

WHAT WE HEARD REPORT

New Mattson Neighbourhood Structure Plan (NSP)

LDA17-0684

PROJECT LOCATION: The Mattson neighbourhood is located east of 66 Street SW and south of 25 Avenue SW within the Southeast Area

PROJECT DESCRIPTION: A proposal for a new Neighbourhood Structure Plan (NSP) for the rural southeast neighbourhood under the Southeast Area Structure Plan (ASP). The NSP will provide a framework for the development of about 250 hectares of land.

EVENT TYPE: Open-House, no scheduled presentation

MEETING DATE: September 17, 2019

NUMBER OF ATTENDEES: 19 (public) - including Ward 12 Councillor, Mohinder Banga

ABOUT THIS REPORT

The information in this report includes feedback gathered during the September 17, 2019 open house. This report was shared with all attendees who provided their email address during the event. This summary was also shared with the applicant and the Ward Councillor. Comments will also be summarized in the Report to Council and this report will be attached.

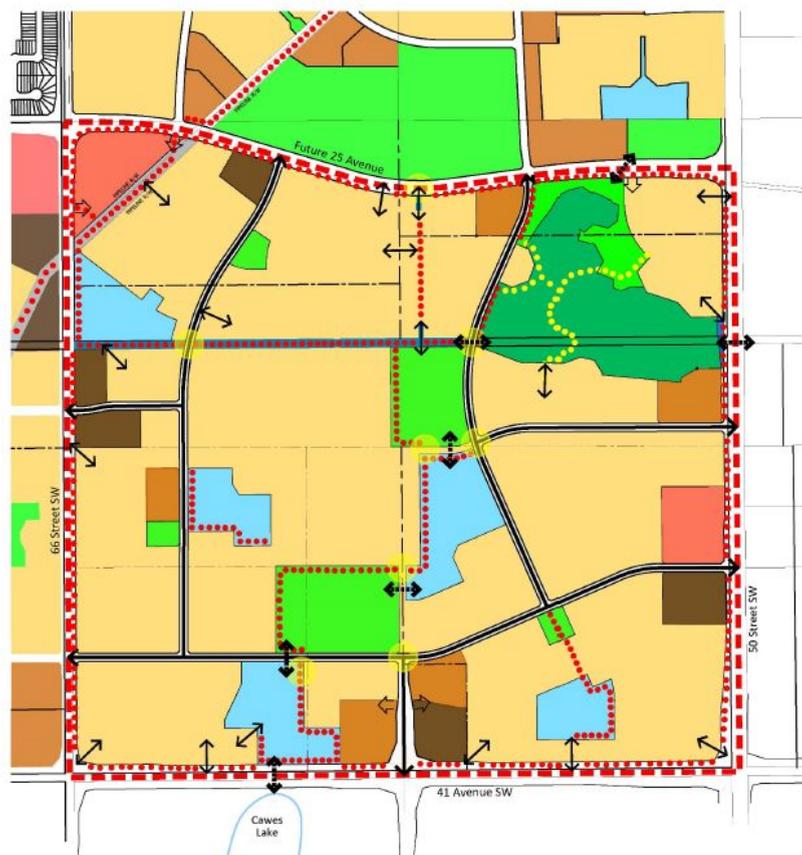
MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City staff, the applicant, and the developer. Planners were available to answer questions throughout the open house and the attendees were encouraged to provide feedback. Comments from attendees were recorded by City staff during the meeting, and feedback and comments forms were also collected. Below is a summary of all the comments we received and the main themes that emerged. As a result of the Open House two feedback forms were received. Responses to comments received is also provided.

THE APPLICATION

An application to amend the Southeast Area Structure Plan and adopt a new Neighbourhood Structure Plan (NSP) for Mattson was received by the City of Edmonton on **December 23, 2011**.

The Area Structure Plan applies to the larger area bounded by Anthony Henday Drive to the north, the easterly City limit, 66 Street SW to the west, and 41 Avenue SW to the west. The proposed Mattson NSP provides a framework for the future development of land, more detailed technical information and serves as an intermediate link between an Area Structure Plan and future rezonings, subdivisions and ultimately development of the area.



OPEN HOUSE FEEDBACK SUMMARY

The following are comments and concerns heard from the participants of the open house either verbally or from the two submitted feedback forms. Responses are also provided below

- Overall the Open House was helpful with City Staff and the applicant providing basic information and explaining the planning application review process;
- Some attendees had questions about how the application was processed;
- Interest in the parks and open space concept and the Emerald Crescent natural area network feature in the neighbourhood;
- Interest in pursuing commercial opportunities in the neighborhood (including potential for a daycare use);
- Wanting more information on how the neighbourhood was named;
- Questions about when transit will be improved in the larger area; and
- Questions about timing of development - when will the schools be built.

Response to comments/questions:

What Open Space and Natural Areas are planned for the Mattson NSP?

Response:

- The NSP concept plan identifies several types of parks and open spaces including local parks, pocket parks, shared school/park sites, linear parks (greenways), naturalized stormwater management facilities and natural areas that form part of the Emerald Crescent, an ecological network that runs through the Southeast and Decoteau Plan areas.
- The NSP follows Breathe: Edmonton's Green Network Strategy. The NSP green network strengthens relationships between natural areas and the movement of both wildlife and people, stormwater management facilities and natural areas to meet the needs of the community.
- The Ecological Network Report (ENR) for the NSP identifies A significant wetland area will be protected as an Environmental Reserve (ER) site. Conserving the wetland natural area as proposed benefits citizens as natural areas intercept rainfall, filter pollutants, remove carbon dioxide from the air, produce oxygen, and reduces the harmful impact of emissions on climate change.

What Commercial Opportunities are planned for the Mattson?

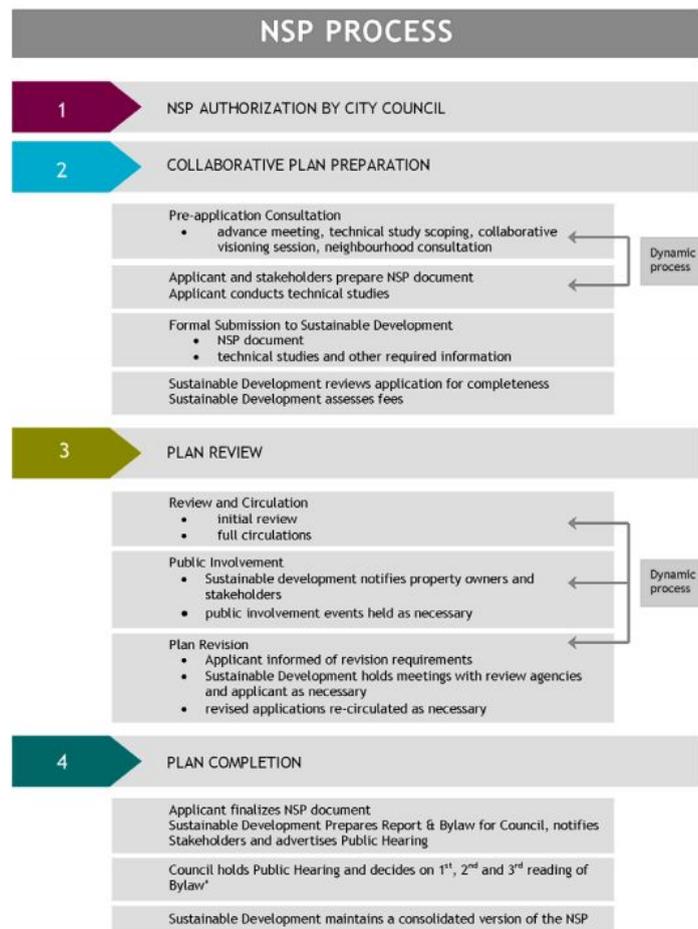
Response:

- Two commercial sites are identified within the NSP Plan area and are intended to serve the daily commercial retail needs of Matton's residents and the broader community. One site is located at the intersection of 25 Avenue SW and 66 Street SW and another west of 50 Street SW on the north side of the southernmost roadway access to the Plan area.
- Both sites are of a sufficient size to accommodate a variety of retail and service oriented uses and will be accessible by transit due to their location adjacent to major roadways.
- The applicant and City Staff advised that should the NSP be approved, opportunities for additional commercial sites may be proposed through future amendments to the NSP

What is the planning application process for the NSP application?

Response:

This application proceeded through the City of Edmonton's review process. The planning process is made up of three major stages: pre-application, submission and review of the application (NSP), and Council consideration of the application (see NSP Process Diagram for more details).



How was “Mattson” assigned as the name for the NSP?

The NSP was named after Norman Mattson, a prominent land surveyor in Alberta. Names for streets and neighbourhoods are proposed to the City’s Naming Committee at which time research is conducted and history relevant history is considered, prior to selection.

What is the timing of development for the Mattson NSP?

Services including transit and schools will depend on development proposals in the plan area as there are threshold populations that are often used to determine timing of services. The development pattern is proposed to be phased in in a south and southwest direction from 25 Avenue SW. School boards prepare enrolment projections and develop school sites to serve a broader catchment area (more than one neighbourhood) when needed and when provincial funding is provided.



If you have questions about this application please contact:

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