

Bylaw 18231

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, Crystallina Nera East and Crystallina Nera West

Purpose

Rezoning from AG to AP, CB1, DC1, PU, RF4, RF5, RPL and RSL, located at 17350 - 66 Street NW, 18104 - 66 Street NW and 399 Crystallina Nera Drive NW, Crystallina Nera East and Crystallina Nera West.

Readings

Bylaw 18231 is ready for two readings. If Council wishes to give two readings during a single meeting, Council must unanimously agree "That Bylaw 18231 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

This application is a proposed rezoning from (AG) Agricultural Zone to a variety of zones that will allow low intensity business and commercial uses, a portion of a school/park site and stormwater management facility, and low and medium density residential uses. These uses are compatible with the planned and existing land uses.

There is an associated amendment to the Edmonton North Area Structure Plan (Bylaw 18229) and an amendment to the Crystallina Nera East Neighbourhood Structure Plan (Bylaw 18230) to facilitate this rezoning application. The amendments update plan maps, statistics and text accordingly.

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

Policy

This application supports the 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.

Corporate Outcomes

- Edmonton is attractive and compact

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 18231
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18229 - Item 3.5)