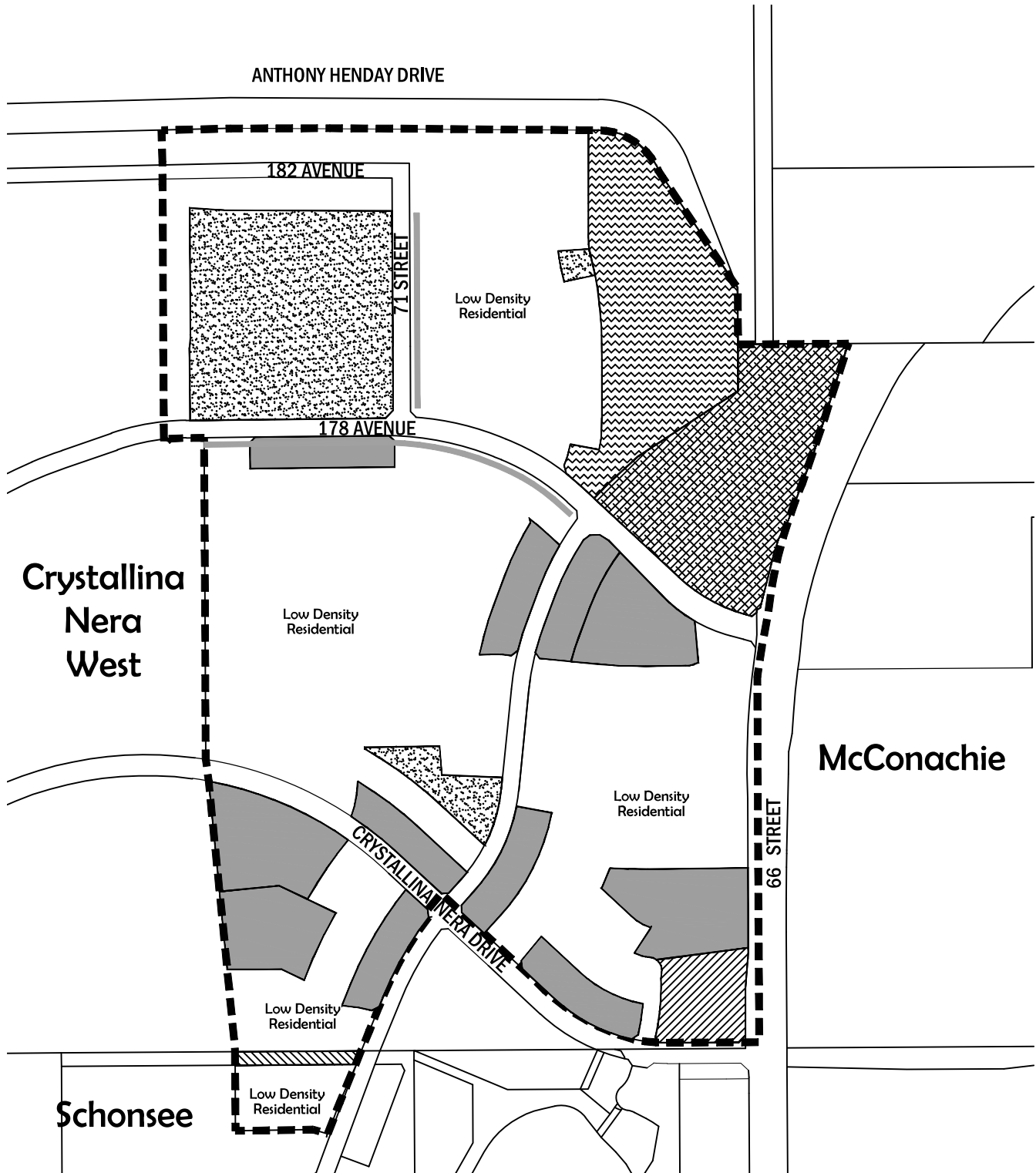
“A small Pocket Park is designated in the central portion of Crystallina Nera East. This pocket park is located to have frontage along its west boundary, adjacent to a collector roadway, and will require some local road frontage along the north boundary. The south boundary of the park may facilitate a Reverse Housing product. This pocket park provides visibility and access, which encourages residents to visit the park's space.”
- d. deleting “Figure 4: Development Concept” and replacing it with “Figure 4: Development Concept”, attached hereto as Schedule “B”;
- e. deleting “Figure 5: Green Infrastructure” and replacing it with “Figure 5: Green Infrastructure”, attached hereto as Schedule “C”;
- f. deleting and renaming “Figure 6: Parks and Open Space Pedestrian Linkages” and replacing it with “Figure 6: Pedestrian Network”, attached hereto as Schedule “D”;
- g. deleting “Figure 7: Transportation Network” and replacing it with “Figure 7: Transportation Network”, attached hereto as Schedule “E”;
- h. deleting “Figure 8: Stormwater Servicing System” and replacing it with “Figure 8: Stormwater Servicing System”, attached hereto as Schedule “F”;
- i. deleting “Figure 9: Sanitary Servicing System” and replacing it with “Figure 9: Sanitary Servicing System”, attached hereto as Schedule “G”;
- j. deleting “Figure 10: Water Servicing System” and replacing it with “Figure 10: Water Servicing System”, attached hereto as Schedule “H”; and
- k. deleting “Figure 11: Staging Plan” and replacing it with “Figure 11: Staging Plan”, attached hereto as Schedule “I”, and



**BYLAW 19923
AMENDMENT TO
CRYSTALLINA NERA EAST
Neighbourhood Structure Plan
(as amended)**



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



Crystallina Nera West

McConachie

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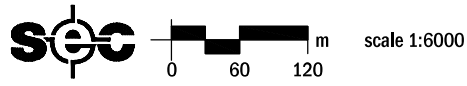
LEGEND

- NSP Boundary
- Low Density Residential
- Medium Density Residential
- School/ Park - Municipal Reserve

- Greenway - Municipal Reserve
- Neighbourhood Commercial
- Commercial
- Naturalized Stormwater Management Facility
- Restricted Front Drive Access



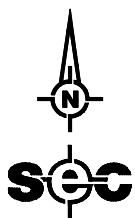
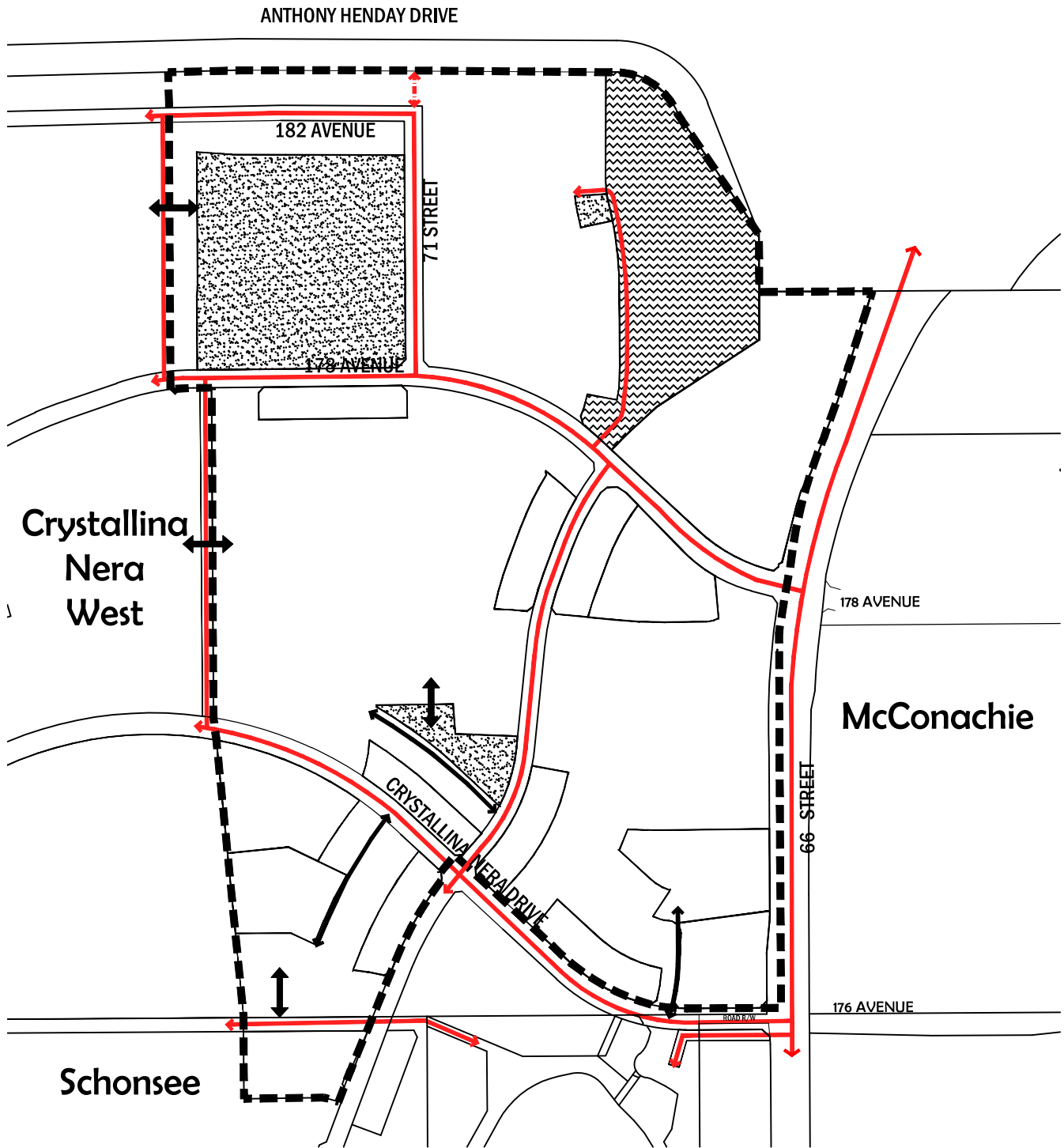
DEVELOPMENT CONCEPT



CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF004.DWG
Jcalder August 20, 2021

FIGURE 4



PEDESTRIAN NETWORK

0 60 120 m scale 1:6000

LEGEND

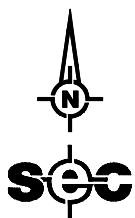
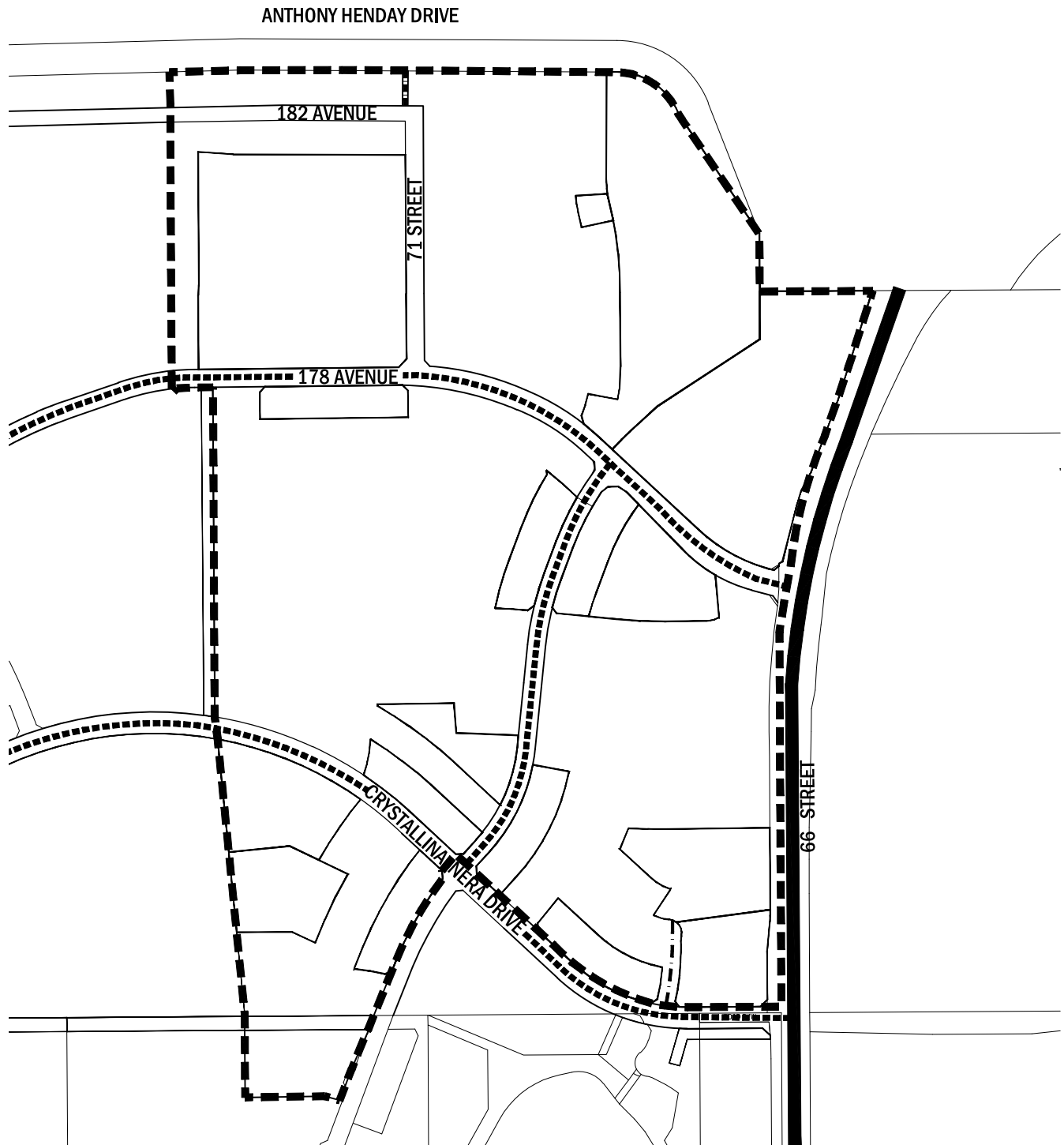
- NSP Boundary
- School/ Park - Municipal Reserve
- Naturalized Stormwater Management Facility

- Pedestrian Network
- Pedestrian Linkage
- Potential Pedestrian Linkage
- Required Pedestrian Linkage

CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF006.DWG
Jcalder December 8, 2021

FIGURE 6



TRANSPORTATION NETWORK

0 60 120 m scale 1:6000

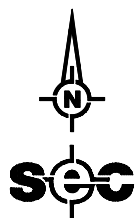
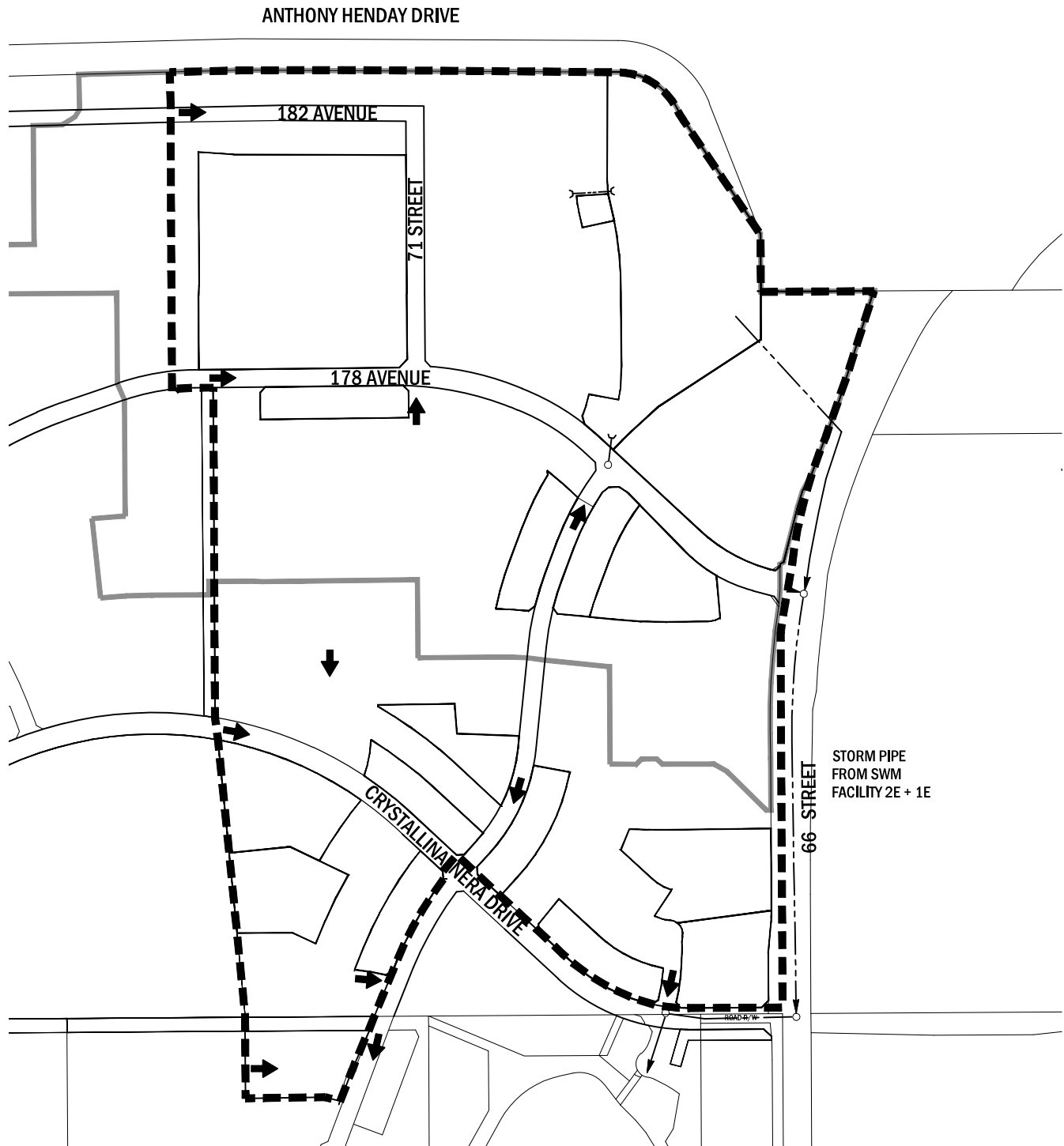
LEGEND

- NSP Boundary
- Arterial Roadway
- Collector Roadway/Bus Route
- Enhanced Local Roadway
- Potential Emergency Access

CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF007.DWG
Jcaldor October 21, 2021

FIGURE 7



STORMWATER SERVICING SYSTEM

0 60 120 m scale 1:6000

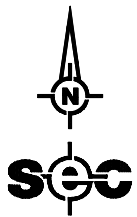
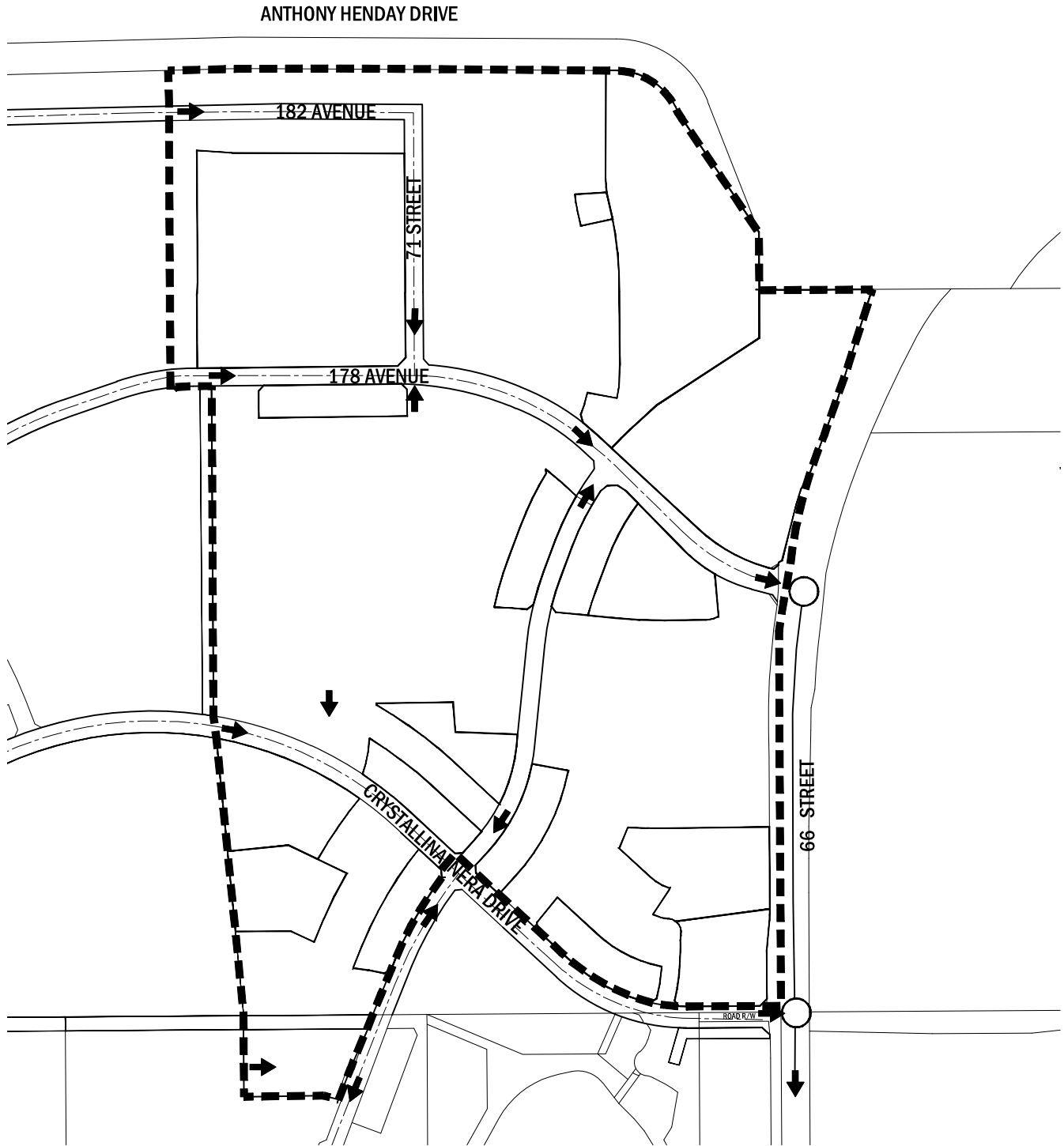
LEGEND

- NSP Boundary
- Basin Boundary
- ➔** Direction of Flow

- - -** Storm Interconnecting Pipe
- ⌋** Inlet
- ★** Outlet

CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF008.DWG
Jcaldler September 7, 2021 **FIGURE 8**



SANITARY SERVICING SYSTEM

0 60 120 m scale 1:6000

LEGEND

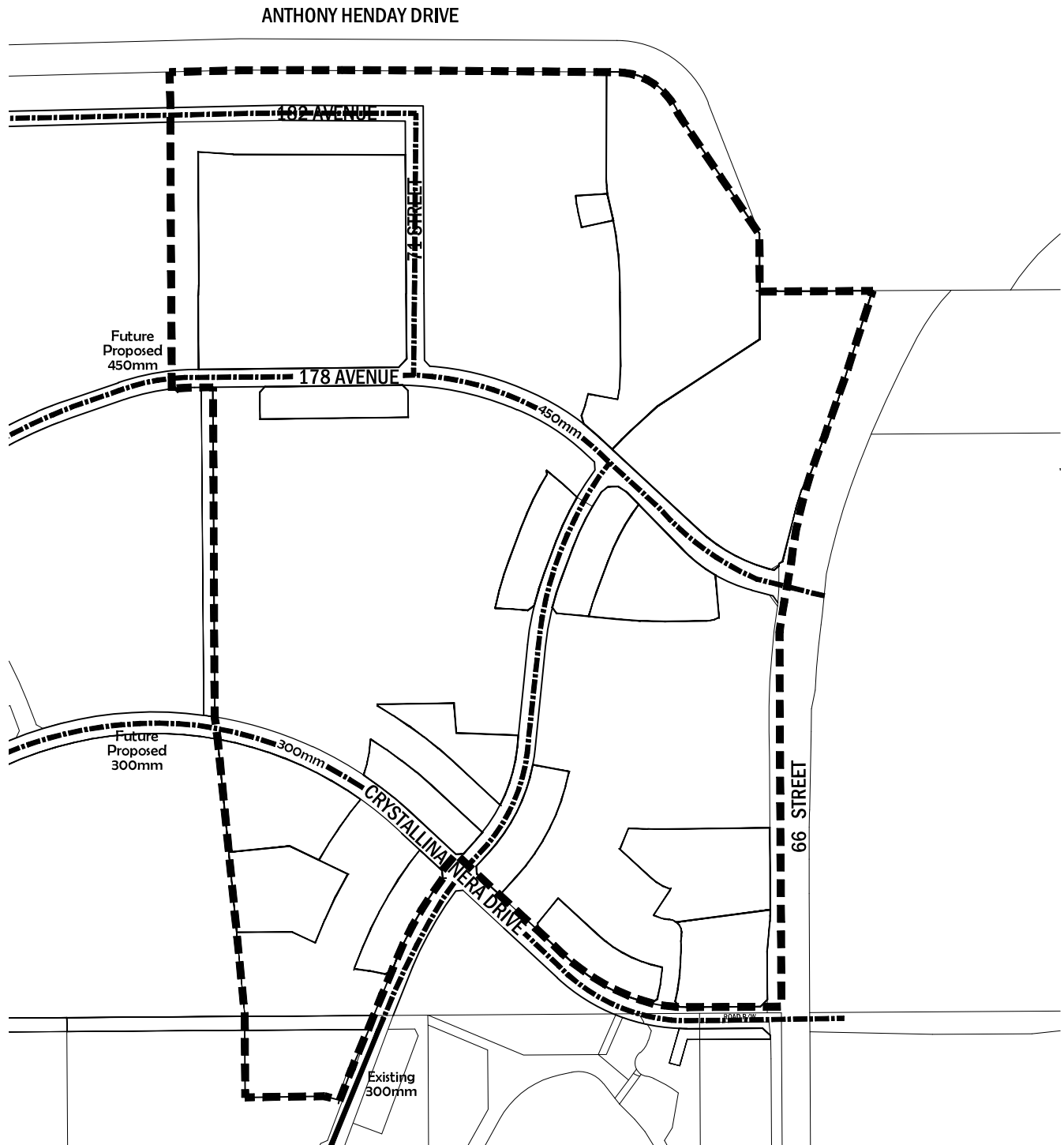
- NSP Boundary
- Proposed Sanitary Main
- Proposed Sanitary Connection to 66 Street Sanitary Trunk

- Direction of Flow
- Proposed Sanitary Trunk




CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF009.DWG
Jcalder September 7, 2021

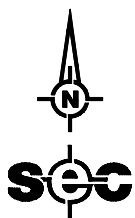
FIGURE 9



LEGEND

-  NSP Boundary
-  Existing Watermain
-  Proposed Watermain

CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

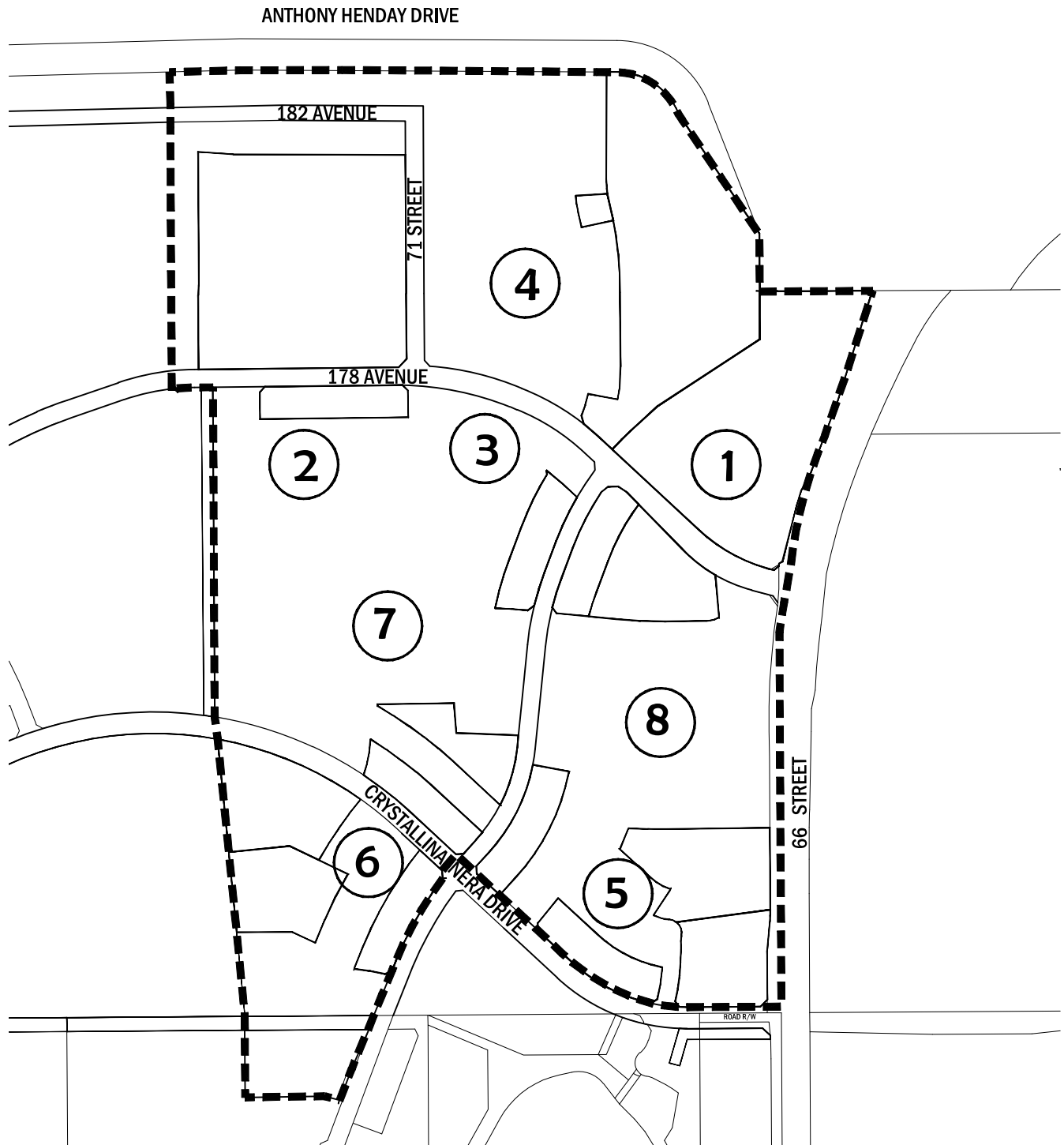


WATER SERVICING SYSTEM



0 60 120 m scale 1:6000

10-21247-01-PRF010.DWG
Jcalder September 7, 2021

FIGURE 10



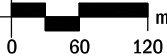
LEGEND

-  NSP Boundary
-  Staging Boundary



STAGING PLAN



 m scale 1:6000

CRYSTALLINA NERA EAST
THE CITY OF EDMONTON

10-21247-01-PRF011.DWG
Jcalder September 7, 2021 **FIGURE 11**

**CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19923**

	Area (ha)	% of GA
GROSS AREA	66.05	
66 Street Road Widening	0.64	
Subtotal	65.41	
GROSS DEVELOPABLE AREA		
Parkland, Recreation, School (Municipal Reserve)		
School Site / Pocket Parks	6.32	9.7%
Greenways	0.22	0.3%
Transportation		
Circulation	12.30	18.8%
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4%
Commercial	5.59	8.5%
TOTAL Non-Residential Area		
	29.24	44.7
Net Residential Area (NRA)		
	36.17	55.3

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ ha	Units	People / Unit	Pop.	% of NRA
Low Density Residential (LDR)						
Single/ Semi-Detached *	27.02	25	675	2.8	1,890	74.7%
Medium Density Residential (MDR)						
Row Housing **	5.23	45	235	2.8	658	14.5%
Low Rise/Medium Density Housing ***	3.92	90	352	1.8	633	10.8%
TOTAL Residential	36.17		1,262		3,181	100.0%

RESIDENTIAL DENSITY

*This land use is further prescribed under RF1, RSL, RF2, RPL, RLD, RF3, RF4, RMD, DC1 Zoning.

**This land use is further prescribed under RF5 and UCRH Zoning

***This land use is further prescribed under RF6 and RA7 Zoning

SUSTAINABLE MEASURES

Population Density (ppnrha) = 87.9

Unit Density (upnrha) = 35

Low Density / Medium Density Unit Ratio = 54% / 46%

Population (%) within 500m of Parkland = 100%

Population (%) within 400m of Transit Service = 100%

Population (%) within 600m of Commercial Service = 100%

Presence/ Loss of Natural Area features = All existing natural features are retained.

Protected as Environmental Reserve (ha) = 0.0 ha

Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha

Protected through other means (please specify) (ha) = 0.0 ha

Lost to Development (ha) = 0

STUDENT GENERATION COUNT

Public School Board		252
Elementary School	126	
Junior/ Senior High School	63	
Senior High School	63	
Separate School Board		126
Elementary School	63	
Junior/ Senior High School	32	
Senior High School	32	
Total Student Population		378