

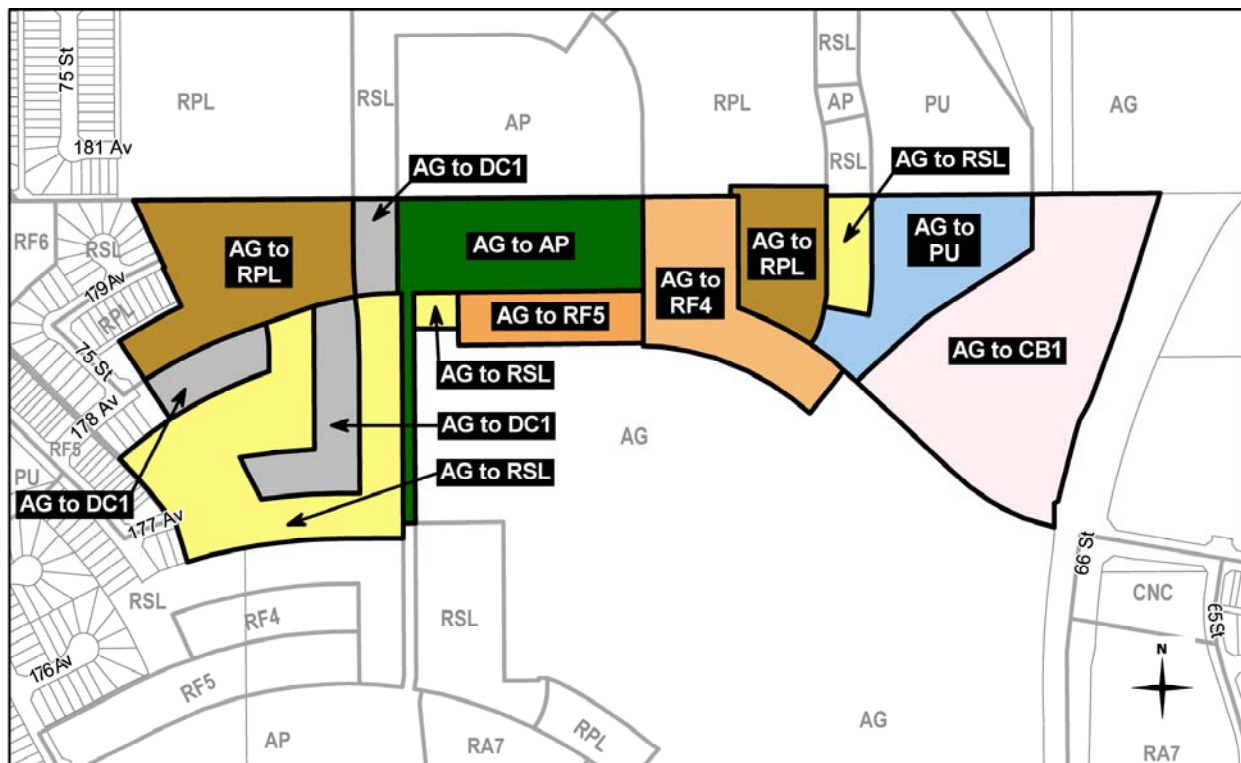


PLAN AMENDMENTS AND REZONING APPLICATION

CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST NEIGHBOURHOODS

LOCATED SOUTH OF ANTHONY HENDAY DRIVE AND WEST OF 66 STREET NW

To expand a commercial site, reconfigure a stormwater management facility, to redistribute low density and medium density residential uses, and allow for a portion of a future school/park site



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application since it:

- Relocates and expands a commercial centre that will support residents in the northeast Edmonton area;
- Provides an opportunity for a variety of low density and medium density residential and open space uses; and
- Promotes development that is compatible with the existing and planned surrounding land uses.

THE APPLICATION

1. BYLAW 18229 is an amendment to the Edmonton North Area Structure Plan (ASP) to reflect the changes proposed in the Crystallina Nera East Neighbourhood Structure Plan. The amendment proposes a Direct Control Zone for housing in low density residential uses in Crystallina Nera East and Crystallina Nera West, and changes the development concept figure and the overall area statistics for utilities, residential and commercial uses as shown below:

	EXISTING ASP	PROPOSED AMENDMENTS	CHANGE FROM EXISTING ASP
Gross Area	988.0 ha	988.0 ha	0 ha
Utilities	24.0 ha	24.4 ha	+ 0.4 ha
Gross Developable Area	964.0 ha	963.6 ha	- 0.4 ha
Residential	784.0 ha	780.0 ha	- 4.0 ha
Commercial	26.6 ha	30.3 ha	3.7 ha

2. BYLAW 18230 proposes to amend the Crystallina Nera East Neighbourhood Structure Plan (NSP) to reconfigure and change land uses in the central and northeast portion of the plan.

The application proposes to redistribute residential and commercial uses, expand the range of commercial uses allowed, and reconfigure the stormwater management facility (SWMF). The net result is an increase in commercial and SWMF area and a decrease in residential area.

Included is an Administrative update of statistics to reflect density calculations used since the adoption of the *2010 Terms of Reference for Neighbourhood Structure Plans* (NSP). The update includes map revisions to the NSP, adding restricted front drive access along the school/park site and relocating pedestrian accesses that were previously approved through subdivision.

Updated neighbourhood statistics are part of this application as shown below:

	EXISTING NSP	PROPOSED AMENDMENTS	CHANGE FROM EXISTING NSP
Commercial	0.93 ha	4.59 ha	+ 3.66 ha
Stormwater Management Facility	4.49 ha	4.81 ha	+ 0.32 ha
Transportation Roadways	11.69 ha	12.30 ha	+ 0.61 ha
Net Residential Area	41.92 ha	37.37 ha	- 4.55 ha
Single/semi-detached	34.79 ha	31.25 ha	- 3.54 ha
Row Housing	1.02 ha	1.93 ha	- 0.91 ha
Low Rise / Medium Density Housing	6.11 ha	4.15 ha	- 1.96 ha
Residential Units	1,466 units	1,241 units	- 225 units
Population	3,555 people	3,100 people	- 455 people
Density (units per net	35 upnrha	33.2 upnrha	- 1.2 upnrha

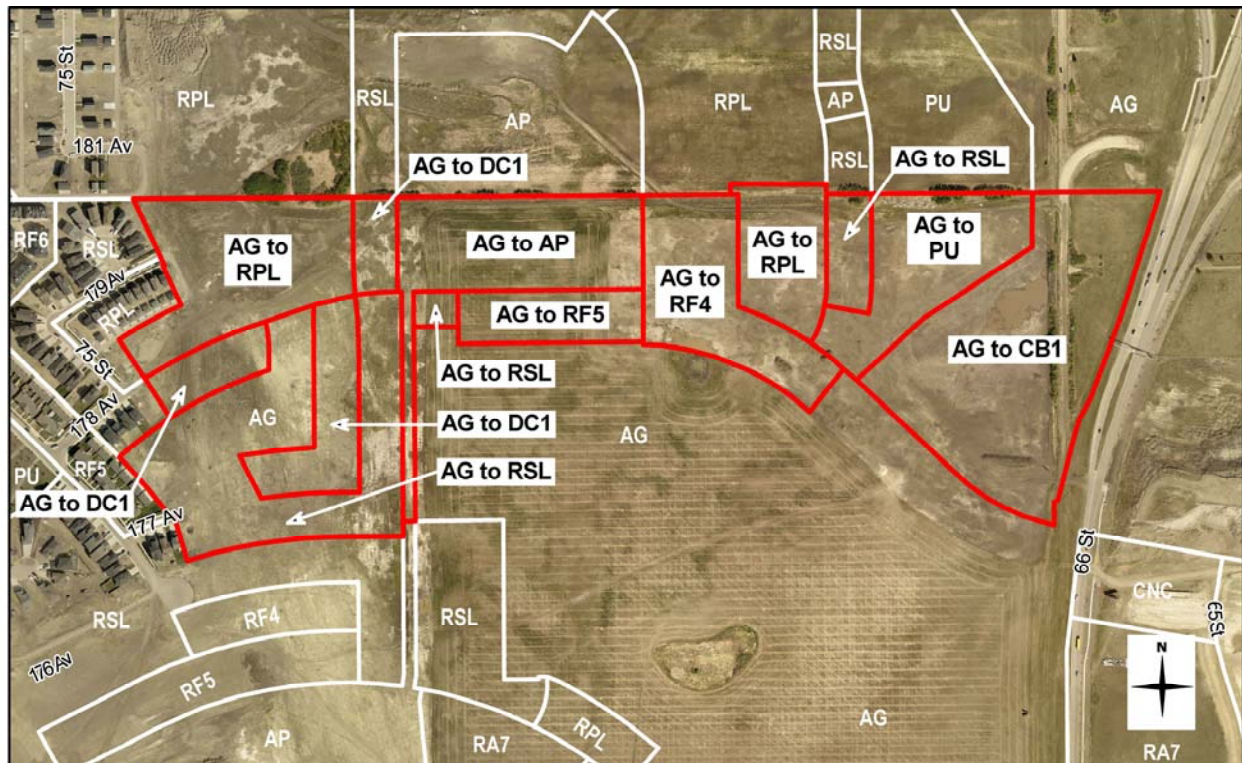
residential hectare)			
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3. BYLAW 18231 proposes to amend the Zoning Bylaw to allow for a range of residential, commercial, public utility and school/park land uses in conformance with the proposed ASP and NSP plan amendments. The proposed zoning is from (AG) Agricultural Zone to:
- (AP) Public Parks Zone to accommodate for a school/park site
 - (CB1) Low Intensity Business Zone to accommodate for low intensity commercial and office that is located along arterial roadways that is sensitive in scale to residential areas
 - (DC1) Direct Development Control Provision (DC1) to accommodate for single detached housing on smaller lot areas with front attached garages and one side setback to zero metres
 - (PU) Public Utility Zone to accommodate for a portion of a stormwater management facility
 - (RF4) Semi-detached Residential Zone to accommodate semi-detached housing
 - (RF5) Row Housing Zone to accommodate row housing
 - (RPL) Planned Lot Residential Zone to accommodate single detached housing with access to a lane
 - (RSL) Residential Small Lot Zone to accommodate single detached housing with attached garages

SITE AND SURROUNDING AREA

The subject land is vacant and has been primarily used for agricultural purposes. The land is located south of Anthony Henday Drive and west of 66 Street NW and is situated in Crystallina Nera East with a portion in the Crystallina Nera West neighbourhood.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (AP) Public Parks Zone • (PU) Public Utility Zone • (RPL) Planned Lot Residential Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped Land
East	<ul style="list-style-type: none"> • 66 Street Arterial Road 	<ul style="list-style-type: none"> • N/A
South	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped Land
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Undeveloped Land



AERIAL VIEW OF APPLICATION AREA

PLANNING ANALYSIS

Previously, a neighbourhood commercial site was planned for the Crystallina Nera East neighbourhood. The construction of an interchange at 66 Street NW and Anthony Henday Drive provides an opportunity for a commercial site that is more visible and accessible for the traveling public and will serve the northeast neighbourhoods. The applicant provided a *Commercial Demand Analysis* report that supported an increase of commercial land at this location. The applicant is proposing an expanded 4.59 ha commercial site that will allow for low intensity commercial, office and services uses that will be sensitive in scale to the surrounding residential neighbourhood. Access to the site will be from the future 178 Avenue. Direct access will not be permitted from 66 Street NW.

The decrease of medium density residential (MDR) land uses were minimized by adding MDR in the southern portion of the neighbourhood along two future collector roads, proposed public transportation routes, a future park site, and are within walking distance to the expanded commercial site.

The applicant proposed an alternate housing form under a (DC1) Direct Development Control Provision allowing single detached housing on smaller lot areas with zero lot lines (one side yard reduced to a zero setback) and a front attached garages (similar to DC1s approved in other neighbourhoods such as Allard). This proposed zone will more efficiently utilize land and accommodate sites with no rear lane access.

Zero lot line development is permitted in the proposed (RPL) Planned Lot Residential Zone for a larger site area in comparison to the DC1 provision. A comparison table is provided below:

Zoning Regulation	Proposed DC1 (Direct Control) Provision	RPL (Planned Lot Residential Zone)	DC1 Zone in Allard
Minimum Site Area	240 m ²	247 m ²	207 m ²
Maximum Site Coverage	50%	47%	53%

Low density residential land uses will allow for single detached and semi-detached housing and medium density residential land uses will allow for row housing and low rise apartments that will provide a range of housing densities, types and choices in alignment with the NSP policies.

The SWMF is part of a larger facility that extends to the northern edge of the neighbourhood. The southern portion of the storm water management facility has been reconfigured to extend to the future 178 Avenue collector road, which will provide a compatible transition between the expanded commercial site along 66 Street and residential uses to the west. The facility will provide a visual and functional addition to the neighbourhood's green infrastructure.

The expanded commercial site, redistribution of residential land uses, revised SWMF, and the provision of a school/park site will promote development that is compatible with the existing and planned surrounding land uses in the Crystallina Nera East and West neighbourhoods.

The proposed Administrative changes reflect updated land use calculations adopted by the City and improve vehicular and pedestrian movement through the area.

TECHNICAL REVIEW

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

A Transportation Impact Assessment (TIA) was submitted in support of the proposed amendment to Crystallina Nera East NSP. With the relocation and increase of commercial land uses within the northeast section of the plan area, the future intersection at 178 Avenue and 66 Street and adjacent roadway network is estimated to operate under acceptable levels of service. Development of subject lands shall generally align with the land use assumptions in the TIA. To support any increase to the number of units or commercial/office space, beyond this proposal, an update to the TIA will be required.

The application was circulated to the Department of National Defence (DND). The entire SWMF is located in the Edmonton Garrison Heliport Zoning Regulations area and is identified as "excluded land located within the bird hazard area." The design of the facility must minimize habitat for large water fowl species (i.e. birds) and limit the amount of open water area in accordance with DND regulations. The NSP was amended to include the provision of a Bird Hazard Mitigation report that would be submitted to DND at the subdivision stage during the review of engineer drawings to ensure that the facility meets DND's regulations.

REGIONAL CONSIDERATIONS

This application was circulated to Sturgeon County for comments. No comments were received regarding the plan amendments or rezoning.

This application is in the Capital Region Board's Priority Growth Area, which outlines a density target between 30 – 45 dwelling units per net residential hectare (upnrha). This application proposes an overall density target of 33.2 dwelling units per net residential hectare (upnrha) using the City of Edmonton and Capital Region Board's land use statistics. This is a 1.2 upnrha decrease from the 35 upnrha approved in the Crystallina Nera NSP.

This application must be reviewed by the Capital Region Board prior to consideration of third reading by City Council. Under Ministerial Order No. L:270/10, a municipality is required to refer any statutory plan amendment when it falls within 1.6 km of the Alberta Industrial Heartland Area Structure plans boundary and this site is within that boundary.

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 31, 2017 and June 26, 2017	<ul style="list-style-type: none"> • Number of recipients: 748 • Number of responses in support: 0 • Number of responses with concerns: 2 • Number of responses for information: 5 • Common comments included: <ul style="list-style-type: none"> ○ Too much density from low rise apartments and row housing in Crystallina Nera West (the adjacent neighbourhood) • Responses to comments: The applicant is proposing some land uses changes to the Crystallina Nera East NSP, which is a minor decrease in the overall residential density.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEB PAGE	<ul style="list-style-type: none"> • Webpage provided under Planning Application website

CONCLUSION

Administration recommends that City Council give Bylaws 18229, Bylaw 18230, and Bylaw 18231 two readings after the Public Hearing.

Administration is required to refer this application to the Capital Region Board prior to returning to City Council for third and final reading.

APPENDICES

- 1 Approved Edmonton North ASP Land Use and Population Statistics – Bylaw 15548
- 2 Proposed Edmonton North ASP Land Use and Population Statistics – Bylaw 18229
- 3 Approved Crystallina Nera East NSP Land Use and Population Statistics – Bylaw 16640
- 4 Proposed Crystallina Nera East NSP Land Use and Population Statistics – Bylaw 18230
- 5 Approved Edmonton North ASP Map – Bylaw 15548
- 6 Proposed Edmonton North ASP Map – Bylaw 18229
- 7 Approved Crystallina Nera East NSP Map – Bylaw 16640
- 8 Proposed Crystallina Nera East NSP Map – Bylaw 18230
- 9 Application Summary

**EDMONTON NORTH AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 15548**

	Area (ha)	% of GDA
Gross Area	988	
Utilities	24.0	
Gross Developable Area	964	
Residential	784	81.3
Municipal Reserve Entitlement	96.4	10.0
Commercial	26.6	2.8
Natural Area Management Plan (NE 8094)	48.7	5.1
Natural Area (NE8088)	4.9	0.5
Transit Centre and Park and Ride	3.3	0.3
Total	964	100.00%

	Units	% of Total Units	Population
Low Density Residential	9,276 – 9,932	50% - 80%	
Medium Density Residential	2,427 – 5,228	20% - 50%	
Total Residential	12,359 - 14,504		40,522 – 45,258

Density: 40-50 persons per gross developable hectare.

EDMONTON NORTH AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18229

	Area (ha)	% of GA
GROSS AREA	988.0	
Utilities	24.4	
Subtotal	963.6	
GROSS DEVELOPABLE AREA		
Residential	780.0	81.0%
Municipal Reserve	96.4	10.0%
Commercial	30.3	3.2%
Natural Area Management Plan (NE 8094)	48.7	5.0%
Natural Area (NE 8088)	4.9	0.5%
Transit Centre and Park and Ride	3.3	0.3%
Total Area	963.6	

RESIDENTIAL LAND USE UNIT & POPULATION COUNT

	Units/ ha	% of Units	People / Unit	Population
Low Density Residential	9,276 - 9,932	50%-80%	40-50	
Medium Density Residential	2,427 - 5,228	20%-50%		
Total Residential	12,359 - 14,504			40,522 - 45,258

Note: Due to the land use and population statistics methods changing over time, the Edmonton North Area Structure Plan provides a statistical approximation of this area. Refer to the respective Neighbourhood Structure Plan for a more accurate representation of the neighbourhood land use and population statistics.

CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 16640

Table 2 – Population Statistics								
Use	Ha	%	Units/ ha	Unit s	%	People/ unit	Pop	%
Gross Area	66.05							
Environmental Reserve	0.00							
66 Street Road Widening	0.64							
Subtotal	0.64							
Gross Developable Area	65.41							
Municipal Reserve (School / Park)	6.16	9.4%						
Greenways	0.22	0.3%						
Subtotal- Municipal Reserve	6.38	9.7%						
Stormwater Management Facility	4.49	6.8%						
Neighbourhood Commercial	0.93	1.4%						
Circulation	11.69	18.0%						
Subtotal- Other Uses	17.11	26.2%						
Residential								
Low density Residential*	34.79	53.2%	25	870	59.3%	2.8	2,436	68.5%
Medium Density Residential **	1.02	1.6%	45	46	3.1%	2.8	129	3.6%
Medium Density Residential ***	6.11	9.3%	90	550	37.5%	1.8	990	27.8%
Subtotal - Residential	41.92	64.1%		1,466	100.0%		3,555	100.0%

For purposes of the Capital Region Board, Net Density is 35 upnha (based on 1,466 units divided by 41.92 hectares of Net Residential Area). The Capital Region Board minimum requirement is 30 upnha.

Residential Density

Low Density Residential* 25 units / ha

Medium Density Residential** 45 units / ha

Medium Density Residential*** 90 units / ha

*This land use is further prescribed under RF1, RPL, RSL, RF2, RF3, RF4 Zoning and includes triplex and fourplex dwellings

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

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

Population Density

Low Density Residential 2.8 persons / unit

Medium Density Residential (RF5 and UCRH) 2.8 persons / unit

Medium Density Residential (RF6 and RA7) 1.8 persons / unit

Sustainable Measures

Population Density (ppnha) = 84.8

Unit Density (upnrha) = 35

Low Density / Medium Density Unit Ratio = 59% / 41%

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

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

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

Presence/ Loss of Natural Area features = Minor wetland features present, features will be developed and compensation provided to Alberta Environment.

Protected as Environmental Reserve (ha) = 0.0 ha

Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha

Protected through other means (ha) = 0.13 ha (SWMF)

Lost to Development (ha) = 0

Student generations

Student generations

	<u>Elementary</u>	<u>Junior High</u>	<u>Senior High</u>	<u>Totals</u>
Public	131	65	65	261
Catholic	65	33	33	131
TOTAL	196	98	98	392

	<u>Elementary</u>	<u>Junior High</u>	<u>Senior High</u>
Public	2 students per gross developable hectare	1 students per gross developable hectare	1 students per gross developable hectare
Catholic	1 students per gross developable hectare	0.5 students per gross developable hectare	0.5 students per gross developable hectare

CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18230

	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	6.16	9.4
Greenways	0.22	0.3
Transportation		
Circulation	12.30	18.8
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4
Commercial	4.59	7.0
TOTAL Non-Residential Area	21.70	42.9
Net Residential Area (NRA)	37.37	57.1

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 *	31.25	25	781	2.8	2,186	83.7%
Medium Density Residential (MDR)						
Row Housing **	1.93	45	86	2.8	240	5.2%
Low Rise/Medium Density Housing ***	4.15	90	373	1.8	671	11.1%
TOTAL Residential	37.33		1,240		3,097	100.0%

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) = 82.9
 Unit Density (upnrha) = 33.2
 Low Density / Medium Density Unit Ratio = 63% / 37%
 Population (%) within 500m of Parkland = 100%
 Population (%) within 400m of Transit Service = 100%
 Population (%) within 600m of Commercial Service = 95%



















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

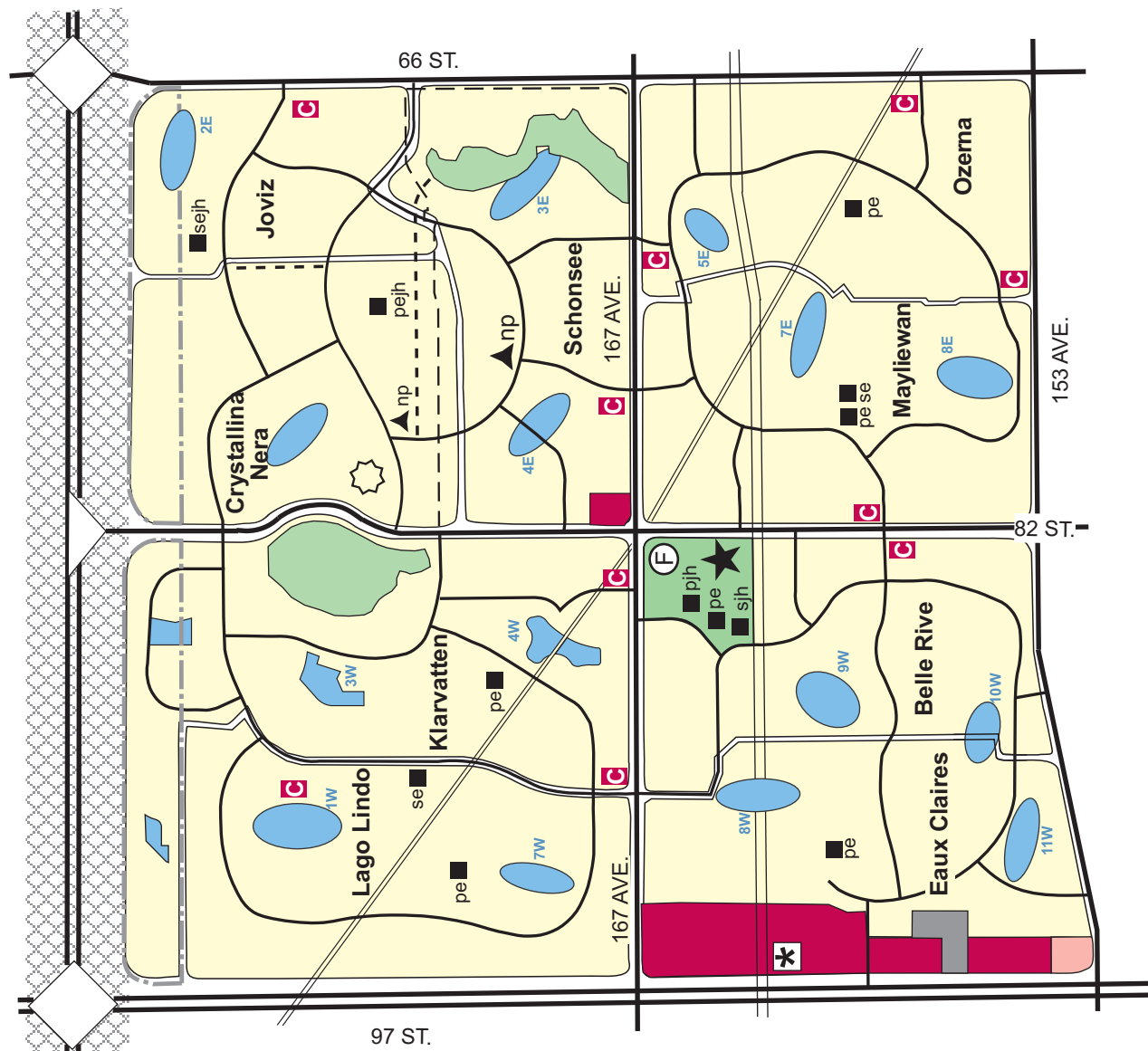
Protected as Environmental Reserve (ha)= 0.0 ha
 Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha
 Protected through other means (please specify) (ha) = 0.0 ha
 Lost to Development (ha) = 0

STUDENT GENERATION COUNT




















Public School Board		261
Elementary School	131	
Junior/ Senior High School	65	
Senior High School	65	
Separate School Board		131
Elementary School	65	
Junior/ Senior High School	33	
Senior High School	33	
Total Student Population		392

BYLAW 15548
EDMONTON NORTH
Area Structure Plan
(as amended)

- | | |
|---|--|
|  | Residential |
|  | Highway Commercial |
|  | District Park |
|  | RDA Release Lands |
|  | Restricted Development Area |
|  | Stormwater Facility |
|  | Environmentally-Sensitive Areas |
|  | Commercial |
|  | Transit Centre / Park & Ride |
|  | Natural Area |
|  | Greenway |
|  | Collector Roadway Concept |
|  | School/Park
pe / se public / separate elementary school
pjh / sjh public / separate junior high school |
|  | Neighbourhood Park |
|  | Neighbourhood Commercial |
|  | Power Sub-Station |
|  | Fire Station |
|  | Housing Opportunity for First Time Homebuyers on Surplus School Site |



BYLAW 18229
AMENDMENT TO
EDMONTON NORTH
Area Structure Plan
(as amended)


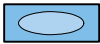

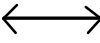




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|---|---------------------------------|---|--|
|  | Residential |  | Natural Area |
|  | Highway Commercial |  | Greenway |
|  | District Park |  | Collector Roadway Concept |
|  | RDA Release Lands |  | School/Park
pe / se public / separate elementary school
pjh / sjh public / separate junior high school |
|  | Restricted Development Area |  | Neighbourhood Park |
|  | Stormwater Facility |  | Neighbourhood Commercial |
|  | Environmentally-Sensitive Areas |  | Power Sub-Station |
|  | Commercial |  | Fire Station |
|  | Transit Centre / Park & Ride |  | Housing Opportunity for First Time Homebuyers on Surplus School Site |
| | |  | Amendment Boundary |



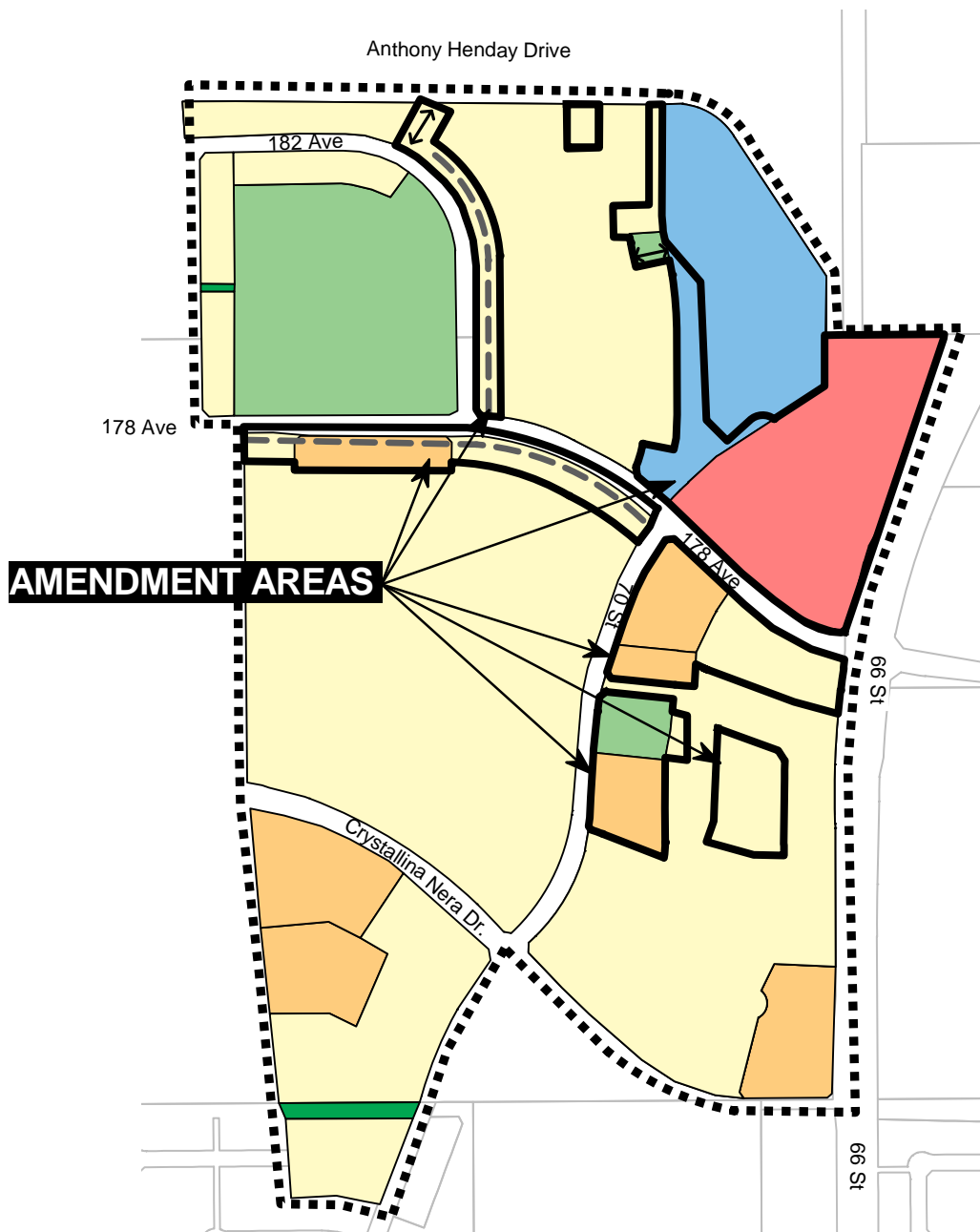


BYLAW 16640
APPROVED
CRYSTALLINA NERA EAST
Neighbourhood Structure Plan
(as amended)



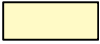









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|---|---------------------------------|---|--------------------------------|
|  | Low Density Residential |  | Stormwater Management Facility |
|  | Medium Density Residential |  | Potential Pedestrian Access |
|  | School/Park - Municipal Reserve |  | Boundary of NSP |
|  | Neighbourhood Commercial | | |
|  | Greenway - 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.



**BYLAW 18230
AMENDMENT TO
CRYSTALLINA NERA EAST**
Neighbourhood Structure Plan
(as amended)



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

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:	Plan Amendments and Rezoning
Bylaw(s):	Bylaw 18229, Bylaw 18230, Bylaw 18231
Location:	South of Anthony Henday Drive and west of 66 Street NW
Address(es):	<ul style="list-style-type: none"> • 17350 - 66 Street NW • 18104 - 66 Street NW • 399 - Crystallina Nera Drive NW
Legal Description(s):	<ul style="list-style-type: none"> • Portions of Lot 3, Block 1, Plan 172 0306 • Portions of SE 10-54-24-4 and SW 10-54-24-4 • Portions of Lot 1, Block 1, Plan 112 3855
Site Area:	N/A
Neighbourhood:	Crystallina Nera East and Crystallina Nera West
Ward - Councillor:	3 – Jon Dziadyk
Notified Community Organization(s):	<ul style="list-style-type: none"> • 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(s) and Overlay(s):	AG
Proposed Zone(s) and Overlay(s):	AP, CB1, DC1, PU, RF4, RF5, RPL, RSL
Plan(s) in Effect:	<ul style="list-style-type: none"> • Crystallina Nera East Neighbourhood Structure Plan • Crystallina Nera West Neighbourhood Structure Plan • Edmonton North Area Structure Plan
Historic Status:	None

Written By:
 Approved By:
 Branch:
 Section:

Stephanie Mah
 Tim Ford
 City Planning
 Planning Coordination