

Bylaw 21191

A Bylaw to amend Charter Bylaw 19043, as amended,  
being the Mattson Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on October 21, 2019, the Municipal Council of the City of Edmonton passed Charter Bylaw 19043, being the Mattson Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable from time to time to amend Charter Bylaw 19043, being Mattson Neighbourhood Structure Plan; and

WHEREAS an application was received by Administration to amend the Mattson Neighbourhood Structure Plan; and

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. Charter Bylaw 19043, the Mattson Neighbourhood Structure Plan is hereby amended by:
  - a. Deleting the map entitled “Charter Bylaw 19043 Mattson Neighbourhood Structure Plan” and replacing it with the map entitled “Bylaw 21191 Amendment to Mattson Neighbourhood Structure Plan” attached hereto as Schedule “A”, and deleting the “amendment area” indicator, and forming part of this bylaw;
  - b. Deleting the table entitled “Table 2: Land Use and Population Statistics” and replacing it with the table entitled “Table 2: Land Use and Population Statistics - Bylaw 21191”, attached hereto as Schedule “B” and forming part of this bylaw;
  - c. Deleting “Figure 6 Land Use Concept” and replacing it with “Figure 6 Land Use Concept”, attached hereto as Schedule “C” and forming part of this bylaw;
  - d. Deleting “Figure 7 Ecological Features” and replacing it with “Figure 7 Ecological Features”, attached hereto as Schedule “D” and forming part of this bylaw;
  - e. Deleting “Figure 8 Open Space & Pedestrian Linkages” and replacing it with “Figure 8 Open Space & Pedestrian Linkages”, attached hereto as Schedule “E” and forming part of this bylaw;

- f. Deleting “Figure 9 Transportation Network” and replacing it with “Figure 9 Transportation Network”, attached hereto as Schedule “F” and forming part of this bylaw;
- g. Deleting “Figure 10 Stormwater Management Plan” and replacing it with “Figure 10 Stormwater Management Plan”, attached hereto as Schedule “G” and forming part of this bylaw;
- h. Deleting “Figure 12 Sanitary Servicing System” and replacing it with “Figure 12 Sanitary Servicing System”, attached hereto as Schedule “H” and forming part of this bylaw; and
- i. Deleting “Figure 14 Development Staging Plan” and replacing it with “Figure 14 Development Staging Plan”, attached hereto as Schedule “I” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

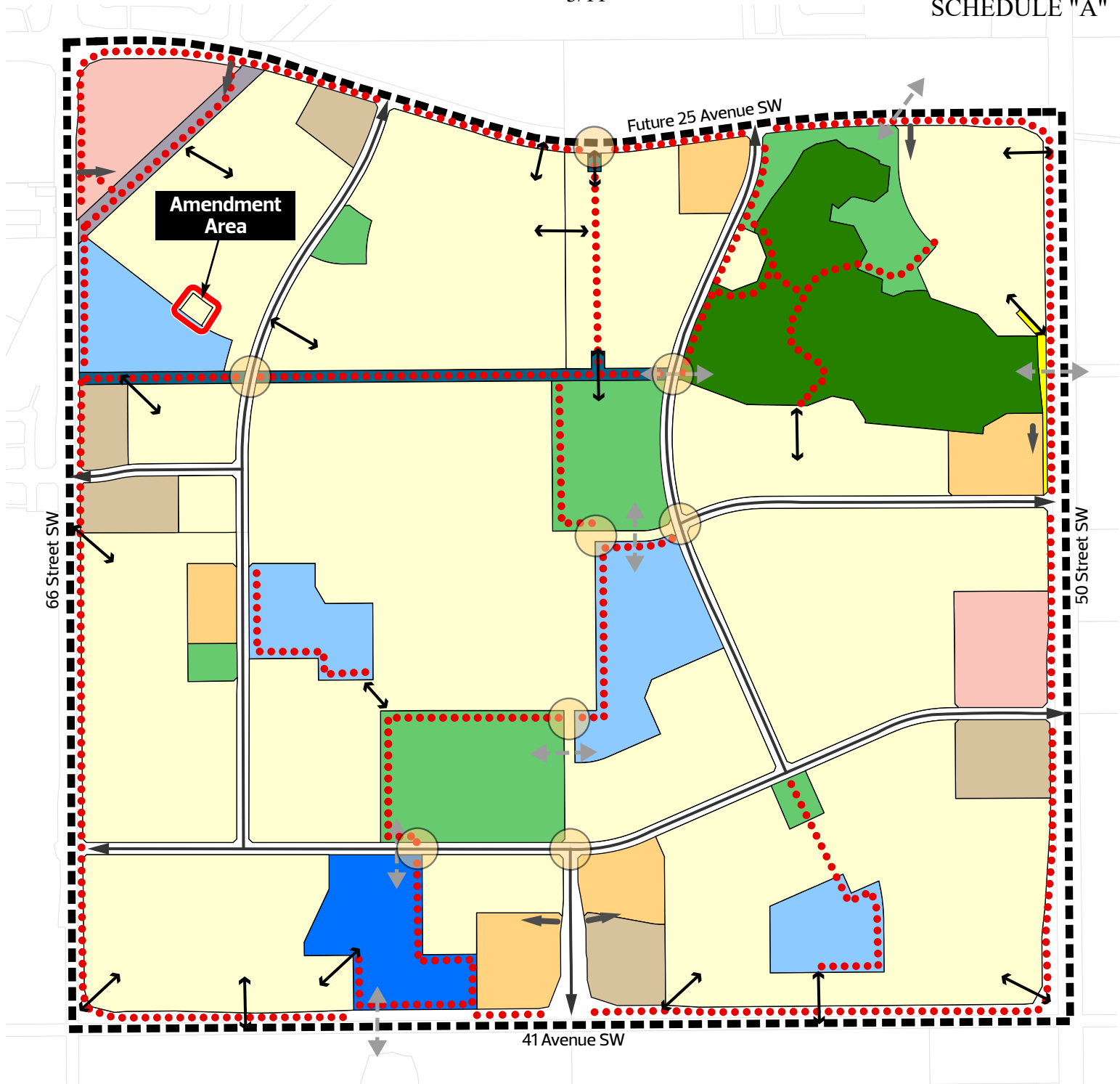
THE CITY OF EDMONTON

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MAYOR



















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CITY CLERK



**BYLAW 21191  
AMENDMENT TO  
MATTSON**  
Neighbourhood Structure Plan  
(as amended)



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

**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.

**Table 2: Land Use and Population Statistics - Bylaw 21191**

	Area (ha)	% of GA
<b>GROSS AREA</b>	<b>247.42</b>	<b>100.0%</b>
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%
<b>GROSS DEVELOPABLE AREA</b>	<b>216.31</b>	<b>% of GDA</b>
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	19.16	8.9%
<b>TOTAL Non-Residential Area</b>	<b>88.47</b>	<b>41.0%</b>
<b>Net Residential Area (NRA)</b>	<b>127.55</b>	<b>59.0%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Pop.	% of NRA
Low Density Residential	73.53	25	1,838	2.80	5,147	57.6%
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%
<b>Total Residential</b>	<b>127.85</b>		<b>4,368</b>		<b>10,878</b>	<b>100.0%</b>

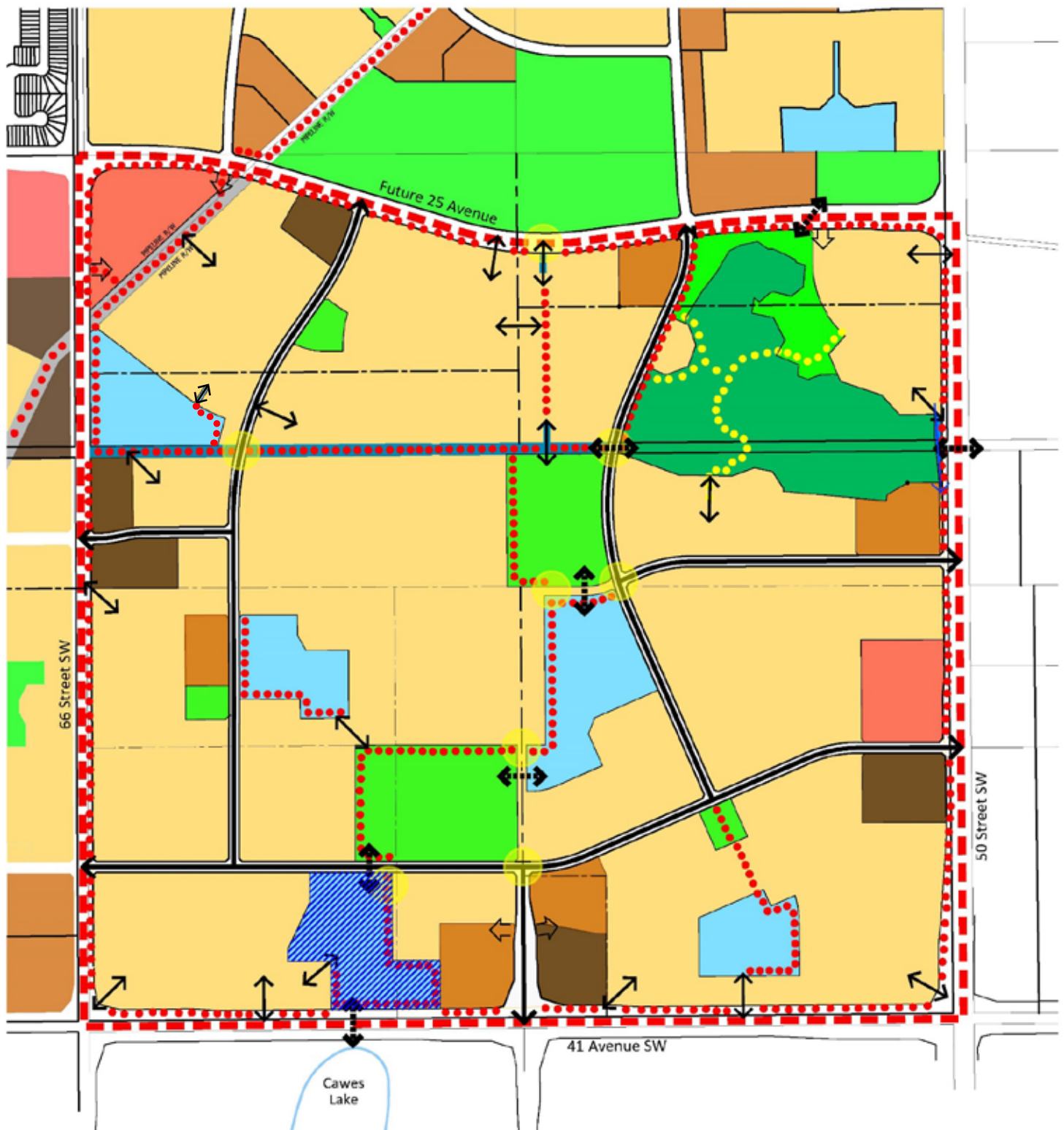
**SUSTAINABILITY MEASURES**

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

**STUDENT GENERATION COUNT**

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





### LEGEND

NSP Boundary

Low Density Residential

Row Housing / Medium Density Residential

Low Rise / Medium Density Residential

School / Park (Municipal Reserve) / PUL

Environmental Reserve

Naturalized / Engineered Wetland Stormwater Management Facility

Commercial

Greenway (Road R/W)

Public Utility Lot (PUL)

Pipeline R/W

Collector Roadway

Priority Pedestrian Crossings

Access / Emergency Access

Active Modes Connection

Potential Trail

Walkways

Potential Wildlife Crossing Location

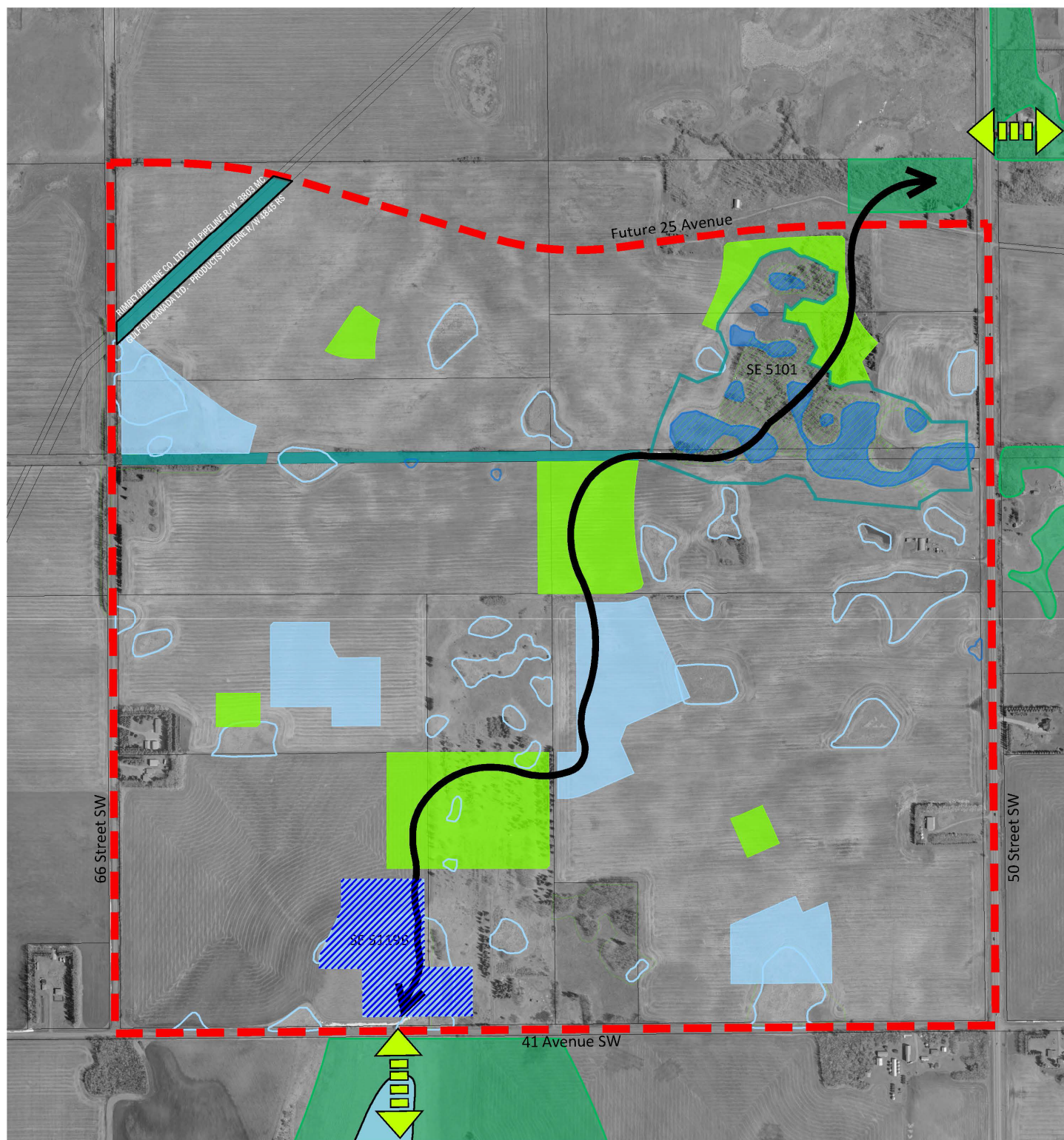
### FIGURE 6 LAND USE CONCEPT

Mattson  
Neighbourhood Structure Plan

Scale: 10 000



Note: This plan is conceptual only and the exact location and alignment of uses, facilities, roadways, lot lines and services will be determined at the zoning and subdivision stage.



## LEGEND

- |  |   |  |                                |
|--|---|--|--------------------------------|
|  | NSP Boundary  |  | Retained Habitat Patches       |
|  | Proposed Linkage  |  | Off-Site Network Elements      |
|  | Greenway  |  | Regional Ecological Connection |
|  | Parks   |  | Environmental Reserve          |
|  | Naturalized / Engineered Wetland Stormwater Management Facility |  |                                |

## FIGURE 7 ECOLOGICAL FEATURES

Mattson  
Neighbourhood Structure Plan

Scale: 10 000  
0m 200m 400m







## LEGEND

- NSP Boundary
- Priority Pedestrian Crossing
- ↔ Walkway Linkages
- Active Modes Connection
- Potential Trail
- Enhanced Local Roadway

--- Potential Wildlife Crossing Location

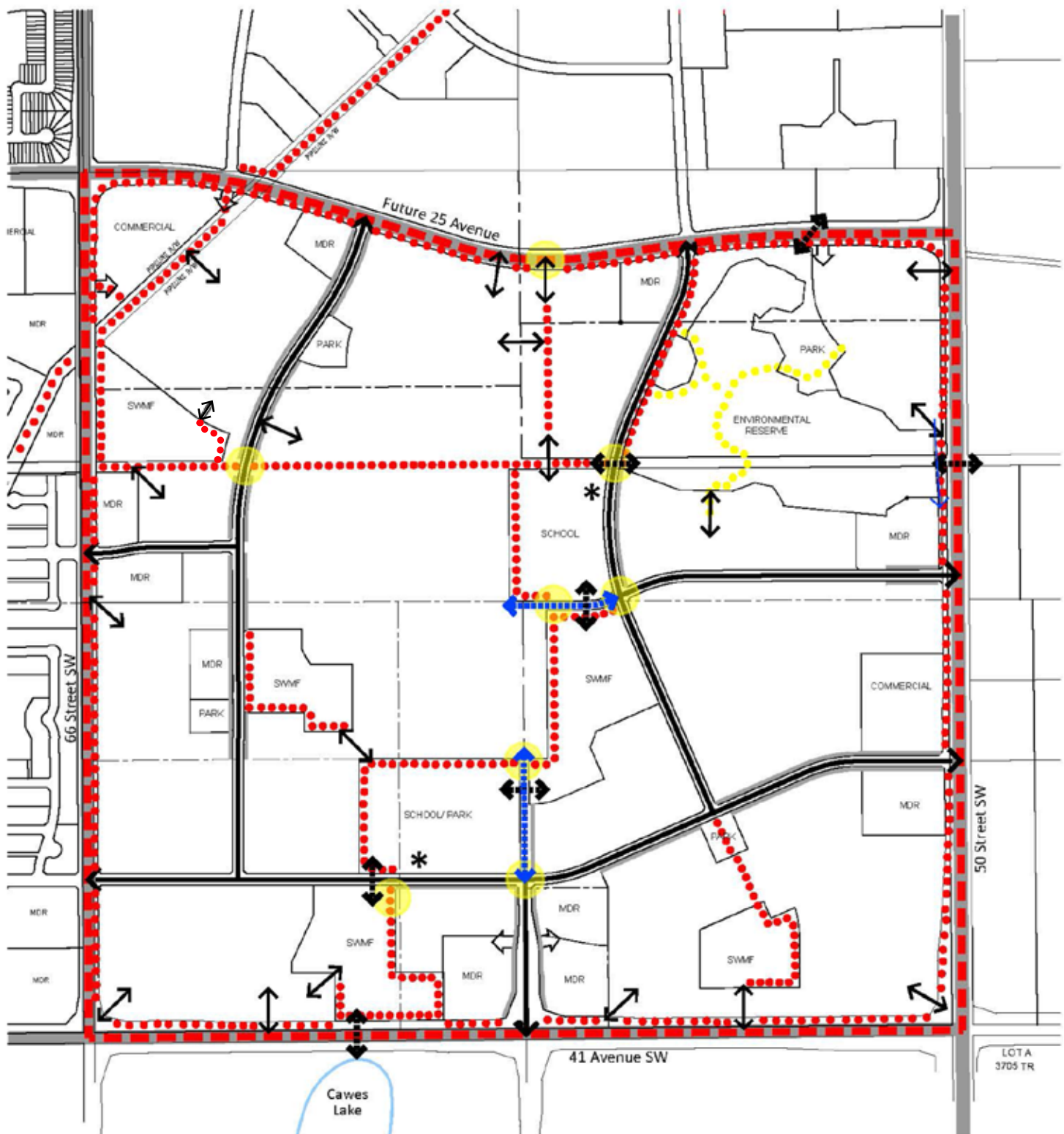
## FIGURE 8 OPEN SPACE & PEDESTRIAN LINKAGES

Mattson  
Neighbourhood Structure Plan

Scale: 10 000

0m 200m 400m





## LEGEND

- |  |   |
|--|---|
| <span style="color: red;">—</span> NSP Boundary                    | <span style="color: yellow;">—</span> Potential Trail                     |
| <span style="color: gray;">—</span> Arterial Roadway               | <span style="color: gray;">—</span> Restricted Front Drive Access         |
| <span style="color: black;">—</span> Collector Roadway             | <span style="color: black;">↔</span> Walkways                             |
| <span style="color: blue;">↔</span> Access / Emergency Access      | <span style="color: black;">*</span> School Drop Off Zone                 |
| <span style="color: yellow;">●</span> Priority Pedestrian Crossing | <span style="color: black;">↔</span> Potential Wildlife Crossing Location |
| <span style="color: red;">—</span> Active Modes Connection         | <span style="color: blue;">—</span> Enhanced Local Roadway                |

FIGURE 9  
TRANSPORTATION NETWORKMattson  
Neighbourhood Structure Plan

Scale: 10 000

0m 200m 400m







# LEGEND

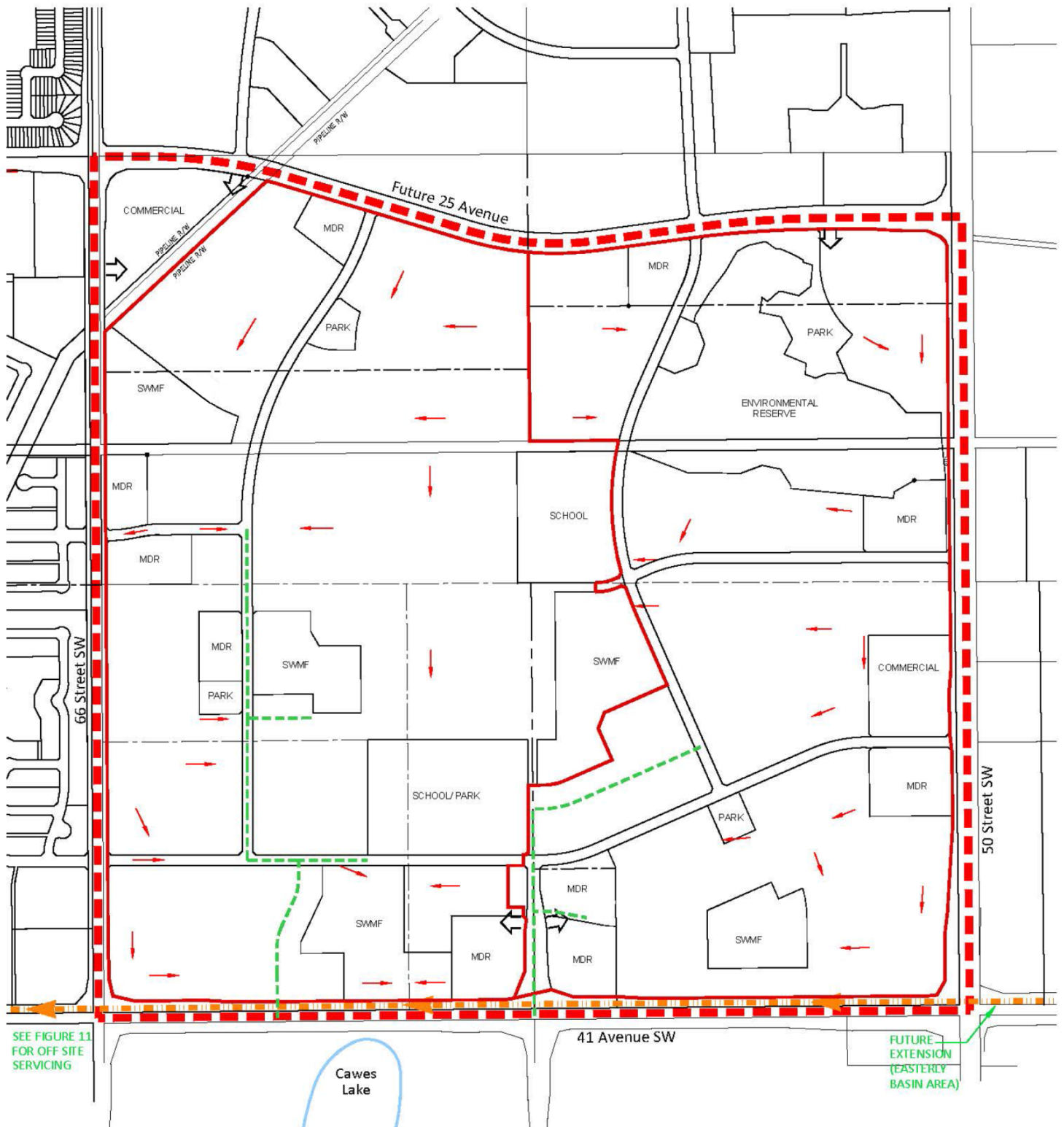
- |   |   |
|---|---|
| <span style="color: red;">---</span> NSP Boundary and Major Storm Basin Boundary  | <span style="color: gray;">---</span> Low Impact Design Initiatives               |
| <span style="background-color: lightblue;"> </span> Naturalized Stormwater Management Facility (SWMF)                                 | <span style="color: green;">---</span> Inter-Connecting Pipe                      |
| <span style="background-color: lightblue; border: 1px solid black;"> </span> Engineered Wetland Stormwater Management Facility (SWMF) | <span style="color: black;">---</span> Sub-Basin Boundary                         |
| <span style="background-color: blue; border: 1px solid black;"> </span> Public Utility Lot (PUL)                                      | <span style="color: green;">---</span> Proposed Storm Trunk Line to Cawes Lake    |
| <span style="background-color: green;"> </span> Environmental Reserve (ER)  | <span style="color: blue;">---</span> Proposed Storm Trunk Line to Blackmud Creek |
|   | <span style="color: green;">⌋</span> Inlet  |
|   | <span style="color: red;">⌋</span> Outlet   |

## FIGURE 10 STORMWATER MANAGEMENT PLAN

Mattson  
Neighbourhood Structure Plan

Scale: 10 000



**LEGEND**

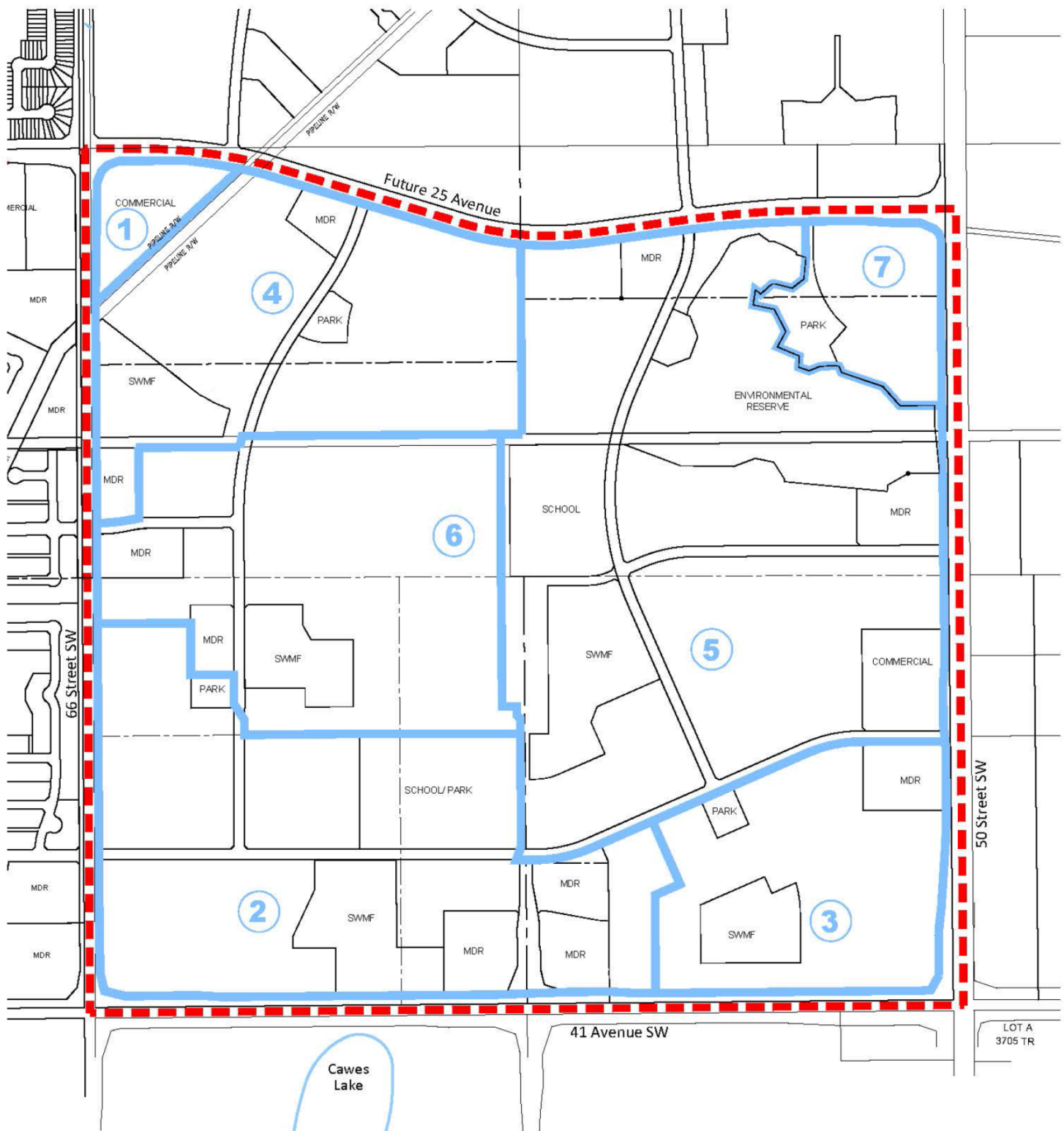
- NSP Boundary
- Direction of Flow
- Sanitary Basin Boundary
- Proposed Sanitary Main (On Site)
- Proposed Sanitary Trunk (Developer Funded)

**FIGURE 12**  
**SANITARY SERVICING SYSTEM**

Mattson  
 Neighbourhood Structure Plan

Scale: 10 000





# LEGEND

- NSP Boundary
- Staging Boundary
- ④ Staging Sequence

## FIGURE 14 DEVELOPMENT STAGING PLAN

Mattson  
Neighbourhood Structure Plan

Scale: 10 000  
0m 200m 400m

