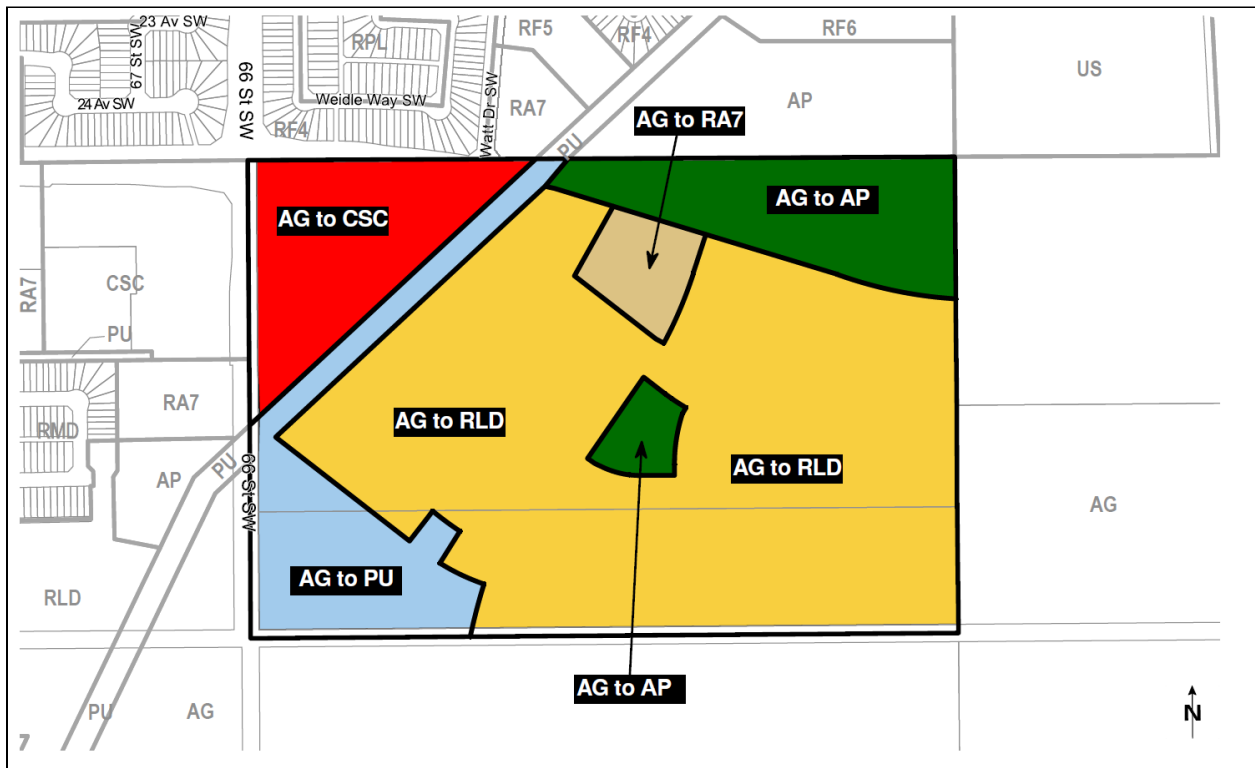




ADMINISTRATION REPORT REZONING MATTSON

2503 and 2875 - 66 Street SW

To allow for the development of a Park Site, Commercial uses, a Stormwater Management Facility, and Low and Medium Density Residential uses.



Recommendation: That Charter Bylaw 19943 to amend the Zoning Bylaw 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 be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will allow for a park site, commercial uses, and a variety of residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the Mattson Neighbourhood Structure Plan.

Report Summary

This rezoning application was accepted from Jeanne Calder (Select Engineering) on October 20, 2021 on behalf of Mattson North Communities. This 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.

The proposal conforms with the Mattson Neighbourhood Structure Plan. An associated subdivision application for the subject area is currently under review by Administration.

The Application

CHARTER BYLAW 19943 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, and Low and Medium Density Residential uses.

Site and Surrounding Area

The site is 43.5 ha in area and is located south of 25 Avenue SW and east of 66 Street SW. The site is currently undeveloped and is primarily surrounded by other undeveloped land that is intended for residential uses. A pipeline corridor transects the neighbourhood and is partly located within the subject site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> ● (RF4) Semi-detached Residential Zone ● (RA7) Low Rise Apartment Zone ● (PU) Public Utility Zone ● (AP) Public Park Zone 	<ul style="list-style-type: none"> ● Semi-detached Housing ● Low Rise Apartment Housing ● Pipeline Right-of-Way/Active Modes Connection ● Undeveloped Park Site
East	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	Undeveloped land
South	<ul style="list-style-type: none"> ● (AG) Agricultural Zone 	Undeveloped land
West	<ul style="list-style-type: none"> ● (CSC) Commercial Shopping Centre Zone ● (RA7) Low Rise Apartment Zone ● (AP) Public Parks Zone ● (PU) Public Utility Zone ● (AG) Agricultural Zone 	Undeveloped land

Planning Analysis

The rezoning area is located within the **Southeast Area Structure Plan** (ASP) and the **Mattson Neighbourhood Structure Plan** (NSP). The Mattson NSP was adopted by City Council on October 12, 2019 with Charter Bylaw 19043. This application is the first proposed rezoning within the Mattson neighbourhood and will set the stage for further development into this area by facilitating the provision of critical drainage infrastructure (stormwater pond), collector and arterial roadway connections, and a commercial node at the intersection of 66 Street and 25 Avenue. The application will also help to facilitate the assembly of the district park campus in the Walker neighbourhood as well as a local park site for the northwestern part of the new neighbourhood.

The proposed zoning changes conform to the Mattson NSP which designates the site for commercial, residential, Stormwater Management Facility, and Municipal Reserve/School/Park Site.

The proposed rezoning aligns with the **City Plan** by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries.

Technical Review

Transportation & Transit:

Administration supports the proposed rezoning application and provided the following comments and advisements:

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.
- dedicate the road right-of-way for 25 Avenue SW and 66 Street SW from the parent parcels, based on approved concept plans.
- construct 25 Avenue SW to an approved concept plan and Complete Streets cross-sections.
- construct a noise attenuation fence, within residential property lines for all lots backing onto or flanking 25 Avenue SW.
- pay for the installation of traffic signals at the intersections.
- The construction of 66 Street SW (between 25 Avenue SW and north of the pipeline corridor) is currently underway and is expected to be completed in 2022.
- Access to the CSC site will be limited to 27 Avenue SW and Watt Drive SW.
- Access to the RA7 site will be limited to internal roadways and shall conform to the City's Access Management Guidelines. Access from 25 Avenue SW will be limited to the designated neighborhood access (collector road).

Transit:

- 25 Ave SW and Watt Boulevard have current transit routes.
- Future 25 Ave SW east of Watt Boulevard and 66 Street are both future transit routes.
- Bus stops will be requested at the Subdivision, Development Permit or Engineering Drawing stage further in the planning process.

Drainage:

Administration supports the proposed rezoning application and advised that permanent sanitary and storm services must be provided in accordance with the servicing schemes identified in the accepted Mattson Neighbourhood Design Report.

EPCOR WATER:

EPCOR advised that water mains do not currently exist adjacent to the property. All future development will be required to meet the standard of water supply under the City of Edmonton Design and Construction Standards. A Hydraulic Network Analysis (HNA) must be submitted to EPCOR Water Services for review and approval prior to any further subdivision or development.

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

Community Insights

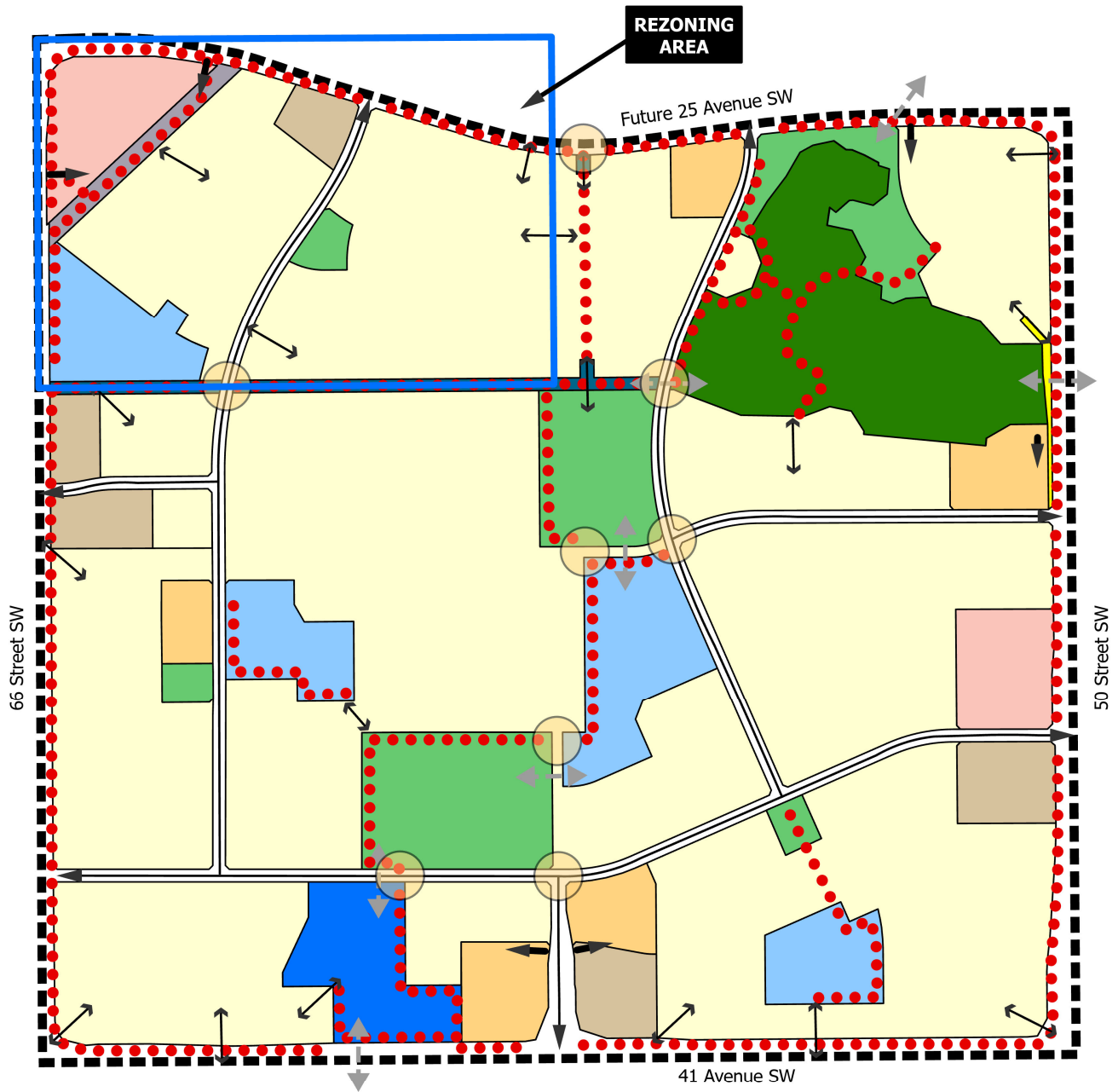
ADVANCE NOTICE November 5, 2021	<ul style="list-style-type: none"> ● Number of recipients: 11 ● No responses received
WEBPAGE	<ul style="list-style-type: none"> ● edmonton.ca/mattsonplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19043
APPROVED
MATTSON**
Neighbourhood Structure Plan
(as amended)



- | | | |
|--|-------------------------|--------------------------------------|
| Single / Semi-Detached Residential | Environmental Reserve | Walkways |
| Row Housing / Medium Density Residential | Pipeline Right-of-Way | Potential Wildlife Crossing Location |
| Low Rise / Medium Density Residential | Greenway (Road R/W) | Access/Emergency Access |
| School / Park (Municipal Reserve) | Public Utility Lot | Priority Pedestrian Crossings |
| Commercial | NSP Boundary | Rezoning Boundary |
| Naturalized Stormwater Management Facility | Collector Roadway | |
| Engineered Stormwater Management Facility | Active Modes Connection | |

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:	Rezoning
Charter Bylaws:	19943
Location:	South of 25 Avenue SW; and east of 66 Street SW
Addresses:	2503 & 2875 - 66 Street SW
Legal Descriptions:	Lot C, Block 1, Plan 0225811; and N-14-51-24-4;
Site Area:	43.5 ha
Neighbourhood:	Mattson
Ward:	Karhiio
Notified Community Organization:	Horizon Community League
Applicant:	Jeanne Calder; Select Engineering

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(AP) Public Parks Zone, (CSC) Shopping Centre Zone, (PU) Public Utility Zone, (RA7) Low Rise Apartment Zone, and (RLD) Residential Lot Density Zone
Plans in Effect:	Mattson Neighbourhood Structure Plan (NSP) Southeast Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination