



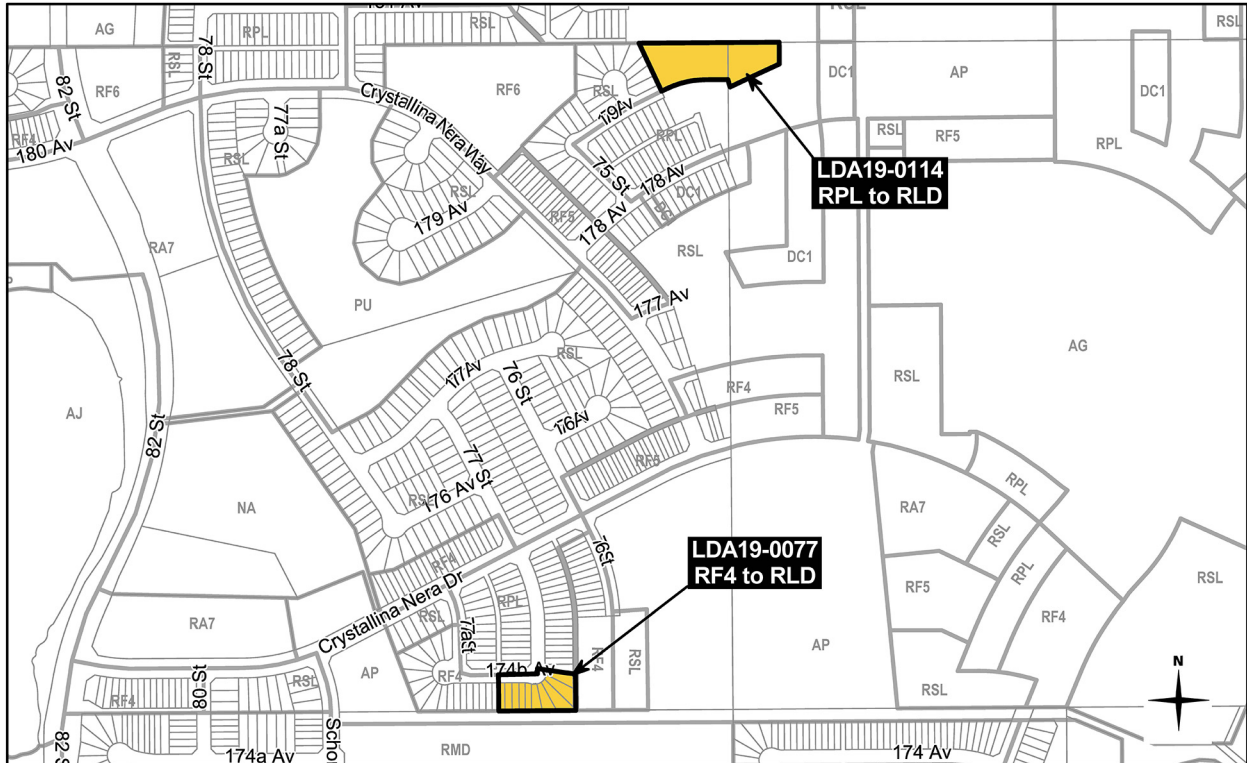
# CITY PLANNING REPORT

## REZONINGS

### CRYSTALLINA NERA WEST

- 17419 & 17423 – 77 Street NW; 7703, 7707, 7711, 7715, 7719, 7723, 7727 & 7731 – 174B Avenue NW; and
- 17350 – 66 Street NW & 399 – Crystallina Nera Drive NW

To allow for a variety of low density residential uses with flexibility of lot sizes and the opportunity for zero lot line development.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- facilitates orderly and sequential development of the neighbourhood;
- is compatible with surrounding existing and planned land uses; and
- conforms to the Crystallina Nera West Neighbourhood Structure Plan.

## THE APPLICATION

1. CHARTER BYLAW 18955 proposed to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RLD) Residential Low Density Zone.
2. CHARTER BYLAW 18956 proposes to amend the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (RLD) Residential Low Density Zone.

The proposed (RLD) zone will allow opportunity to develop a variety of low density residential uses including single, semi-detached, and duplex housing, as well as secondary and garden suites. The RLD Zone also allows flexibility in lot size, width, and zero lot line development.

Both charter bylaws conform to the Crystallina Nera West Neighbourhood Structure Plan (NSP) and have associated approved subdivisions dependent on the proposed rezoning charter bylaws being in place.

## SITE AND SURROUNDING AREA

The proposed rezoning for Bylaw 18955 (LDA19-0077) affects approximately a 0.35 ha area, located in the south central portion of the neighbourhood, south of Crystallina Nera Drive NW and east of Schonsee Drive NW.



AERIAL VIEW OF APPLICATION AREAS

**BYLAW 18955/LDA19-0077**

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Vacant (previously subdivided lots)
<b>CONTEXT</b>		
North	(RPL) Planned Lot Residential Zone	Vacant subdivided lots
East	(RF4) Semi-detached Residential Zone	Vacant unsubdivided land
South	(AP) Public Parks Zone (RMD) Residential Mixed Dwelling Zone	Linear greenspace Vacant unsubdivided land
West	(RF4) Semi-detached Residential Zone	Developing lots

The proposed rezoning for Bylaw 18956 (LDA19-0114) affects approximately a 0.71 ha area, located in the northeast portion of the neighbourhood, north of Crystallina Nera Way NW and east of 75 Street NW.



AERIAL VIEW OF APPLICATION AREAS

**BYLAW 18956/LDA19-0114**

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RPL) Planned Lot Residential Zone	Vacant unsubdivided land
<b>CONTEXT</b>		
North/East South	(RPL) Planned Lot Residential Zone	Vacant unsubdivided land
West	(RSL) Residential Small Lot Zone	Developed lots

**PLANNING ANALYSIS**

Both rezonings are proposed by the same applicant and the sites are similar in nature. The proposed RLD zone will allow for a variety of low density housing types consistent and compatible with lands that have been zoned, subdivided, and/or built on surrounding the two sites.

The proposed rezoning bylaws reflect the intent of the Edmonton North Area Structure Plan and Crystallina Nera West NSP in place and, more specifically, the policies of the NSP related to providing a variety of housing types in different physical form to meet the needs of different age and income groups.

**TECHNICAL REVIEW**

All comments from affected City Departments and utility agencies have been addressed.

**PUBLIC ENGAGEMENT**

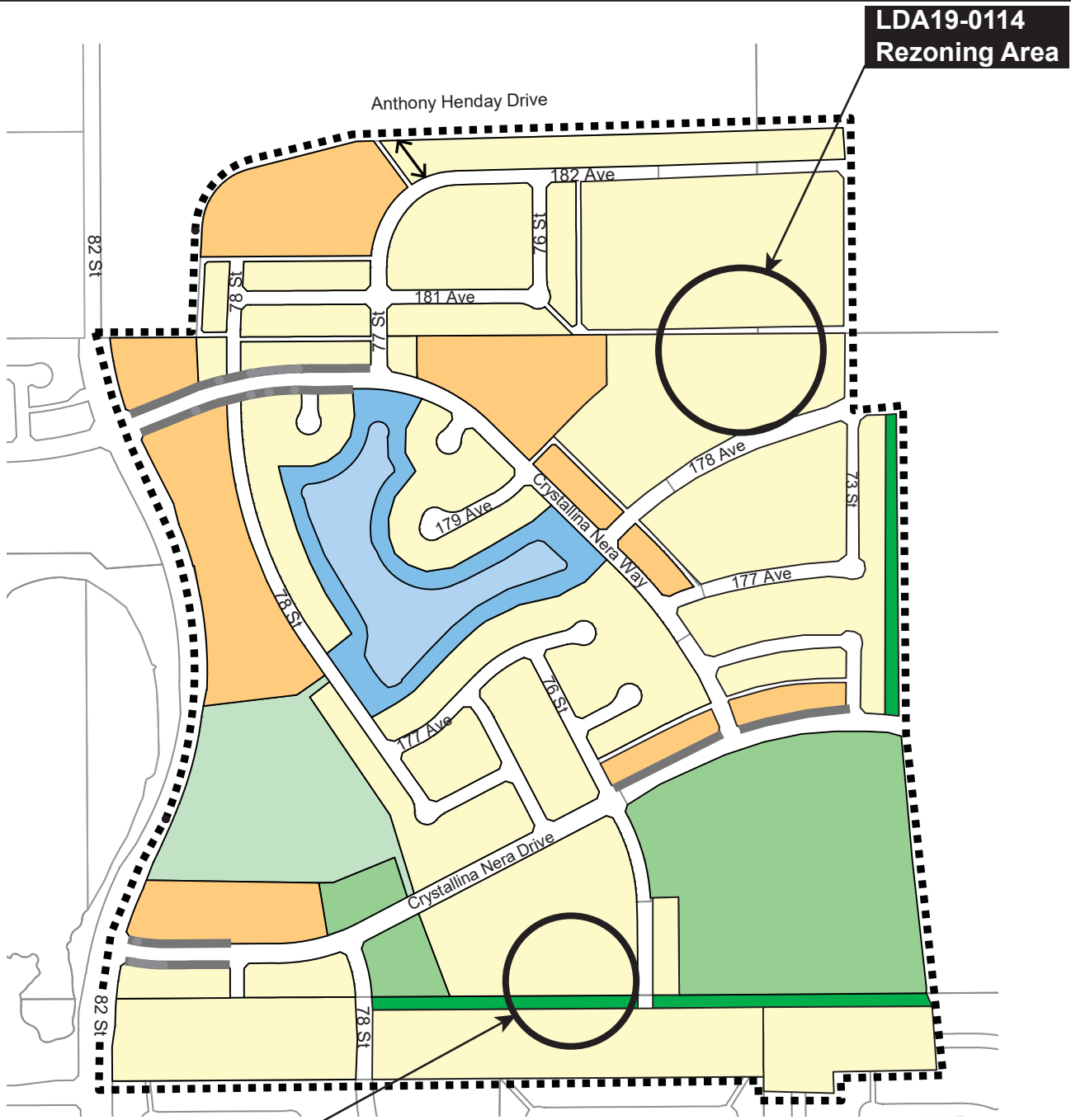
<b>ADVANCE NOTICES</b>	
Charter Bylaw 18955 March 11, 2019	<ul style="list-style-type: none"> <li>● Number of recipients: 20</li> <li>● No responses received: 0</li> </ul>
Charter Bylaw 18956 March 11, 2019	<ul style="list-style-type: none"> <li>● Number of recipients: 141</li> <li>● No responses received: 0</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/crystallinanerawest">edmonton.ca/crystallinanerawest</a></li> </ul>

## CONCLUSION

City Planning recommends that City Council **APPROVE** the Charter Bylaws.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summaries












**LDA19-0114  
Rezoning Area**

**LDA19-0077  
Rezoning Area**

**BYLAW 16639  
APPROVED  
CRYSTALLINA NERA WEST  
Neighbourhood Area Structure Plan  
(as amended)**



- |   |                                  |   |                                |
|---|----------------------------------|---|--------------------------------|
|  | Low Density Residential          |  | Stormwater Management Facility |
|  | Medium Density Residential       |  | Restricted Front Drive Access  |
|  | School/Park - Municipal Reserve  |  | Potential Pedestrian Access    |
|  | Greenway - Municipal Reserve     |  | Boundary                       |
|  | Natural Area - Municipal Reserve |   |                                |

**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.

## APPLICATION SUMMARY

### INFORMATION (LDA19-0077)

Application Type:	Rezoning
Bylaw:	18955
Location:	South of Crystallina Nera Drive NW and east of Schonsee Drive NW (along 174b Avenue NW at the south end of 77 Street NW)
Address:	17419 & 17423 – 77 Street NW; 7703, 7707, 7711, 7715, 7719, 7723, 7727 & 7731 – 174B Avenue NW
Legal Descriptions:	Lots 27-36, Block 16, Plan 1820022
Site Area:	Approximately 0.35 ha
Neighbourhood:	Crystallina Nera West
Ward - Councillor:	3 – Councillor John Dziadyk
Notified Community Organization(s):	Lago Lindo Community League and Area Council No. 17 Area Council
Applicant:	Blaydon Dibben Select Engineering Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone
Proposed Zones:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Crystallina Nera West Neighbourhood Structure Plan Edmonton North Area Structure Plan

### INFORMATION (LDA19-0114)

Application Type:	Rezoning
Bylaw:	18956
Location:	North of 178 Avenue NW and east of 74 Street NW
Address:	17350 – 66 Street NW & 399 – Crystallina Nera Drive NW
Legal Descriptions:	Lot 1, Block 1, Plan 1123855; and Lot 3, Block 1, Plan 1720306
Site Area:	Approximately 0.71 ha
Neighbourhood:	Crystallina Nera West
Ward - Councillor:	3 – Councillor John Dziadyk
Notified Community Organization(s):	Horse Hill & Lago Lindo Community Leagues, and Area Council No. 17 Area Council
Applicant:	Blaydon Dibben

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	Select Engineering Consulting Ltd.
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## **PLANNING FRAMEWORK**

Current Zone:	(RPL) Planned Lot Residential Zone
Proposed Zones:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Crystallina Nera West Neighbourhood Structure Plan Edmonton North Area Structure Plan

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
City Planning  
Planning Coordination