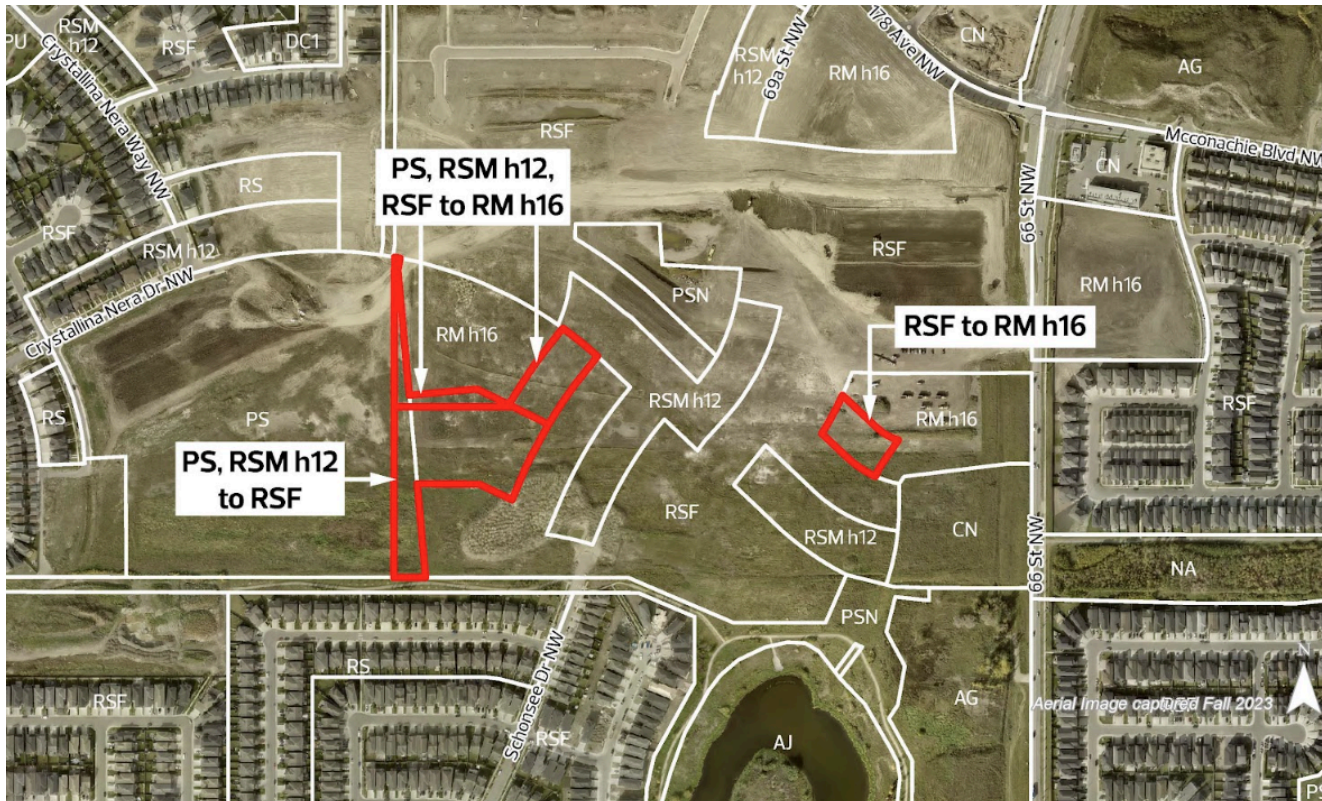


17350 - 66 Street NW and 399 - Crystallina Nera Drive NW

Position of Administration: Support



Summary

Bylaw 21165 proposes to reduce the area of the school/park site, increase the residential land use area, reconfigure land uses, and realign the neighbourhood boundaries between the Crystallina Nera West and Crystallina Nera East Neighbourhood Structure Plans (NSP).

Bylaw 21166 proposes a rezoning from the Parks and Services (PS), Small Scale Flex Residential (RSF), Small-Medium Scale Transition Residential (RSM h12) Zones to the Small Scale Flex Residential (RSF) and Medium Scale Residential (RM h16) Zones to allow for small and medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 12 people. Most concerns were related to increased density, traffic, the loss of a portion of the school/park site, and the loss of open space.

Administration supports this application because it:

- Allows for the continued development of approved neighbourhoods.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by Select Engineering Consultants on behalf of Genstar Development Company.

Rezoning

The proposed Small Scale Flex Residential (RSF) and Medium Scale Residential (RM h16) Zones would allow development with the following key characteristics:

Small Scale Flex Residential Zone (RSF) allows for:

- A range of small scale housing.
- A maximum building height of 12.0 m (approx. 3 storeys).
- Max site coverage of 55%.

Medium Scale Residential Zone (RM h16) allows for:

- Medium scale housing.
- A maximum building height of 16.0 m (approx. 4 storeys)
- Medium density of 45 dwellings per net residential hectare.

Plan Amendments

Crystallina Nera East Plan Amendment

The proposed amendment to the Crystallina Nera East NSP will increase residential land uses and reconfigure land use designations, resulting in the following changes:

- An increase in the medium density (+.85 ha)
- Increase in low density (+0.72 ha)
- Decrease in row housing (-1.02 ha)

It will also realign a portion of the neighbourhood boundary, resulting in an increase in the neighbourhood's gross area by 0.55 ha.

Crystallina Nera West Plan Amendment

The proposed amendment to the Crystallina Nera West NSP will remove a portion of the schools/park - Municipal Reserve land use but will continue to allow for the development of the School / Park site, including a school and playing fields. In addition, the proposed amendment will realign a portion of the neighbourhood boundary, resulting in a decrease of the neighbourhood's gross area by 0.55 ha.

The proposed amendments will update both NSPs' text, Land Use and Population Statistics and figures to align with the proposed land use change.

Site and Surrounding Area

The site is located in the southern portion of the Crystallina Nera neighbourhoods, on both sides of Crystallina Nera Drive NW and west of 66 Street NW. Areas surrounding the site are in various stages of development. Access to transit is along 66 Street NW, 178 Avenue NW and Crystallina Nera Drive NW. Active modes of transportation are also located nearby.

	Existing Zoning	Current Development
Subject Site	Parks and Services Zone (PS) Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12) Medium Scale Residential Zone (RM h16)	Undeveloped Undeveloped Undeveloped Undeveloped
North	Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12) Medium Scale Residential Zone (RM h16)	Undeveloped Undeveloped Undeveloped
East	Small Scale Flex Residential Zone (RSF) Medium Scale Residential Zone (RM h16)	Undeveloped Undeveloped
South	Neighbourhood Parks and Services Zone (PSN) Small Scale Flex Residential Zone (RSF)	Shared Use Path Undeveloped
West	Parks and Services Zone (PS) Small Scale Flex Residential Zone (RSF)	Undeveloped Undeveloped

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because it requires amendments to the statutory plan in effect. The broadened approach included:

Mailed Notice, February 19, 2025

- Notification radius: 120 metres
- Recipients: 608

- Responses: 12
 - In support: 0 (0%)
 - In opposition: 12 (100%)

Site Signage, March 3, 2025

- One rezoning information sign was placed on the property to be visible from Crystallina Nera Drive NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horse Hill Community League Association
- Lago Lindo Community League
- Area Council No. 17 Area Council

Common comments heard (number of similar comments in brackets beside comments below):

- Loss of School (1)
- Loss of neighbourhood character (8)
- No school has been developed (1)
- Loss of Green Space (4)
- Overcrowding of Schools and Parks (3)
- Strain on infrastructure and health services (3)
- Safety concerns (2)
- Increased density (5)
- Loss of privacy (2)
- Devalue property values (1)
- Increased Traffic (5)
- Increase Crime (3).

Application Analysis



Site analysis context

District Plans

The Northeast District Plan designates the subject sites as Urban Mix and Large Planned Municipal Park. 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 low and medium-density land uses, along with the RSF and RM h16 Zones, permit standalone residential development, with limited opportunities for community and commercial services for residents. Despite a reduction in the park area by 0.55 hectares, the plan will still accommodate the development of a school and playing fields.

Edmonton North Area Structure Plan (ASP)

Edmonton North ASP designates the site as Residential and School Park (Public Elementary Junior High School). The proposed NSP amendment and rezoning support the ASP's objectives by supporting a continuous and adequate supply of serviced residential land, as well as opportunities for school and park development.

Neighbourhood Structure Plans

Collectively, the Crystallina East and West Plans had dedicated more Municipal Reserve land than the Municipal Government Act requirement (10%), and this amendment will bring them into alignment. This proposed amendment will remove a portion of the school/park - Municipal Reserve land use in the Crystallina Nera West NSP. The City's Urban Parks Management Plan (UPMP) requires 7.29 ha to develop a school, including the school building envelope, associated

sports field and community league building. The reduction in the park site from 9.32 ha to 8.81ha will continue to exceed these size requirements outlined in the UPMP.

To ensure the appropriate future development of the site, a Study was prepared to illustrate the school building envelope and potential field and playground placement and found that the reduction in area will not affect its development in conformance with the UPMP and the policies and objectives of the Crystallina Nera West NSP.

In addition, in the Crystallina Nera East NSP, the proposed amendment will increase residential land uses and reconfigure the residential land uses by swapping the housing type on two areas from low to medium density and vice versa. This will result in an increase of 47 residential units within the neighbourhood and increase the density to 39.1 units per net residential hectare.

The proposed amendments to the Crystallina Nera West and Crystallina Nera East NSPs will also realign a portion of the neighbourhood boundaries. This will shift 0.55 ha of gross area from the West with a corresponding increase in the East.

The proposed amendment aligns with the objectives of the Crystallina Nera East NSP by providing appropriate transitions between residential housing forms and development that will be compatible with the existing and proposed surrounding area. Changes to the Crystallina Nera East NSP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current ha	Proposed ha	Difference
Gross area	66.05	66.60	+0.55
Low density	27.02	27.74	+0.72
Row housing	5.23	4.21	-1.02
Medium density	5.97	6.82	+0.85
Uult Density	37.8	39.1	+1.3

Land Use Compatibility

The RSF zone enables the development of shallow blocks and compact row housing due to minimum side and rear setbacks for specific configurations of development. The minimum rear setback in RSF can be reduced to 1.2 m for lots with a depth less than 30.0 m, when developed with a rear attached garage. There is flexibility for side setback requirements under RSF due to opportunities for zero lot line and reduced setback development, which can include row housing. In addition, the site coverage between the RSM and RSF is reduced from 60% to 55%.

The two existing RM h16 sites will be expanded to create larger developable areas. The RM h16 zone permits multi-unit residential housing and provides an opportunity for commercial uses at ground level.

The proposed RSF and RM h16 Zones are compatible in built form by providing residential uses in conformance with the proposed plan amendment to the Crystallina Nera East NSP.

	RSM h12.0 Current	RSF Proposed	RM h16.0 Zone Proposed
Typical Uses	Small scale residential	Small scale residential	Residential, with limited commercial at ground level
Maximum Height	12.0 m	12.0 m	16.0 m
Minimum Front Setback	3.0 m - 4.5m	3.0 m - 4.5 m	1.0 m - 3.0 m
Minimum Interior Side Setback	1.2 m - 1.5 m	0 m-1.5 m	3.0 m - 6.0 m
Minimum Flanking Side Setback	2.0 m	2.0 m	3.0 m - 4.5 m
Minimum Rear Setback	5.5 m	1.2 m - 6.0 m	3.0 m
Maximum Site Coverage	60%	55%	N/A

Mobility

The planned mobility network within the Crystallina Nera East NSP is expected to be able to accommodate the increased density. As per the Crystallina Nera East NSP, the owner will be required to construct an enhanced local road to accommodate increased traffic to the proposed RM h16 site. The owner will also be required to construct pedestrian connections to support active transportation in the area.

This area is planned to be connected to various transportation mode options. This includes 66 Street NW, which is a future district connector bike route. ETS operates local route 119, which connects transit users between Eaux Claires Transit Centre and Clareview Transit Centre and the LRT Station.

Open Space

A Parkland Impact Assessment was prepared as part of this application to support the proposed changes to park configuration and size. This included a study to illustrate the school building envelope and potential field and playground placement. Although there is a decrease in overall park size, the configuration creates a more rectangular parcel, and the changes will provide for appropriate access, visibility, and programming opportunities. The proposed changes also allow additional people to live close to the school/park space.

The proposed PS zone will allow for the future development of an Edmonton Public School Board elementary school.

Utilities

The proposed rezoning area conforms to the Crystallina Nera East Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within Crystallina Nera Drive NW. The proposed rezoning is not anticipated to have a significant impact on the future sanitary and storm sewer systems in the area.

Appendices

1. Current Crystallina Nera East NSP Land Use and Population Statistics Bylaw 20978
2. Proposed Crystallina Nera East NSP Land Use and Population Statistics Bylaw 21165
3. Current Crystallina Nera West NSP Land Use and Population Statistics Bylaw 21117
4. Proposed Crystallina Nera West NSP Land Use and Population Statistics Bylaw 21165
5. Crystallina Nera East NSP Land Use Concept Maps Comparison
6. Crystallina Nera West NSP Land Use Concept Maps Comparison

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Approved - CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS, Bylaw 20978

	Area (ha)	% of GA
GROSS AREA	66.05	
66 Street Road Widening	0.64	
Subtotal	65.41	
GROSS DEVELOPABLE AREA		
Parkland, Recreation, School (Municipal Reserve)		
School Site	6.32	9.7%
Greenways	0.22	0.3%
Transportation		
Circulation	12.30	18.8%
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4%
Commercial	3.54	5.4%
TOTAL Non-Residential Area	27.19	41.6
Net Residential Area (NRA)	38.22	58.4

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 *	27.02	25	675	2.8	1,890	70.7%
Medium Density Residential (MDR)						
Row Housing **	5.23	45	235	2.8	658	13.7%
Low Rise/Medium Density Housing ***	5.97	90	537	1.8	966	15.6%

TOTAL Residential	38.22	1, 447	3,514	100.0%
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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) = 91.9

Unit Density (upnrha) = 37.8

Low Density / Medium Density Unit Ratio = 47% / 53%

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

Public School Board		289
Elementary School	145	
Junior/ Senior High School	72	
Senior High School	72	
Separate School Board		144
Elementary School	72	
Junior/ Senior High School	36	
Senior High School	36	

Total Student Population	433
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CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS Bylaw 21165

	Area (ha)	% of GA
GROSS AREA	66.60	
66 Street Road Widening	0.64	
Subtotal	65.96	
GROSS DEVELOPABLE AREA		
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%
TOTAL Non-Residential Area	27.19	41.2
Net Residential Area (NRA)	38.77	58.8

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	1,940	71%
Medium Density Residential (MDR)						
Row Housing **	4.21	45	189	2.8	529	11%
Low Rise/Medium Density Housing ***	6.82	90	612	1.8	1,103	18%

TOTAL Residential	38.77	1, 494	3,572	100.0%
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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) = 39.1

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

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

Approved 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)
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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 - 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/Buffer	4.90	4.9%				
Greenways	1.47	1.5%				
Subtotal - Municipal Reserve	16.29	16.3%				
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	42.6%				

Residential Area Statistics	Area (ha)	Units per Hectare (upha)	Units	People per Unit (ppu)	Population	Percentage of Net Residential Area (NRA)
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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

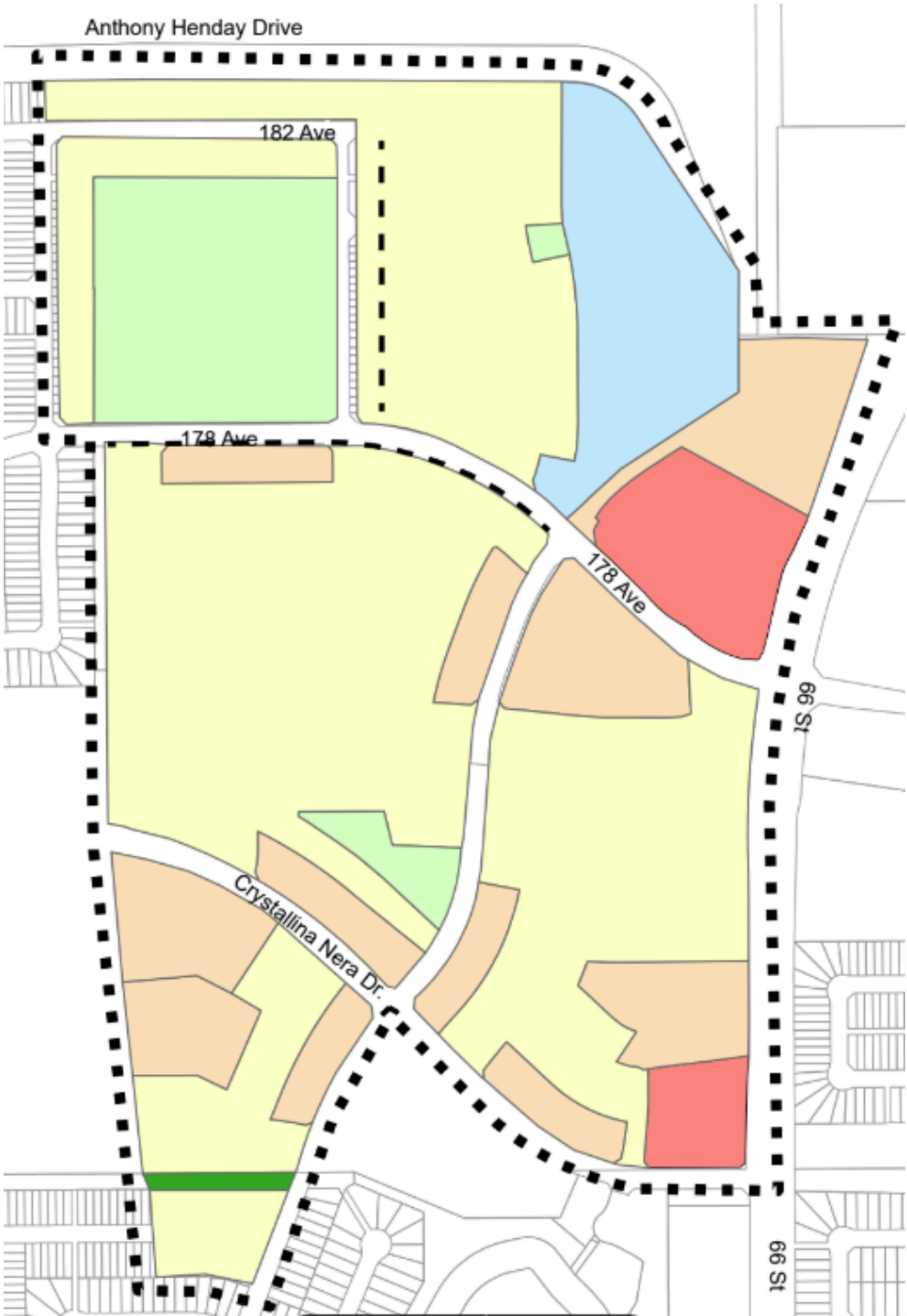
Units per Net Residential Hectare (upnrha) = 38.42

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

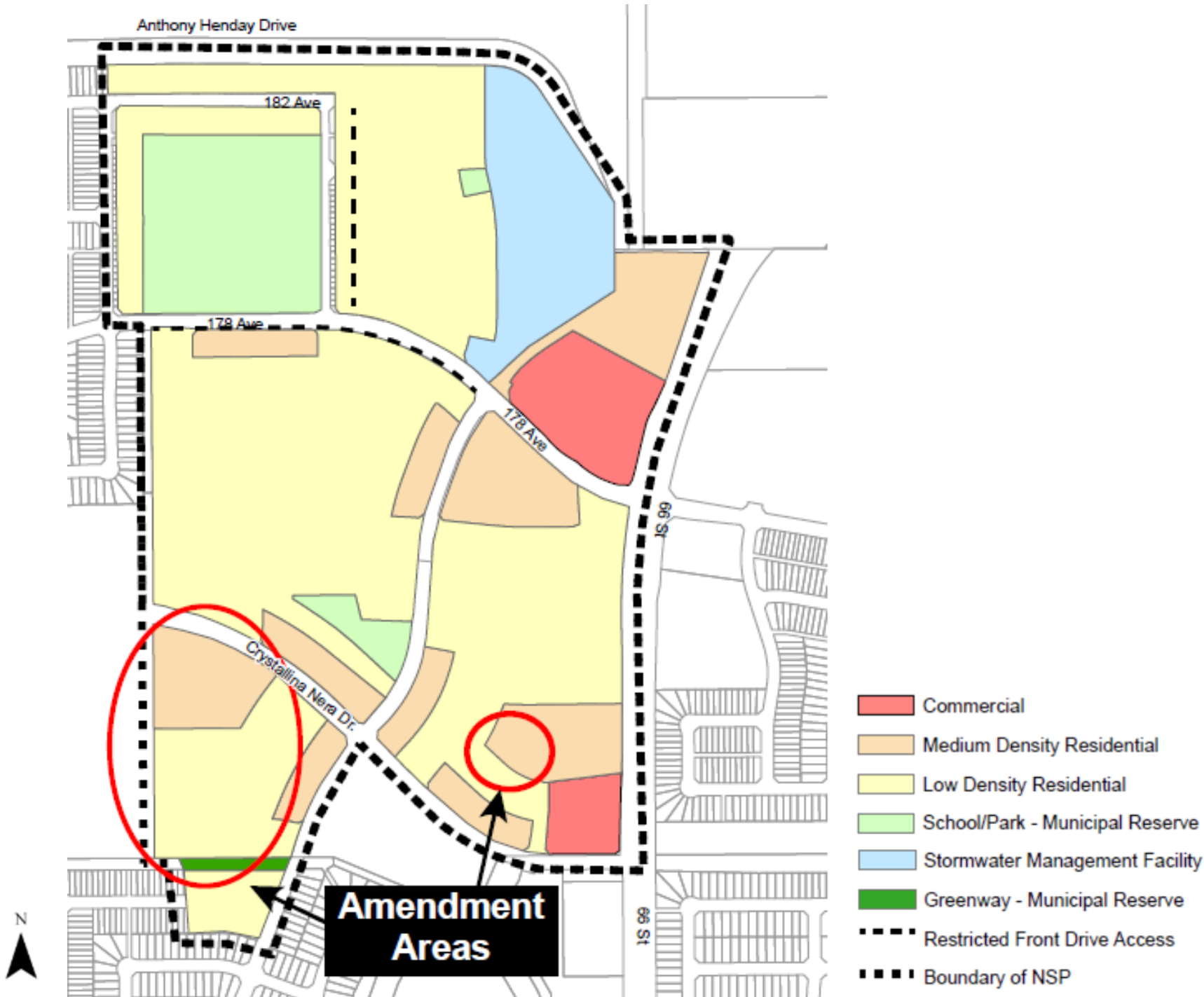
Population within 500 metres of Parkland = 100%

Population within 600 metres of Transit = 100%

Existing Crystallina Nera East NSP, Bylaw 20978



Proposed Crystallina Nera East NSP, Bylaw 21165













Existing Crystallina Nera West NSP, Bylaw 21117



Proposed Crystallina Nera West NSP 21165



Amendment Area

- | | |
|--|--|
|  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 |