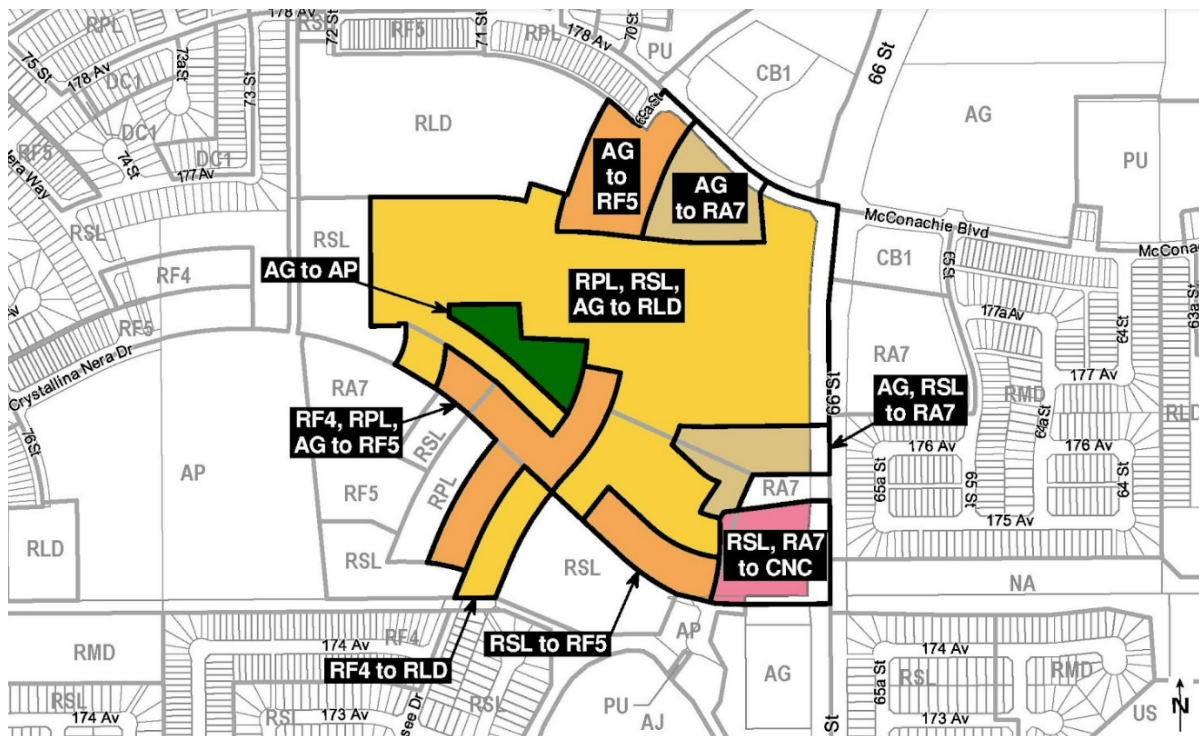


Administration Report Crystallina Nera East

Edmonton

17350 - 66 STREET NW

To rezone land for the development of medium and low density housing, neighbourhood commercial, and a public park.



Recommendation: That Charter Bylaw 20153 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RPL) Planned Lot Residential Zone, (RF4) Semi-detached Residential Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (RLD) Residential Low Density Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, and (CNC) Neighbourhood Convenience Commercial Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- be compatible with surrounding existing and planned land uses; and
- conform with the *Crystallina Nera East Neighbourhood Structure Plan*.

Application Summary

Charter Bylaw 20153 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RPL) Planned Lot Residential Zone, (RF4) Semi-detached Residential Zone and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (RLD) Residential Low Density Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, and (CNC) Neighbourhood Convenience Commercial Zone. The proposed zoning will allow for the development of a range of low and medium density housing, a public park, and neighbourhood commercial Uses in conformance with the *Crystallina Nera Neighborhood Structure Plan*.

This application was accepted on February 1, 2022, from Select Engineering Consultants Ltd. on behalf of Genstar Titleco Limited.

The proposed rezoning area is in the Northeast District Planning Area. The proposed rezoning aligns with the City Plan by accommodating future growth to a population threshold of 1.25 million people within Edmonton's existing boundaries and encouraging commercial development to meet the needs of the community.

Community Insights

Based on the characteristics of this application, the file was shared with the public using the Basic Approach. This approach was selected because the proposed change is compatible with surrounding land uses; and the proposal conforms to the *Crystallina Nera Neighborhood Structure Plan*.

- The Basic Approach included the following techniques:

Advance Notice, March 23, 2022

- Number of recipients: 98

- Number of responses with concerns: 0

Webpage

- edmonton.ca/crystallinaneraeastplanningapplications

At the time this report was written, no formal feedback or position was received from the Horse Hill and Lago Lindo Community Leagues, and the Area council No. 17 Area Council.

Site and Surrounding Area

The subject site is located south of 178 Avenue NW and west of 66 Street NW in the south portion of the Crystallina Nera East neighbourhood. The site is currently undeveloped and primarily surrounded by undeveloped land intended for various residential development and commercial uses, contributing to a complete neighbourhood. Abutting the site to the south are AP Zoned lands that transect the several neighbourhoods and provide future pedestrian connectivity to open spaces and natural areas. Current transit service is available along 66 Street adjacent to the rezoning properties with access to bus stops located at the intersection of 66 Street and 178 Avenue.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone (RF4) Semi-detached Residential Zone (RA7) Low Rise Apartment Zone	Undeveloped Undeveloped Undeveloped Undeveloped Undeveloped
CONTEXT		
North	(RLD) Residential Low Density Zone (RPL) Planned Lot Residential Zone (CB1) Low Intensity Business Zone	Undeveloped Undeveloped Undeveloped
East	(CB1) Low Intensity Business Zone (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone (NA) Natural Areas Protection Zone	Commercial Buildings Undeveloped Single Detached, Semi-detached, and Row Housing Natural Area
South	(AG) Agricultural Zone (AP) Public Parks Zone (RSL) Residential Small Lot Zone	Single-detached Housing Undeveloped Undeveloped
West	(RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone	Undeveloped Undeveloped Undeveloped

Planning Analysis

Land Use Compatibility

Crystallina Nera East is a primarily residential neighbourhood where medium density development is located at neighbourhood nodes along major transportation corridors with low density residential development on the neighbourhood's interior. A large school/park site is located in the north portion of the neighbourhood, while two other park sites are located north and south of the neighbourhood. Two commercial nodes are located on 66 Street NW in the north and the south of the neighbourhood.

This application will establish zoning for the central portion of the neighbourhood and allow for low and medium density residential, a park and commercial Uses.

The commercial site at 66 Street NW and Crystallina Nera Drive is proposed to be implemented through the (CNC) Neighbourhood Convenience Commercial Zone. The CNC Zone allows for the development of buildings up to 10 metres in height and a maximum Floor Area Ratio of 1.0 and is intended to allow for a range of commercial uses compatible with adjacent residential development. Regulations within the CNC zone guide development to be sensitive and in scale with the surrounding area, which will contribute to the mitigation of impacts on adjacent residential lots. This includes landscaping guidelines, architectural and design sensitivity regulations for larger buildings, a 3.0 metre setback from each property line, and required screening for parking, loading, storage, and waste collection areas. Signage regulations also limit the size, height, and location of signs, particularly adjacent to residential uses. The commercial site conforms to the Crystallina Nera East NSP by providing commercial uses to serve the daily needs of residents.

There are two medium density sites which propose to utilize the RA7 Zone; one is directly north of the commercial site, and the other is situated along 178 Avenue NW. The RA7 allows for multi-unit housing, including apartment housing up to 16.0 metres in height, or approximately 4 storeys, and opportunities for limited commercial uses at the ground floor. The RA7 zone is appropriate for sites that abut low density residential development and conforms to the Crystallina Nera East NSP which allows for development up to four storeys in height within the Medium Density Housing land use district.

Adjacent to the northern RA7 site, and on future collector roads within the neighbourhood, are RF5 sites intended to provide medium density residential development at a lower development intensity. The RF5 Zoned sites, with a maximum height of 10 metres, provide an appropriate transition between more significant roadways and RLD Zone sites interior to the neighbourhood. This aligns with the Crystallina Nera East NSP by creating opportunities for ground oriented medium density built form throughout the neighbourhood.

Lastly, the AP Zone will allow for the development of a park to provide opportunities for passive and active recreation for residents of the neighbourhood.

In general, the proposed zones conform with the land use plan for the Crystallina Nera East NSP and will support the development of a variety of housing types in different forms to support the needs of the community.

Plans in Effect

The site is located within the Crystalline Nera East Neighbourhood, which designates the site as low and medium density residential, commercial and school/park - municipal reserve land uses. The proposed amendment to rezone the land within a portion of the neighbourhood meets the goals and objectives of Crystallina Nera East NSP by facilitating the diversification of residential and commercial land uses, providing for active and passive recreation and creating a more compact, walkable, and livable neighbourhood.

THE CITY PLAN

The proposed rezoning aligns with *the City Plan* by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries and encouraging commercial development to meet the needs of the community.

Technical Review

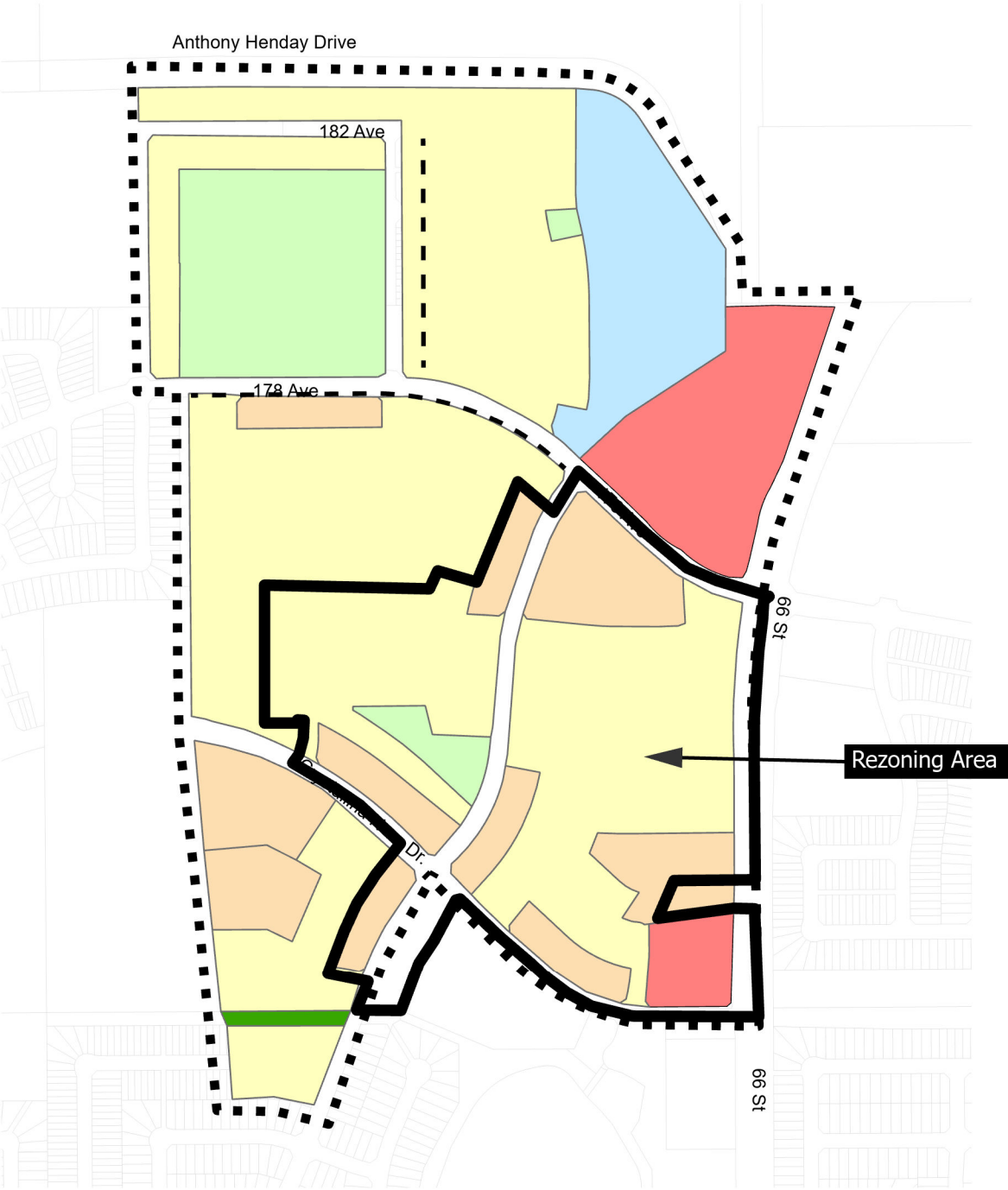
Transportation

Traffic volumes along 167 Avenue NW and 66 Street NW arterials within the Lake District and Pilot Sound ARA catchment areas are approaching thresholds for improvements. The widening of 167 Avenue NW and 66 Street NW, including the construction of a roundabout at their intersection, will be staged and conditioned with future subdivisions in the area.

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









Appendices

- 1 Context Plan Map
- 2 Application Summary



BYLAW 19923
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.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20153
Location:	South of 178 Avenue NW and west of 66 Street NW
Address:	17350 - 66 Street NW
Legal Description:	Portions of Lot 4, Block 1, Plan 2122367
Site Area:	24.13 ha
Neighbourhood:	Crystallina Nera East
Ward:	Tastawiyiniwak
Notified Community Organizations:	Horse Hill Community League Lago Lindo Community League Area Council No. 17 Area Council
Applicant:	Select Engineering Consultants Ltd.

Planning Framework

Current Zones:	(AG) Agricultural Zone (RSL) Residential Small Lot Zone (RPL) Planned Lot Residential Zone (RF4) Semi-detached Residential Zone (RA7) Low Rise Apartment Zone
Proposed Zones:	(AP) Public Parks Zone (RLD) Residential Low Density Zone (RF5) Row Housing Zone (RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	Crystallina Nera East
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination