

Planning Report

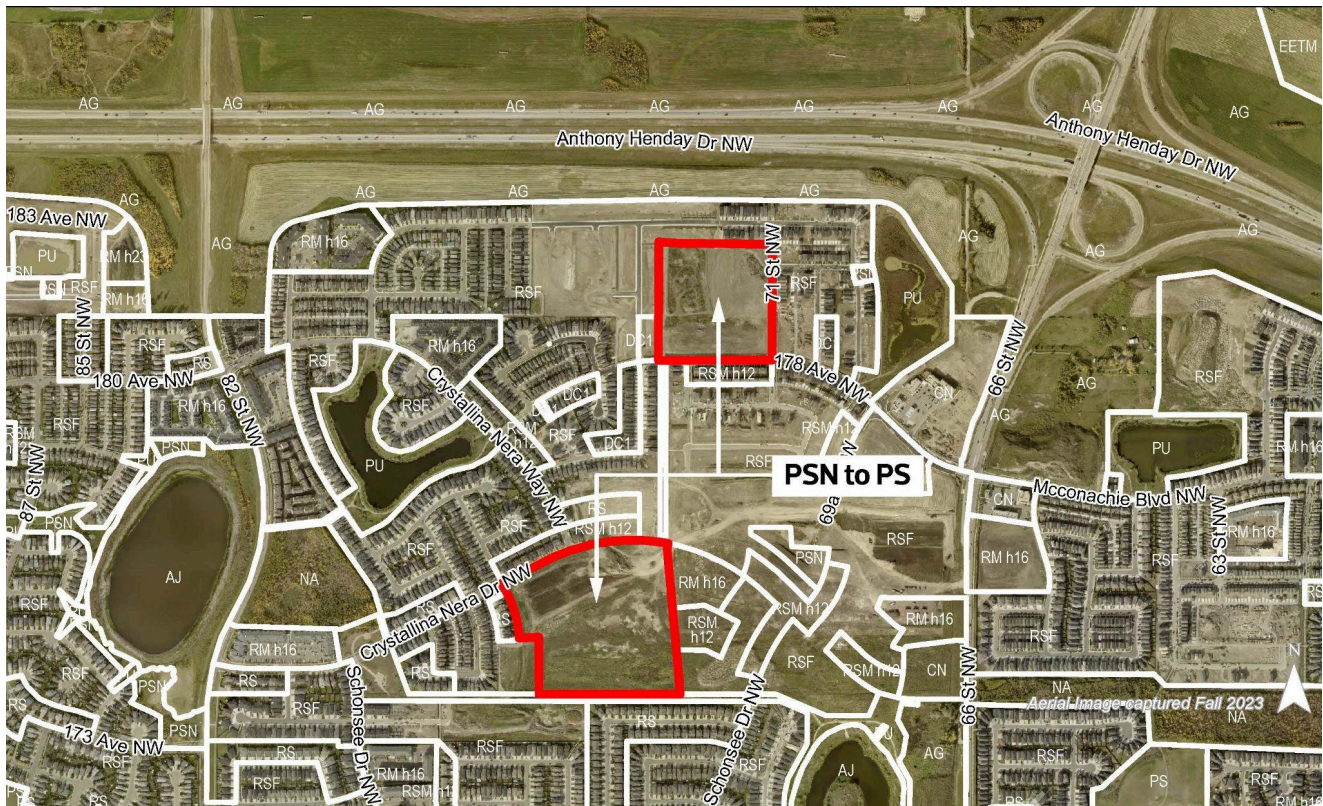
Crystallina Nera West & Crystallina Nera East

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Edmonton

17920 - 71 Street NW, 7104 - 178 Avenue NW, 399 - Crystallina Nera Drive NW, 17350 - 66 Street NW

Position of Administration: Support



Summary

Bylaw 20971 proposes a rezoning from the Neighbourhood Parks and Services Zone (PSN) to the Parks and Services Zone (PS) to allow larger scale parks and amenities.

Public engagement for this application included a mailed notice, information on the City's webpage and one-on-one conversations with surrounding residents. Administration received questions regarding the purpose of the application from 7 people (no significant concerns received).

Administration supports this application because it:

- Aligns with the approved neighbourhood and area structure plans
- Is compatible with existing and future land uses in the area
- Conforms to the The City Plan by providing opportunities for people to access, enjoy and connect to open space.

Application Details

This application was submitted by the City of Edmonton’s Open Space Strategy Team to align the zoning of the sites’ for an anticipated school on the northern site and additional parks programming.

Community uses, including schools, parks and child care services

A maximum building height of 16.0m (approximately four storeys)

Rezoning

The proposed Parks and Services Zone (PS) would allow development with the following key characteristics:

- Community uses, including schools, parks and child care services
- A maximum building height of 16.0m (approximately four storeys)

Site and Surrounding Area

North Site

	Existing Zoning	Current Development
Subject Site	Neighbourhood Parks and Services Zone (PSN)	Undeveloped
North	Small Scale Flex Residential (RSF)	Partially Developed, Single Detached Housing
East	Small Scale Flex Residential (RSF),	Partially Developed, Single Detached Housing with Lane Access
South	Small-Medium Scale Transition Residential (RSM h12)	Partially Developed, Single Detached Housing with Lane Access
West	Small Scale Flex Residential (RSF) Direct Control (DC1)	Partially Developed, Single Detached Housing

South Site

	Existing Zoning	Current Development
Subject Site	Neighbourhood Parks and Services Zone (PSN)	Undeveloped
North	Small-Medium Scale Transition Residential (RSM h12)	Partially Developed, Single Detached Housing with Lane Access
East	Small Scale Flex Residential (RSF), Small-Medium Scale Transition Residential (RSM h12) Medium Scale Residential (RM h16)	Undeveloped
South	Small Scale Residential (RS), Small Scale Flex Residential (RSF)	Undeveloped, Single Detached Housing
West	Small Scale Residential (RS), Small Scale Flex Residential (RSF)	Undeveloped, Single Detached Housing



North Site (looking north on 178 Avenue NW)



South Site (looking east on Crystallina Nera Way)

Community Insights

This application was brought forward to the public using a basic approach with a wider notification area. This approach was selected because the application complies with all statutory plans and proposes a standard zone of the same category. The basic approach included:

Mailed Notice, August 1, 2024

- Notification radius: 120 metres
- Recipients: 407
- Responses: 7
 - Questions only: 7 (100%)

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Lago Lindo Community League

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the two sites as being within a residential area. The proposed rezoning is supported by direction 5.1.1.1 in The City Plan to provide opportunities for people to access, enjoy and connect to open space.

District Plans

The site is within the Northeast District Plan, which designates the sites as Open Space - Current and a Planned Municipal Park Medium (3ha - 10 ha). The proposed rezoning aligns with both designations. Further, it aligns with District Policy 2.6.1.3 "Prioritize underserved, high-density and high-growth areas for open space acquisition, development and improvement to ensure equitable distribution and access to open space."

Land Use Compatibility

The north site is approximately 5.5 ha in size and a Edmonton Catholic School District K-9 School is planned for the site. The south site is approximately 9 ha in size and is planned for a community park. The proposed PS zone is compatible with the surrounding land uses of both sites. Further, the sites are large enough to support larger scale park activities and amenities permitted in the PS zone.

The surrounding residential neighbourhood has a mix of zones including RS, RSF, RSM h12, RM h16 and DC1. The zones allow for a range of housing including single detached, row housing,

and multi-unit housing. The future park sites will offer current and future residents with access to meaningful open space within walking distance in their community.

Mobility

This rezoning is anticipated to have minimal impact on the transportation network. The future park sites will be connected via a planned greenway ensuring connectivity between the parks.

ETS operates bus service near the rezoning sites on Crystallina Nera Drive and Crystallina Nera Way. ETS intends to expand bus service in Crystallina Nera in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

A bus stop will be required adjacent to the Crystallina Nera West rezoning site with future stages of development resulting from this rezoning.

Utilities

The proposed rezoning area conforms to the Crystallina Nera East Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available connections to the existing system located within 71 Street NW and Crystallina Nera Drive NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing along 178 Avenue. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination