

## 6940 - 178 Avenue NW

### Position of Administration: Support



### Summary

Bylaw 20978 proposes an amendment to the Crystallina Nera East Neighbourhood Structure Plan (NSP) to allow for medium density residential land uses.

Bylaw 20979 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Medium Scale Residential Zone (RM h16) 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.

## 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 h16) would allow development with the following key characteristics:

- Mid-rise residential development.
- A maximum height of 16.0 metres (approx. four storeys).
- A minimum density of 45 Dwellings/ha (site is 2.0 ha in size)
- Limited commercial opportunities on the ground level.
- A floor area ratio of 2.3.

## Plan Amendment

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

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Neighbourhood Commercial Zone (CN)	Undeveloped
<b>North</b>	Agriculture Zone (AG)	Undeveloped
<b>East</b>	Agriculture Zone (AG)	Single family housing
<b>South</b>	Neighbourhood Commercial Zone (CN)	Commercial Buildings
<b>West</b>	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 & September 6, 2024

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

### Site Signage, October 14, 2024

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

### Webpage

- [edmonton.ca/rezoningapplications](https://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. The abutting 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 site is within the boundaries of the Northeast District Plan, which designates it as Urban Mix. 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 h16 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 Nera East 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 NSP area continues 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 neighbourhood's edge, 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 amendment is consistent with the plan's objectives by allowing medium density residential development to cluster near the commercial site. The subject site is located at the neighbourhood's edge, mitigating traffic impacts and increasing residential densities to support neighbourhood intensification. It 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, promoting walkability and supporting transit ridership.

Overall, the proposed amendment complies with the objectives of the NSP by providing appropriate land 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
Medium Density Residential (MDR)	3.92	5.97	+2.05
Unit Density (upnrha)	35	37.8	+2.9

Overall, the amendment results in an increase of 185 units and 333 persons.

### Land Use Compatibility

Access to the proposed site is offered via 178 Avenue NW. The proposed RM h16 Zone permits multi unit residential housing and provides an opportunity for commercial uses at ground level. The most significant change will be an increase in height of 4.0 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
<b>Typical Uses</b>	Commercial Limited residential	Residential with limited opportunities for commercial
<b>Maximum Height</b>	12.0 m	16.0 m
<b>Minimum Density</b>	N/A	45 du/ha
<b>Floor Area Ratio</b>	2.0	2.3

<b>Minimum Front Setback</b>	3.0 m	1.0 - 4.5 m
<b>Minimum Interior Side Setback</b>	0.0 m	3.0 m
<b>Minimum Flanking Side Setback</b>	3.0 m	3.0 m
<b>Minimum Rear Setback</b>	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 NW and McConachie Boulevard NW, 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.

## 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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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					
<b>GROSS DEVELOPABLE AREA</b>						
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	29.24				
	Net Residential Area (NRA)	36.17				
		44.7				
		55.3				
<b>RESIDENTIAL LAND USE AREA, UNIT &amp; POPULATION COUNT</b>						
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
<b>GROSS AREA</b>	<b>66.05</b>	
66 Street Road Widening	0.64	
<b>Subtotal</b>	<b>65.41</b>	
<b>GROSS DEVELOPABLE AREA</b>		
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%
<b>TOTAL Non-Residential Area</b>	<b>27.19</b>	<b>41.6</b>
<b>Net Residential Area (NRA)</b>	<b>38.22</b>	<b>58.4</b>

**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%
<b>TOTAL Residential</b>	<b>38.22</b>		<b>1,447</b>		<b>3,514</b>	<b>100.0%</b>

**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%

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**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

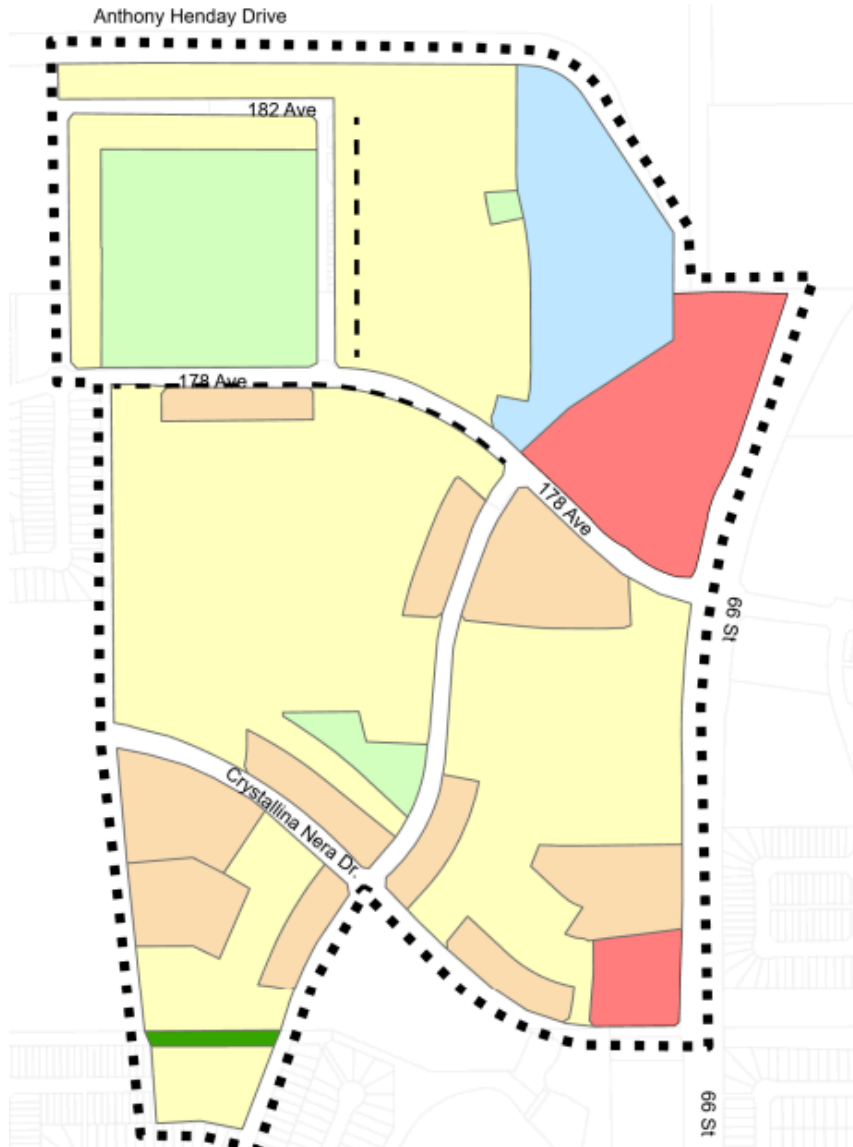
Protected through other means (please specify) (ha) = 0.0 ha

Lost to Development (ha) = 0

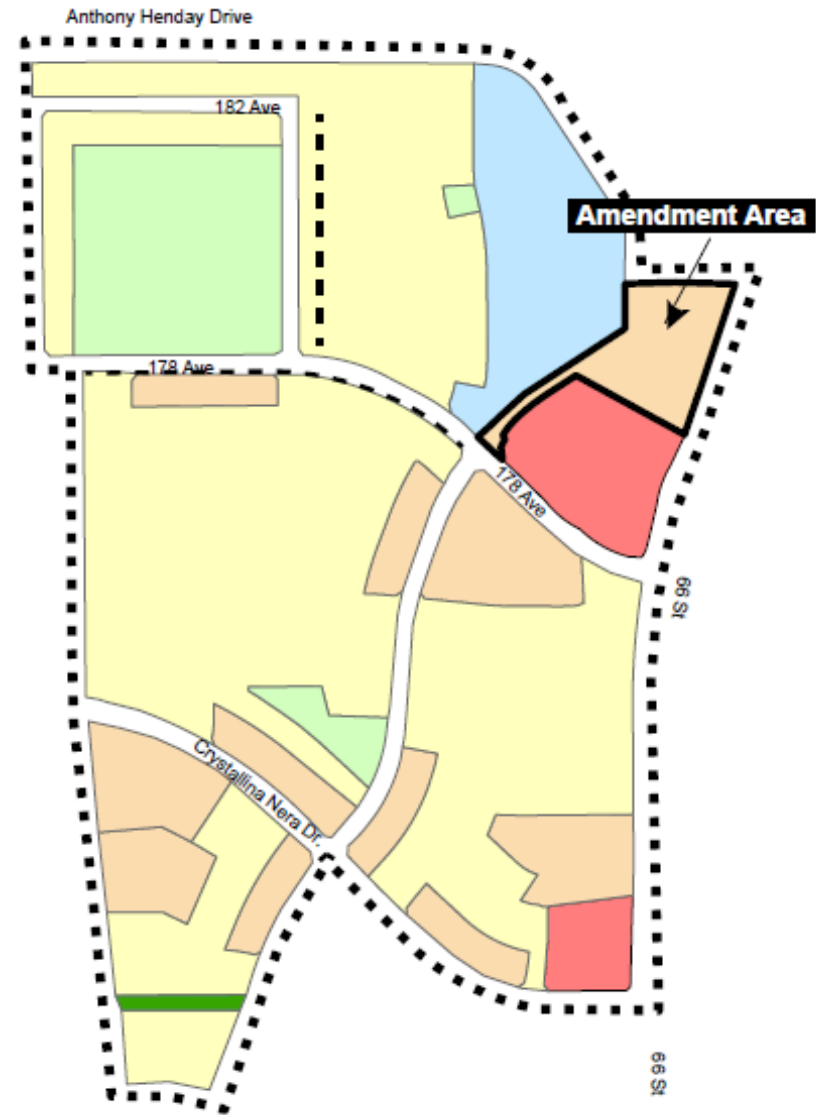
**STUDENT GENERATION COUNT**

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

## Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map