

December 11, 2018

Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 -103 Avenue NW  
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

DEC 11 2018

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**Attention: Neal Sarnecki, Manager, Regional Projects**

Dear Mr. Sarnecki

**RE: Referral of File LDA18-0454 - Edmonton North, Crystallina Nera East and West**

- **Edmonton North Area Structure Plan (ASP) Amendment - Bylaw 18629**
- **Crystallina Nera East Neighbourhood Structure Plan Amendment - Bylaw 18631**
- **Rezoning Bylaw – Bylaw 18632**

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) endorse referred Bylaws 18629 and 18631 in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework (REF). The application is being referred as it meets the following submission criteria under Section 4.2, of the REF:

- k) The boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton Energy and Technology Park in Edmonton

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Capital Region Board pursuant to sections 4 must be referred to the Board after 1<sup>st</sup> reading and before 3<sup>rd</sup> reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
  - a) the proposed statutory plan or statutory plan amendment bylaw;
  - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
  - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
  - d) a copy of the most recent amended plan without the proposed amendment.

The following supporting documents are attached to this letter:

- Attachment 1: Bylaws 18629, 18631, Charter Bylaw 18632, City Planning Council Report
- Attachment 2: Crystallina Nera East Neighbourhood Structure Plan (NSP)
- Attachment 3: Edmonton North Area Structure Plan (ASP)

On December 10, 2018, Edmonton City Council passed first and second reading of the proposed plan amendments (Bylaws 18629 and 18631) and their associated proposed rezoning, following closure of the Public Hearing.

The proposed statutory plan amendments do not materially affect the statutory plans in place. They expand a commercial site, reconfigure a stormwater management facility, and allow for use of a Direct Control Provision (DC1) at the rezoning stage to allow for a broader range of low density residential uses. The proposed ASP amendment includes a map revision, updates statistics, and inserts text accordingly. Overall planned residential density remains unchanged.

The proposed NSP amendment includes a redistribution of planned low and medium density residential uses in addition to the above noted revisions. Corresponding plan maps, statistics, and text are updated. With the redistribution of residential uses the net result in the overall planned residential density in the Crystallina Nera East NSP remains unchanged.

The associated rezoning component of the application includes a portion of land within the Crystallina Nera West NSP. A plan amendment for Crystallina Nera West was not required to facilitate the proposed rezoning component of the application as the NSP already contains text supporting the use of a Direct Control Provision (DC1) for the intended use.

The applicant on record is Jeanne Calder, Select Engineering Consultants, Edmonton, Alberta.

Following receipt of the EMRB's endorsement of the proposed plan amendments under Bylaw 18629 and Bylaw 18631, City Planning will prepare the application for Council's consideration of third and final reading.

If you have any questions or require further assistance with this matter, please contact Beatrice McMillan, Senior Planner, overseeing this referral (780-496-6177), or myself (780-496-6179).

Thank you for your time and attention to this matter.

Yours truly,

Taylor van den Brink  
Bylaw Amendment Officer, Planning Coordination,  
City Planning, Urban Form and Corporate Strategic Development

CC: Livia Balone; Tim Ford; Beatrice McMillan; Sean Conway