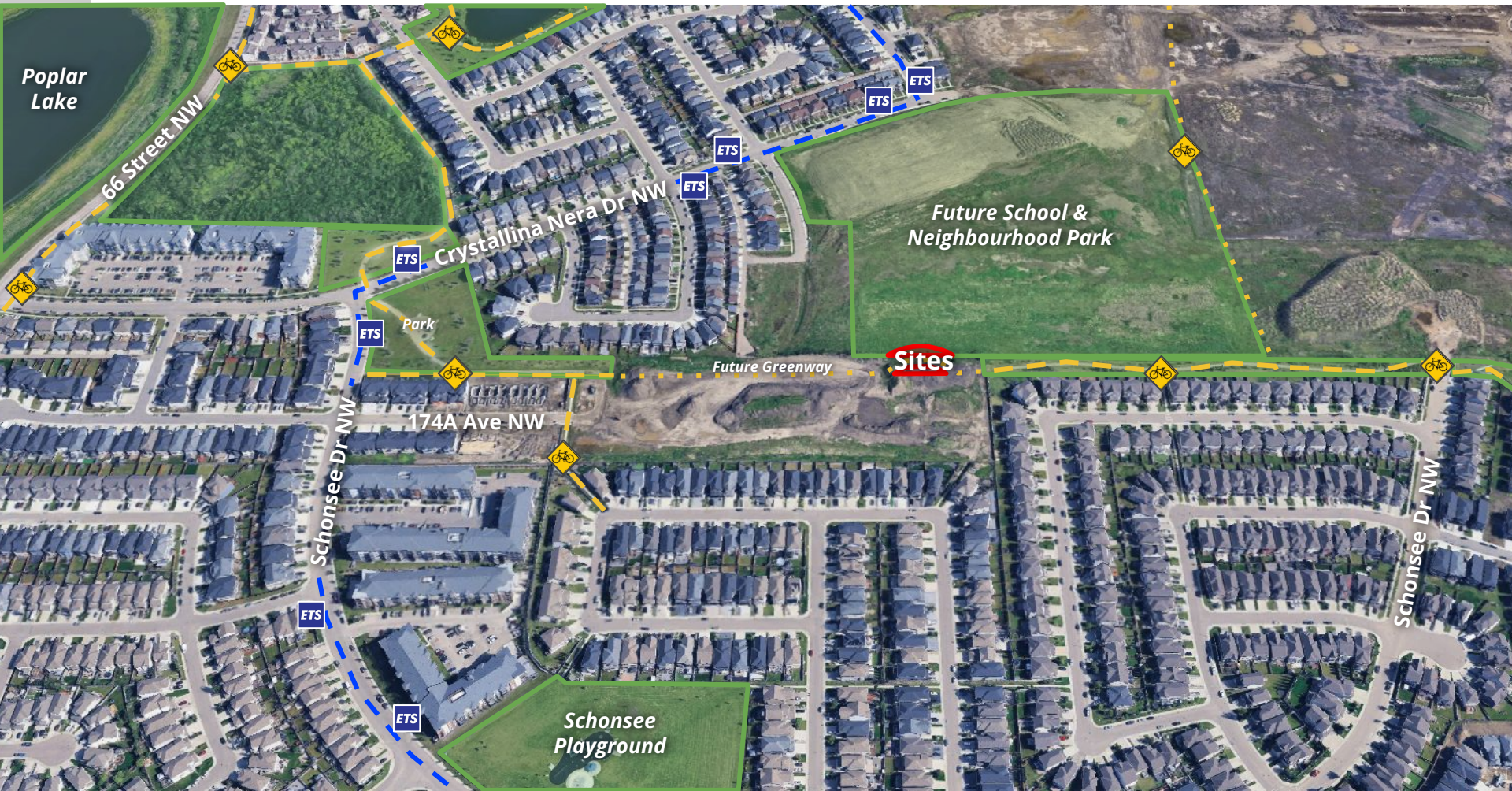




ITEMS 3.1 & 3.2
BYLAWS 21117 & 21118
CRYSTALLINA NERA WEST

DEVELOPMENT
SERVICES
JUNE 9, 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)

- Good solution

Questions (2)

- Intent of application
- Clarification about exact rezoning area



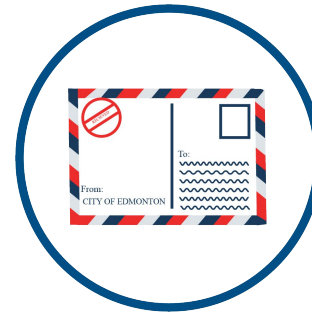
CITY WEBPAGE
Jan 27, 2025



MAILED NOTICE
Feb 3, 2025



SITE SIGNAGE
Feb 15, 2025

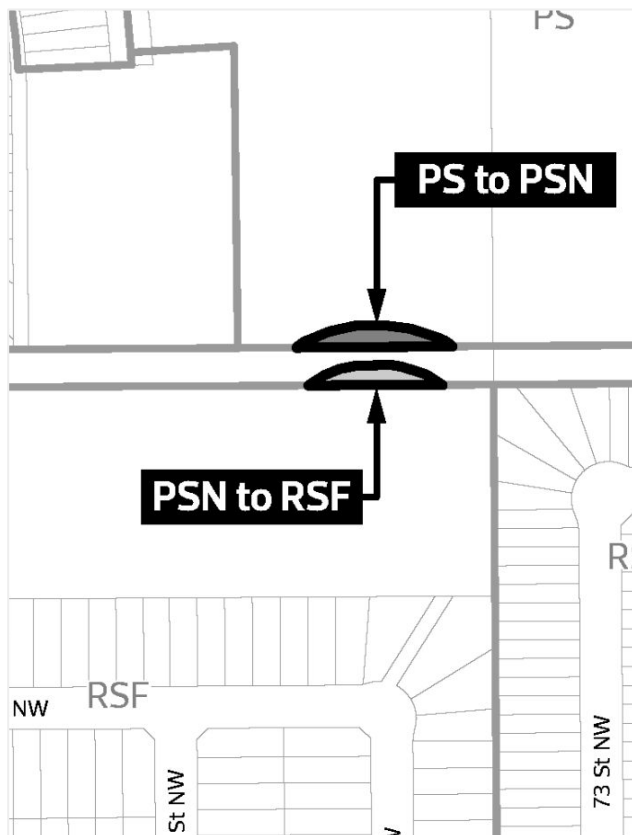


PUBLIC HEARING
NOTICE
April 10, 2025

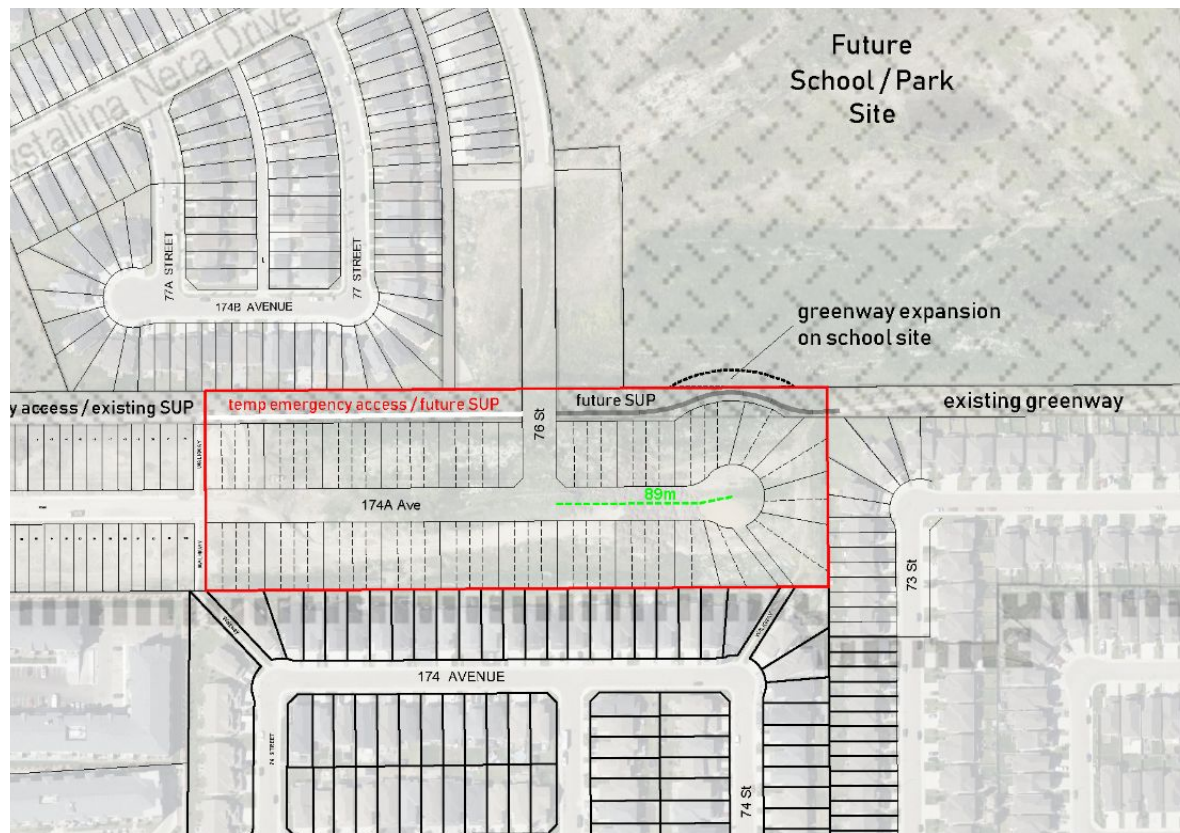


JOURNAL AD
April 17+ 26 & May
23 + 31, 2025

4 PROPOSED ZONING



Proposed zoning



Anticipated Lot Lines & Subdivision





Northeast District Plan:
Map 4: Land Use



Edmonton North ASP



Crystallina Nera West NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**