

Bylaw 20978

A Bylaw to amend Bylaw 15801, as amended, being the  
Crystallina Nera East Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act on June 24, 1981, the Municipal Council of the City of Edmonton passed Bylaw 5739, as amended, being the Edmonton North Area Structure Plan; and

WHEREAS Council found it desirable from time to time to amend Bylaw 5739, as amended, being Edmonton North Area Structure Plan by adding new neighbourhoods; and

WHEREAS on September 2, 2011, Council passed Bylaw 15801 adopting the Joviz Neighbourhood Structure Plan; and

WHEREAS on November 4, 2013, Council renamed Joviz Neighbourhood Structure Plan to the Crystallina Nera East Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Crystallina Nera East Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to amend Crystallina Nera Neighbourhood East Structure Plan;

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. Bylaw 15801, as amended, is hereby further amended by:
  - a. deleting the map entitled "Bylaw 19923 Crystallina Nera East Neighbourhood Structure Plan (as amended)" and replacing it with the map entitled "Bylaw 20978 Amendment to the Crystallina Nera East Neighbourhood Structure Plan (as amended)", attached hereto as Schedule "A" and forming part of this bylaw;
  - b. deleting "Crystallina Nera East Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19923" and replacing it with "Crystallina Nera East Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20978", attached hereto as Schedule "B" and forming part of this bylaw;
  - c. deleting "Figure 4: Development Concept" and replacing it with "Figure 4: Development Concept", attached hereto as Schedule "C" and forming part of this bylaw;

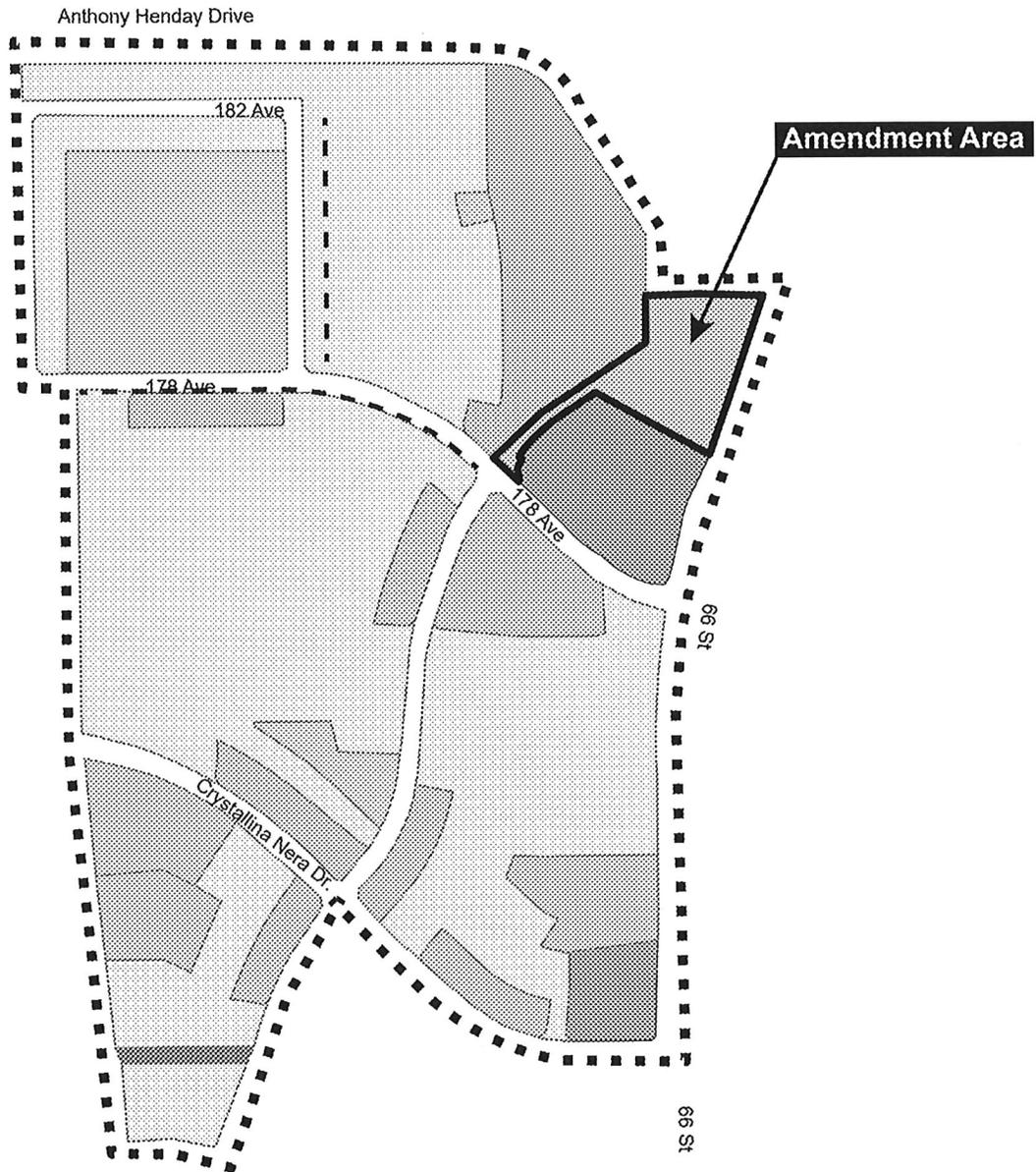
- d. deleting “Figure 5: Green Infrastructure” and replacing it with “Figure 5: Green Infrastructure”, attached hereto as Schedule “D” and forming part of this bylaw; and
- e. deleting “Figure 6: Pedestrian Network” and replacing it with “Figure 6: Pedestrian Network”, attached hereto as Schedule “E” and forming part of this bylaw.

READ a first time this	4th day of November	, A. D. 2024;
READ a second time this	4th day of November	, A. D. 2024;
READ a third time this	4th day of November	, A. D. 2024;
SIGNED and PASSED this	4th day of November	, A. D. 2024.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A CITY CLERK



**BYLAW 20978  
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 20978

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>66.05</b>	
66 Street Road Widening	0.64	
<b>Subtotal</b>	<b>65.41</b>	
<b>GROSS DEVELOPABLE AREA</b>		
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%
<b>TOTAL Non-Residential Area</b>	<b>27.19</b>	<b>41.6</b>
<b>Net Residential Area (NRA)</b>	<b>38.22</b>	<b>58.4</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 *	27.02	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%
<b>TOTAL Residential</b>	<b>38.22</b>		<b>1,447</b>		<b>3,514</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) = 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

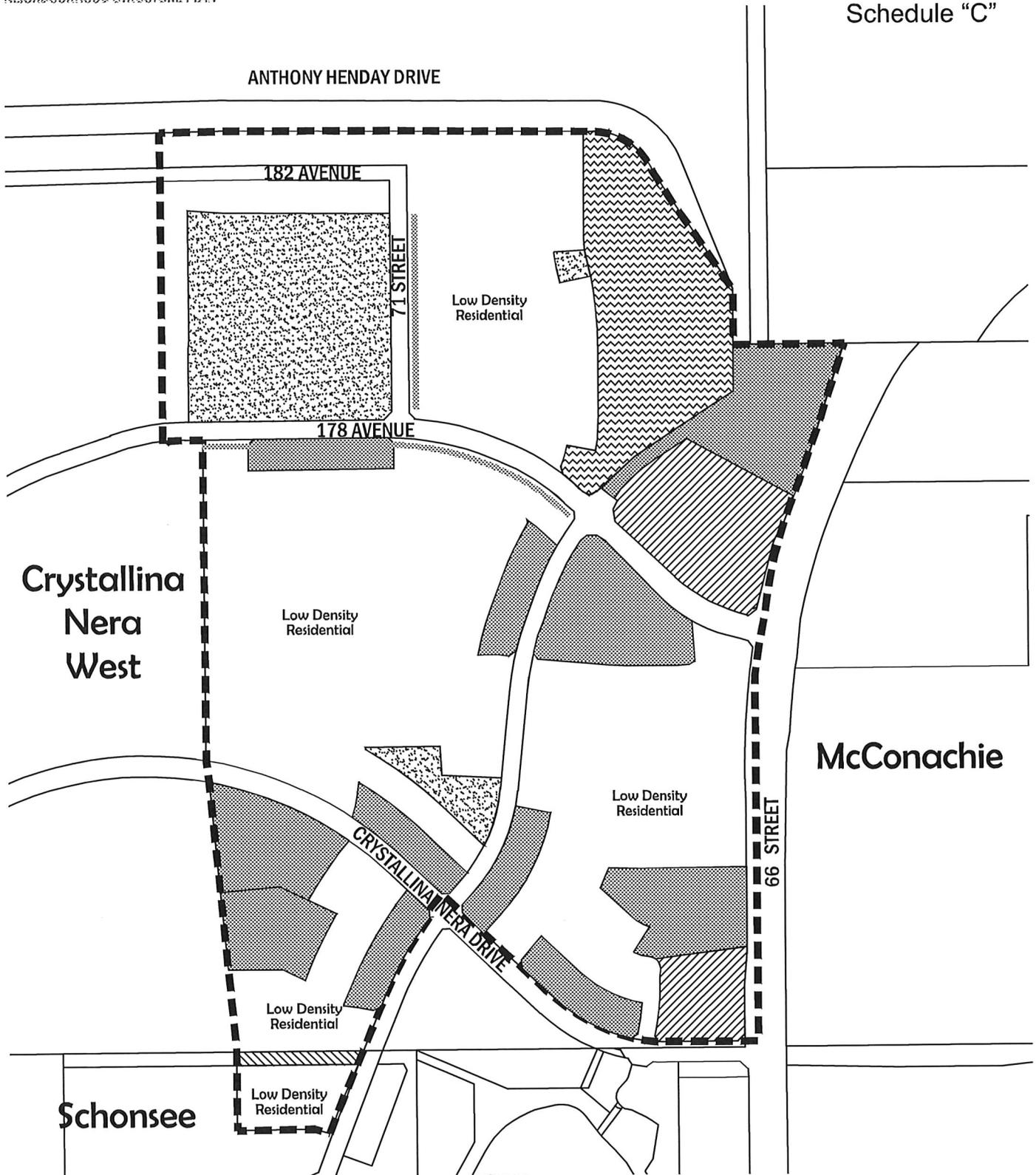
Conserved as Naturalized Municipal Reserve (ha) = 0.0 ha

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

Lost to Development (ha) = 0

**STUDENT GENERATION COUNT**

<b>Public School Board</b>		<b>289</b>
Elementary School	145	
Junior/ Senior High School	72	
Senior High School	72	
<b>Separate School Board</b>		<b>144</b>
Elementary School	72	
Junior/ Senior High School	36	
Senior High School	36	
<b>Total Student Population</b>		<b>433</b>



Crystallina Nera West

McConachie

Schonsee

LEGEND

- NSP Boundary
- Low Density Residential
- Medium Density Residential
- School/ Park - Municipal Reserve

- Greenway - Municipal Reserve
- Commercial
- Naturalized Stormwater Management Facility
- Restricted Front Drive Access

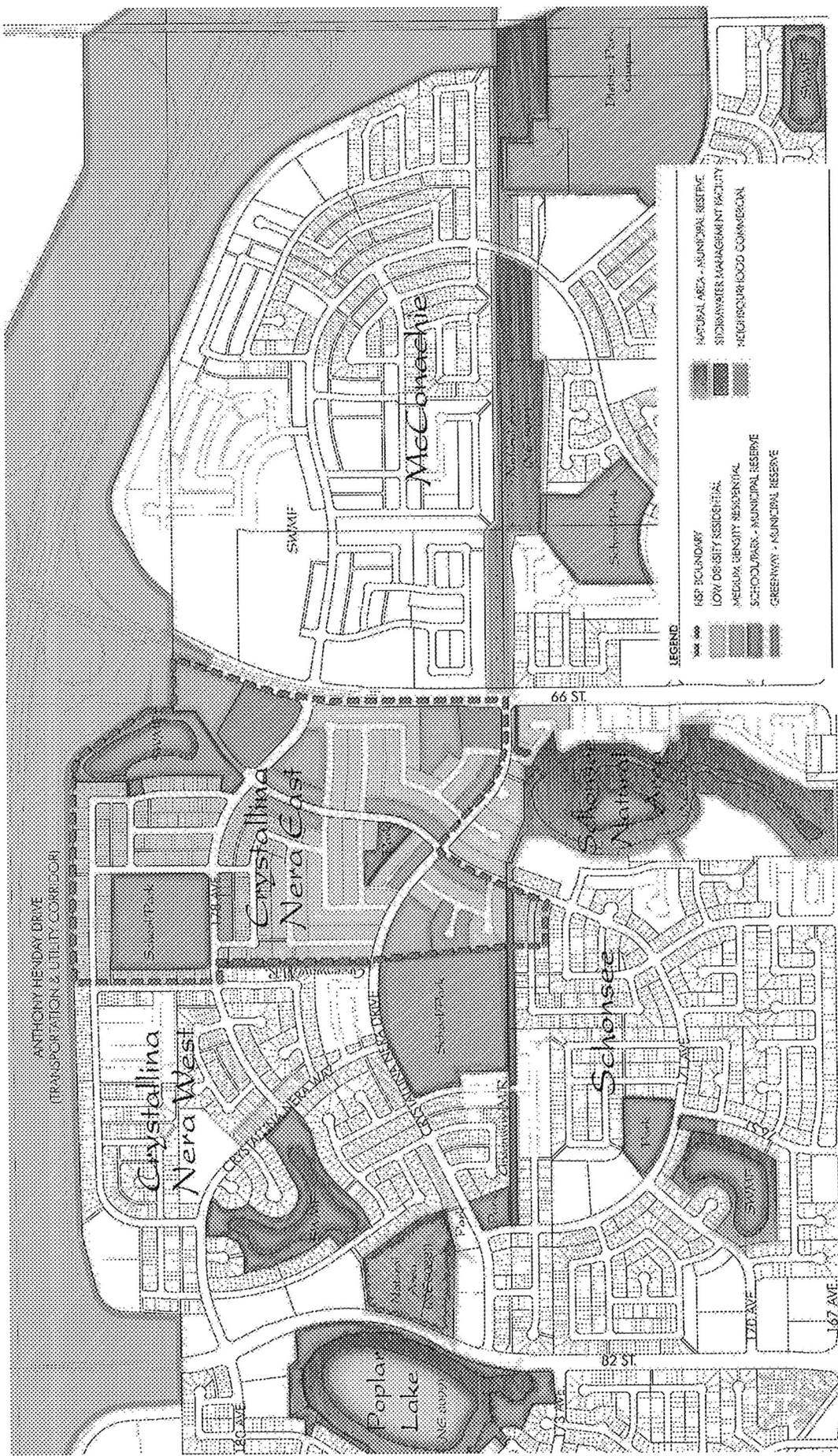


DEVELOPMENT CONCEPT



CRYSTALLINA NERA EAST  
THE CITY OF EDMONTON

FIGURE 4

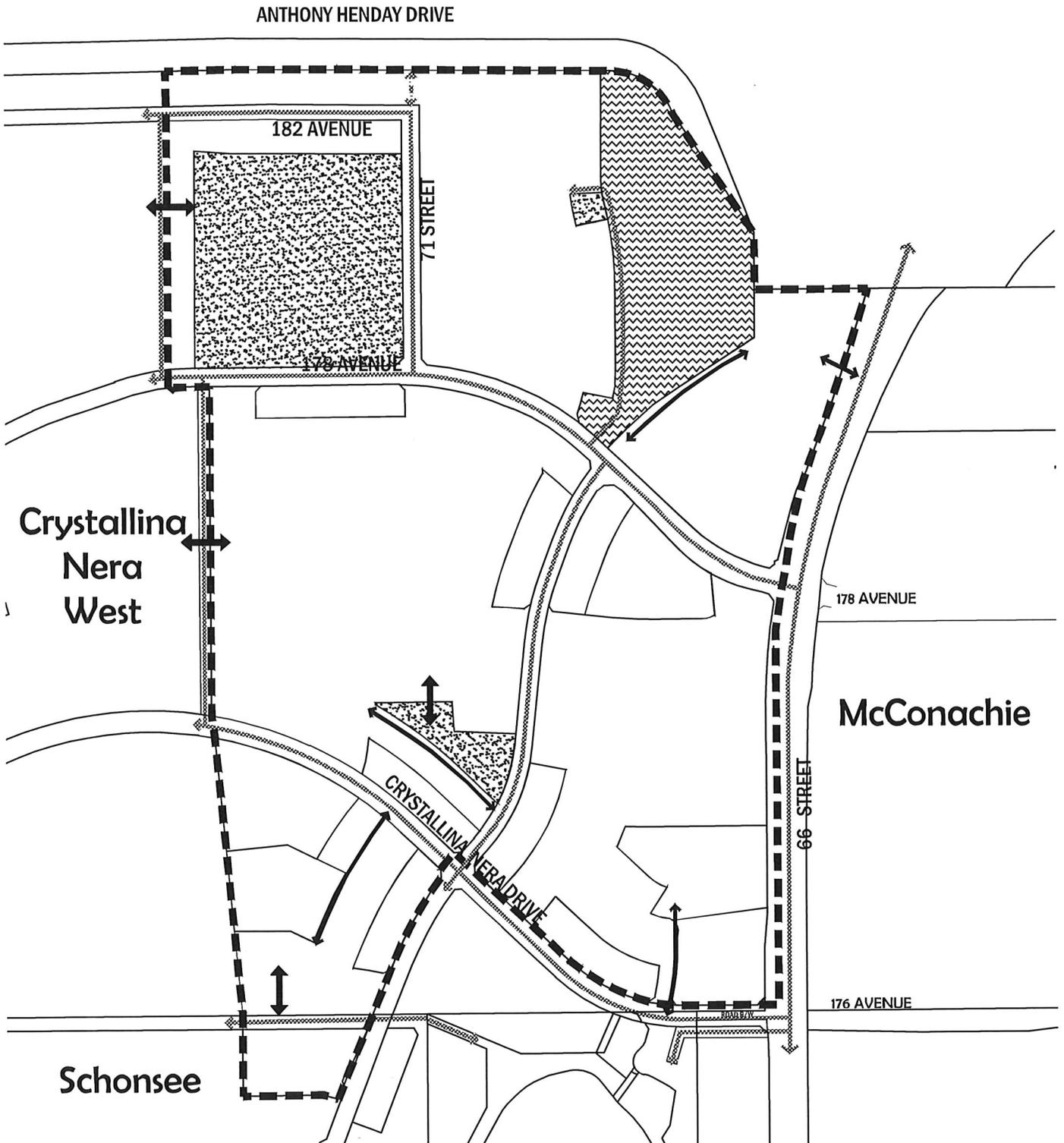


**GREEN INFRASTRUCTURE**

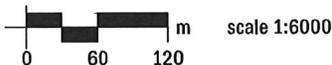


CRYSTALLINA NERA EAST  
THE CITY OF EDMONTON

**FIGURE 5**

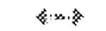


**PEDESTRIAN NETWORK**



**LEGEND**

-  NSP Boundary
-  School/ Park - Municipal Reserve
-  Naturalized Stormwater Management Facility

-  Pedestrian Network
-  Pedestrian Linkage
-  Potential Pedestrian Linkage
-  Required Pedestrian Linkage

CRYSTALLINA NERA EAST  
THE CITY OF EDMONTON

**FIGURE 6**