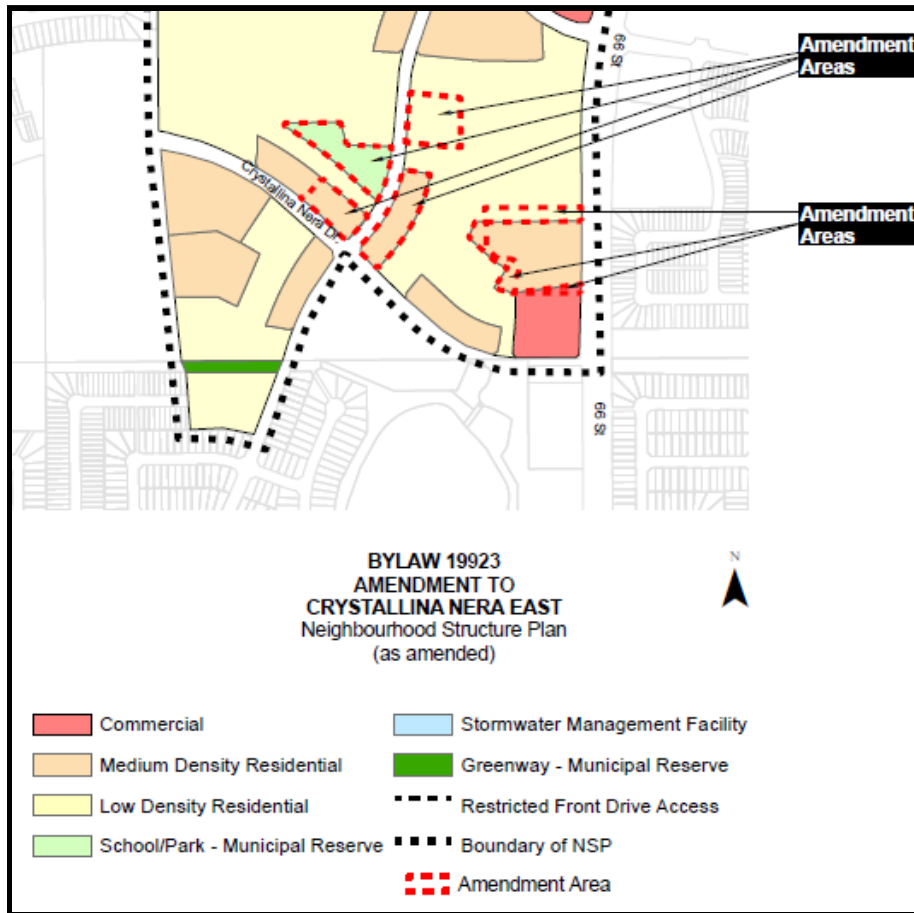




# ADMINISTRATION REPORT PLAN AMENDMENT CRYSTALLINA NERA EAST

## 17350 - 66 Street NW

To reconfigure residential, commercial and park land uses.



**Recommendation:** That Bylaw 19923 to amend the Crystallina Nera East Neighbourhood Structure Plan be **APPROVED**.

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

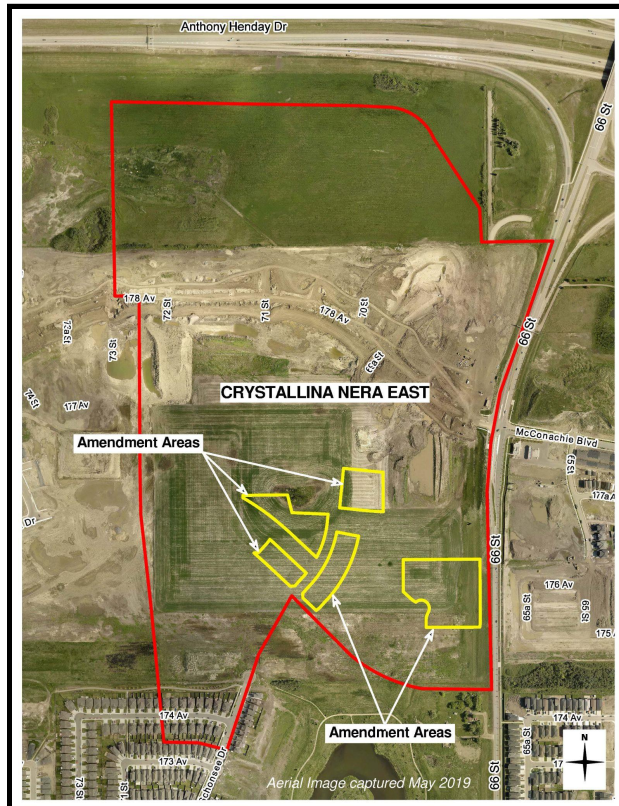
- does not result in a significant change to the residential density of the neighbourhood; and
- facilitates residential development and the ongoing build out of the Crystallina Nera East neighbourhood.

## The Application

BYLAW 19923 proposes to amend the Crystallina Nera East Neighbourhood Structure Plan (NSP) by reconfiguring commercial, and low and medium density residential land uses, relocating and reconfiguring a park site and amending the text of the Plan to reflect the change, adding policy to the Plan regarding Reverse Housing, and updating the Land Use and Population Statistics accordingly.

## Site and Surrounding Area

The amendment area is centrally located within the Crystal Nera East neighbourhood.



AERIAL VIEW OF APPLICATION AREA

## Planning Analysis

This application proposes minor changes to the ultimate development pattern of the Crystallina Nera East Neighbourhood which results in the following changes:

- A 0.81 ha decrease in land designated for Low Density Residential;
- A 0.6 ha increase in land designated for Medium Density Residential;
- A 0.11 ha increase in land designated for Commercial; and
- A 0.1 ha increase in land designated for School / Park.

The existing park is proposed to be moved from the east side of the collector to the west side and reconfigured. The proposed location and shape provides sight lines from 176 Avenue and 169A Street and the proposed park shape complements the innovative low density reverse housing on the south side of the park. The increase of the park pocket area by 0.10 ha will not result in over dedication of Municipal Reserve in the NSP. Additional Medium Density Residential (Row Housing) is proposed along the collector roadways in proximity to the relocated park.

The proposed changes are appropriate and support the continued development of the neighbourhood.

### THE CITY PLAN

The Crystallina Nera East neighbourhood is centrally located along the north boundary of the Northeast District of the City Plan. The proposed amendment facilitates the development of the plan area, (a redeveloping area as defined in the City Plan) by providing development opportunities for the completion of the plan area and for residential development for the City’s first anticipated population growth from 1-1.25 million people.

## Technical Review

### TRANSPORTATION

Traffic volumes and operations on portions of 66 Street NW and 167 Avenue are exceeding capacity for the currently built two-lane configuration. Roadway improvements in the area are a mix of City and Developer obligations, as outlined by the Arterial Roads for Development Bylaw 14380. Administration and area developers are presently engaged in discussions on potential amendments to the Bylaw to achieve improvements in the near-term with a priority placed on 167 Avenue upgrades. A proposed amendment to the Bylaw is anticipated to be brought before City Council sometime in 2022. A condition for arterial upgrades is expected to be required with the next subdivision(s) in the area.

### EPCOR WATER

EPCOR Water advised that service pressures within the area will be low. A Hydraulic Network Analysis (HNA) report is required with the submission of a subdivision application.

All other comments from affected City Departments and utility agencies will be addressed at the applicable development stage.

## Community Engagement

<p><b>ADVANCE NOTICE</b> September 10, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 24</li> <li>● No responses received</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/crystallina-nera-east-planning-applications">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/crystallina-nera-east-planning-applications</a></li> </ul>

## Conclusion

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

## **APPENDICES**

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19261
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 19923
- 3 Approved NSP – Bylaw 19556
- 4 Proposed NSP – Bylaw 19923
- 5 Application Summary

**CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 19261**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>66.05</b>	
66 Street Road Widening	0.64	
<b>Subtotal</b>	<b>65.41</b>	
<b>GROSS DEVELOPABLE AREA</b>		
Parkland, Recreation, School (Municipal Reserve)		
School Site	6.22	9.5%
Greenways	0.22	0.3%
Transportation		
Circulation	12.30	18.8%
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4%
Commercial	5.48	8.4%
<b>TOTAL Non-Residential Area</b>	<b>29.03</b>	<b>44.4</b>
<b>Net Residential Area (NRA)</b>	<b>36.38</b>	<b>55.6</b>

**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 *	27.83	25	695	2.8	1,946	76.5%
Medium Density Residential (MDR)						
Row Housing **	4.22	45	189	2.8	529	11.6%
Low Rise/Medium Density Housing ***	4.33	90	389	1.8	700	11.9%
<b>TOTAL Residential</b>	<b>36.38</b>		<b>1,273</b>		<b>3,175</b>	<b>100.0%</b>

**RESIDENTIAL DENSITY**

\*This land use is further prescribed under RF1, RSL, RPL, RF2, RF3, RF4, 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) = 87.3

Unit Density (upnrha) = 35.0

Low Density / Medium Density Unit Ratio = 55% / 45%

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

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

Population (%) within 600m of Commercial Service = 95%

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**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**

<b>Public School Board</b>		<b>255</b>
Elementary School	127	
Junior/ Senior High School	64	
Senior High School	64	
<b>Separate School Board</b>		<b>128</b>
Elementary School	64	
Junior/ Senior High School	32	
Senior High School	32	
<b>Total Student Population</b>		<b>383</b>

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

	Area (ha)	% of GA
GROSS AREA	66.05	
66 Street Road Widening	0.64	
Subtotal	65.41	
<b>GROSS DEVELOPABLE AREA</b>		
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
	Net Residential Area (NRA)	36.17
		44.7
		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

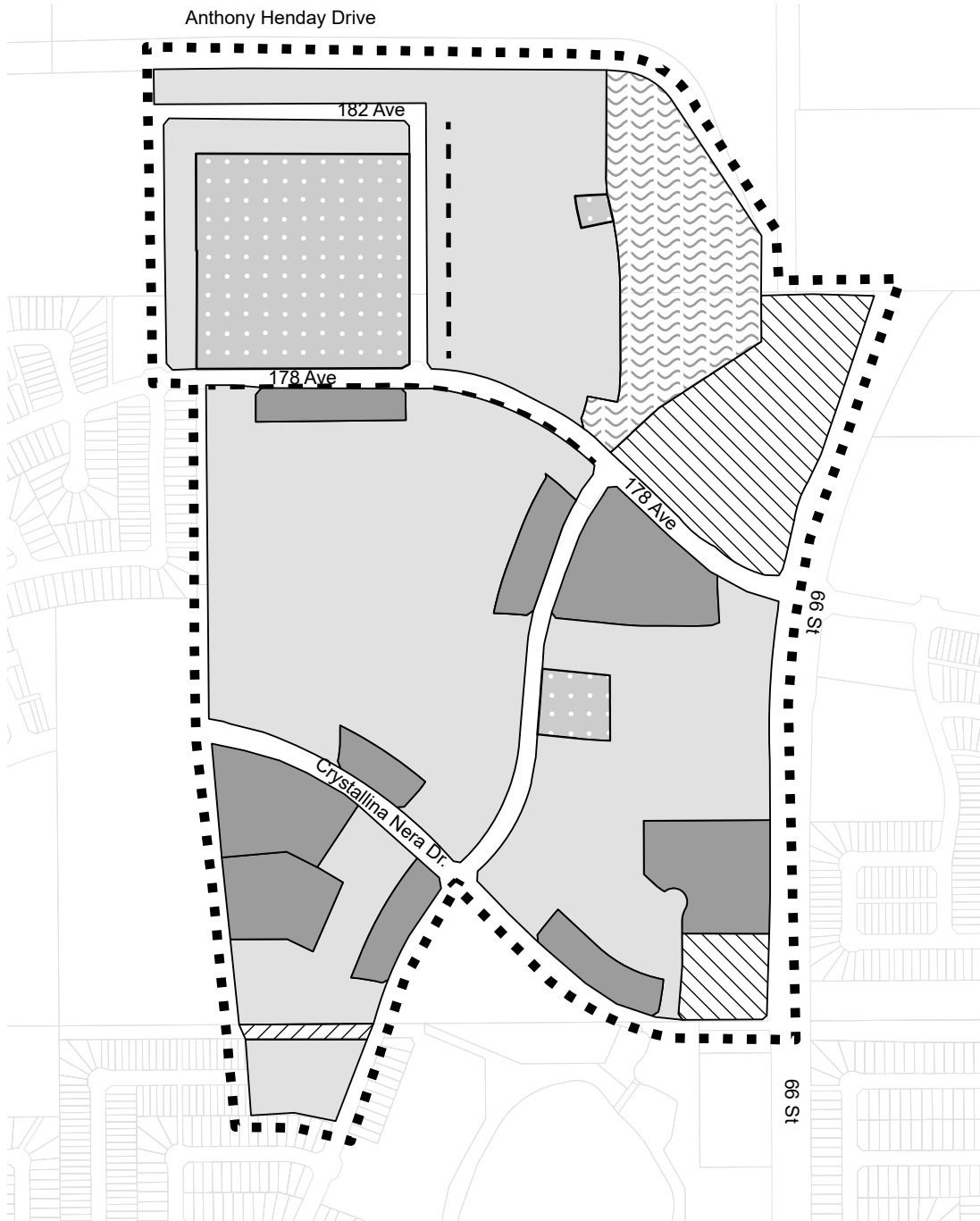
Protected through other means (please specify) (ha) = 0.0 ha

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



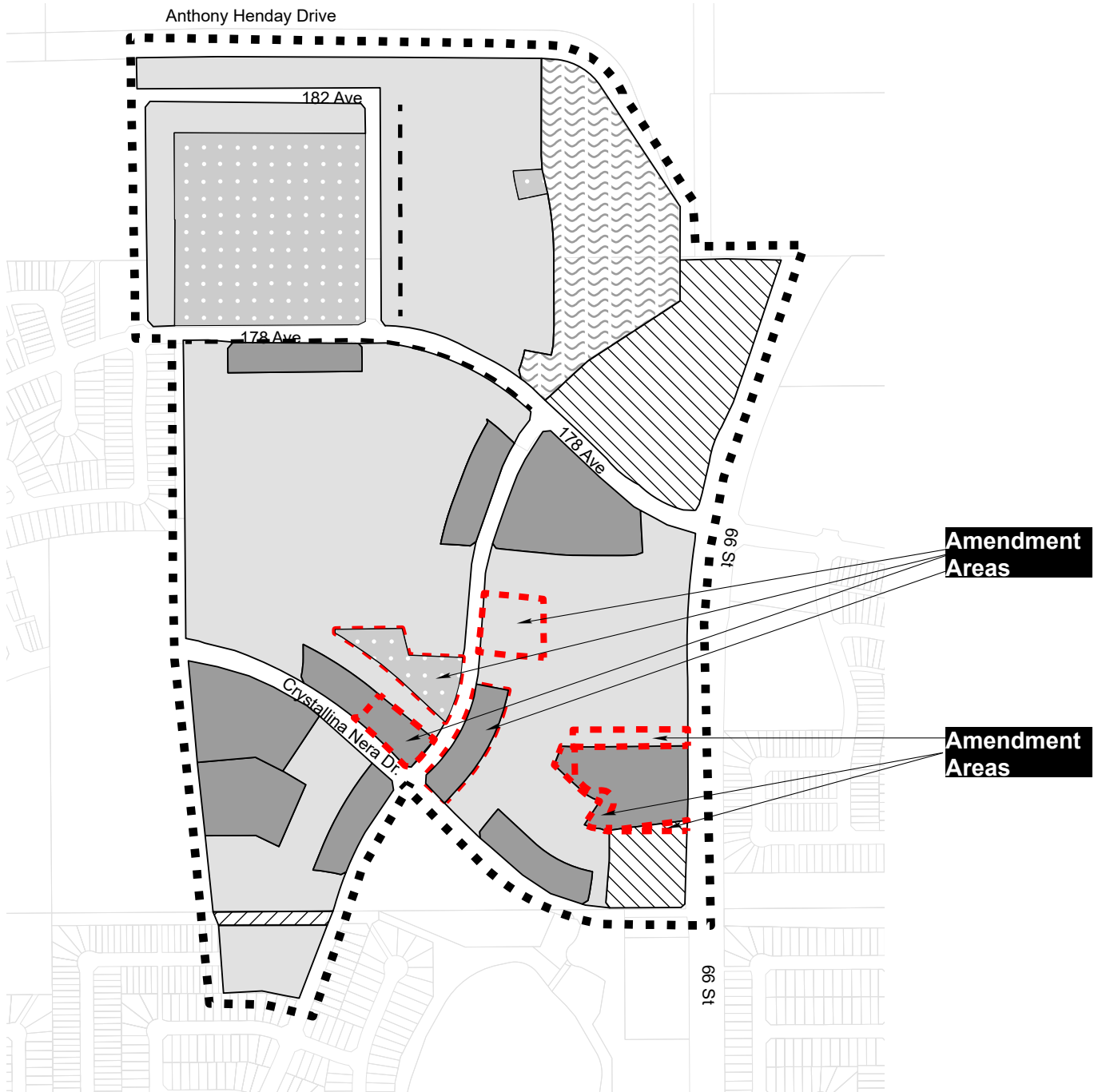


**BYLAW 19556**  
**CRYSTALLINA NERA EAST**  
 Neighbourhood Structure Plan  
 (as amended)



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

**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.



**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                 |

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment
Bylaw:	19923
Location:	South of Anthony Henday and west of 66 Street NW
Address:	17350 - 66 Street NW
Legal Description:	Lot 4, Block 1, Plan 2122367
Site Area:	4.6 ha
Neighbourhood:	Crystallina Nera East
Ward:	tastawiyiniwak
Notified Community Organizations:	Lago Lindo Community League, Horse Hill Community League (1995) Association, and Area Council No. 17 Area Council
Applicant:	Select Engineering Consultants Ltd.

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	N/A
Plans in Effect:	Crystallina Nera East Neighbourhood Structure Plan Edmonton North Area Structure Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination