

## 2875 - 66 Street SW

### Position of Administration: Support



## Summary

Bylaw 21192 proposes a rezoning from the Public Utility Zone (PU) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

Bylaw 21191 proposes amendments to the Mattson Neighbourhood Structure Plan and Bylaw 21190 proposed amendments to the Southeast Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Is compatible with surrounding existing and planned land uses.

- Aligns with the goals and policies of The City Plan to support housing growth in developing areas.

## Application Details

This application was submitted by Select Engineering Consultants Ltd. on behalf of Mattson North Communities Inc.

## Rezoning

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- A range of small scale residential development with limited opportunities for community and commercial development
- A maximum height of 12 m (approx. 3 storeys)

## Plan Amendment

Bylaw 21190 proposes to amend the following map and figures in the Southeast Area Structure Plan in support of the proposed rezoning: Bylaw map, Figure 8.0 Development Concept, Figure 9.0 Integrated Community Circulation System, Figure 13.0 Stormwater System, and Figure 14.0 Sanitary System.

Bylaw 21191 proposes to amend the following for the Mattson Neighbourhood Structure Plan in support of the proposed rezoning: Bylaw map, Figure 6 Land Use Concept, Figure 7 Ecological Features, Figure 8 Open Space & Pedestrian linkages, Figure 9 Transportation Network, Figure 10 Stormwater Management Plan, Figure 12 Sanitary Servicing System, Figure 14 Development Staging Plan and Table 2: Land Use and Population Statistics.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Public Utility Zone (PU)	Undeveloped
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Single Detached Housing, Undeveloped
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Undeveloped
<b>South</b>	Public Utility Zone (PU)	Stormwater Management Facility
<b>West</b>	Public Utility Zone (PU)	Stormwater Management Facility



*Google Street View July 2024*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning is to a standard zone and there was no response to the mailed notice. The basic approach included:

### **Mailed Notice, January 31, 2025**

- Notification radius: 60 metres
- Recipients: 14
- Responses: 0

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Horizon Community League



## Application Analysis



*Site analysis context*

### The City Plan

The City Plan identifies this site as being within a residential area. The proposed rezoning is supported by The City Plan Big City Move to become a rebuildable city as it will expand the residential development opportunities in a developing area.

### Ellerslie District Plan

The subject site generally aligns with the Ellerslie District Plan, which designates the site and surrounding area for Urban Services and Urban Mix uses. Through more detailed design, the shape and boundaries of the storm pond to the south has been modified to no longer include this site. The Urban Mix designation includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. The proposed rezoning is also supported in the corresponding amendments to the Southeast Area Structure Plan and Mattson Neighbourhood Structure Plan.

### Southeast Area Structure Plan

The Southeast ASP identifies the subject area as a Stormwater Management Facility (SWMF). Further review has indicated that this portion of the SWMF is not required for stormwater capacity. The proposed amendments to the Bylaw map, Figure 8.0 Development Concept, Figure 9.0 Integrated Community Circulation System, Figure 13.0 Stormwater System, and Figure 14.0

Sanitary System will re-designate the rezoning area to Residential to support the rezoning proposal. This also aligns with the surrounding land uses.

## Mattson Neighbourhood Structure Plan

The Mattson NSP guides the development of the neighbourhood and designates the subject area as a Stormwater Management Facility (SWMF). The proposed amendment will change this excess SWMF area to low density residential, marginally increasing the area dedicated for low density residential. The proposed amendments to the Bylaw map, Figure 8.0 Development Concept, Figure 9.0 Integrated Community Circulation System, Figure 13.0 Stormwater System, and Figure 14.0 Sanitary System will re-designate the rezoning area to Residential to support the rezoning proposal.

Overall, the proposed amendment complies with the objectives of the NSP and has minimal impacts to the land use statistics. Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Stormwater Management Facilities	19.31	19.16	- 0.15
TOTAL Non-Residential Area	88.62	88.47	- 0.15
Net Residential Area (NRA)	127.70	127.55	- 0.15
Low Density Residential - Area (ha)	73.38	73.53	+ 0.15
Low Density Residential - Units	1,834	1,838	+ 4
Low Density Residential - Pop.	5,135	5,147	+ 13
Low Density Residential - % of NRA	57.5%	57.6%	+ 0.1%
Total Residential - Area (ha)	127.70	127.85	+ 0.15
Total Residential - Units	4,364	4,368	+ 5
Total Residential - Pop.	10,867	10,878	+ 11

## Land Use Compatibility

The proposed rezoning to Small Scale Residential Flex Zone (RSF) is compatible with existing and surrounding planned land uses.

	PU Current	RSF Proposed
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<b>Typical Uses</b>	Emergency Service Major Utility Minor Utility Park	Residential Child Care Service Office Indoor Sales and Service
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Front Setback</b>	6.0 m	3.0 m - 4.5 m
<b>Minimum Interior Side Setback</b>	4.5 m - 10.0 m	1.2 m - 1.5 m
<b>Minimum Flanking Side Setback</b>	6.0 m	2.0 m
<b>Minimum Alley/Rear Setback)</b>	4.5 m	6.0 m
<b>Maximum Site Coverage</b>	-	55%

## Mobility

The proposed rezoning and plan amendment has minimal impact on the transportation network. The rezoning area includes a walkway connection to the adjacent stormwater pond to support pedestrian connectivity.

There is currently no conventional bus service operating in Mattson. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

## Utilities

The proposed rezoning area conforms to the Mattson Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services will be connecting to the sewer system located within 30 Avenue. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

## **Appendices**

1. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. ASP Land Use Concept Map Comparison
4. NSP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NSP Land Use and Population Statistics – Charter Bylaw 19043

Table 2: Land Use and Population Statistics

	Area (ha)	% of GA				
GROSS AREA	247.42	100.0%				
Natural Area (Environmental Reserve)	14.24	5.4%				
Pipeline & Utility Right-of-Way	1.19	0.5%				
Arterial Road Right-of-Way	15.69	6.0%				
GROSS DEVELOPABLE AREA	216.31	% of GDA				
Commercial	6.55	3.0%				
Parkland, Recreation, School (Municipal Reserve)						
Schools / Community Park	11.03	5.1%				
Natural Area (MR)	3.08	1.4%				
Pocket Parks	1.62	0.8%				
Transportation						
Circulation	45.09	20.9%				
Greenway	1.93	0.9%				
Infrastructure / Servicing						
Stormwater Management Facilities	19.31	8.9%				
TOTAL Non-Residential Area	88.62	41.0%				
Net Residential Area (NRA)	127.70	59.0%				
RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Pop.	% of NRA
Low Density Residential	73.38	25	1,834	2.80	5,135	57.5%
Street-Oriented Residential	39.30	30	1,179	2.80	3,301	30.8%
Medium Density Residential	15.01	90	1,351	1.80	2,431	11.8%
Total Residential	127.70		4,364		10,867	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	85
Units Per Net Residential Hectare (upnrha)	34
Low Density Residential; Street-Oriented Residential / Medium Density Residential Unit Ratio	69 / 31
Population (%) within 500m of Parkland	100.0%
Population (%) within 400m of Transit service	100.0%
Population (%) within 600m of Commercial service	80.0%
Presence/Loss of Natural Area features	31.24
Protected as Environmental Reserve (ha)	14.24
Conserved as naturalized Municipal Reserve (ha)	3.08
Protected through other means (SWMF) (ha)	4.62
Lost to Development (ha)	9.30

STUDENT GENERATION COUNT

	Public School Board	Separate School Board
Elementary School	433	216
Junior High School	216	108
Senior High School	216	108
<b>Total Student Population</b>		<b>1,299</b>

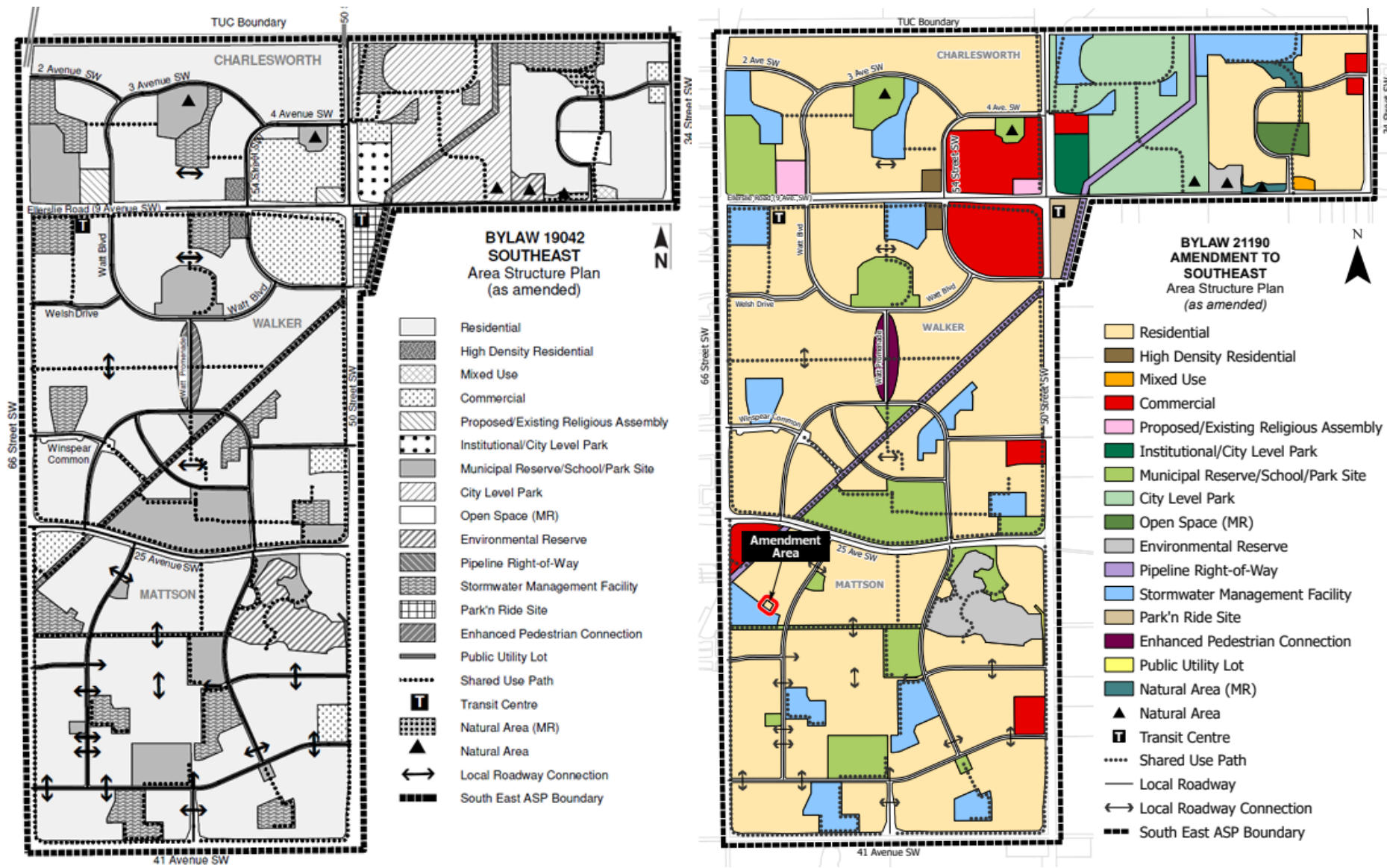


## Proposed NSP Land Use and Population Statistics – Bylaw 21192

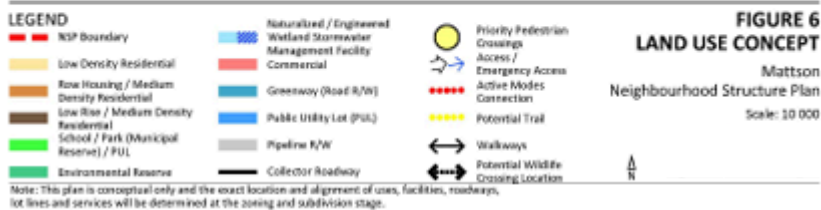
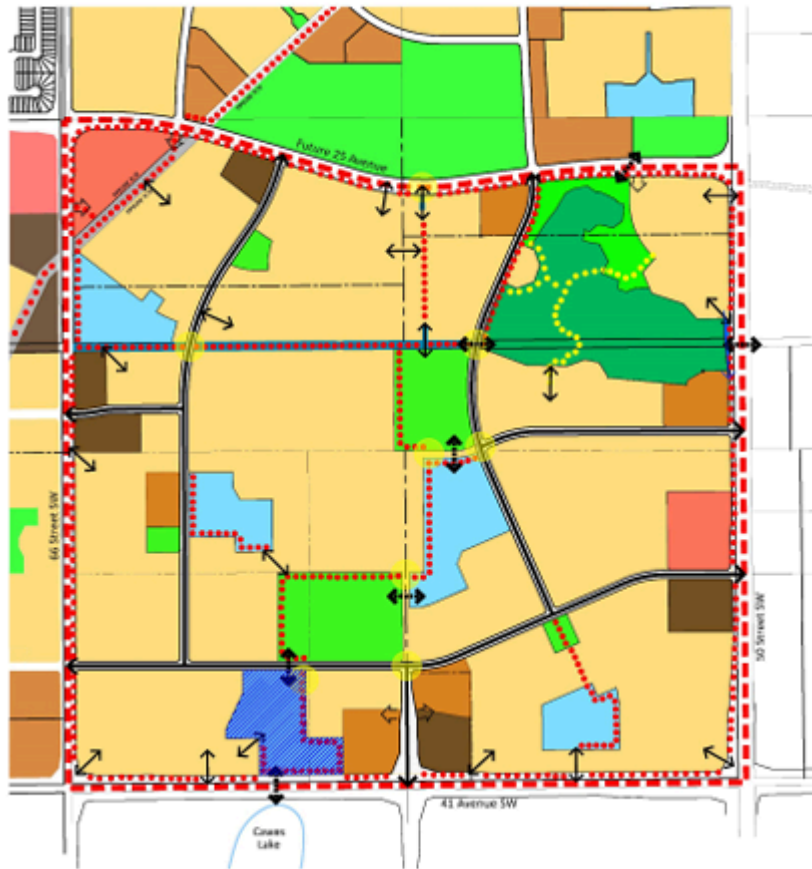
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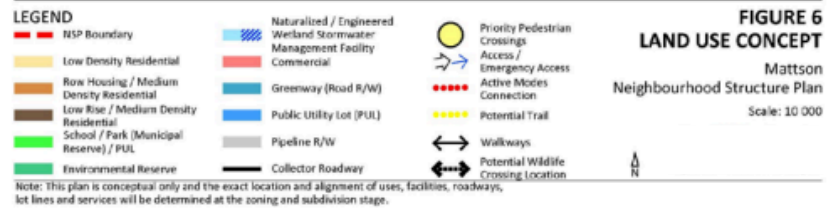
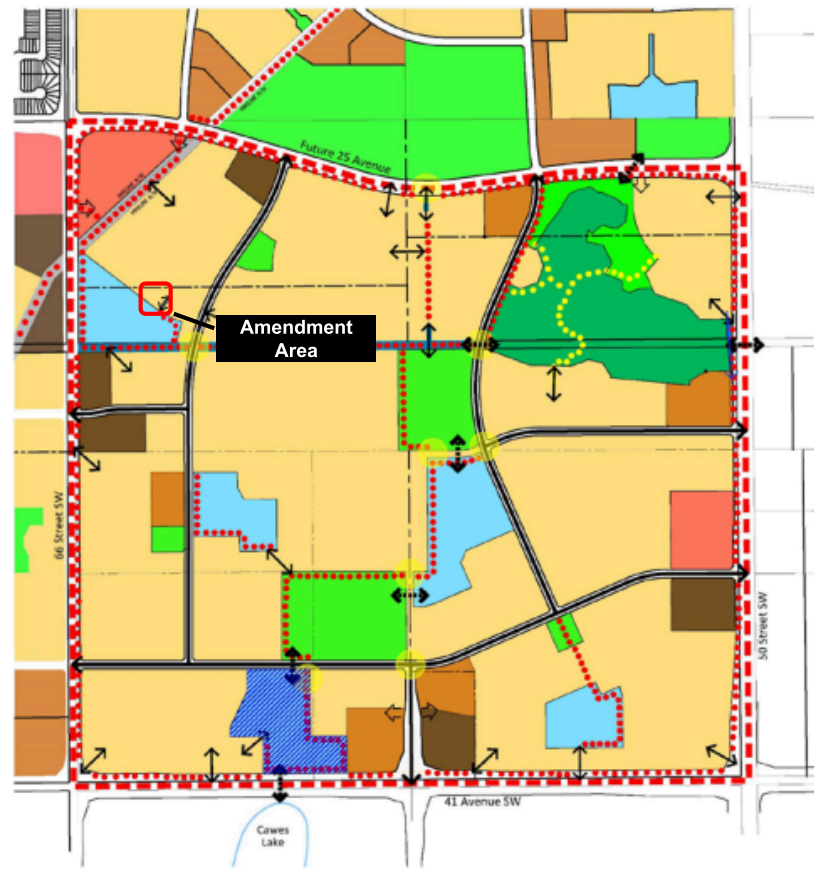
Southeast ASP Land Use Concept Map Comparison



## Mattson NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map