

## 3149 - 66 Street SW

### Position of Administration: Support



## Summary

Bylaw 21440 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF), Small-Medium Scale Transition Residential Zone (RSM h14) and Medium Scale Residential Zone (RM h23) to allow for a range of small to medium scale housing.

Bylaw 21439 proposes to amend the Mattson Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning.

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

Administration supports this application because it:

- Aligns with The City Plan's goals for future growth in the Developing Area.

- Proposes additional active mode connectivity and an additional active mode safe crossing across 66 Street SW.
- Proposes adjustments to the Mattson Neighbourhood Structure Plan (NSP) that maintains the existing approved policy direction for the area.
- Is compatible with surrounding existing and planned land uses.

## **Application Details**

This application was submitted by Scheffer Andrew Ltd. on behalf of College Woods Development Inc.

## **Rezoning**

The proposed zones would allow development with the following key characteristics:

### Small Scale Flex Residential Zone (RSF):

- A range of small scale residential development, including detached, attached, and multi-unit housing
- A maximum height of 12 metres (approximately 3 storeys)

### Small-Medium Scale Transition Residential Zone (RSMh14):

- A range of medium scale row housing and multi-unit housing
- A maximum height of 14 metres (approximately 4 storeys)

### Medium Scale Residential Zone (RMh23):

- Medium scale housing, including multi-unit housing in the form of row housing.
- Maximum building height of 23 metres (approximately six storeys).
- Maximum Floor Area Ratio of 3.0.
- Minimum density of 75 dwellings/hectare.

## **Amendments to the Mattson NSP**

An amendment to the Mattson NSP is proposed to facilitate the rezoning. The NSP proposal reconfigures areas of Low Density Residential (LDR) and Medium Density Residential (MDR), while maintaining the same proportions of each.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Vacant land
<b>North</b>	Small Scale Flex Residential Zone (RSF) Public Utility Zone (PU)	Vacant land under construction Existing stormwater management facility (SWMF)
<b>East</b>	Agriculture Zone (AG)	Agricultural land
<b>South</b>	Agriculture Zone (AG)	Agricultural land
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Land under construction



Photo of site, looking east from 66 Street SW

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning aligns with the plans in effect, and no responses were received from the mailed notice. The basic approach included:

### Mailed Notice, November 26, 2025

- Notification radius: 100 metres

- Recipients: 19
- Responses: 0

## Webpage

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

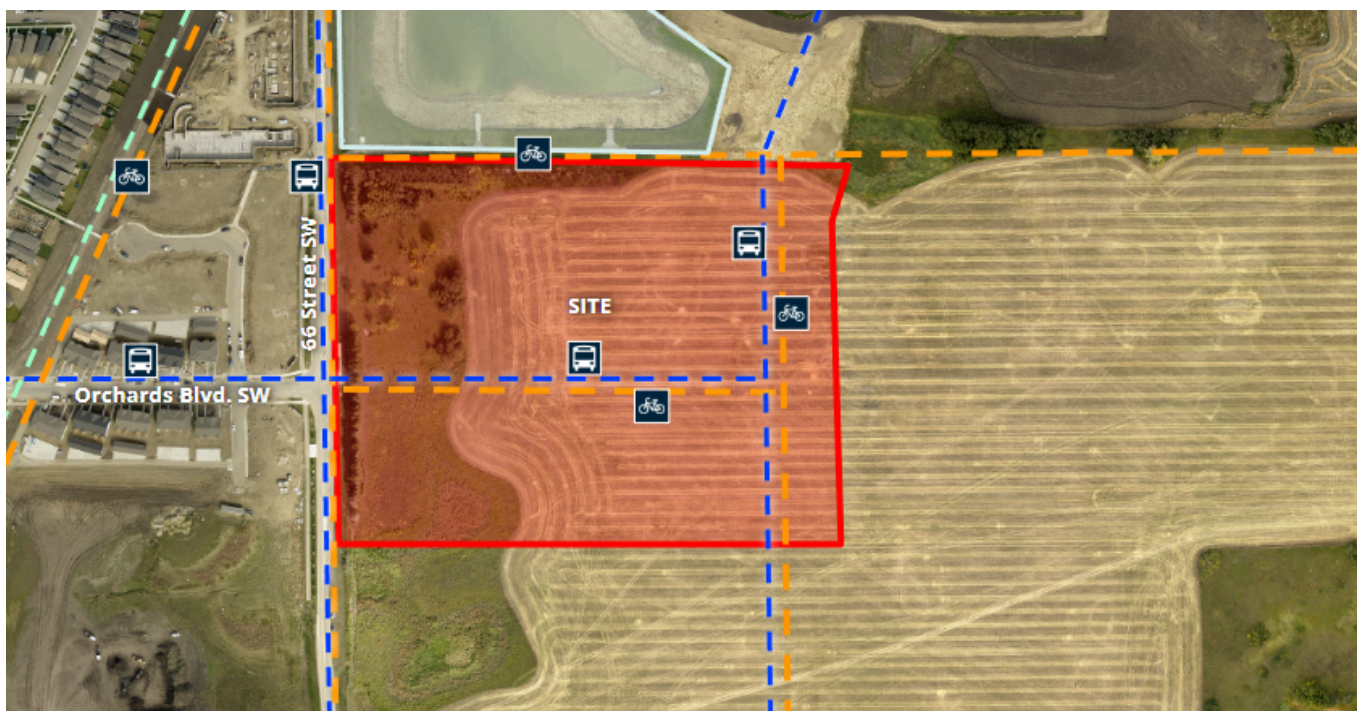
## Optional Email Notifications

- [my.edmonton.ca](http://my.edmonton.ca)

## Notified Community Organizations

- Horizon Community League

## Application Analysis



*Site analysis context*

## Southeast Area Structure Plan

The Southeast ASP provides direction to place higher density residential land uses toward the collector and / or arterial road system to provide easy access and, where appropriate, a transitional land use between adjacent single-family development, major roads and commercial uses. The proposed reconfiguration facilitates the policy direction by concentrating increased density along the proposed internal collector roadway system.

## Neighbourhood Structure Plan

The proposed reconfiguration of land uses within the Mattson NSP maintains the approved policy direction within the Southeast ASP, and facilitates the policy direction of the Mattson NSP by concentrating increased density along the proposed internal collector roadway system. The

proposed additional active modes connectivity and crossing is consistent with the approved policy direction in both the Southeast ASp and Mattson NSP. No changes to planned density are proposed as the planned density is being reallocated within the plan amendment area.

## **Land Use Compatibility**

The proposed zone changes are consistent with the proposed changes to the Mattson NSP, facilitating the build-out of the LDR and MDR sites by providing for a range of housing choices and concentrating increased density along the arterial and collector roadway system adjacent to active modes and transit.

## **Mobility**

Upon subdivision and development, the owner will be required to dedicate the necessary road right-of-way and construct the transportation road network, including the arterial and collector roadways with shared pathways, priority pedestrian crossings, and walkway connections within the site boundary as per the Mattson NSP. An additional priority pedestrian crossing was identified along 66 Street SW to provide a safe crossing across the arterial roadway. 66 Street SW and 25 Avenue SW are future district connector bike routes. 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**

No concerns were identified as part of the rezoning proposal. There is a Neighbourhood Design Report (NDR) revision currently under review by Administration. These changes will need to be accepted by Administration prior to subdivision application approval.

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

## **Appendices**

1. Mattson NSP Land Use Concept Map Comparison
2. Proposed Text Amendment to the Mattson NSP

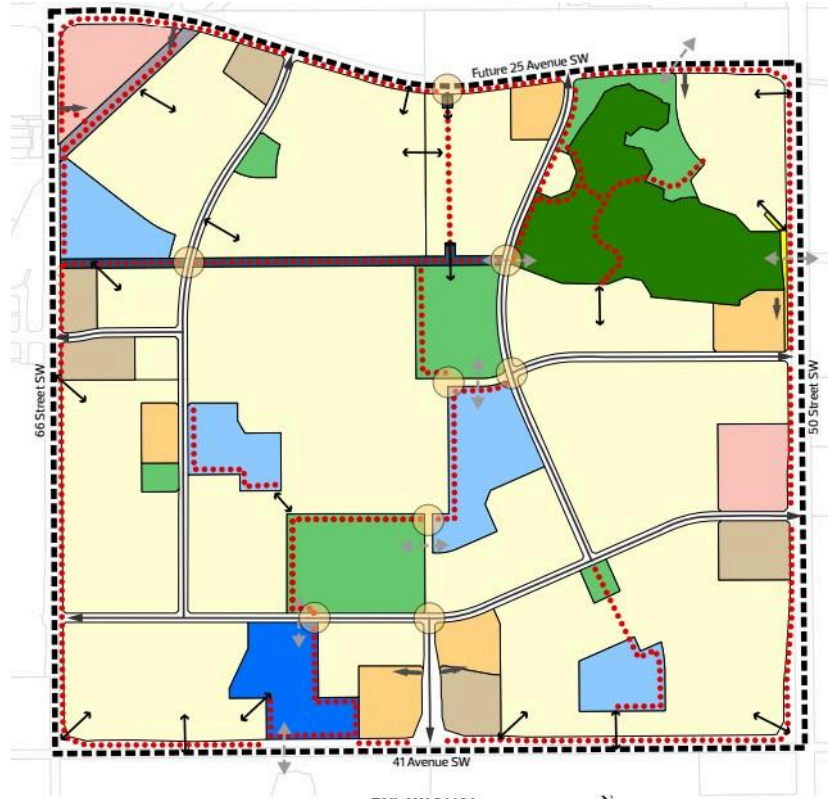
Written By: Dan Boric

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

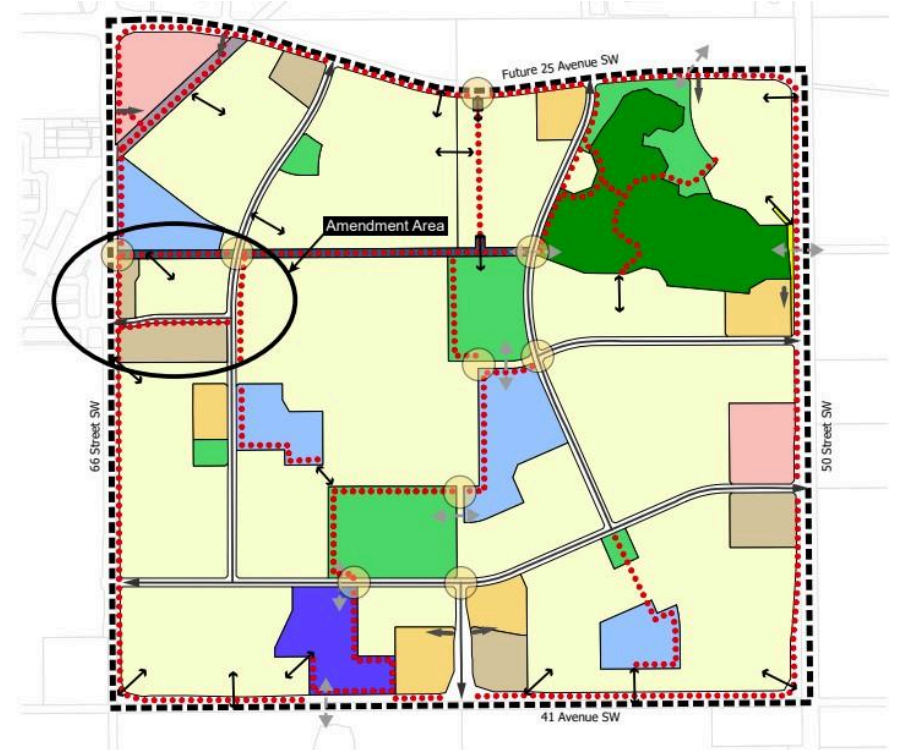
## Mattson NSP Land Use Concept Map Comparison



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

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

**Current Land Use Concept Map**



**FIGURE 6  
LAND USE CONCEPT  
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      | Greenway (Road R/W)                       | Active Modes Connection              |
| School / Park (Municipal Reserve)          | Public Utility Lot                        | Walkways                             |
| Commercial                                 | Priority Pedestrian Crossings             | Potential Wildlife Crossing Location |
| Naturalized Stormwater Management Facility |   | Access/Emergency Access              |

**Proposed Land Use Concept Map**

## Proposed Text Amendment to the Mattson NSP - Bylaw 21439

Text to be removed is shown in ~~red strikethrough~~.

Text to be added is shown in red.

Current	Proposed
<p data-bbox="326 506 636 541">3.3.9(e) Transportation</p> <p data-bbox="167 573 786 747">A network of sidewalks, greenways, walkways and Active Modes links shall be provided to promote walkability and access to open spaces, stormwater management facilities, amenities and transit facilities.</p>	<p data-bbox="980 506 1291 541">3.3.9(e) Transportation</p> <p data-bbox="821 573 1440 926">A network of sidewalks, greenways, walkways and Active Modes links shall be provided <b>on one side of all collector roads in the neighborhood in alignment with City's updated policies and practices, to promote walkability, connectivity and access to future district and neighborhood bike routes, <del>to promote walkability and access to</del></b> open spaces, stormwater management facilities, amenities and transit facilities.</p>