

Bylaw 18230

Amendment to the Crystallina Nera East Neighbourhood Structure Plan

Purpose

To expand a commercial site, reconfigure a stormwater management facility, redistribute low density and medium density residential uses, and allow for a portion of a future school/park site. The amendment includes updates and Administrative revisions to the text, figures and statistics in the Crystallina Nera East Neighbourhood Structure Plan.

Readings

Bylaw 18230 is ready for two readings. If Council wishes to give two readings during a single meeting, Council must unanimously agree "That Bylaw 18230 be considered for second reading." Administration is required to refer this application to the Capital Region Board prior to returning to City Council for third and final reading (see attached Council report for more information).

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment will replace land designated as Neighbourhood Commercial with a Commercial designation at the northwest corner of 66 Street and the future 178 Avenue. The amendment relocates a portion of a stormwater management facility, and redistributes low and medium residential uses. The proposed Administrative changes reflect the updated land use calculations adopted by the City and improve vehicular and pedestrian movement through the area.

An associated proposed amendment to the Edmonton North Area Structure Plan (Bylaw 18230) reflects this change. There is a concurrent rezoning (Bylaw 18231) that is proposed.

All comments from affected city departments and utility agencies have been addressed.

Policy

This application supports policies of *The Way We Grow* by supporting contiguous development and infrastructure, and by providing a range of housing types and densities at a neighbourhood level.

Public Consultation

Advance notice was sent on January 31, 2017, and June 26, 2017, to surrounding land owners, Sturgeon County, Horse Hill Community League (1995) Association, Lago Lindo Community League, and Area Council No. 17 Area Council. A summary of the responses is in the attached Council report.

Attachments

1. Bylaw 18230
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18229 – Item 3.5)