

Bylaw 21117

A Bylaw to amend Bylaw 5739, as amended,
being the Edmonton North Area Structure Plan
through an amendment to the Crystallina Nera West Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, as amended, being Edmonton North Area Structure Plan by adding new neighbourhoods; and

WHEREAS on July 9, 2007, Council adopted Bylaw 14599, the Crystallina Nera Neighbourhood Structure Plan; and

Whereas on November 4, 2013, Council renamed the Crystallina Nera Neighbourhood Structure Plan to the Crystallina Nera West Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Crystallina Nera West Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Crystallina Nera Neighbourhood West Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Crystallina Nera West Neighbourhood Structure Plan, being Appendix “C” to Bylaw 5739, being the Edmonton North Area Structure Plan, is hereby amended by:
 - a. Within section 1.2 entitled “Location,” deleting the third sentence of the first paragraph in its entirety and replacing it with the following: “The approved Schonsee neighbourhood is under development to the south and the approved Crystallina Nera East neighbourhood is under development to the east.”;
 - b. Within section 1.2 entitled “Location,” deleting the second paragraph in its entirety and replacing it with the following: “The under development Crystallina Nera East neighbourhood (directly east of Crystallina Nera West) contains the remaining lands of NE3-54-24-W4 and SE10-54-24-W4 which lies south of the Transportation Utility Corridor. Crystallina Nera East is anticipated to comprise 65.41 hectares in gross developable area (GDA). Crystallina Nera West and

Crystallina Nera East combined are anticipated to comprise 166.31 hectares (GDA).”;

- c. Within Section 5.2 entitled “Schools and Open Space,” deleting the fourth sentence of paragraph four in its entirety and replacing it with the following: “The shortfall of 0.16 hectares municipal reserve anticipated in the Crystallina Nera East neighbourhood will not negatively impact its open space requirements.”;
- d. Deleting the table entitled Crystallina Nera West Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 14599 in its entirety;
- e. Deleting the map entitled “Bylaw 14599 - Approved Crystallina Nera West Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21117 - Amendment to the Crystallina Nera West Neighbourhood Structure Plan”, attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this bylaw;
- f. Within Appendix A, entitled “Land Use and Population Statistics,” deleting the statistics table entitled “Development Statistics - Crystallina Nera West Neighbourhood” and replacing it with the statistics entitled “Crystallina Nera West Neighbourhood - Development Statistics - Bylaw 21117” , attached hereto as Schedule “B” and forming part of this bylaw;
- g. Within Section 5.2 entitled "Schools and Open Space," deleting the table entitled “Crystallina Nera West/Crystallina Nera East Municipal Reserve Summary”, and replacing it with the table entitled “Crystallina Nera West/Crystallina Nera East Municipal Reserve Summary”, attached hereto as Schedule “C” and forming part of this bylaw;
- h. deleting the figure entitled “Figure 1 - Revised Edmonton North ASP Bylaw 14492” and replacing it with the figure entitled “Bylaw 20155 Edmonton North Area Structure Plan”, attached hereto as Schedule “D” and forming part of this bylaw;
- i. deleting the figure entitled “Figure 4 - Development Concept” and replacing it with the figure entitled “Figure 4 - Development Concept”, attached hereto as Schedule “E” and forming part of this bylaw;

- j. deleting the figure entitled “Figure 6 - Parks and Open Space/Pedestrian Linkages” and replacing it with the figure entitled “Figure 6 - Parks and Open Space/Pedestrian Linkages”, attached hereto as Schedule “F” and forming part of this bylaw; and
- k. deleting the figure entitled “Figure 7 - Transportation System” and replacing it with the figure entitled “Figure 7 - Transportation System”, attached hereto as Schedule “G” and forming part of this bylaw;

READ a first time this	day of	, A.D. 2025;
READ a second time this	day of	, A.D. 2025;
READ a third time this	day of	, A.D. 2025;
SIGNED and PASSED this	day of	, A.D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 21117
AMENDMENT TO
CRYSTALLINA NERA WEST**
Neighbourhood Area Structure Plan
(as amended)



- | | |
|----------------------------------|--------------------------------|
| Low Density Residential | Stormwater Management Facility |
| Medium Density Residential | Boundary |
| School/Park - Municipal Reserve | Potential Pedestrian Access |
| Greenway - Municipal Reserve | Restricted Front Drive Access |
| Natural Area - Municipal Reserve | Amendment Area |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Crystallina Nera West Neighbourhood - Development Statistics

Bylaw 21117

	Hectares	Percentage (%) of Gross Developable Area (GDA)
Gross Area	100.90	
Arterial Roadways	0.00	
ER	0.00	
PUL	0.00	
Gross Area Sub-total	0.00	
Gross Developable Area	100.90	
Municipal Reserve		
School/Park	9.32	9.2%
Park	1.15	1.1%
Natural Area	4.90	4.9%
Greenways	1.47	1.5%
Subtotal - Municipal Reserve	16.84	16.7%
Other Uses		
Stormwater Management Facility	6.00	5.9%
Circulation	20.18	20.0%
Subtotal - Other Uses	26.18	25.9%
Subtotal - Other Uses & Municipal Reserve	43.02	42.6%

Residential Area Statistics	Area (ha)	Units per Hectare (upha)	Units	People per Unit (ppu)	Population	Percentage of Net Residential Area (NRA)
Low Density	45.15	25	1129	3.3	3726	78%
Medium Density	12.73	86	1095	2.2	2409	22%
Subtotal - Residential	57.88	—	2224	—	6135	100%

Sustainability Measures

Neighbourhood Population Density (ppnrha) = 106

Units per Net Residential Hectare (upnrha) = 38.42

Low Density / Medium Density Unit Ratio = 50.8% / 49.2%

Population within 500 metres of Parkland = 100%

Population within 600 metres of Transit = 100%

Crystallina Nera West Neighbourhood - Bylaw 21117

Section 5.2 - Municipal Reserve Summary

Crystallina Nera West/ Crystallina Nera East Municipal Reserve Summary	Hectares (ha)
Klarvatten Deferred Reserve	2.77
Crystallina Nera West (GDA 100.90 ha)	10.09
Crystallina Nera East (GDA 67.90 ha)	6.54
Total MR Available for Crystallina Nera West/Crystallina Nera East NSP Areas	19.40
Crystallina Nera West Gross Developable Area (GDA)	100.90 (10.09 MR)
School/Park	9.32
Park	1.15
Natural Area	4.45
10.0m Buffer	0.45
Greenways	1.47
Total MR Proposed	16.84
Crystallina Nera West Over-dedication	6.75
Crystallina Nera East Gross Developable Area (GDA)	65.41 (6.54 MR)
School/Park	5.54
Pocket Park	0.50
Access Park	0.12
Greenways	0.22
Total MR Proposed	6.38
Crystallina Nera East Under-Dedication	0.16
Total MR Required in Crystallina Nera West & Crystallina Nera East	22.94
Municipal Reserve Available	19.40
Crystallina Nera West & Crystallina Nera East Combined MR Over-Dedication	3.54

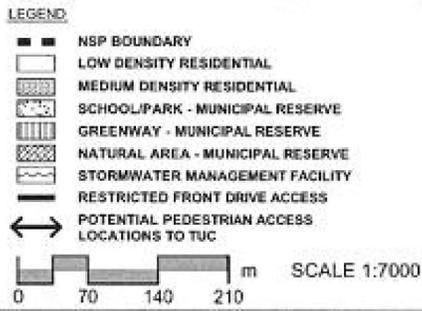
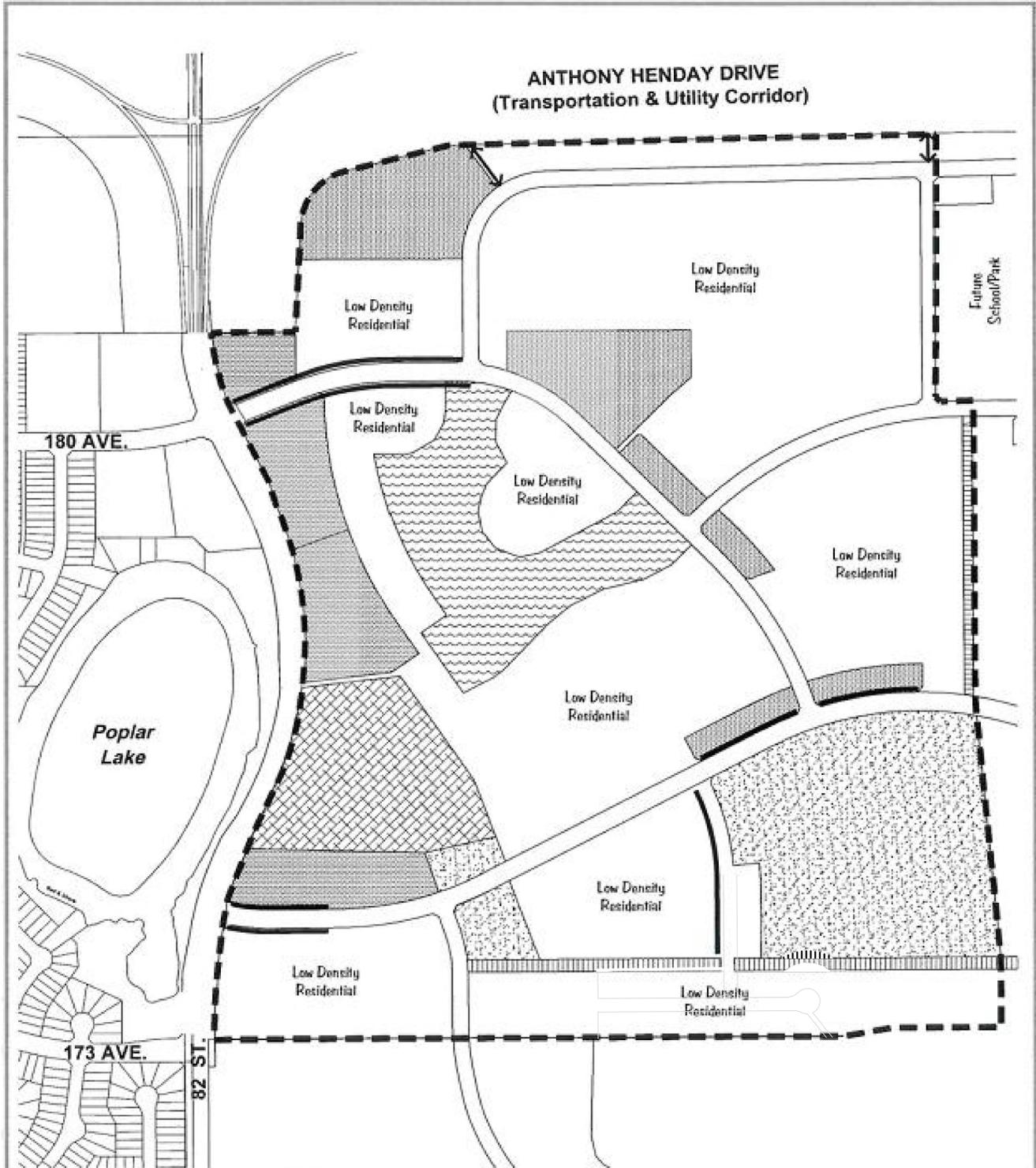


**BYLAW 20155
EDMONTON NORTH
Area Structure Plan
(as amended)**



- | | | |
|---------------------------------|--|--|
| Residential | Commercial | Neighbourhood Commercial |
| Highway Commercial | Transit Centre / Park & Ride | Power Sub-Station |
| District Park | Collector Roadway Concept | Fire Station |
| RDA Release Lands | Greenway | Housing Opportunity for First Time Homebuyers on Surplus School Site |
| Stormwater Facility | School/Park
pe/se public/separate elementary school
pjh / shj public / separate junior high school | Natural Area |
| Environmentally-Sensitive Areas | np Neighbourhood Park | |

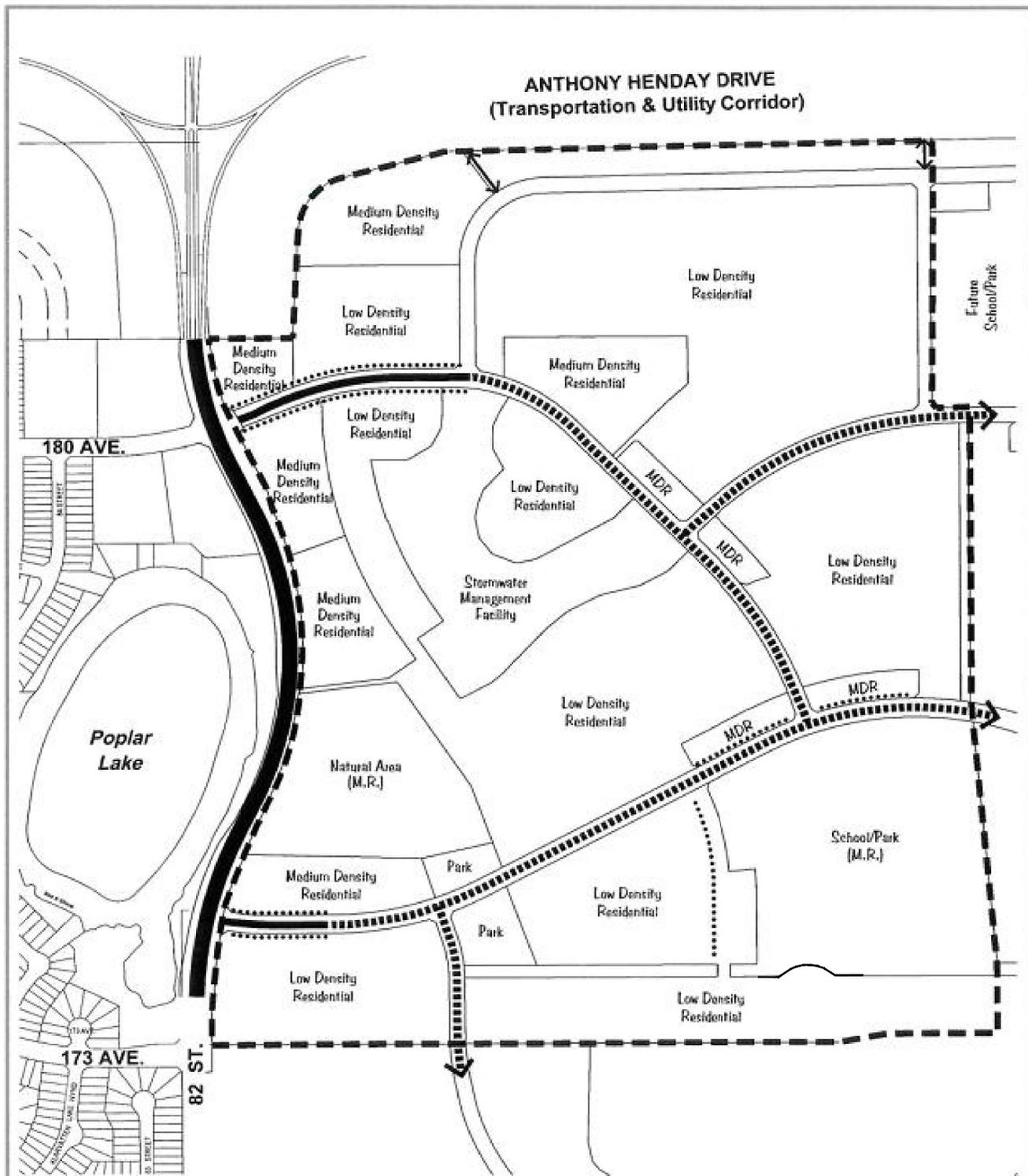
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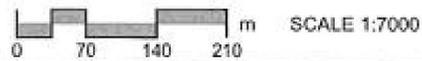
**Crystallina Nera West
Neighbourhood Structure Plan
Development Concept**

Figure - 4





- LEGEND**
- NSP BOUNDARY
 - ARTERIAL ROADWAY
 - MAJOR COLLECTOR (14.5M ROAD) / BUS ROUTE
 - ... MINOR COLLECTOR (11.5M ROAD) / BUS ROUTE
 - RESTRICTED FRONT DRIVE ACCESS
 - ↔ POTENTIAL PEDESTRIAN ACCESS LOCATIONS TO TUC



Crystallina Nera West Neighbourhood Structure Plan

Transportation System

Figure - 7