

Share your feedback

on a proposal for a new
Neighbourhood Structure Plan
(NSP) for the Mattson Area

**SEP
17 2019**

Tuesday, 6:00 to 8:00 p.m.

(Drop-in, no scheduled presentation)

The Orchards Residents Association – Crabapple Room
4059 Orchards Drive SW

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WELCOME

What can you expect tonight

- + **Information** about the proposed Mattson Neighbourhood Structure Plan
- + Information about the application review **process** and **next steps**
- + Ways to **provide your feedback** on the proposed Plan
 1. In person by talking to City staff
 2. In person by talking to the applicant
 3. In writing by filling out a comments form
 4. E-mail the File Planner

City Representatives

- + Councillor Mohinder Banga (Ward 12)
- + Beatrice McMillan, Senior Planner
- + Sean Conway, File Planner
- + Sumon Khan, Transportation Project Engineer
- + Diane Fitzpatrick, Planning Technician

Applicant

- + Greg MacKenzie, Greg MacKenzie Associates Consulting Ltd.
- + Alex Petrosky, Melcor Developments Ltd.
- + Sue Monson, Melcor Developments Ltd.

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Learn more by going to: edmonton.ca/mattsonneighbourhoodstructureplan

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Planning Framework



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Application **Process** Chart



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Land Use Planning Steps



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Roles and Responsibilities



APPLICANT/ DEVELOPER

- Creates and submits new neighbourhood plan
- Considers City policy and public feedback as they work with the review process and refine their application
- Prepares technical studies to support the application



CITY OF EDMONTON

- Receives and reviews the new neighbourhood plan from the applicant
- Ensures technical review by subject matter experts
- Ensures public feedback is considered by the applicant
- Collects knowledge and feedback from the public to ensure a comprehensive analysis



PUBLIC (Residents & Stakeholders)

- Provides local knowledge, perspectives and feedback to the City and applicant regarding the new neighbourhood plan



CITY COUNCIL

- Makes final decision on the application, which considers public feedback and the City's planning analysis and recommendation

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Mattson NSP **Highlights**

- + Preservation of approximately 17 ha of natural area including wetlands and treestands
- + Two future school sites and a community park
- + Integration of preserved wetlands with the stormwater management systems to improve wetland sustainability
- + Accomodation of a future population of approximately 10,800 people
- + A mix of low and medium density residential uses
- + Opportunity for neighbourhood commercial development along major roadways

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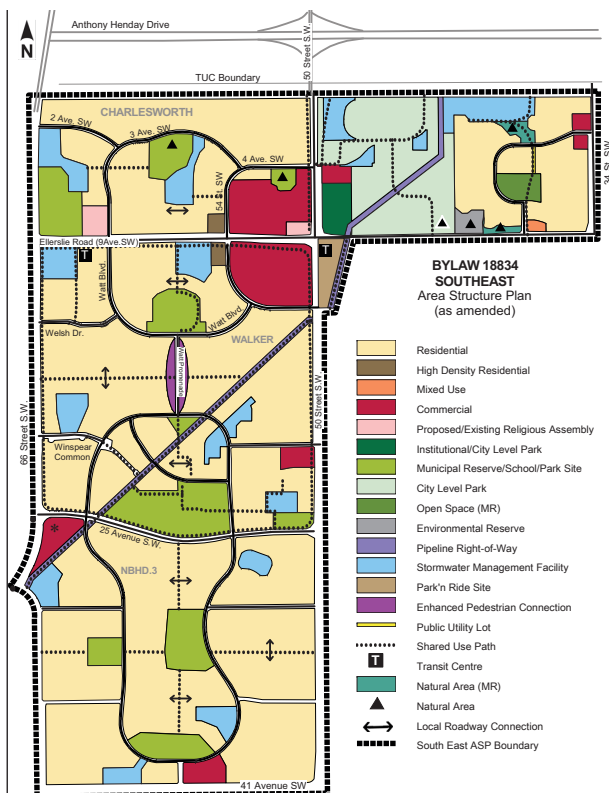
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Existing Southeast Area Structure Plan

Area Structure Plans (ASP) identify neighbourhoods and the location of residential areas, commercial and industrial areas, parks, recreation centres, major roads, and storm facilities



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.

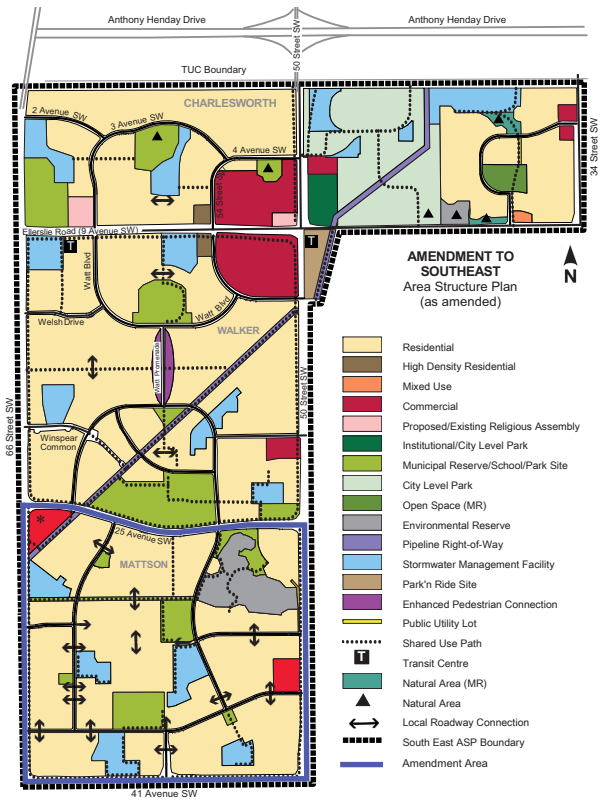
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Proposed Southeast Area Structure Plan



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Site Context Map



LEGEND



Mattson
Neighbourhood
Structure Plan
Boundary



Zoning Label &
Zoning Boundary

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Proposed Neighbourhood Structure Plan



PROPOSED MATTSON Neighbourhood Structure Plan

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

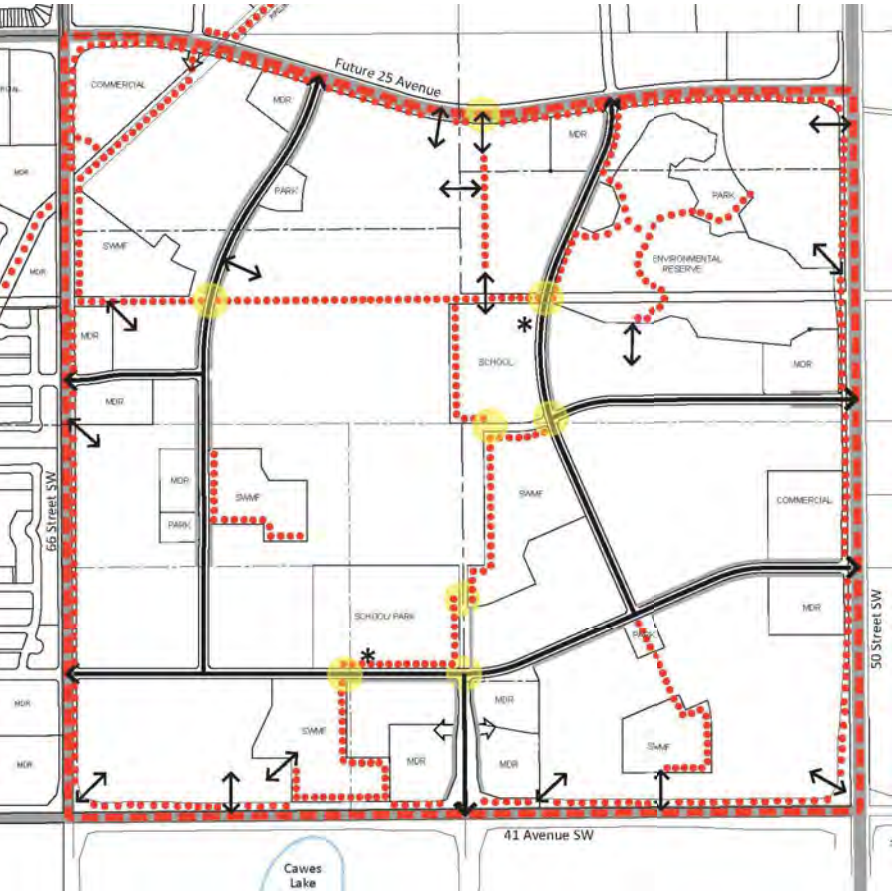
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Proposed Transportation Network



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- NSP Boundary
- Arterial Roadway
- Collector Roadway
- Access
- Priority Pedestrian Crossing
- Active Modes Connection
- Restricted Front Drive Access
- Walkways
- School Drop Off Zone

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What **information** is considered when **City Council** makes a decision?

Approved Plans, Policies and Regulations:

- + The Way We Grow: Edmonton Municipal Development Plan
- + Southeast Area Structure Plan (ASP)

Land Use Compatibility:

- + Proposed uses are located and developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

Technical Information:

- + **Traffic** impact requirements
- + **Drainage** and **water** service requirements
- + **Parkland** requirements, natural area retention and provision of land for schools

Public Input:

- + **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward to Public Hearing

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What happens next?

A summary of what we heard tonight will be:

- + **Provided** to those who supply their e-mail/mailling address on the sign-in sheet
- + **Posted** on the planning application webpage, on-line at edmonton.ca/mattsonneighbourhoodstructureplan
- + **Shared** with City Council when the application goes forward to Public Hearing

When the applicant is ready to take the application to Council:

- + Notice of the **Public Hearing** date will be sent to surrounding property owners
- + You can **register to speak** at Council or listen to the Public Hearing on-line
- + You can **submit written comments** to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner at any time:

- + **Sean Conway**
sean.conway@edmonton.ca
780-496-5809

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