

## CHARTER BYLAW 19943

**To rezone land in the Mattson neighbourhood.**

### Purpose

Rezoning land located at 2503 & 2875 – 66 Street NW from AG to AP, CSC, PU, RA7, and RLD; to facilitate the development of commercial uses, low and medium density housing, a public park site and a stormwater management facility.

### Readings

Charter Bylaw 19943 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19943 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 21 and 29, 2022. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The application proposes to rezone the site from (AG) Agricultural Zone to (AP) Public Parks Zone, (CSC) Shopping Centre Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, and (RLD) Residential Low Density Zone. These zones will allow for the development of a Park Site, Commercial uses, a Stormwater Management Facility, as well as Low Density and Medium Density Residential uses and a Pipeline Right-of-Way/Active Modes Connection.

The proposed zoning conforms with the Mattson and Walker Neighbourhood Structure Plans.

All comments from civic departments and utility agencies have been addressed.

### Community Insights

An Advance Notice was sent to surrounding property owners and the Horizon Community League on November 5, 2021. No responses were received.

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## **Attachments**

1. Charter Bylaw 19943
2. Administration Report