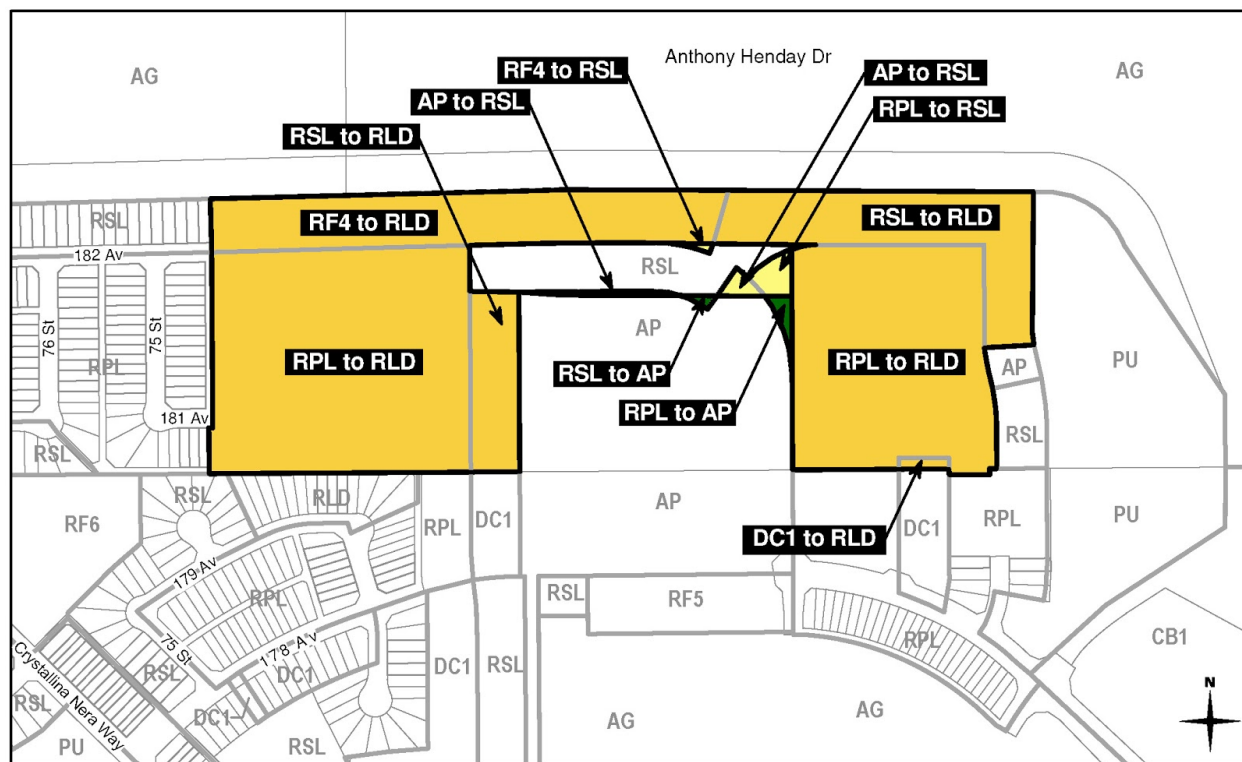




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT CRYSTALLINA NERA EAST AND WEST

18104 - 66 STREET NW

To allow for the development of a variety of low density residential housing types and a future school / park site.



RECOMMENDATION: That Bylaw 19556 to amend the Crystallina Nera East Neighbourhood Structure Plan and that Charter Bylaw 19557 to amend the Zoning Bylaw from (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (RSL) Residential Small Lot Zone, and (RLD) Residential Low Density Zone be APPROVED.

Administration is in **SUPPORT** of this application because the proposal:

- is compatible with surrounding planned residential;
- does not result in a change to the residential density of the neighbourhood; and
- facilitates residential development and the full build out of the Crystallina Nera East and West neighbourhoods.

REPORT SUMMARY

This land development application was submitted by Select Engineering Consultants Ltd. on September 28, 2020, on behalf of the land owner Strata Crystallina Nera General Partner Inc. This application proposes to reconfigure 182 Avenue NW and the future school park site in the Crystallina Nera East Neighbourhood Structure plan. The rezoning from (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (RSL) Residential Small Lot Zone, and (RLD) Residential Low Density Zone will allow for the development a future school park site, Single Detached Housing with attached Garages, and a mix of low density housing types including Zero Lot Line development.

This proposal is in alignment with The City Plan (Municipal Development Plan) by facilitating development of residential in Crystallina Nera East and West neighbourhoods and allowing the Northeast District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

THE APPLICATION

1. BYLAW 19556 to amend the Crystallina Nera East Structure Plan (NSP) to reconfigure 182 Avenue NW and the future school park site.
2. CHARTER BYLAW 19557 to rezone from (AP) Public Parks Zone, (DC1) Direct Development Control Provision, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, and (RSL) Residential Small Lot Zone to (AP) Public Parks Zone, (RSL) Residential Small Lot Zone, and (RLD) Residential Low Density Zone.

SITE AND SURROUNDING AREA

The proposed rezoning area is located south of Anthony Henday Drive, west of 66 Street NW.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RPL) Planned Lot Residential Zone • (RSL) Residential Small Lot Zone • (DC1) Direct Development Control Provision • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Anthony Henday Drive (TUC)
East	<ul style="list-style-type: none"> • (AP) Public Parks Zone • (PU) Public Utility Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Undeveloped
South	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RLD) Residential Low Density Zone • (RPL) Planned Lot Residential Zone • (DC1) Direct Development Control Provision • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Single Detached Residential • Undeveloped
West	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Single Detached Residential • Single Detached Housing

PLANNING ANALYSIS

The land proposed for rezoning is located partially in the Crystallina Nera West neighbourhood (see Appendix 3), where land is identified for low density residential development, and partially in the Crystallina Nera East neighbourhood, where land is identified for low density residential development and a future school park site. While this area was previously rezoned and had subdivision approval, the owner wishes to reconfigure 182 Avenue NW from a curved roadway to T-intersection roadway which results in the reconfiguration of the future school park site, and associated plan amendment. There is no change to the area of the school park site as a result of the reconfiguration. Modification to the land zoned RSL along the north boundary of the school park site is also required as a result of the reconfiguration.

The proposed rezoning to RLD will allow the development of a mix of low density housing types on land previously zoned DC1, RF4 and RPL. Subdivision design includes a lane in conjunction with the housing across the street from the park site, in accordance with plan policy to restrict front drive access in this location. The RLD Zone requires that where a site abuts a lane at the Rear Lot Line, vehicle access shall be from the Lane. While some exceptions to this regulation are allowed in the RLD Zone (Section 135.4.11.a), it is expected that plan policy would be applied in this context to ensure vehicle access from the Lane.

Administrative amendments to the Crystallina Nera East NSP are also included to provide clarification and to delete reference to pedestrian connections on the Development Concept and illustrate the connections on Figure 6 - Pedestrian Network. Figures referring to the Edmonton North Area Structure Plan and the Crystallina Nera West NSP are also proposed to be deleted as these Figures can easily become outdated without requiring an amendment to the Crystallina Nera East NSP. Additionally, references to walkway connections as Public Utility Lots (PUL) have been deleted as the expectation is these will be dedicated as road right-of-way.

City Plan Alignment

Crystallina Nera East and West neighbourhoods are centrally located along the north boundary of the Northeast District of the City Plan. The proposed rezoning will facilitate the development of residential uses within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people.

TECHNICAL REVIEW

As part of the technical review the following advisements were provided:

Transportation

- The owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.
- Details of the realigned 182 Avenue / 71 Street will be revisited at the Engineering Drawing review stage.
- Potential walkway connections to the TUC are currently under discussion.

Transit

- Bus Network Redesign routing will be providing service along Crystallina Nera Way. Expected implementation date is April 25, 2021.

Drainage

- Permanent sanitary and storm servicing schemes for the rezoning area shall be in general accordance with the servicing schemes as identified in the accepted Crystallina Nera East NDR Amendment, dated December 19, 2019.
- Permanent Area Contributions (PAC) Cost Sharing Assessments and the Sanitary Sewer Expansion Assessment are applicable to the rezoning area. These costs will be assessed and required to be paid at the time of future subdivision, development permit application, or sewer service connection.

EPCOR Water

- The water system within the area must be designed and constructed under the City of Edmonton Design and Construction Standards and the approved Hydraulic Network Analysis to the satisfaction of EPCOR Water.
- Lots in this area will experience service pressures below minimum water servicing pressure of 280 kPa. Developers must be made aware of this service pressure situation to design servicing and buildings accordingly.
- The required 300 l/s fire flows for the proposed AP site will not be available in the Interim Stage. This proposed School Site must be constructed with the future south Stages and not before City Standards for fire flows can be achieved.
- The applicant/owner will be responsible for all costs associated with providing City standards of water supply, including any changes to the existing water infrastructure required by this proposal.

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

PUBLIC ENGAGEMENT

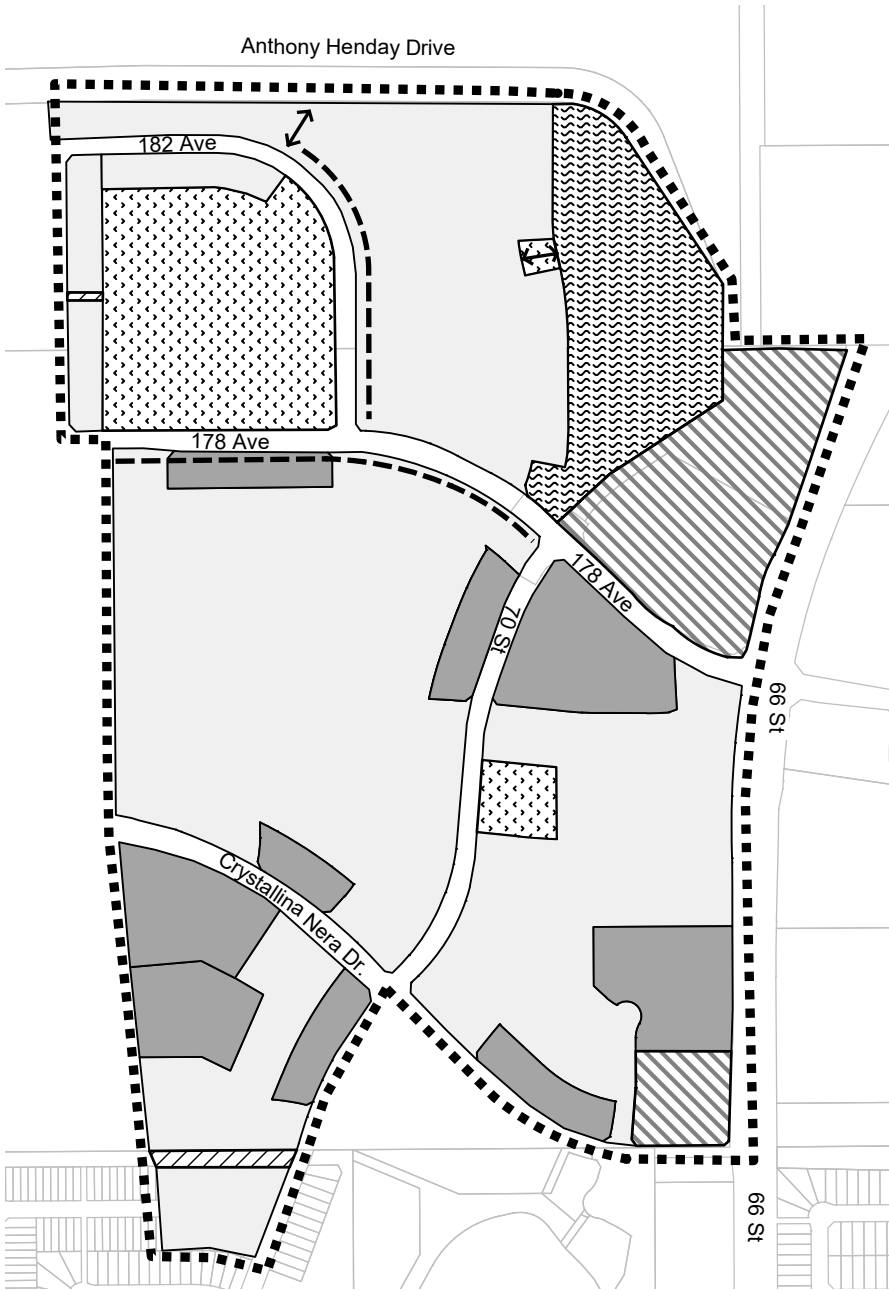
ADVANCE NOTICE October 13, 2020	<ul style="list-style-type: none"> • Number of recipients: 156 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/crystallinaneraeastplanningapplications

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Crystallina Nera East NSP – Bylaw 19261
- 2 Proposed Crystallina Nera East NSP – Bylaw 19556
- 3 Context Plan Map (Crystallina Nera West)
- 4 Application Summary



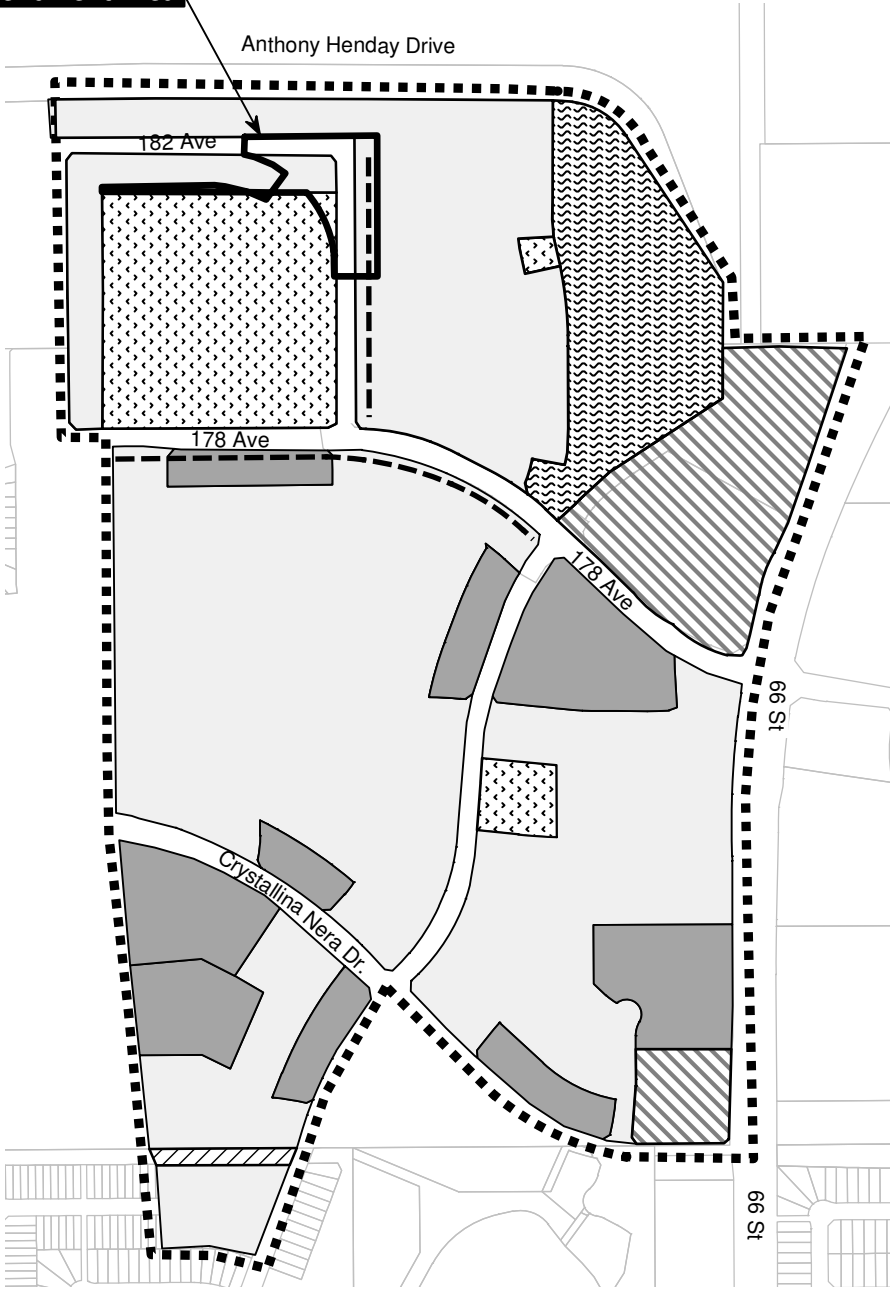
BYLAW 19261
CRYSTALLINA NERA EAST
Neighbourhood Structure Plan
(as amended)



	Commercial		Greenway - Municipal Reserve
	Medium Density Residential		Restricted Front Drive Access
	Low Density Residential		Potential Pedestrian Access
	School/Park - Municipal Reserve		Boundary of NSP
	Stormwater Management Facility		










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.

Amendment Area

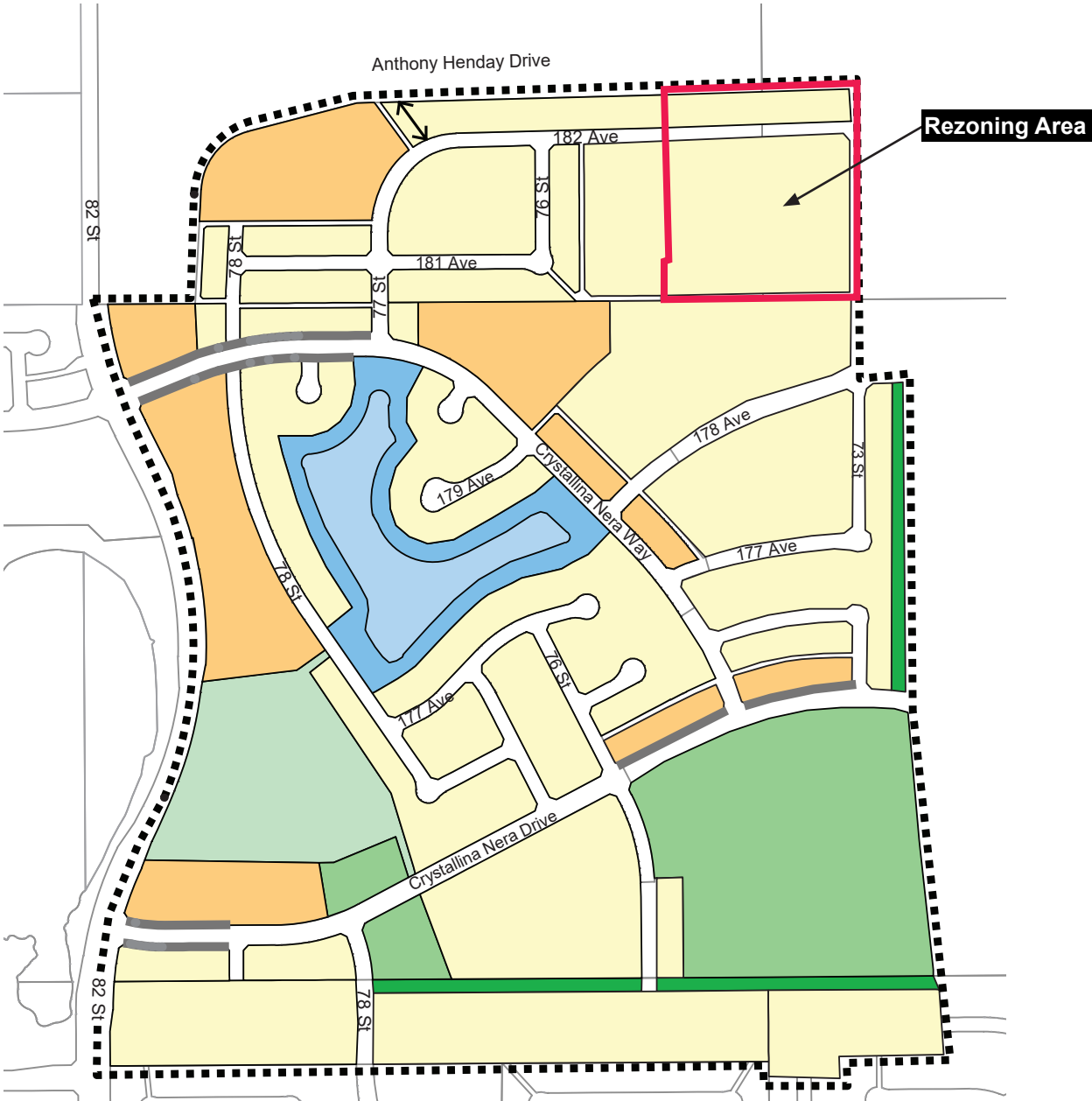


**BYLAW 19556
AMENDMENT TO
CRYSTALLINA NERA EAST**
Neighbourhood Structure Plan
(as amended)












	Commercial		Greenway - Municipal Reserve
	Medium Density Residential		Restricted Front Drive Access
	Low Density Residential		Boundary of NSP
	School/Park - Municipal Reserve		Amendment Boundary
	Stormwater Management Facility		

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.



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

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19556, 19557
Location:	South of Anthony Henday Drive and west of 66 Street NW
Address:	18104 - 66 Street NW
Legal Descriptions:	Portions of SE-10-54-24-4 and SW-10-54-24-4
Site Area:	Titled Parcel 21.24 ha
Neighbourhood:	Crystallina Nera East and Crystallina Nera West
Notified Community Organizations:	Horse Hill Community League (1995) Association Lago Lindo Community League Area Council No. 17 Area Council
Applicant:	Select Engineering Consultants Ltd.

PLANNING FRAMEWORK

Current Zones:	(AP) Public Parks Zone (DC1) Direct Development Control Provision (RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone
Proposed Zones:	(AP) Public Parks Zone (RSL) Residential Small Lot Zone (RLD) Residential Low Density Zone
Plans in Effect:	Crystallina Nera East Crystallina Nera West
Historic Status:	n/a

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination