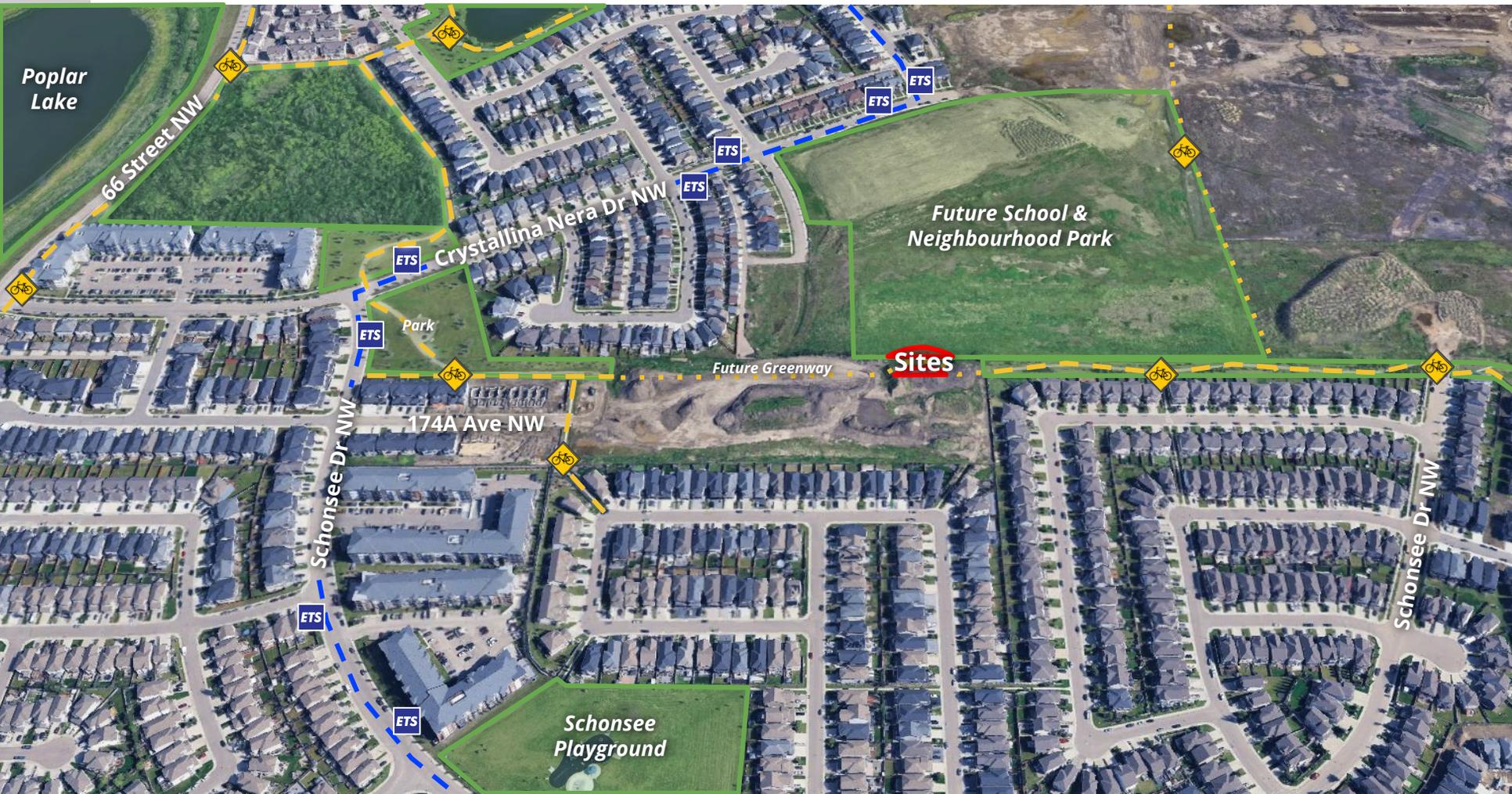




ITEMS 3.11 & 3.12
BYLAWS 21117 & 21118
CRYSTALLINA NERA WEST

DEVELOPMENT
SERVICES
May 7, 2025

Edmonton



3 COMMUNITY INSIGHTS

Respondents (12)

Opposition (9)

- Potential for 3 stories, and multifamily buildings
- Traffic congestion and reduced road safety
- Loss of community greenspace
- Strain on School Capacity

Support (1)

- Negotiated reduction in lost parkspace

Questions (2)

- Intent of application
- Clarification about exact rezoning area



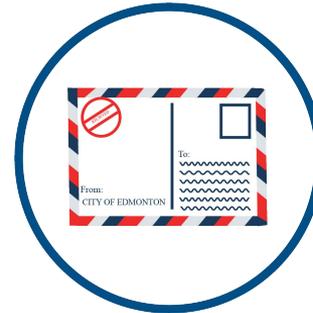
CITY WEBPAGE
Jan 27, 2025



MAILED NOTICE
Feb 3, 2025



SITE SIGNAGE
Feb 15, 2025

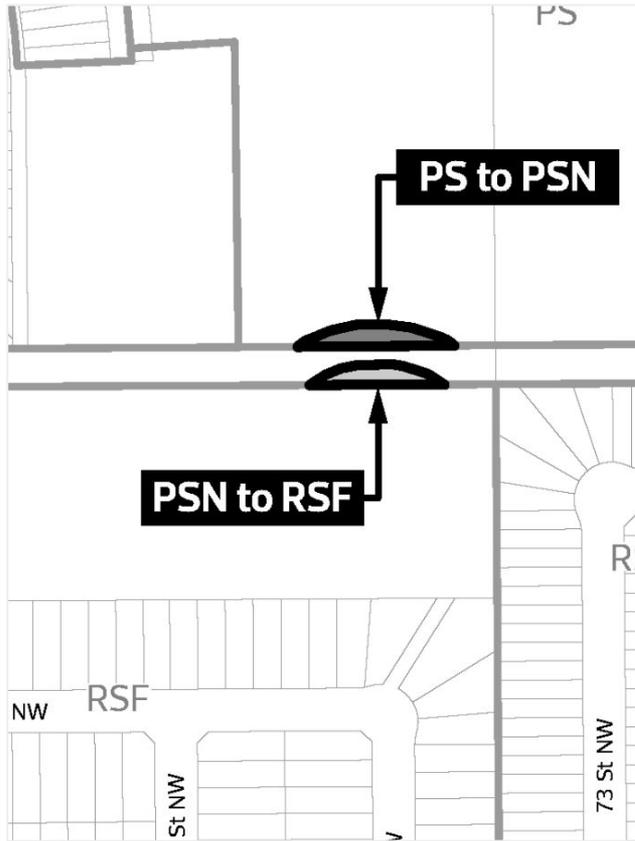


PUBLIC HEARING
NOTICE
April 10, 2025

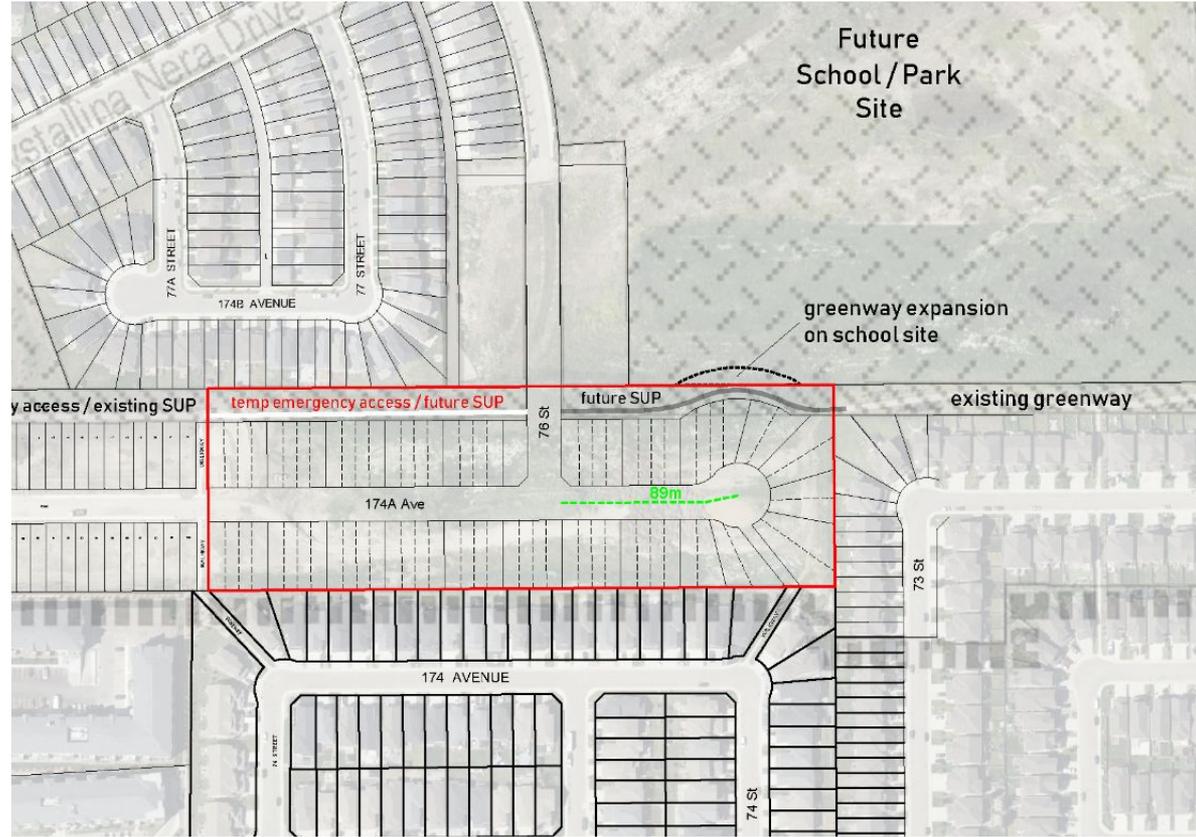


JOURNAL AD
April 17, 2025 &
April 26, 2025

PROPOSED ZONING

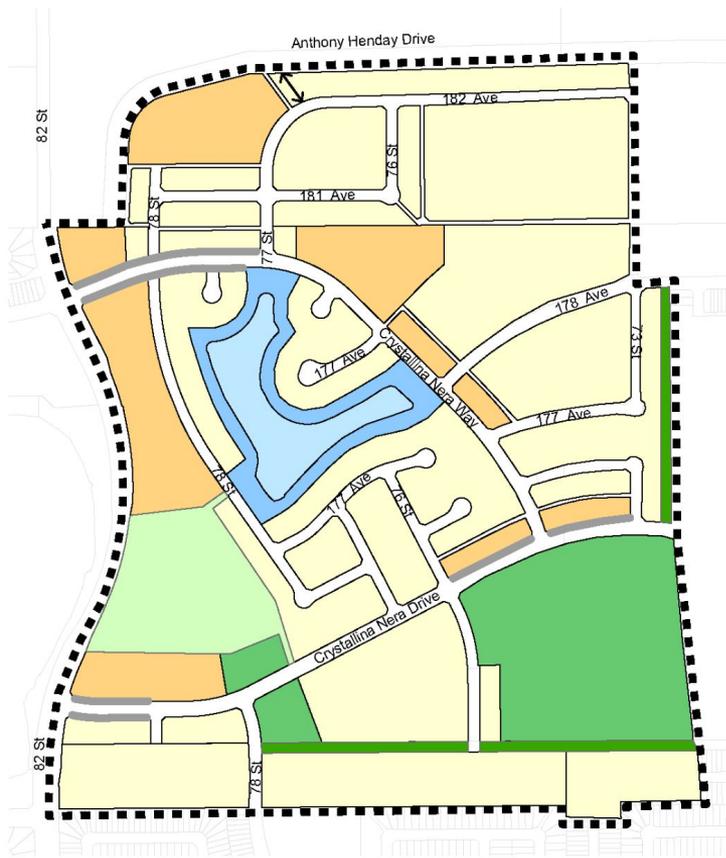


Proposed zoning

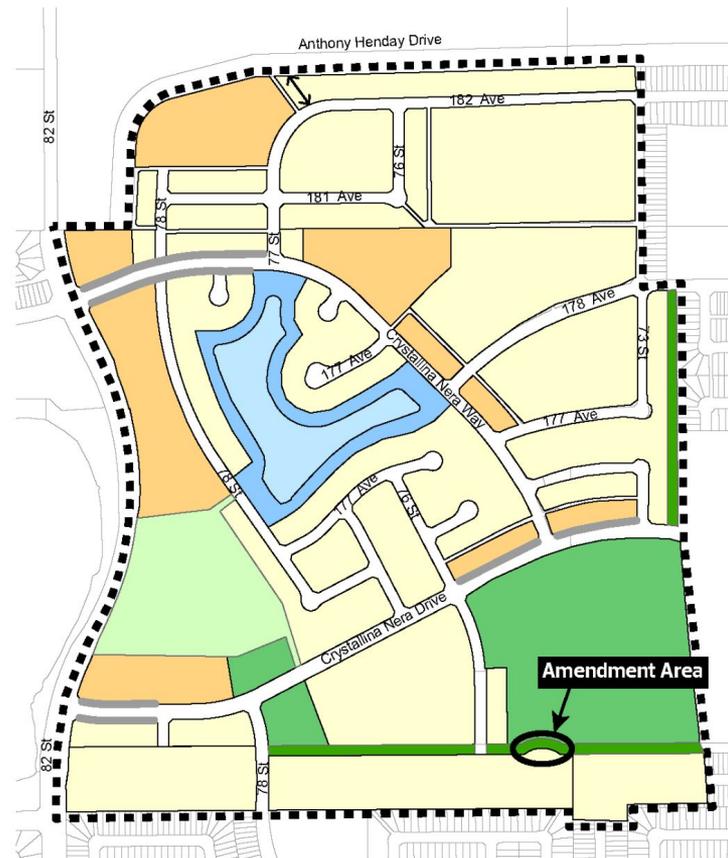


Anticipated Lot Lines & Subdivision

PROPOSED AMENDMENTS: CRYSTALLINA NERA WEST NSP



CURRENT LAND USE CONCEPT



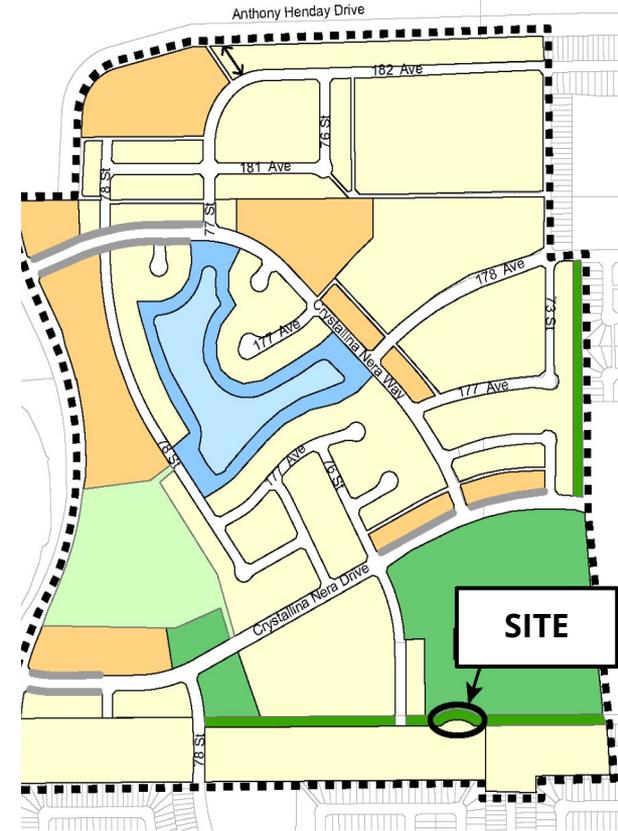
PROPOSED LAND USE CONCEPT



Northeast District Plan:
Map 4: Land Use



Edmonton North ASP



Crystallina Nera West NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**