



ADMINISTRATION REPORT **REZONING** BLATCHFORD

101 AIRPORT ROAD NW

To allow for medium density street oriented Multi-unit Housing, in the form of row housing and stacked row housing, and park uses.



Recommendation: That Charter Bylaw 19889 to amend the Zoning Bylaw from (MA1) Municipal Airport Airfield Zone and (PU) Public Utility Zone to (BRH) Blatchford Row Housing Zone and (BP) Blatchford Parks Zone be APPROVED.

Administration is in **SUPPORT** of this application because:

- conforms to the City Centre Area Redevelopment Plan (Blatchford) which designates the land for a variety of residential housing forms including townhomes,
- is compatible with current and future land uses; and
- creates the linear park connection that will link the future school site and future central park.

Report Summary

This land use amendment application was submitted by Stantec Consulting Ltd. on May 10, 2021, on behalf of The City of Edmonton. This application proposes to change the designation of a parcel of land from (MA1) Municipal Airport Airfield Zone and (PU) Public Utility Zone to (BRH) Blatchford Row Housing Zone and (BP) Blatchford Parks Zone to allow for:

- medium density street oriented Multi-unit Housing, in the form of row housing and stacked row housing; and
- active and passive recreation, the preservation of landmark structures, and other complementary uses of public and publicly accessible private land.

This proposal is in alignment with the applicable policies of The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

The proposed rezoning is in conformance with the City Centre Area Redevelopment Plan (ARP) by following the objectives of the Agrihood District.

The Application

1. CHARTER BYLAW 19889 to amend the Zoning Bylaw to (BRH) Blatchford Row Housing Zone and (BP) Blatchford Parks Zone.
2. CHARTER BYLAW 19889 also includes a text amendment that deletes Appendix I of Section 997 Special Area Blatchford and replaces it with an Appendix that includes this zoning within its boundaries.

The proposed rezoning amendment will allow for row housing and parks uses. The associated text amendment is standard procedure to facilitate the rezoning within a Special Area.

Site and Surrounding Area

The application area is located in southwest Blatchford, east of Airport Road NW. The City Centre Area Redevelopment Plan (ARP) situates this land within the neighbourhood's Agrihood District. Blatchford's Development Plan Concept Map designates the subject site for Townhouse Residential and Parks and Open Spaces uses. Accordingly, it is proposed to be zoned to (BRH) Blatchford Row Housing Zone and (BP) Blatchford Parks Zone.

This land is part of the neighbourhood's fifth stage of development. The subdivision component is currently being processed under LDA21-0382.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (MA1) Municipal Airfield Zone 	<ul style="list-style-type: none"> Undeveloped and intended for residential and parks uses
CONTEXT		
Northeast	<ul style="list-style-type: none"> (MA1) Municipal Airfield Zone (PU) Public Utility Zone 	<ul style="list-style-type: none"> Vacant land
Southeast	<ul style="list-style-type: none"> (PU) Public Utility Zone (BRH) Blatchford Row Housing Zone (BLMR) Blatchford Low to Medium Density Residential Zone 	<ul style="list-style-type: none"> Vacant land Developing land
Southwest	<ul style="list-style-type: none"> (MA3) Municipal Airport General Business Zone (MA) Municipal Airport Zone 	<ul style="list-style-type: none"> Vacant land Former airport buildings
Northwest	<ul style="list-style-type: none"> (MA1) Municipal Airport Zone 	<ul style="list-style-type: none"> Developing land Vacant land

Planning Analysis

Blatchford's first four stages of development have received zoning and subdivision approvals between 2015 and 2021. This rezoning application proposes to extend the residential and open

space development of the previously approved area, which is currently under development. The proposed rezoning is compatible with surrounding existing and planned land uses.

The City Centre Area Redevelopment Plan's (ARP) principles and objectives are fulfilled as phases of remediation and development proceed. The subject land is intended to provide a combination of housing and green space. These opportunities support the ARP values including liveability, sustainability, and environmental benefits.

PLANS IN EFFECT

City Plan

The City Plan, Edmonton's Municipal Development Plan, provides high level policy for the long-term growth of Edmonton. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. This plan identifies Blatchford as a Major Node which is bounded by a Primary Corridor.

This rezoning, as a part of a diverse and comprehensive district, achieves The City Plan's objectives.

City Centre Redevelopment Area Redevelopment Plan (ARP)

The application is located within the Agrihood District of the City Centre Area Redevelopment Plan (ARP). The subject land is intended to provide a combination of housing and green space. This application supports the ARP's objectives of providing pedestrian connection and recreation opportunities through the park furrows as well as providing a range of housing typologies.

Technical Review

Transportation

Pedestrian connections across streets, boulevards, mews and lanes in the future School Furrows Park shall be designed to prioritize pedestrians (and other active modes), including but not limited to measures such as raised crossings, textured or patterned pavement, enhanced lighting, signage, and more, as feasible. These aspects will be further reviewed at the subsequent subdivision and detailed design stages.

Vehicular access shall be to a lane where lots front onto Alpha Boulevard and where a lane exists or is planned, as per the Blatchford Rowhouse Zone. Emergency access requirements, including expanded lane right of ways to accommodate emergency vehicles, will be reviewed at the subdivision stage.

Drainage

The Neighbourhood Design Report provides a plan for sanitary and stormwater servicing as development proceeds in the Blatchford neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Sanitary servicing for the Blatchford neighbourhood is divided into two basins; east and west. Developments in both basins will connect to an existing combined trunk sewer located within 114 Avenue, north of Kingsway and Prince Elizabeth Avenue. The proposed rezoning area falls within the west basin.

Storm servicing for the Blatchford neighbourhood is provided through the use of two Stormwater Management Facilities (SWMFs) South SWMF and North SWMF. These SWMFs are designed to store the run-off from major rainfall events for most of the Blatchford neighbourhood. The proposed rezoning area falls within the South SWMF basin. Ultimately, stormwater flows will be discharged to designated manholes in the existing separated storm sewer system south of Blatchford at an engineered rate.

All other comments from affected City Departments and utility agencies have been addressed.

Community Insights

ADVANCE NOTICE August 20, 2021	<ul style="list-style-type: none">• Number of recipients: 80• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/blatchford-planning-applications

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19889
Location:	Northeast of Airport Road NW and south of Yellowhead Trail
Address:	101 Airport Road NW
Legal Description:	Portion of Lot 2, Block 6A, Plan 9220135
Site Area:	N/A
Neighbourhood:	Blatchford
Notified Community Organizations:	Community Leagues: Calder, Inglewood, Lauderdale, Prince Charles, Prince Rupuert, Spruce Avenue, Westwood, and the Edmonton Federation of Community Leagues
Applicant:	Stantec Consulting Ltd

PLANNING FRAMEWORK

Current Zones and Overlay(s):	(MA1) Municipal Airport Airfield Zone (PU) Public Utility Zone
Proposed Zones and Overlay(s):	(BRH) Blatchford Row Housing Zone (BP) Blatchford Parks Zone
Plan(s) in Effect:	City Centre Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
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Section:

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