

7585 - 174A Avenue NW & 399 - Crystallina Nera Drive NW Position of Administration: Support



Summary

Bylaw 21118 proposes a rezoning from the Neighbourhood Parks and Services (PSN) and the Parks and Services (PS) Zones to the Small Scale Flex Residential (RSF) and the Neighbourhood Parks and Services (PSN) Zones. The proposed rezoning would allow for a range of small scale housing, smaller scale parks and park amenities. Bylaw 21117 proposes an amendment to the Crystallina Nera West Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from eleven (11) people, with most concerns related to the project's proposed density and its potential impacts on neighbourhood traffic.

Administration supports this application because it:

- Conforms to The City Plan by supporting growth within existing approved neighbourhoods.
- Allows for the continued development of the Crystallina Nera West neighbourhood.
- Continues to allow for the development of a planned Habitat Greenway within the neighbourhood.

Application Details

This application was submitted by Davis Consulting on behalf of Welcome Homes.

Rezoning

Bylaw 21118 proposes to rezone portions of the Crystallina Nera West neighbourhood to the Small Scale Flex Residential (RSF) and the Neighbourhood Parks and Services (PSN) Zones. This would allow development with the following key characteristics:

Small Scale Flex Residential Zone (RSF)

- A range of small scale Residential development, including detached housing, semi-detached housing and row housing.
- A maximum height of 12.0 metres (approximately 3 storeys).
- A maximum site coverage of 55%.

Neighbourhood Parks & Services Zone (PSN)

- Smaller scale parkland intended to serve neighbourhood-level needs and users, such as pocket parks, natural areas and naturalized greenways.

Crystallina Nera West NSP Amendment

Bylaw 21117 proposes to amend the southeastern portion of the Crystallina Nera West NSP to facilitate the proposed rezoning. This bylaw proposes to:

- Realign and expand a planned east-west greenway, by shifting it slightly to the north.
- Accommodate development within a constrained parcel of planned low density residential area.
- Slightly reduce the size of a planned school and park.
- Amend the Neighbourhood Statistics and Municipal Reserve calculations.

Administrative amendments to the Neighbourhood Statistics are also proposed with this Bylaw.

Sites and Surrounding Area

The undeveloped sites are located east of Schonsee Drive NW and south of Crystallina Nera Drive NW in the southeast portion of the Crystallina Nera West neighbourhood. The sites are in close proximity to existing low density residential development to the south (along 174 Avenue NW) and to the west near 77 Street NW. The predominant types of housing near the rezoning

sites include laned detached houses, front drive detached housing, front drive semi-detached housing and front drive four-plexes. Additionally, the subject sites are within 600 metres to Schonsee Island Lake and 400 metres to Crystallina Nera Park. Transit service is offered via Crystallina Nera Drive NW and Schonsee Drive NW while active modes of transportation are available both east and west of the proposed sites.

	Existing Zoning	Current Development
Subject Sites	Neighbourhood Parks and Services Zone (PSN) Parks and Services Zone (PS)	Undeveloped
North	Parks and Services Zone (PS)	Undeveloped School & Park Site
East	Neighbourhood Parks and Services Zone (PSN)	Habitat Greenway
South	Small Scale Flex Residential Zone (RSF)	Single Detached Housing (2 storeys)
West	Neighbourhood Parks and Services Zone (PSN)	Undeveloped (planned Habitat Greenway)



View of sites looking east from walkway near 77A Street NW and 174B Avenue NW.



Looking east towards the sites near 174A Avenue NW and 76 Street NW. Rezoning sign visible in background.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it supports the completion of anticipated development for the area and generally aligns with the statutory plans for the area. The basic approach included:

Mailed Notice, February 5, 2025

- Notification radius: 60 metres
- Recipients: 737
- Responses: 11
 - In support: 1 (9%)
 - In opposition: 8 (73%)
 - Questions only: 2 (18%)

Site Signage, February 15, 2025

- Two (2) rezoning information signs were placed on the property so as to be visible from 174A Avenue NW and east of the rezoning sites along the previously constructed east-west greenway .

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Area 17 Community Leagues Council
- Lago Lindo Community League

Common comments heard:

- The proposed maximum height (3 storeys) and potential density of this development is too much for the neighbourhood (6).
- The proposed development will contribute to traffic congestion on neighbourhood roads (5), vehicles speeding (1) and reduce the safety of these roads for pedestrians (4).
- This removes greenspace that has been anticipated by the community for many years (4).
- The proposed reduction in parkspace is okay, as it is less than what was originally proposed and the width of the greenway will be retained (1).

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the subject sites as part of a residential area. This area is expected to support an incremental step towards Edmonton's population growth within Edmonton's Redeveloping Area. The proposed application is in general alignment with The City Plan and supports continued urban development in North Edmonton.

Northeast District Plan and District Policy

The Northeast District Plan designates the subject sites as Urban Mix and as a Habitat Greenway. Additionally, a planned medium-scale municipal park is identified to the north of the subject area. 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 RSF Zone allows for stand alone residential with limited opportunities for community and commercial development to provide services to local residents.

Habitat Greenways are corridors that support ecological connectivity between major ecological habitats and connections. Major ecological habitats near the subject sites include Poplar Lake, Schonsee Island Lake and naturalized tree stands in McConachie. Habitat Greenways, such as the proposed PSN area, are envisioned to have been naturalized or intentionally designed to provide a mix of habitat for plants and animals. With future stages of this application, the proposed PSN area will be naturalized to support ecological functions that support the broader Northeast District area. As such, the proposed bylaws align with the District Plan and Policy.

The Northeast District Plan directs further planning and land use direction to the Crystallina Nera West NSP.

Edmonton North Area Structure Plan (ASP)

The application conforms to the Edmonton North ASP. The ASP designates the rezoning area as Residential. The ASP identifies a Greenway, Neighbourhood Park and planned Public Elementary Junior High School near the subject sites. The proposed rezoning and NSP amendment supports two of the ASP's objectives. It helps support a continuous and adequate supply of serviced residential land. It also supports the creation of a linked open space (park) system for the recreational use of residents and the development of a broader city-wide system of walkway/bicycle network along the planned greenway.

Crystallina Nera West NSP

The application conforms to the goals and development objectives of the Crystallina Nera West NSP. The NSP currently identifies the subject area for a mixture of School/Park - Municipal Reserve and Greenway - Municipal Reserve. Lands to the south are identified for Low Density Residential. As noted earlier in the report, this application proposes to increase the amount of land planned for Low Density Residential (+0.03 hectares) and Greenway - Municipal Reserve (+0.01 hectares). However, it will decrease the amount of land planned for School / Park - Municipal Reserve uses (-0.03 hectares). Changes to Land Use and Population Statistics are summarised in the table below.

Despite the reduction to the neighbourhood's School / Park - Municipal Reserve uses, the proposed amendments will continue to align with the NSP's overarching vision. This vision is to develop the neighbourhood through "a balance between green and built infrastructure and creating a compatible mix of housing...". Further, the proposed amendments continue to support objectives pertaining to Greenways (proposed PSN Zone), housing diversity (proposed RSF Zzone) and service the area more economically based on site conditions.

Land Use and Population Statistics	Current	Proposed	Difference
School / Park	9.36 ha	9.32 ha	-0.04 ha
Greenways	1.46 ha	1.47 ha	+0.01 ha
Total Municipal Reserve	16.87 ha	16.84 ha	-0.03 ha
Low Density Residential	45.12 ha (1128 units)	45.15 ha (1129 units)	+0.03 ha (+1 unit)
Anticipated Units & Population of Crystallina Nera West	2223 units (6131 people)	2224 units (6135 people)	+1 unit (+ 4 people)
Density of Neighbourhood (Units per Net Residential Hectare)	38.41 upnrha	38.42 upnrha	+0.01 upnrha

The proposed RSF Zone will allow for different small scale housing types that will contribute to a mixture of housing typologies in the neighbourhood, with the opportunity for row housing and semi-attached housing. Additionally, the proposed PSN Zone will slightly increase the size of the planned greenway running east-west through the neighbourhood connecting Crystallina Nera Park and Schonsee Island Lake. The proposed amendments provide a logical completion to a section of the neighbourhood, while minimizing impacts on planned municipal reserve land to the north.

Land Use Compatibility

The proposed zones align with the objectives of the NSP, are compatible with existing land uses and also with proposed land uses. The RSF Zone is intended for use in new neighbourhoods and includes regulations which support appropriate transitions from surrounding residential land uses. These heights and site coverages are similar to those of adjacent developed areas in Schonsee and Crystallina Nera neighbourhoods.

Additionally, the proposed PSN Zone will establish opportunities for active and passive recreation, contributing to an east-west greenway which will provide a neighbourhood amenity for current and future residents. The proposed PSN Zone will continue to align with the objectives of the NSP for neighbourhood wide active recreation, ecological movement and park spaces.

Mobility

The rezoning adjusts the alignment of the greenway but maintains its overall width to ensure pedestrian connectivity through the neighbourhood.

ETS operates local bus route 119 near to the rezoning sites on 77 Street NW and Crystallina Nera Drive NW which connects transit users between Eaux Claires Transit Centre and the Clareview Transit Centre and LRT Station.

Open Space

This area is designated in the District Plan and NSP for a Habitat Greenway, and a combined School/Park site. Due to engineering design changes, the applicant has stated that it is impossible to construct the original design within the area designated for residential uses. As a result, the Habitat Greenway is proposed to be shifted north into the school park space, and the school park space reduced by 0.032 ha to accommodate this change.

No changes are expected to the functionality of the Habitat Greenway, as the greenway's width will be maintained. The proposed impacts to the school and park space were reviewed by City Administration. To demonstrate how the proposed changes would impact the school and park site, the applicant provided a Fit Study. This illustrated how the proposed change would influence building and field arrangement. Through review of this Fit Study, it was determined that the proposed 0.032 hectare reduction should not impact the proposed field space or park programming.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area. The applicant/owner will be responsible for all costs associated with infrastructure changes 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

Current NSP Land Use and Population Statistics – Bylaw 14599

	Hectares	%	Units	%	Pop	%	Density ppgh
Gross Area	100.90						
Arterials	0.00						
ER	0.00						
PUL	0.00						
Sub-total	0.00						
Gross Developable Area	100.90						
Municipal Reserve							
School/Park	9.36	9.3%					
Park	1.15	1.1%					
Natural Area/Buffer	4.90	4.9%					
Greenways	1.46	1.4%					
Sub-total	16.87	16.7%					
Other Uses							
Stormwater Management Facility	6.00	5.9%					
Circulation	20.18	20.0%					
Sub-total	26.18	25.9%					
Subtotal- Other Uses	43.05	42.7%					
Residential							
Low Density	45.12	44.7%	1,128	50.7%	3,722	60.7%	
Medium Density	12.73	12.6%	1,095	49.3%	2,409	39.3%	
Subtotal - Residential	57.85	57.3%	2,223	100.0%	6,131	100.0%	60.8
<i>Residential Density</i>							
Low Density	25 upha						
Medium Density	86 upha						
<i>Population Density</i>							
Low Density	3.3 ppu						
Medium Density	2.2 ppu						

Proposed NSP Land Use and Population 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) = 106.00

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%

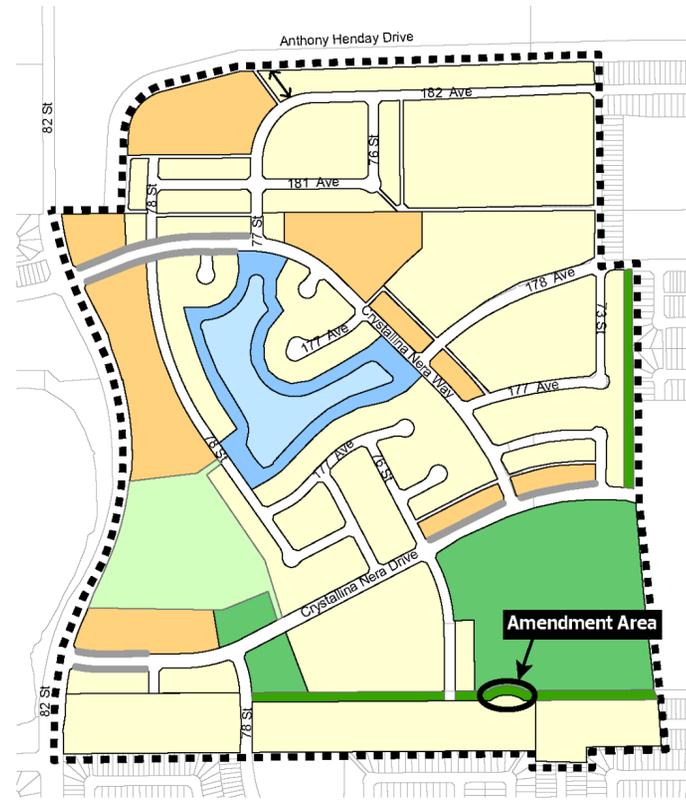
Crystallina Nera West Neighbourhood Structure Plan (NSP): Land Use Concept Map Comparison



BYLAW 16639
CRYSTALLINA NERA WEST
 Neighbourhood 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 | |

Current Land Use Concept Map



BYLAW 2117
AMENDMENT TO
CRYSTALLINA NERA WEST
 Neighbourhood 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 |

Proposed Land Use Concept Map