

## Bylaw 21165

A Bylaw to amend:

Bylaw 15801, as amended, being the Crystallina Nera East Neighbourhood Structure Plan, and

Bylaw 14599, as amended, being the Crystallina Nera West Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it, City Council has passed bylaws to adopt Area Structure Plans, Neighbourhood Area Structure Plans and Neighbourhood Structure Plans; and

WHEREAS from time to time City Council may find it desirable to amend the bylaws adopting Area Structure Plans, Neighbourhood Area Structure Plans and Neighbourhood Structure Plans; and;

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Crystallina Nera East Neighbourhood Structure Plan, and Crystallina Nera West Neighbourhood Structure Plan; and

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. That Bylaw 15801, as amended, being the Crystallina Nera East Neighbourhood Structure Plan is hereby amended by:
  - a. deleting the map entitled “Bylaw 20978 Amendment to the Crystallina Nera East Neighbourhood Structure Plan” and substituting the map entitled “Bylaw 21165 Amendment to Crystallina Nera East Neighbourhood Structure Plan”, attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this Bylaw;
  - b. deleting the table entitled “Crystallina Nera East Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 20978” and substituting the statistics entitled “Crystallina Nera East Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 21165”, attached hereto as Schedule “B”, and forming part of this Bylaw;

- c. deleting the figure entitled “Figure 4 Development Concept” and substituting the figure entitled “Figure 4 Development Concept”, attached hereto as Schedule “C”, and forming part of this Bylaw;
  - d. deleting the figure entitled “Figure 5 Green Infrastructure” and substituting the figure entitled “Figure 5 Green Infrastructure”, attached hereto as Schedule “D”, and forming part of this Bylaw;
  - e. deleting the figure entitled “Figure 6 Pedestrian Network” and substituting the figure entitled “Figure 6 Pedestrian Network”, attached hereto as Schedule “E”, and forming part of this Bylaw;
  - f. deleting the figure entitled “Figure 7 Transportation Network” and substituting the figure entitled “Figure 7 Transportation Network”, attached hereto as Schedule “F”, and forming part of this Bylaw;
  - g. deleting the figure entitled “Figure 8 Stormwater Servicing System” and substituting the figure entitled “Figure 8 Stormwater Servicing System”, attached hereto as Schedule “G”, and forming part of this Bylaw;
  - h. deleting the figure entitled “Figure 9 Sanitary Servicing System” and substituting the figure entitled “Figure 9 Sanitary Servicing System”, attached hereto as Schedule “H”, and forming part of this Bylaw;
  - i. deleting the figure entitled “Figure 10 Water Servicing System” and substituting the figure entitled “Figure 10 Water Servicing System”, attached hereto as Schedule “I”, and forming part of this Bylaw; and
  - j. deleting the figure entitled “Figure 11 Staging Plan” and substituting the figure entitled “Figure 11 Staging Plan”, attached hereto as Schedule “J”, and forming part of this Bylaw.
2. That Bylaw 14599, as amended, being the Crystallina Nera West Neighbourhood Structure Plan is hereby amended by:
- a. deleting the map entitled “Bylaw 21117 - Amendment to the Crystallina Nera West Neighbourhood Structure Plan” and substituting the map entitled “Bylaw 21165 Amendment to Crystallina Nera West Neighbourhood Structure Plan”, attached hereto as Schedule “K” and deleting the “amendment area” indicator, and forming part of this Bylaw;
  - b. deleting the table entitled “Crystallina Nera West/Crystallina Nera East Municipal Reserve Summary” and substituting the table entitled “Crystallina Nera West/Crystallina Nera East Municipal Reserve Summary Bylaw 21165”, attached hereto as Schedule “L”, and forming part of this Bylaw;
  - c. deleting the table entitled “Crystallina Nera West Neighbourhood - Development Statistics - Bylaw 21117” and substituting the table entitled “Crystallina Nera West Neighbourhood- Development Statistics - Bylaw 21165”, attached hereto as Schedule “M”, and forming part of this Bylaw;

- d. deleting the figure entitled “Figure-4 Development Concept” and substituting the figure entitled “Figure-4 Development Concept”, attached hereto as Schedule “N”, and forming part of this Bylaw;
- e. deleting the figure entitled “Figure-5 North Edmonton Green Infrastructure” and substituting the figure entitled “Figure-5 North Edmonton Green Infrastructure”, attached hereto as Schedule “O”, and forming part of this Bylaw;
- f. deleting the figure entitled “Figure-6 Parks and Open Space/ Pedestrian Linkages” and substituting the figure entitled “Figure-6 Parks and Open Space/ Pedestrian Linkages”, attached hereto as Schedule “P”, and forming part of this Bylaw;
- g. deleting the figure entitled “Figure-7 Transportation System” and substituting the figure entitled “Figure-7 Transportation System”, attached hereto as Schedule “Q”, and forming part of this Bylaw;
- h. deleting the figure entitled “Figure-8 Stormwater Servicing” and substituting the figure entitled “Figure-8 Stormwater Servicing”, attached hereto as Schedule “R”, and forming part of this Bylaw;
- i. deleting the figure entitled “Figure-9 Sanitary Servicing” and substituting the figure entitled “Figure-9 Sanitary Servicing”, attached hereto as Schedule “S”, and forming part of this Bylaw;
- j. deleting the figure entitled “Figure-10 Water Servicing” and substituting the figure entitled “Figure-10 Water Servicing”, attached hereto as Schedule “T”, and forming part of this Bylaw; and
- k. deleting the figure entitled “Figure-11 Staging Plan” and substituting the figure entitled “Figure-11 Staging Plan”, attached hereto as Schedule “U”, 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

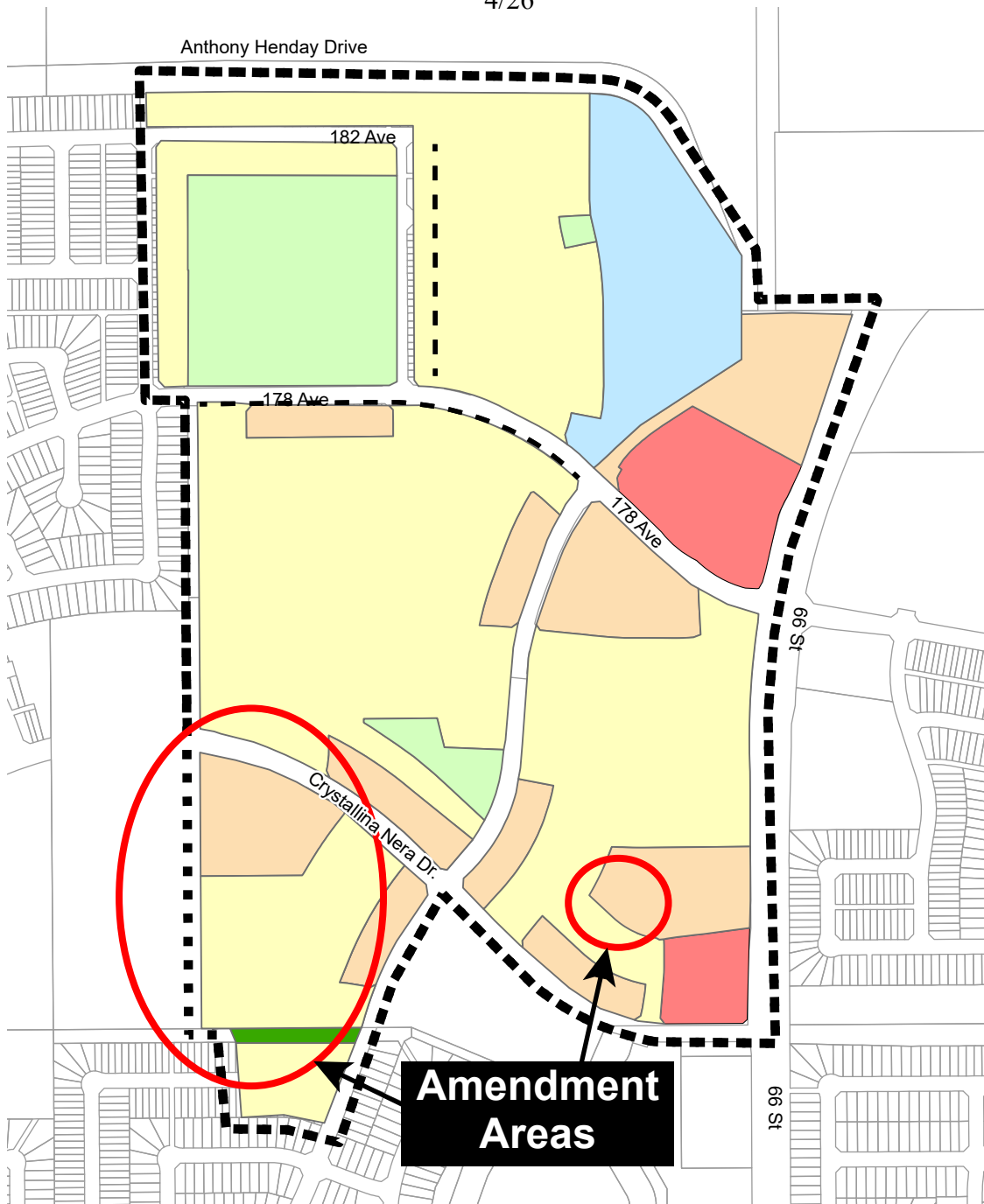
---

MAYOR

---

CITY CLERK

4/26



**BYLAW 21165**  
**AMENDMENT TO**  
**CRYSTALLINA NERA EAST**  
 Neighbourhood Structure Plan  
 (as amended)



- |                                 |                                |
|---------------------------------|--------------------------------|
| Commercial                      | Stormwater Management Facility |
| Medium Density Residential      | Greenway - Municipal Reserve   |
| Low Density Residential         | Restricted Front Drive Access  |
| School/Park - Municipal Reserve | Boundary of NSP                |
|                                 | 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 EAST NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 21165**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>66.60</b>	
66 Street Road Widening	0.64	
<b>Subtotal</b>	<b>65.96</b>	
<b>GROSS DEVELOPABLE AREA</b>		
Parkland, Recreation, School (Municipal Reserve)		
School Site	6.32	9.6%
Greenways	0.22	0.3%
Transportation		
Circulation	12.30	18.6%
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.3%
Commercial	3.54	5.4%
<b>TOTAL Non-Residential Area</b>	<b>27.19</b>	<b>41.2</b>
<b>Net Residential Area (NRA)</b>	<b>38.77</b>	<b>58.8</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People / Unit	Pop.	% of NRA
Low Density Residential (LDR)						
Single/ Semi-Detached *	27.74	25	693	2.8	1,948	72%
Medium Density Residential (MDR)						
Row Housing **	5.23	45	189	2.8	442	9%
Low Rise/Medium Density Housing ***	7.42	90	612	1.8	1,202	19%

## SCHEDULE "B"

<b>TOTAL Residential</b>	<b>38.22</b>	<b>1, 494</b>	<b>3,592</b>	<b>100.0%</b>
--------------------------	--------------	---------------	--------------	---------------

**RESIDENTIAL DENSITY**

\*This land use is further prescribed under RS, RSF and DC1 Zoning.

\*\*This land use is further prescribed under RSF, RSM Zoning

\*\*\*This land use is further prescribed under RSM and RM Zoning

**SUSTAINABLE MEASURES**

Population Density (ppnrha) = 92.5

Unit Density (upnrha) = 39.21

Low Density / Medium Density Unit Ratio = 46% / 54%

Population (%) within 500m of Parkland =100%

Population (%) within 400m of Transit Service = 100%

Population (%) within 600m of Commercial Service = 100%

---

**Presence/ Loss of Natural Area features = All existing natural features are retained.**

Protected as Environmental Reserve (ha)= 0.0 ha

Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha

Protected through other means (please specify) (ha) = 0.0 ha

Lost to Development (ha) = 0

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>304</b>
Elementary School	152	
Junior/ Senior High School	76	
Senior High School	76	
<b>Separate School Board</b>		<b>152</b>
Elementary School	76	
Junior/ Senior High School	38	
Senior High School	38	
<b>Total Student Population</b>		<b>456</b>

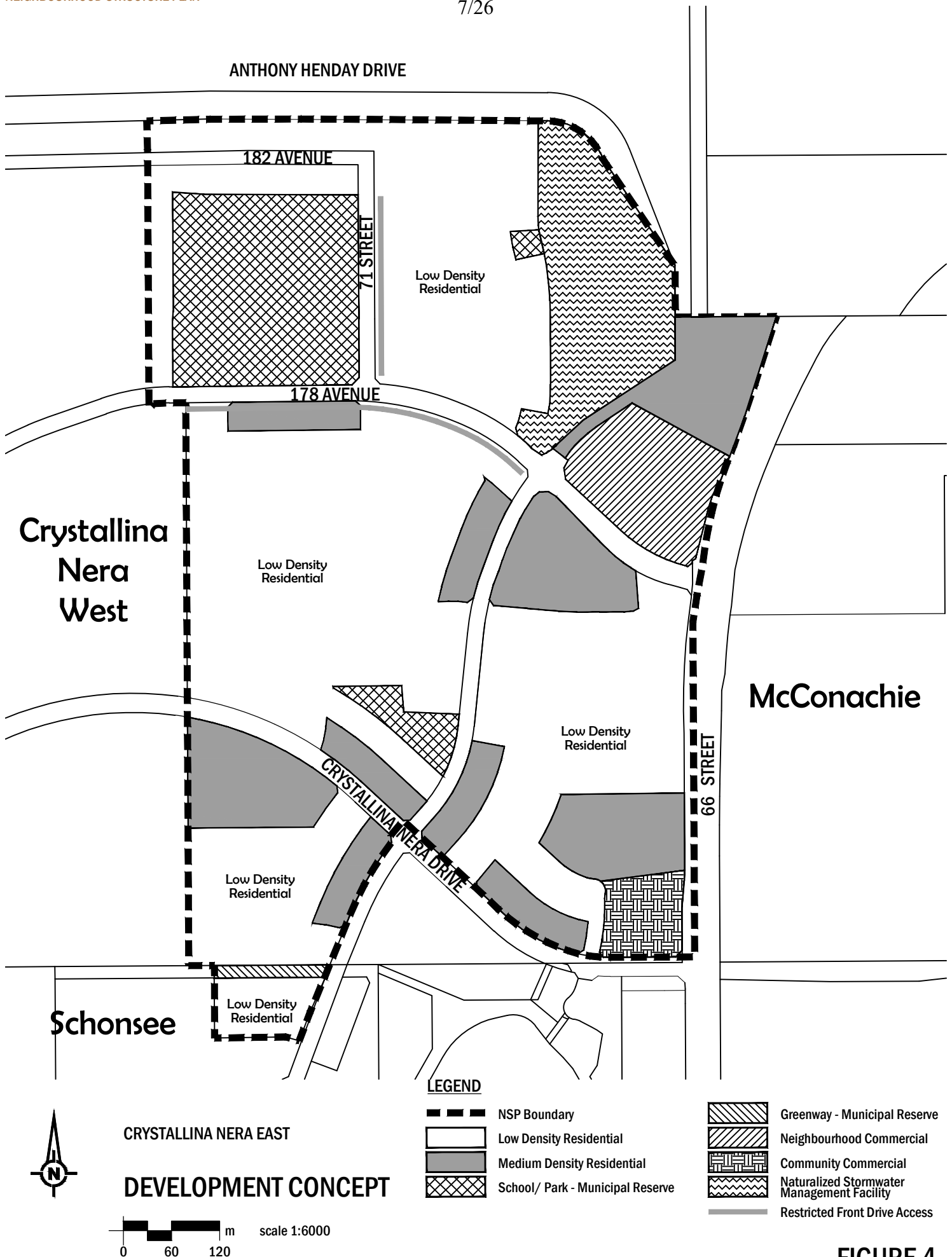
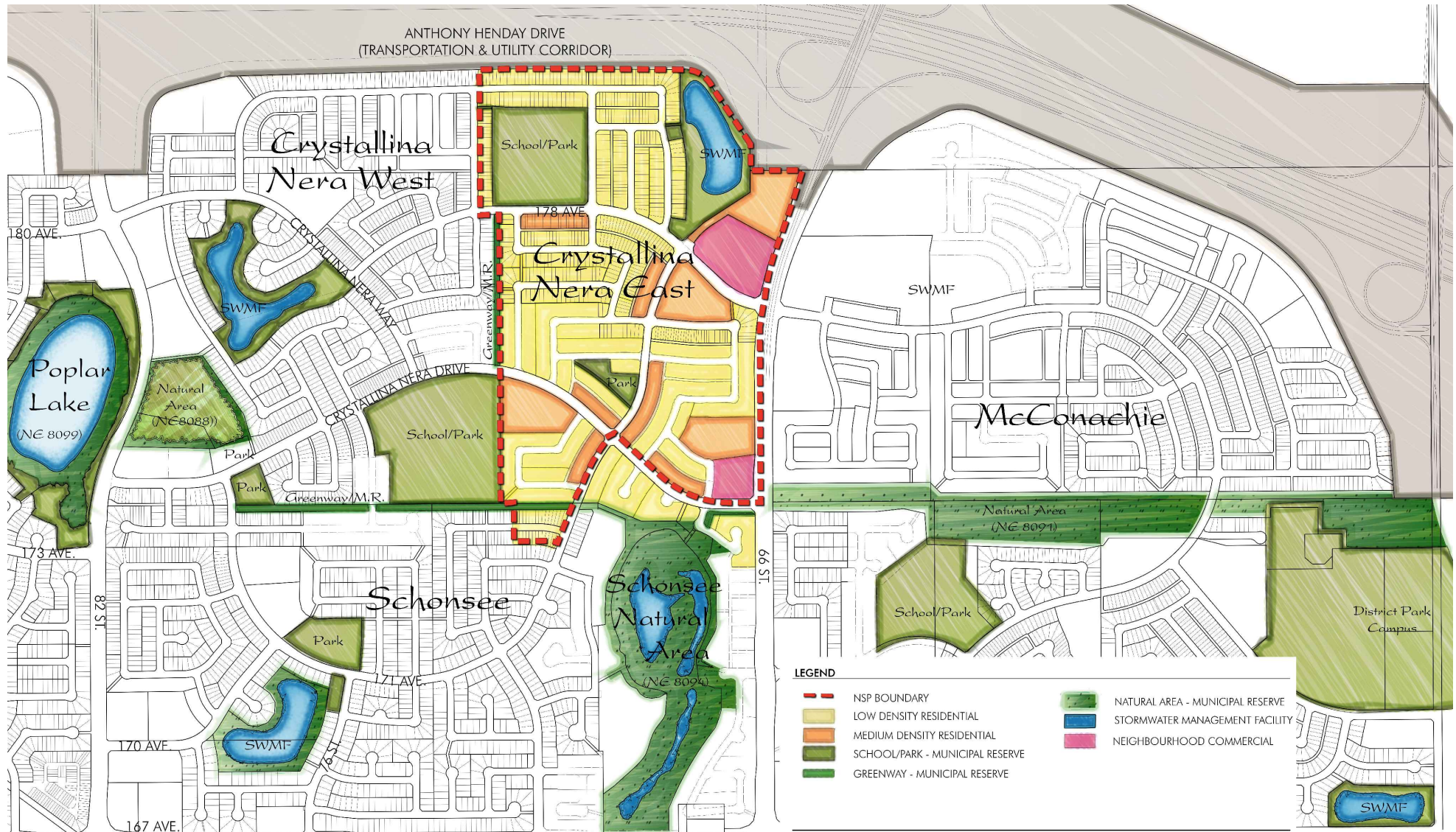


FIGURE 4





CRYSTALLINA NERA EAST

## GREEN INFRASTRUCTURE

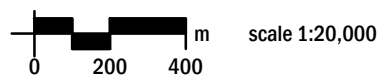


FIGURE 5



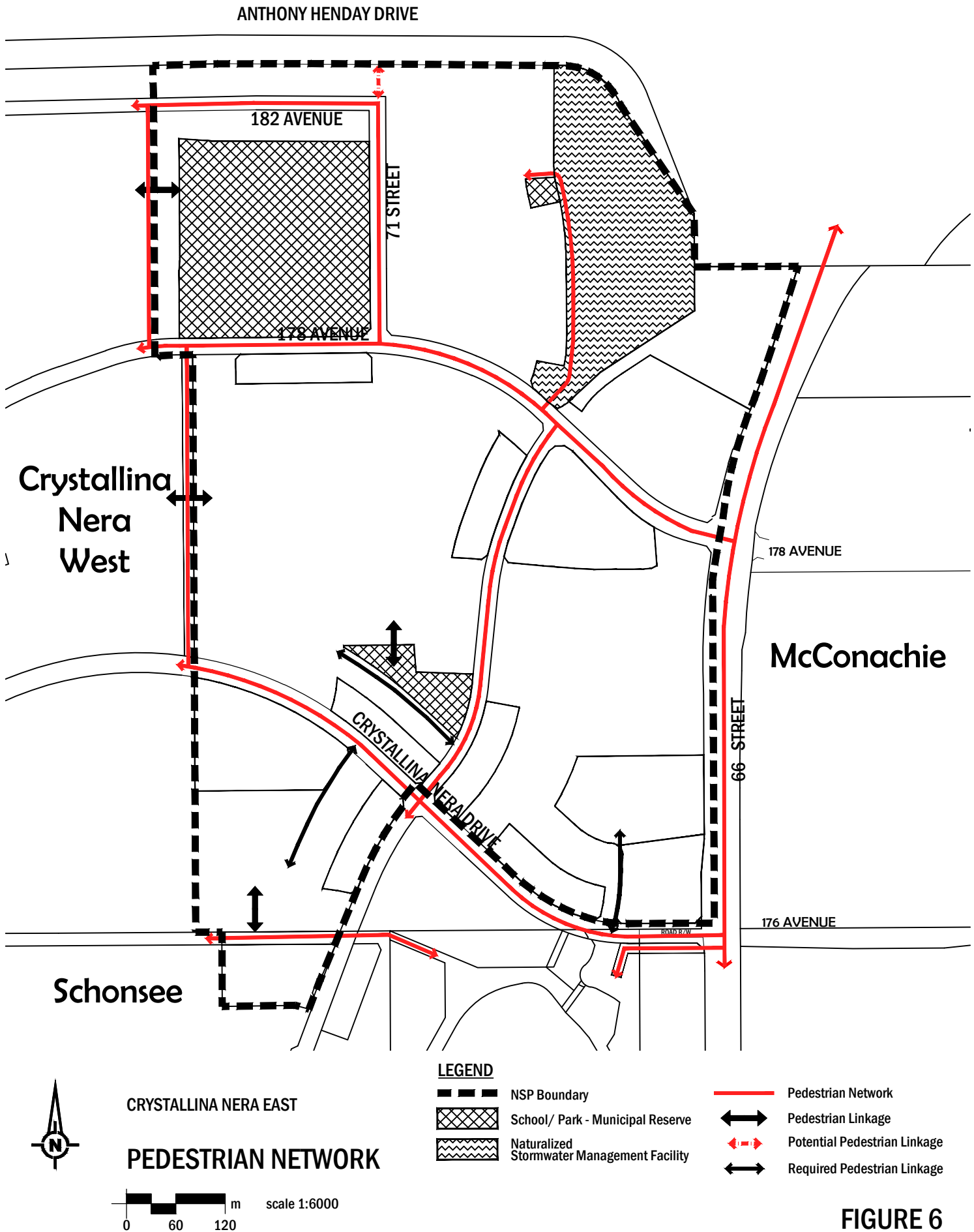
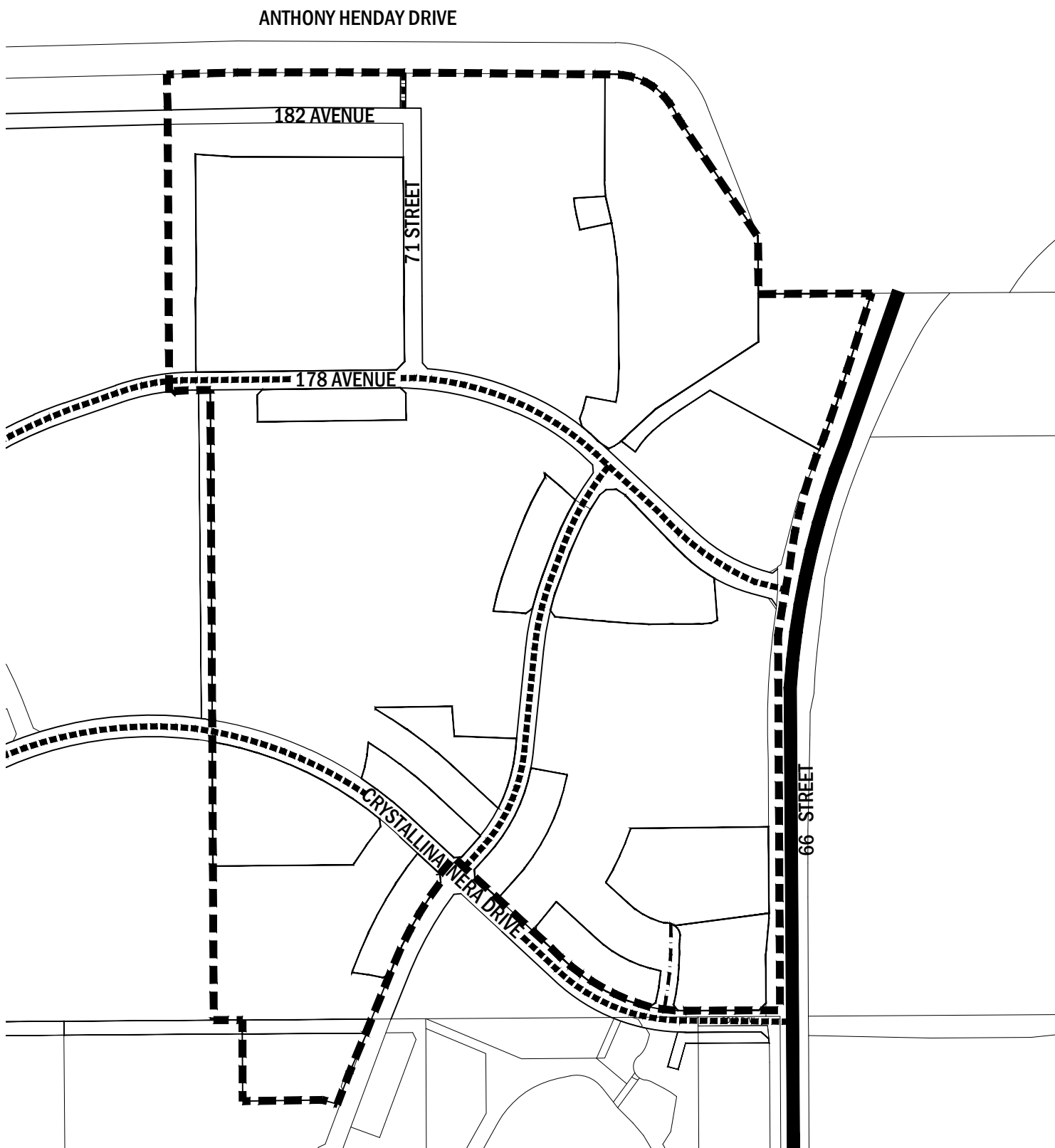


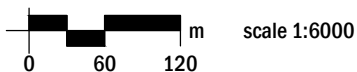
FIGURE 6



CRYSTALLINA NERA EAST



# TRANSPORTATION NETWORK



## LEGEND

- NSP Boundary
- Arterial Roadway
- Collector Roadway/Bus Route
- Potential Emergency Access
- Enhanced Local Roadway

FIGURE 7

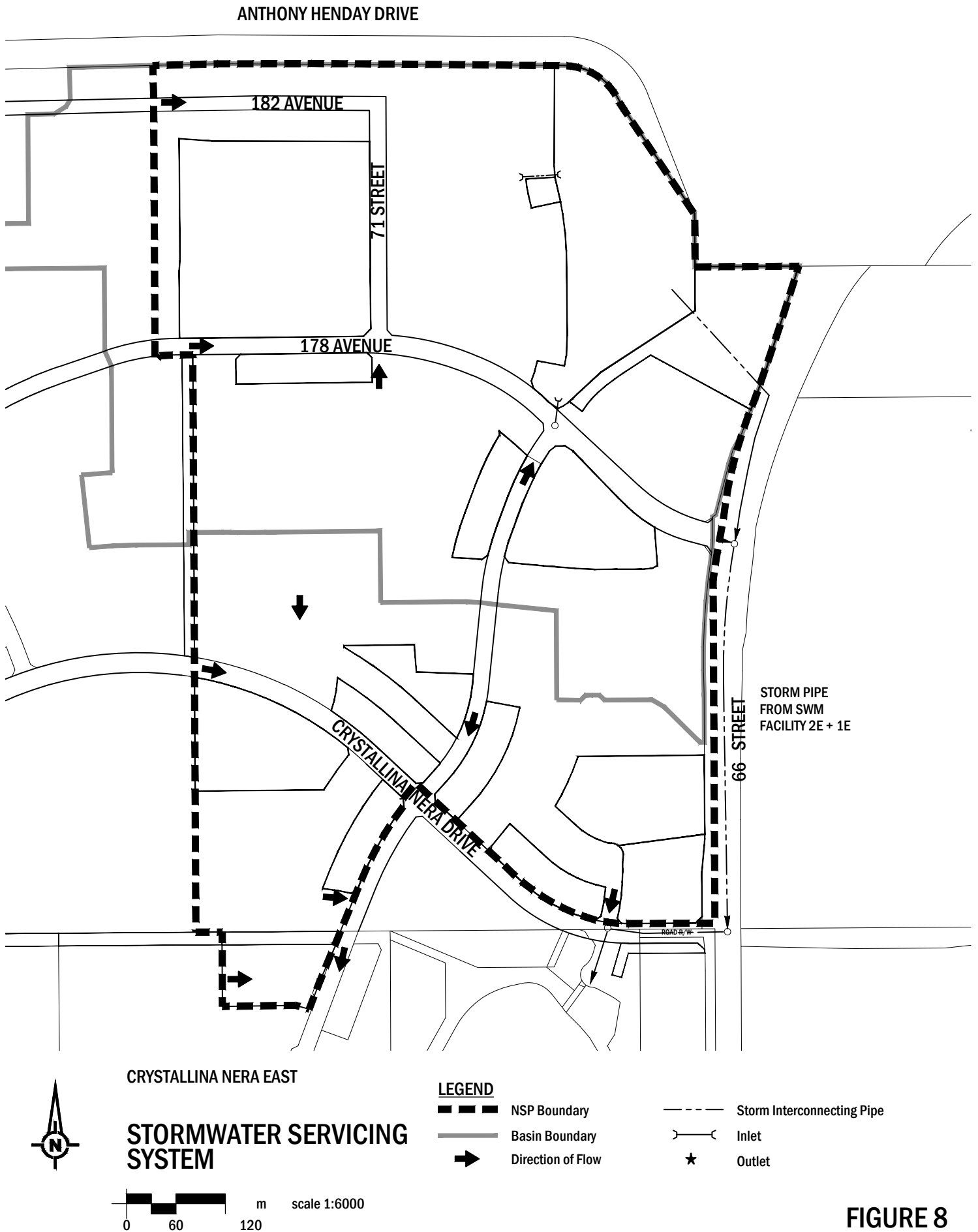


FIGURE 8

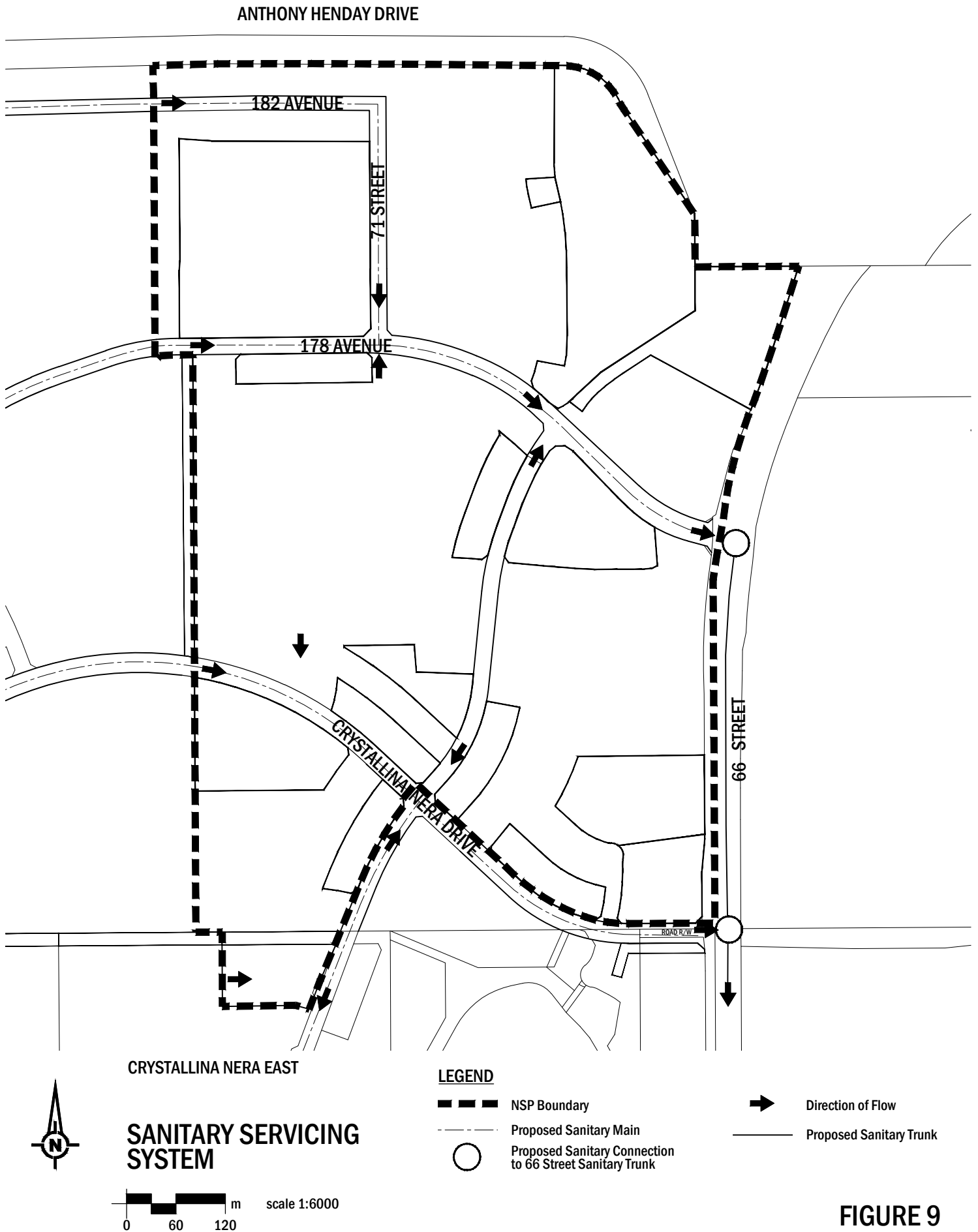
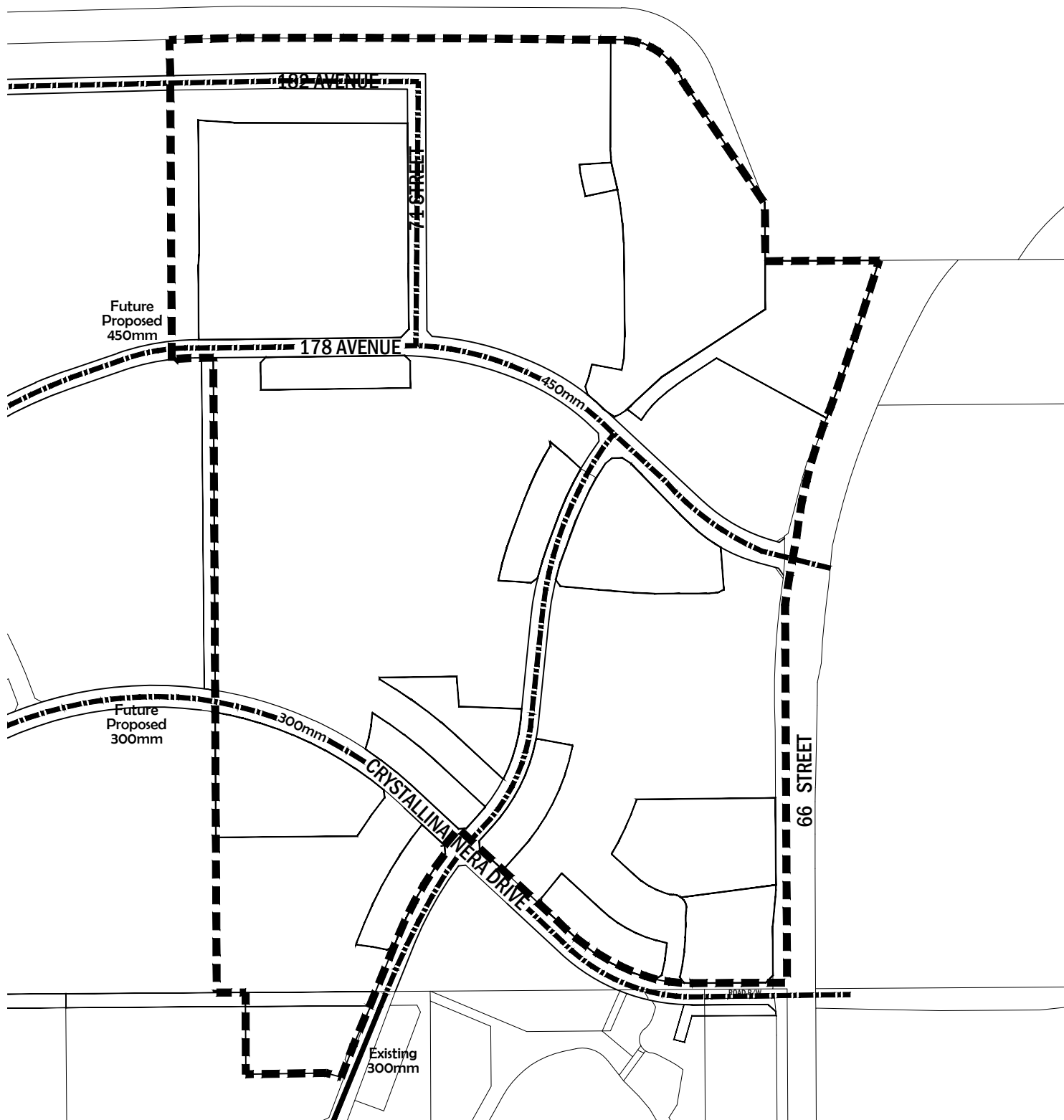


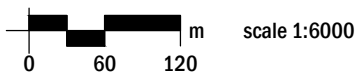
FIGURE 9

ANTHONY HENDAY DRIVE



CRYSTALLINA NERA EAST

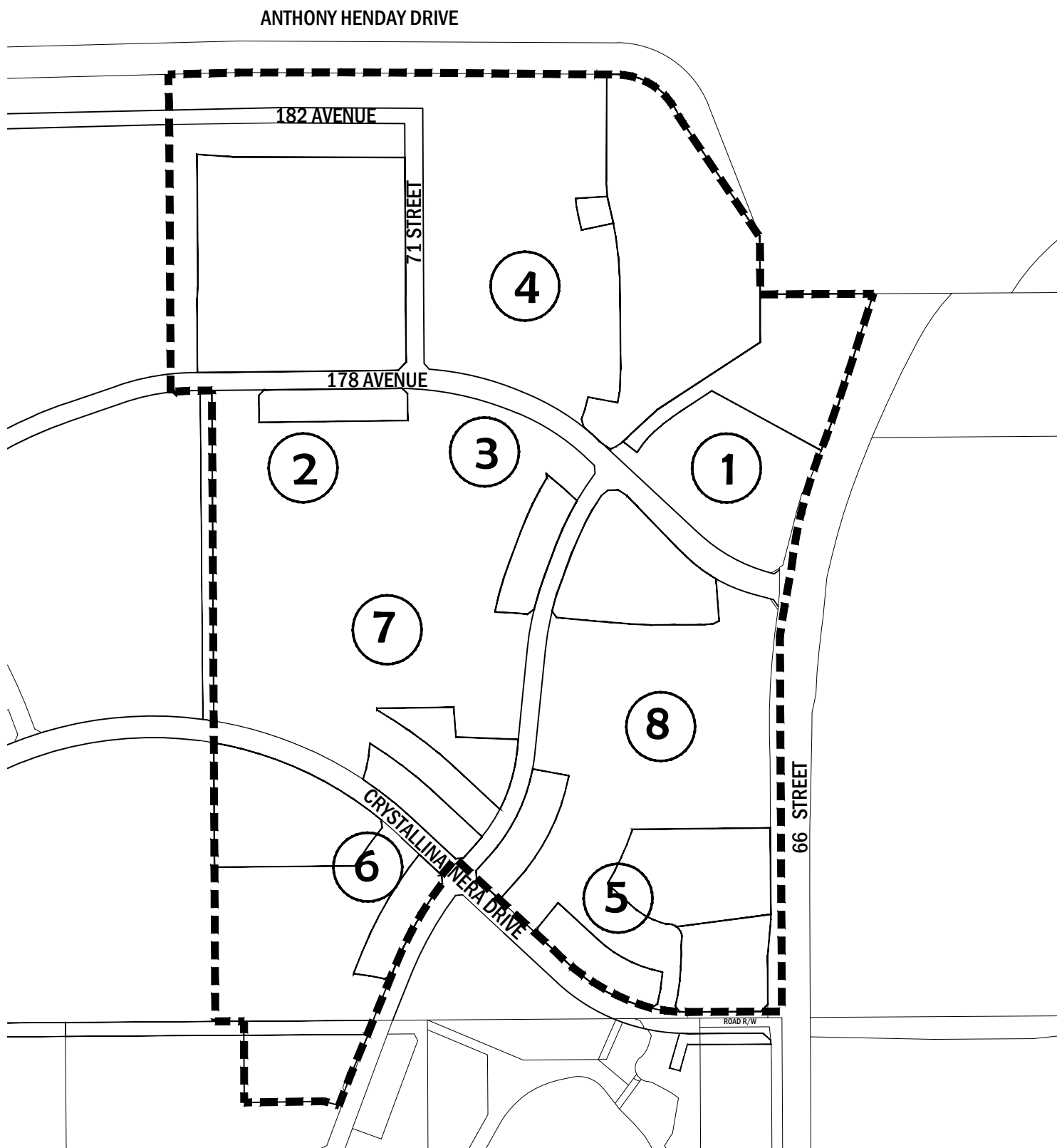
# WATER SERVICING SYSTEM



## LEGEND

- NSP Boundary
- Existing Watermain
- - - Proposed Watermain

FIGURE 10



CRYSTALLINA NERA EAST

# STAGING PLAN

## LEGEND

- NSP Boundary
- Staging Boundary

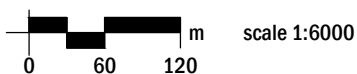


FIGURE 11



**BYLAW 21165  
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.



<b>Crystallina Nera West/ Crystallina Nera East Municipal Reserve Summary Bylaw 21165</b>		<b>Hectares (ha)</b>
Klarvatten Deferred Reserve		2.77
Crystallina Nera West (GDA 100.90 ha)		10.09
Crystallina Nera East (GDA 67.90 ha)		6.54
<b>Total MR Available for Crystallina Nera West/Crystallina Nera East NSP Areas</b>		<b>19.40</b>
<b>Crystallina Nera West Gross Developable Area (GDA)</b>		<b>100.35 (10.09 MR)</b>
School/Park		8.77
Park		1.15
Natural Area		4.45
10.0m Buffer		0.45
Greenways		1.47
Total MR Proposed		16.29
<b>Crystallina Nera West Over-dedication</b>		<b>6.75</b>
<b>Crystallina Nera East Gross Developable Area (GDA)</b>		<b>66.60 (6.54 MR)</b>
School/Park		5.54
Pocket Park		0.50
Access Park		0.12
Greenways		0.22
Total MR Proposed		6.38
<b>Crystallina Nera East Under-Dedication</b>		<b>0.16</b>
<b>Total MR Required in Crystallina Nera West &amp; Crystallina Nera East</b>		<b>22.94</b>
<b>Municipal Reserve Available</b>		<b>19.40</b>
<b>Crystallina Nera West &amp; Crystallina Nera East Combined MR Over-Dedication</b>		<b>3.54</b>

## Crystallina Nera West Neighbourhood - Development Statistics - Bylaw 21165

		Hectares	Percentage (%) of Gross Developable Area (GDA)			
Gross Area		100.35				
Arterial Roadways		0.00				
ER		0.00				
PUL		0.00				
Gross Area Sub-total		0.00				
Gross Developable Area		100.35				
Municipal Reserve						
School/Park		8.77	8.7%			
Park		1.15	1.1%			
Natural Area		4.90	4.9%			
Greenways		1.47	1.5%			
Subtotal - Municipal Reserve		16.29	16.2%			
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		42.47	42.1%			

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%

## SCHEDULE “M”

Medium Density	12.73	86	1095	2.2	2409	22%
<b>Subtotal - Residential</b>	57.88	—	2224	—	6135	100%

**Sustainability Measures**

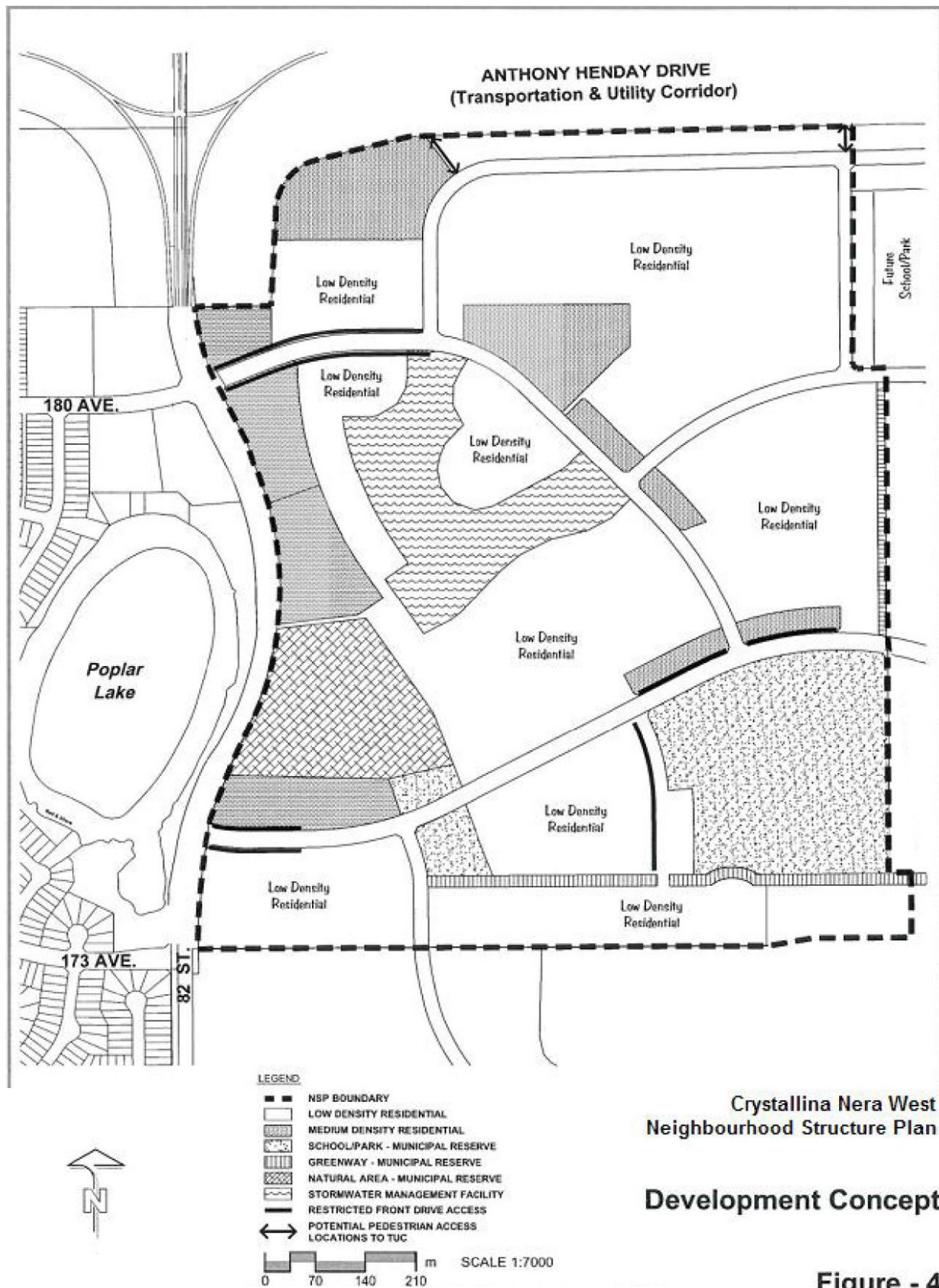
Neighbourhood Population Density (ppnrha) = 106

Units per Net Residential Hectare (upnrha) = 38.42

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

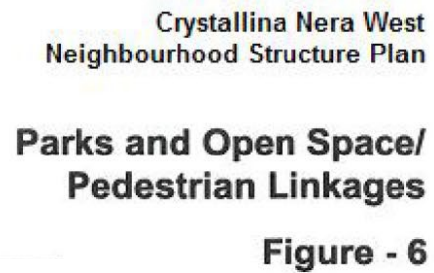
Population within 500 metres of Parkland = 100%

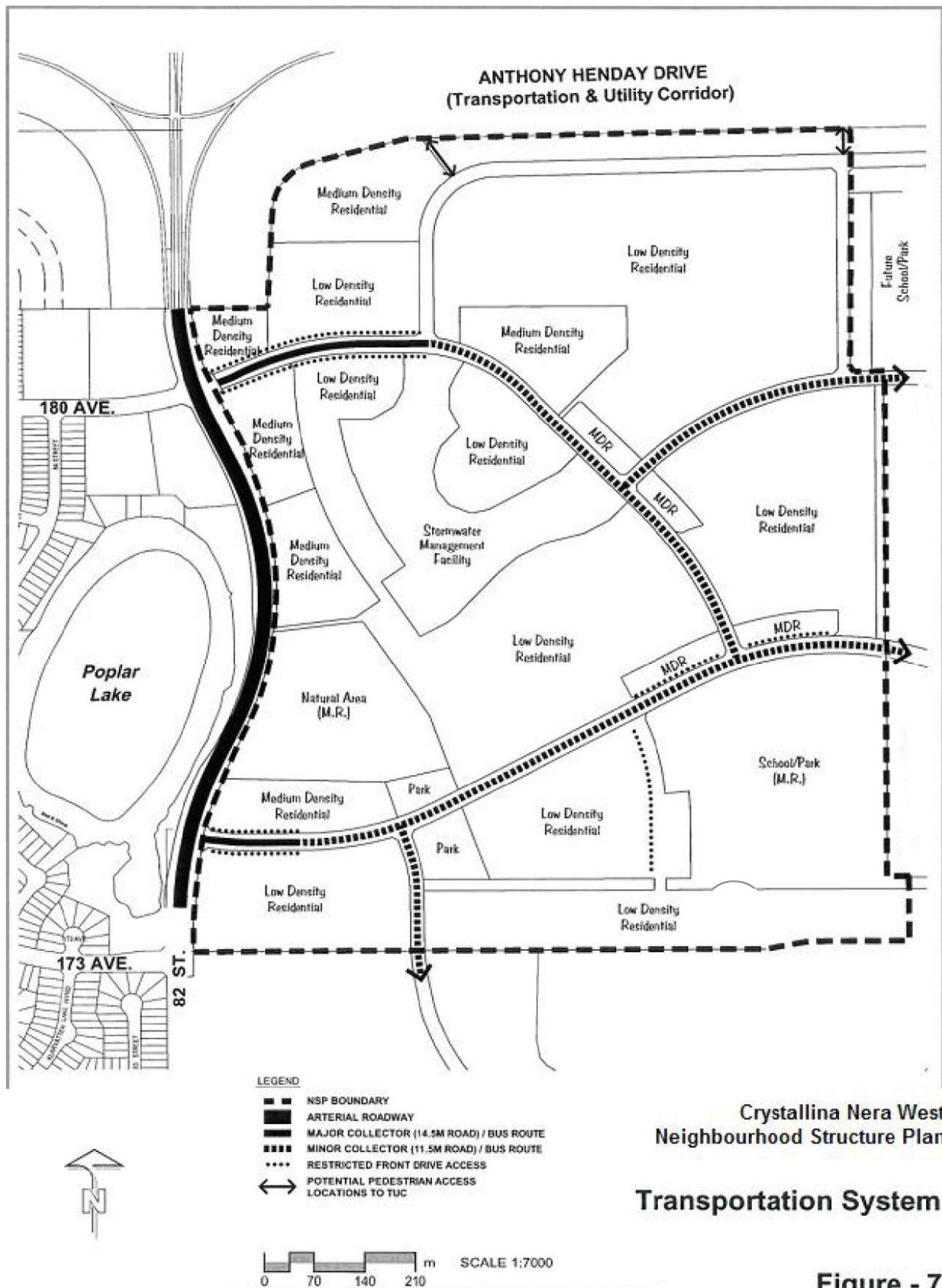
Population within 600 metres of Transit = 100%















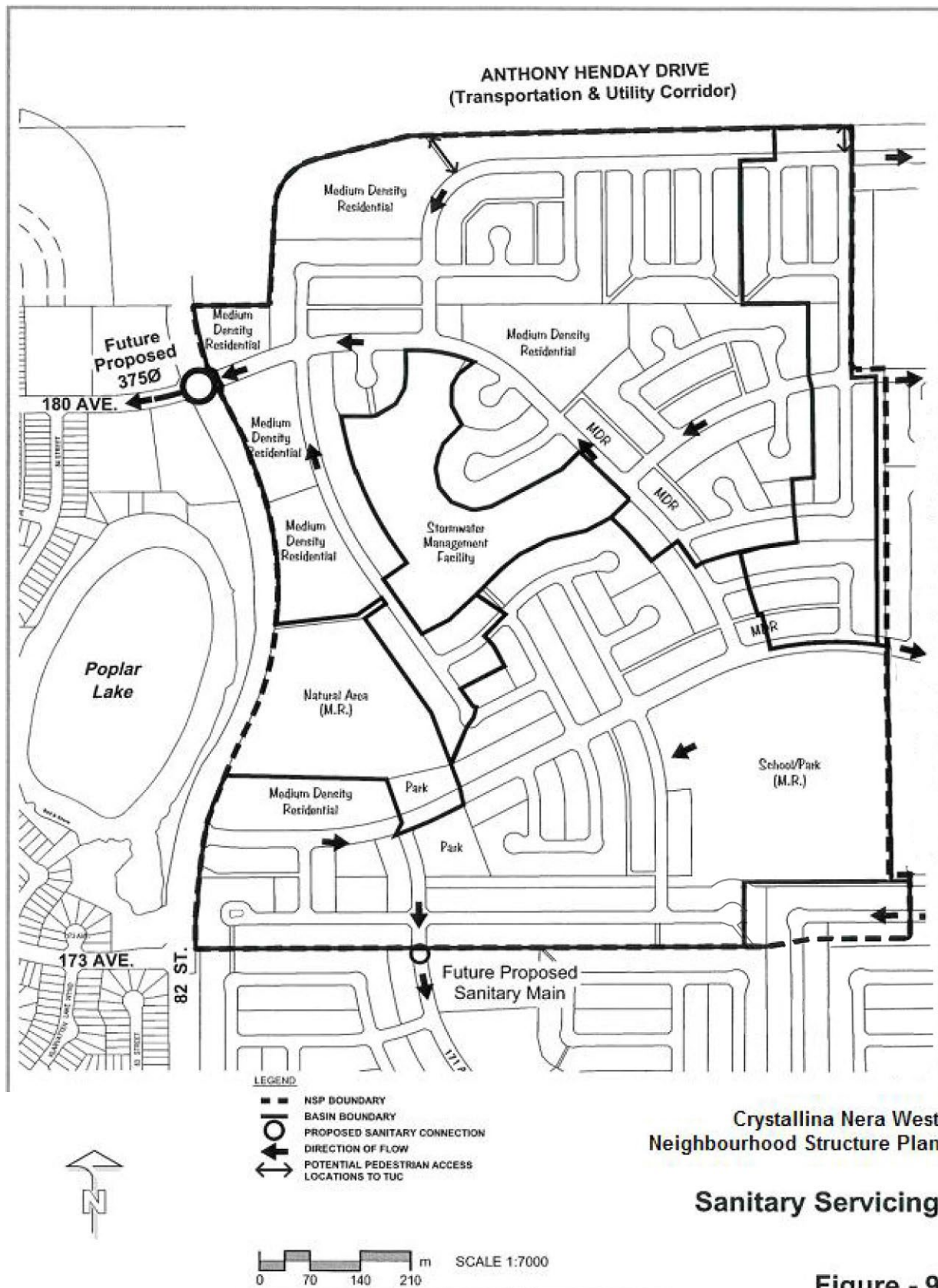


Figure - 9

