

6940 - 178 Avenue NW

Position of Administration: Support



Summary

Bylaw 20928 proposes an amendment to the Crystallina Nera East Neighbourhood Structure Plan (NSP) to allow for medium density residential land uses.

Bylaw 20929 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Medium Scale Residential Zone (RM h23) to allow for medium scale housing.

Public engagement for this application included mailed notice, site signage, and information on the City's webpage. No concerns were received.

Administration supports this application because it:

- Will allow for the continued development of the neighbourhood.

- Will create a diversity of housing choices.
- Is compatible with surrounding land uses.
- Aligns with the objectives of The City Plan to accommodate an additional 1 million people within Edmonton’s current boundaries through target growth areas.

Application Details

This application was submitted by Select Engineering Consultants on behalf of Alliance Residences at Crystallina Ltd.

Rezoning

The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Mid-rise residential development.
- A maximum height of 23.0 metres (approx. 6 storeys).
- Minimum density of 75 Dwellings/ha (site is 2.0 ha in size)
- Limited commercial opportunities on the ground level.
- A maximum floor area ratio of 3.0.

Plan Amendment

Bylaw 20928 proposes an amendment to the Crystallina Nera East NSP to allow for medium density residential land uses. It includes updates to the Population and Land Use Statistics, Figure 4: Development, Concept, Figure 5: Green Infrastructure and Figure 6: Pedestrian Network.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN)	Undeveloped
North	Agriculture Zone (AG)	Undeveloped
East	Agriculture Zone (AG)	Single family home
South	Neighbourhood Commercial Zone (CN)	Commercial Buildings
West	Public Utility Zone (PU)	Stormwater Management Facility

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the advance notice. The basic approach included:

Mailed Notice, May 17, 2024

- Notification radius: 120 metres
- Recipients: 59
- Responses: 0

Site Signage, June 11, 2024

- One rezoning information sign was placed on the property and visible from 178 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Lago Lindo Community League
- Horse Hill Community League
- Area Council No. 17 Area Council

Application Analysis

The undeveloped subject site is approximately 2.0 hectares and is located north of 178 Avenue NW and west of 66 Street NW. The neighbourhood is predominantly a residential area, with most development occurring to the west of the site. Abutting the site to the south contains several commercial uses. A shared use path along the stormpond provides active modes of transportation near the site. Transit Service is offered via 66 Street NW.



Site analysis context

The City Plan

The subject site is located in a developing area, as identified in The City Plan, and is expected to contribute to Edmonton's growth between the population of 1 and 1.25 million. The proposed amendments are supported by policies in The City Plan, which allow Edmontonians to live locally and support growth within approved neighbourhoods.

District Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the Northeast District Plan, which designates it as Urban Mix. District Policy considers additional height at locations along arterial roads and adjacent to open space. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed RM h23 Zone allows for standalone residential with an opportunity for commercial uses on the ground floor. Therefore, the proposed rezoning aligns with the District Plan and Policy.

Area Structure Plan

The site is within the Edmonton North Area Structure Plan (ASP). The proposed amendment conforms to the plan's objectives by maintaining a continuous and adequate supply of residential housing choices, which will be defined at the NSP level.

Neighbourhood Structure Plan

The Crystallina Neighbourhood Structure Plan (NSP) guides the development of the neighbourhood and designates the site as commercial. The proposed amendment will change a portion of the plan from commercial to medium-density residential land uses. Although the amendment will reduce the size of commercial land use, the remaining site will continue to provide low-intensity commercial, office, and service uses along 66 Street NW and 178 Avenue NW to meet residents' daily needs.

The proposed medium density land use is on the edge of the neighbourhood, with access through a private road to a collector road, 178 Avenue NW. It will provide for housing diversity and increase the plan's density from 35 to 37.8 units per net residential hectare (up/ha).

The proposed amendment is consistent with the plan's objectives by allowing medium density residential development at the edge of the neighbourhood, mitigating traffic impacts and increasing residential densities to support neighbourhood intensification.

The proposed amendment includes additional pedestrian linkages (Figure 6 Pedestrian Network) within the site to provide convenient pedestrian access to commercial service to the south and 66th Street NW, which promotes walkability.

Overall, the proposed amendment complies with the objectives of the NSP by providing appropriate uses that will contribute to a complete neighbourhood. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current (ha)	Proposed (ha)	Difference (ha)
Commercial	5.59	3.54	-2.05
Low Rise/Medium Density Housing	3.92	5.97	+2.05
Unit Density (upnrha)	35	37.8	+2.9

Land Use Compatibility

A private road accesses the proposed site off 178 Avenue NW. This site and the adjacent site to the south are both privately owned by the same landowner. The RM h23 zone permits multi-unit residential housing and provides opportunity for commercial uses at ground level. While the applicant has indicated they do not intend to develop any commercial, the zone will permit this in the future should the site redevelop. The most significant change will be in an increase in height of 11.0 m, and given the site's location at the edge of the neighbourhood this will have minimal impact on adjacent land uses.

	CN Zone Current	RM h23 Zone Proposed
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Typical Uses	Commercial Limited residential	Residential with limited opportunities for commercial
Maximum Height	12.0 m	23.0 m
Minimum Density	N/A	75 du/ha
Maximum Floor Area Ratio	2.0	3.0
Minimum Front Setback	3.0 m	3.0 - 4.5 m
Minimum Interior Side Setback	0.0 m	1.5 - 3.0 m
Minimum Flanking Side Setback	3.0 m	3.0 - 4.5 m
Minimum Rear Setback	3.0 m	3.0 m

Mobility

Development of the site will require the extension of the 69a Street NW private roadway that connects to 178 Avenue NW. To ensure active modes and transit accessibility, the private roadway must be constructed with sidewalks on both sides, similar to a typical public local road. A walkway connection between the site and 66 Street NW will also be required. Edmonton Transit Service (ETS) operates local bus service on 66 Street and McConachie Boulevard, east of the rezoning site. The route 107 connects transit users to Clareview Transit Centre and LRT Station to connect to the larger city-wide transit network.

Utilities

The proposed rezoning is not anticipated to significantly impact the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. NSP Land Use Concept Map Comparison

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Branch: Development Services

Section: Planning Coordination

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

	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 / 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	44.7
	Net Residential Area (NRA)	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

CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

	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	6.32	9.7%
Greenways	0.22	0.3%
Transportation		
Circulation	12.30	18.8%
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4%
Commercial	3.54	5.4%
TOTAL Non-Residential Area	27.19	41.6
Net Residential Area (NRA)	38.22	58.4

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	70.7%
Medium Density Residential (MDR)						
Row Housing **	5.23	45	235	2.8	658	13.7%
Low Rise/Medium Density Housing ***	5.97	90	537	1.8	966	15.6%
TOTAL Residential	38.22		1,447		3,514	100.0%

RESIDENTIAL DENSITY

*This land use is further prescribed under RS, RSF and DC1 Zoning.

**This land use is further prescribed under RSF, RSM Zoning

***This land use is further prescribed under RSM and RM Zoning

SUSTAINABLE MEASURES

Population Density (ppnrha) = 91.9

Unit Density (upnrha) = 37.8

Low Density / Medium Density Unit Ratio = 47% / 53%

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

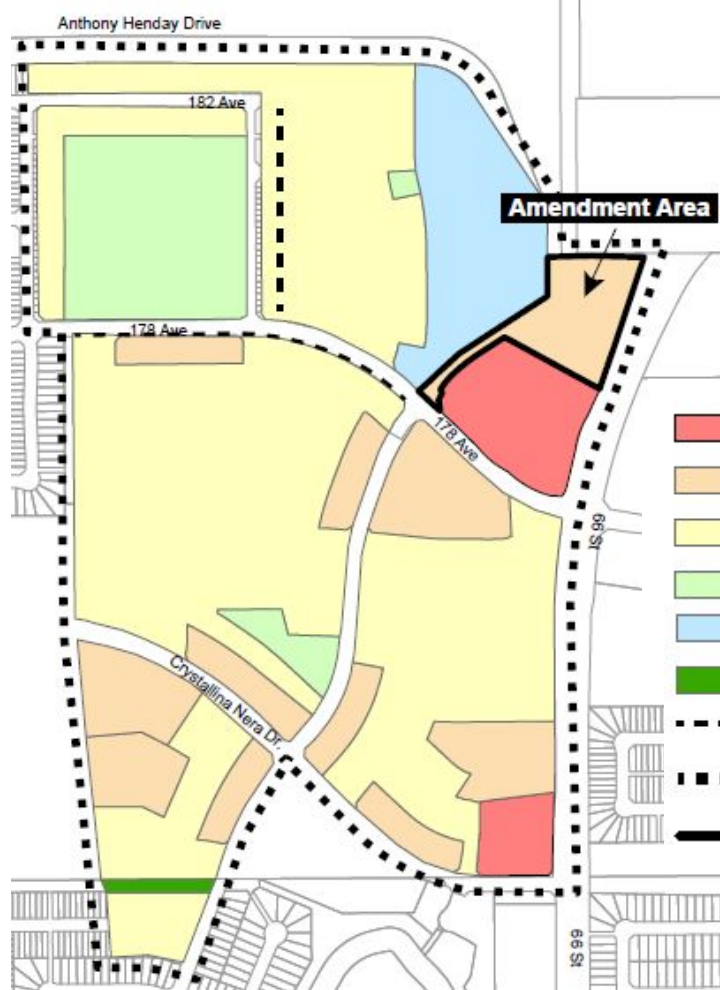
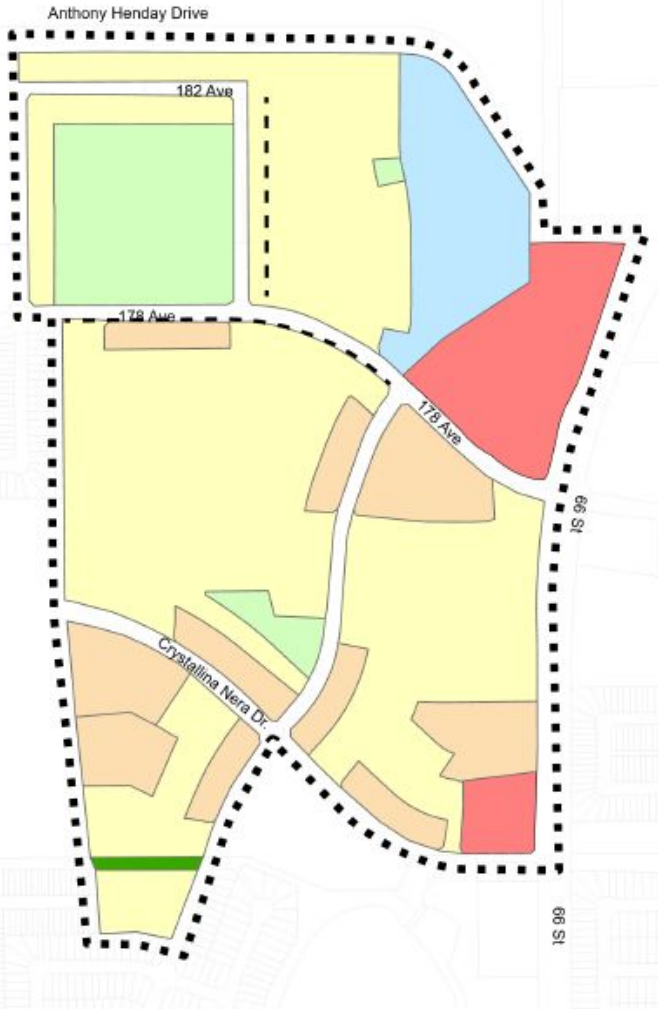
Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha










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

Lost to Development (ha) = 0

STUDENT GENERATION COUNT

Public School Board		289
Elementary School	145	
Junior/ Senior High School	72	
Senior High School	72	
Separate School Board		144
Elementary School	72	
Junior/ Senior High School	36	
Senior High School	36	
Total Student Population		433



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