



ITEMS 3.4 & 3.5
BYLAW 20978 & BYLAW 20979
CRYSTALLINA NERA EAST

DEVELOPMENT
SERVICES
November 4, 2024



SITE CONTEXT



Response (5)

- **Increased traffic and density**
- **Safety**



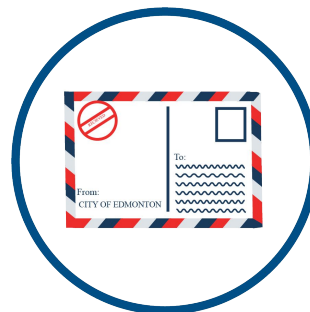
MAILED NOTICE
May 17 & Sept 4, 2024



CITY WEBPAGE
March 15 & Sept 4, 2024



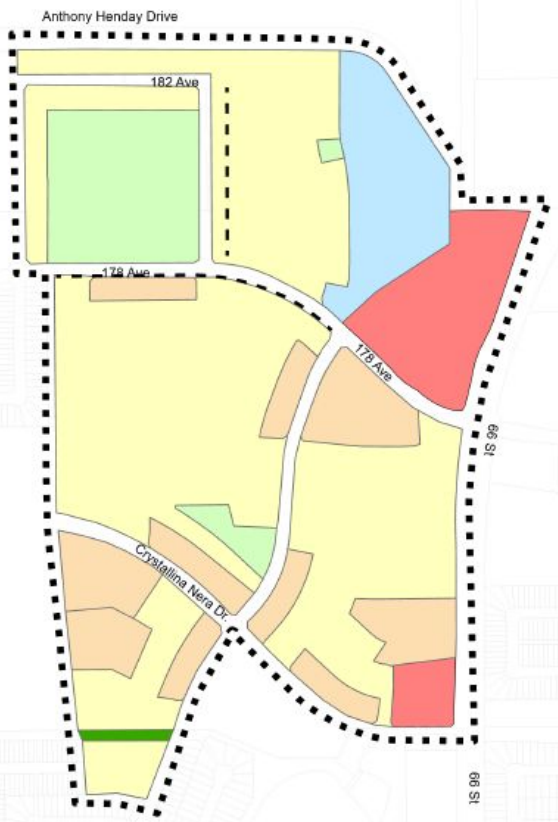
SITE SIGNAGE
Oct 14, 2024



PUBLIC HEARING
NOTICE
Oct 10, 2024



JOURNAL AD
Oct 18 & Oct 26,
2024



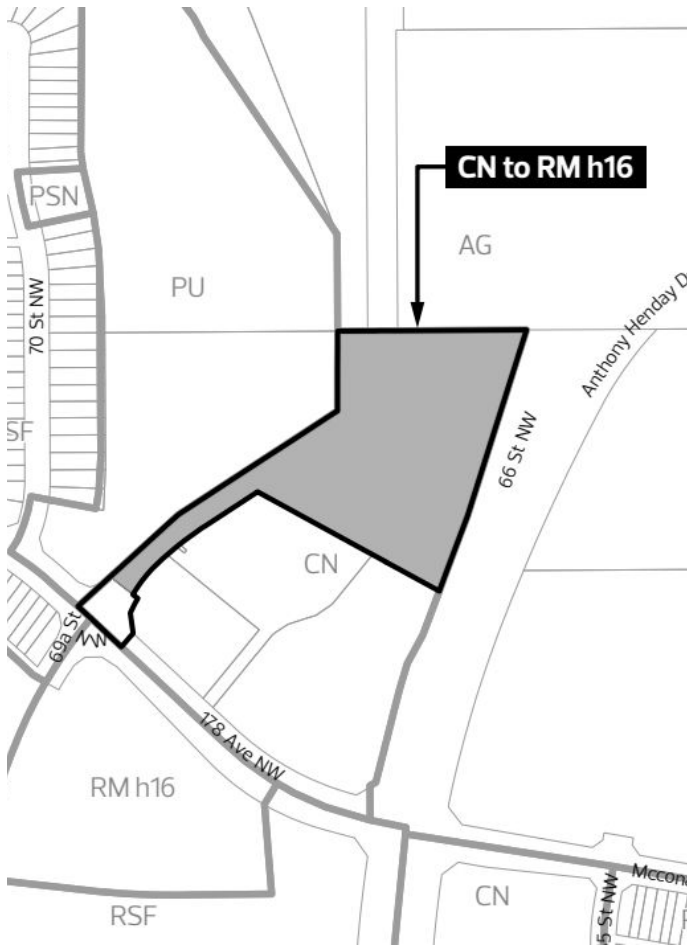
Current NSP



Proposed NSP

- 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

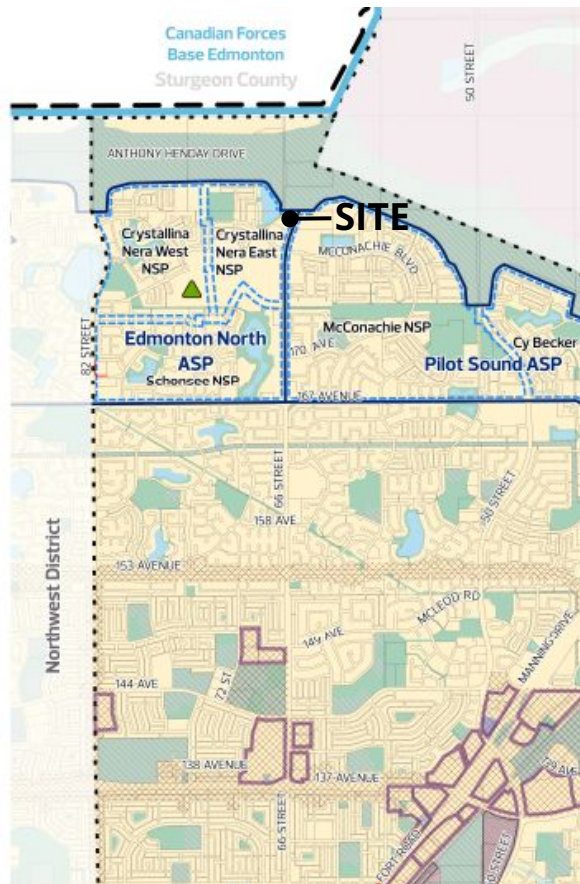
5 PROPOSED ZONING



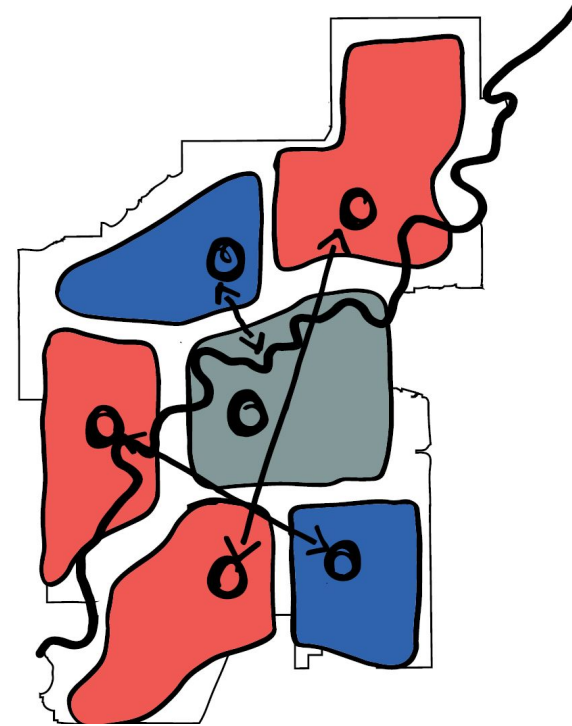
REGULATION	CN Current Zoning	RM h16 Proposed Zoning
Principal Building	Commercial	Residential
Height	12.0 m	16.0 m
Density	None	Min: 45 du/ha
Setbacks		
Front	3.0 m	1.0- 4.5 m
Side (interior)	0.0 m	3.0 m
Side (flanking)	3.0 m	3.0 m
Rear	3.0 m	3.0 m
Commercial Uses Permitted	Limited at Grade	Limited at Grade



CRYSTALLINA EAST NSP



NORTHEAST DISTRICT PLAN



COMMUNITY OF COMMUNITIES

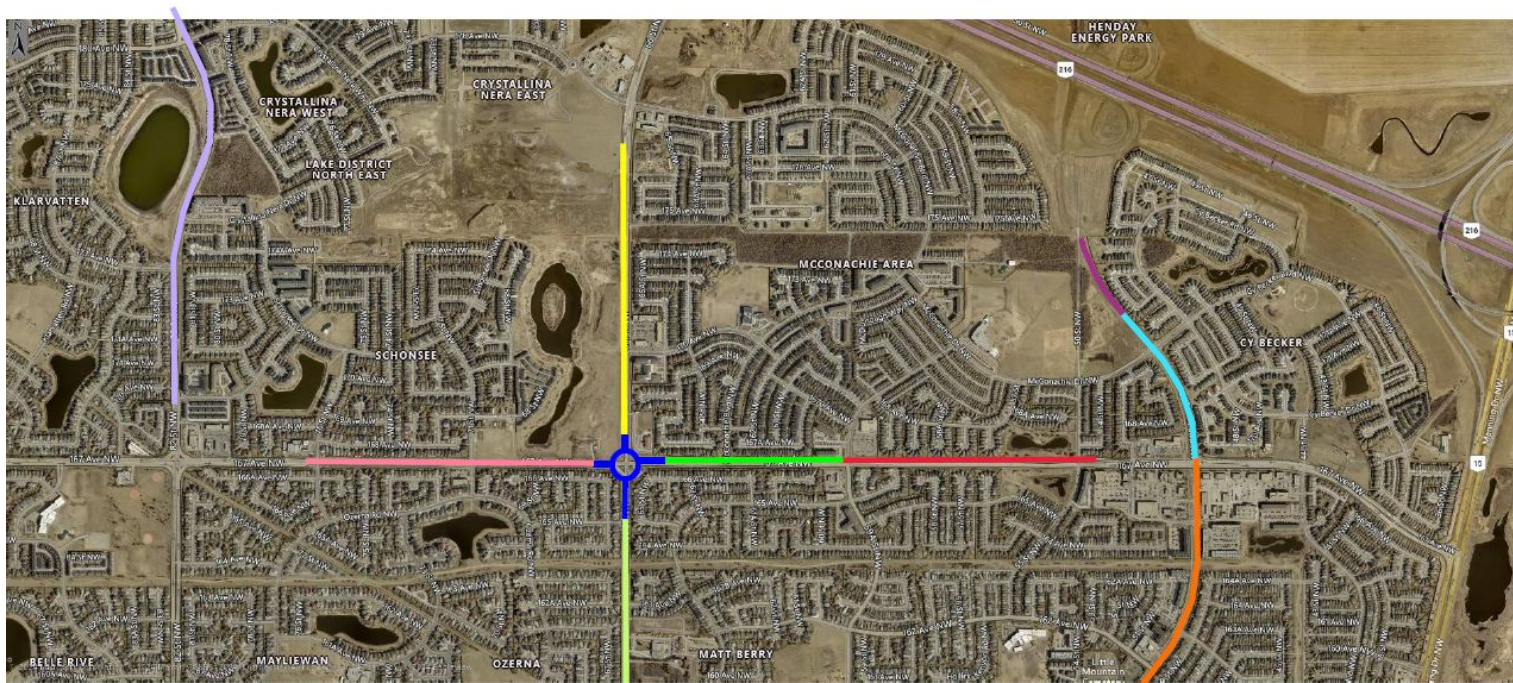


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**



167 Ave and 66 Street Area

Remaining Arterial Road Obligations



- Twinning City
- Twinning Developer (Future Subdivision)
- Roundabout Developer (2025/26)
- Twinning City (158 Ave - 165 Ave)
- Twinning City
- Twinning Developer (Completed)
- First 2 lanes Developer
- Twinning Developer (2026/27)
- Twinning City (153 Ave - 167 Ave)
- 4 Lanes Developer (First 2 lanes completed 167 Ave - Cy Becker Blvd)