

Bylaw 18631

A Bylaw to amend Bylaw amend Bylaw 5739, as amended,  
being the Edmonton North Area Structure Plan  
through an amendment to 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 adopted the Joviz Neighbourhood Structure Plan; and  
and

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

WHEREAS an application was received by City Planning 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. Appendix "E" to Bylaw 5739, as amended, is hereby further amended by:
  - a. deleting the last sentence in Section 2.1 "Location" in its entirety and substituting it with: "Crystallina Nera East comprises approximately 66.05 hectares.";
  - b. deleting the fourth sentence in Section 2.2 "Background" in its entirety and substituting it with: "The proposed land use in the Crystallina Nera East NSP conforms to the Edmonton North ASP.";
  - c. deleting the third sentence in Section 2.4.3 "Wetland Assessment" in its entirety and substituting it with: "A property owner has fulfilled all the compensation requirements for the loss of wetland with Alberta Environment and obtained Water Act approval for the draining and grading of the existing wetlands in Crystallina Nera East.";

- d. inserting before the last sentence in Section 2.4.5 “Department of National Defense” with: “A Bird Hazard Mitigation Report shall be submitted to support the stormwater management facility design at time of engineering drawing submission for the subdivision.”
- e. deleting the first paragraph in Section 3.1 “Land Use Concept and Population Statistics” in its entirety and substituting it with: “Crystallina Nera East is a primarily residential neighbourhood with opportunities for a variety of low and medium density housing currently in demand in Edmonton. (See Figure 6) The residential nodes are generally defined by the collector road system and the parks and open space system. Medium density residential is specifically located in proximity to quick and easy access to collector roadways. A large stormwater management facility designated in the northeast Plan area creates a substantial buffer between the Anthony Henday Drive and 66 Street interchange and residential land uses proposed to the west and south. Because this stormwater management facility extends south to 178 Avenue it also creates a pleasant transition between low density residential land uses and the commercial land use proposed at the entrance to Crystallina Nera East at 66 Street.

Development within this entrance node must be sensitive and in scale with the surrounding neighbourhood land uses. A pedestrian link is provided along the southern portion of the west boundary of the medium density residential land use. This pedestrian link turns east and extends to 66 Street along the north side of the commercial site. Another small cluster of medium density residential is located in the south Plan area immediately east of the school site approved in Crystallina Nera West.”;

- f. deleting the bold text “Neighbourhood Commercial” and replacing with “Commercial” in bold text under subsection 3.3 “Goals and Objectives”;
- g. adding the following sentence to the bulleted list under “Commercial” in subsection 3.3 “Goals and Objectives”: “Provide opportunities for low intensity commercial, office and service uses along 66 Street.”
- h. deleting the words "neighbourhood commercial" and replacing with "commercial" in the second sentence of the second paragraph of the “NSP Compliance” column in subsection "D. Support Expansion of Medium and High Density Residential Housing Forms" of subsection "II. Minimize Regional Footprint" of the table under Section 3.4.1 "Planning and Policy Context";
- i. deleting the words "neighbourhood commercial" and replacing with "commercial" in the first sentence of the first paragraph of the “NSP Compliance” column in subsection “A. Integrate Transportation Systems with Land Use” of subsection “IV. Increase Transportation Choice:” of the table under Section 3.4.1 "Planning and Policy Context";

- j. deleting the second sentence of the first paragraph in Section 3.4.6 "Residential", which states "Approximately 41.92 hectares of the Plan area is designated for residential land use, 34.79 hectares is Low Density Residential and 7.13 hectares is Medium Density Residential," in its entirety;
- k. deleting the words "neighbourhood commercial" and replacing with "commercial" in the "NSP Compliance" column of section 6.2.1.4 in the table under the bold text "Edmonton's Municipal Development Plan "The Way we Grow" in Section 3.4.1 "Planning and Policy Context";
- l. deleting the word "Neighbourhood Commercial" and replacing it with "Commercial" in Section 3.4.6 "Residential" in the "Rationale" subsection in the first sentence of the second paragraph;
- m. deleting the first paragraph in Section 3.4.6 "Residential" in subsection "Rationale" and replacing in its entirety with: "Low density residential may be considered as Planned Lot Residential Zone (RPL), Residential Small Lot Zone (RSL), Single Detached Residential Zone (RF1), Semi-Detached Zone (RF4) and Direct Development Control Provision (DC1). See Table 2.

The Direct Control Zone (DC1) will introduce a new housing product type using the zero lot line regulations with a front attached garage. A Direct Control Zone (DC1) is required to accommodate the absence of rear lane access.

The Low Density Residential lots fronting onto a school site will have restricted front drive access and will utilize rear lane access. Reduced front drive access will promote on street parking, safety for the school site, and create a more pleasant streetscape.”;

- n. deleting the last two sentences of the last paragraph in Section 3.4.6 "Residential" subsection "Rationale" in its entirety: "The medium density residential density is averaged at 75.3 units per hectare and approximately 596 units are projected. These units are further defined by zoning category for the engineering section of this report.”;
- o. replacing the title of Section 3.4.7 "Neighbourhood Commercial" with "Commercial";
- p. deleting the first paragraph in Section 3.4.7 "Neighbourhood Commercial" in its entirety and replacing it with: "A commercial site is designated north of 178 Avenue at the intersection of 66 Street. This commercial site is convenient to the cluster of medium density residential housing that borders it. A pedestrian link along the stormwater management facility turns east towards 66 Street north of the commercial site. This link will tie pedestrians into the shared use path within the 66 Street rights of way.”;
- q. deleting the first sentence of the paragraph under the bold text "Pocket Park" in Section 3.4.8 "Parkland, Recreation Facilities, School and Open Space" and replacing it in its entirety with: "A small Pocket Park is designated in the east central portion of Crystallina Nera East.”;

- r. deleting the word “neighbourhood” in the second sentence of the paragraph under the bold text “Pocket Park” in Section 3.4.8 “Parkland, Recreation Facilities, School and Open Space”;
- s. deleting the first sentence of the paragraph under the bold text “Stormwater Management Facilities” in Section 3.4.8 “Parkland, Recreation Facilities, School and Open Space” and replacing it in its entirety with: “Although it is designated as a public utility the stormwater management facility in the northern Plan area will make a major visual and functional addition to Crystallina Nera East’s Green Infrastructure.”;
- t. adding the following sentences after the second paragraph in Section 3.4.9 “Transportation” subsection “Internal Roadway Circulation”: “In order to provide adequate levels of service for the commercial and medium density residential cluster a collector roadway is also provided north of 178 Avenue.”

The number of lots having direct access onto a collector roadway shall be minimized and will be determined at the subdivision stage and shall not exceed 30%. Lots having direct access onto collector roadways shall not interfere with transit stops.”;

- u. deleting Table 2 - Population Statistics and substituting with the following:

**CRYSTALLINA NERA EAST NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 18631**

	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	6.16	9.4
Greenways	0.22	0.3
Transportation		
Circulation	12.30	18.8
Infrastructure / Servicing		
Stormwater Management Facility (5)	4.81	7.4
Commercial	4.59	7.0
<b>TOTAL Non-Residential Area</b>	<b>28.08</b>	<b>42.9</b>
<b>Net Residential Area (NRA)</b>	<b>37.33</b>	<b>57.1</b>

**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 *	29.26	25	731	2.8	2,046	78.4%
Medium Density Residential (MDR)						
Row Housing **	3.33	45	149	2.8	417	8.9%
Low Rise/Medium Density Housing ***	4.74	90	426	1.8	766	12.7%
<b>TOTAL Residential</b>	<b>37.33</b>		<b>1,306</b>		<b>3,229</b>	<b>100.0%</b>

**RESIDENTIAL DENSITY**

\*This land use is further prescribed under RF1, RSL, RPL, RF2, RF3, RF4, DC1 Zoning.

\*\*This land use is further prescribed under RF5 and UCRH Zoning

\*\*\*This land use is further prescribed under RF6 and RA7 Zoning

**SUSTAINABLE MEASURES**

Population Density (ppnrha) = 87

Unit Density (upnrha) = 35

Low Density / Medium Density Unit Ratio = 56% / 44%

Population (%) within 500m of Parkland =100%

Population (%) within 400m of Transit Service = 100%

Population (%) within 600m of Commercial Service = 95%

---

**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>261</b>
Elementary School	131	
Junior/ Senior High School	65	
Senior High School	65	
<b>Separate School Board</b>		<b>131</b>
Elementary School	65	
Junior/ Senior High School	33	
Senior High School	33	
<b>Total Student Population</b>		<b>392</b>

- v. deleting the map entitled the “Bylaw 15801 Approved Crystallina Nera East Neighbourhood Structure Plan” and substituting the map entitled “Bylaw 18631 Amendment to Crystallina Nera East Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- w. deleting “Figure 2 – Edmonton North Bylaw 15548 Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 2 – Edmonton North Bylaw 15548”, attached hereto as Schedule “B” and forming part of this Bylaw;
- x. deleting “Figure 4 – Land Ownership Plan Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 4 – Land Ownership”, attached hereto as Schedule “C” and forming part of this Bylaw;
- y. deleting “Figure 6 – Development Concept Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 6 – Development Concept”, attached hereto as Schedule “D” and forming part of this Bylaw;
- z. deleting “Figure 7 – Green Infrastructure Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 7 – Green Infrastructure”, attached hereto as Schedule “E” and forming part of this Bylaw;
- aa. deleting “Figure 8 – Parks and Open Space Pedestrian Linkages Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 8 – Parks and Open Space Pedestrian Linkages”, attached hereto as Schedule “F” and forming part of this Bylaw;

- bb. deleting “Figure 9 – Transportation Network Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 9 – Transportation Network”, attached hereto as Schedule “G” and forming part of this Bylaw;
- cc. deleting “Figure 10 – Stormwater Servicing System Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 10 – Stormwater Servicing System”, attached hereto as Schedule “H” and forming part of this Bylaw;
- dd. deleting “Figure 11 – Sanitary Servicing System Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 11 – Sanitary Servicing System”, attached hereto as Schedule “I” and forming part of this Bylaw;
- ee. deleting “Figure 12 – Water Servicing System Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 12 – Water Servicing System”, attached hereto as Schedule “J” and forming part of this Bylaw; and
- ff. deleting “Figure 13 – Staging Plan Crystallina Nera East Neighbourhood Structure Plan”, and substituting therefore with “Figure 13 – Staging Plan”, attached hereto as Schedule “K” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

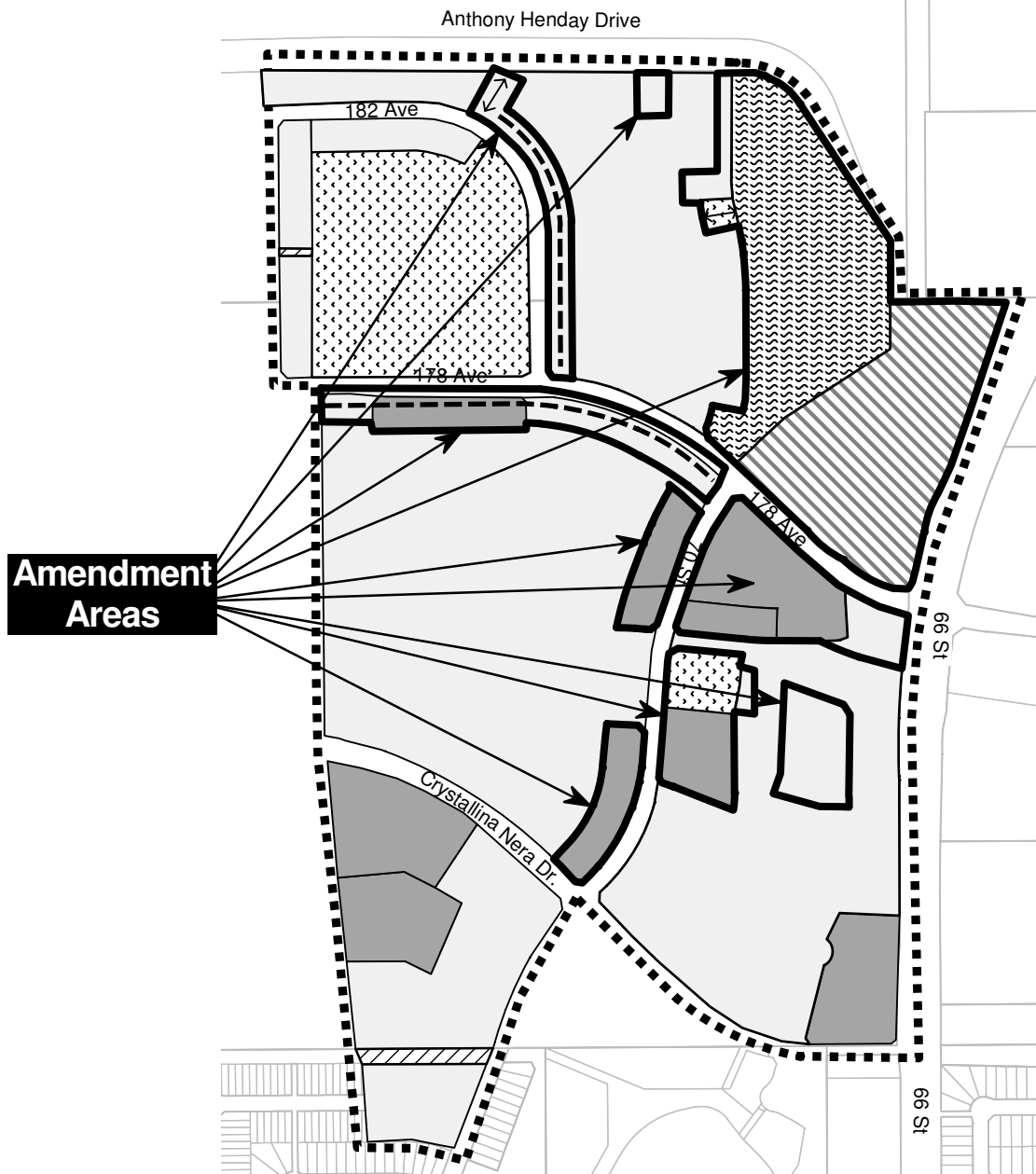
THE CITY OF EDMONTON

---

MAYOR











---

CITY CLERK



**BYLAW 18631  
AMENDMENT TO  
CRYSTALLINA NERA EAST  
Neighbourhood Structure Plan  
(as amended)**



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