

A portion of 101 - Airport Road NW

To allow for a fire station and other public-serving uses.



Recommendation: That Charter Bylaw 20315 to amend the Zoning Bylaw from (MA3) Municipal Airport General Business Zone to (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Supports the continued growth and development of the Blatchford neighbourhood;
- Allows for the development of a fire station, among other public-serving uses, to support the Blatchford neighbourhood and surrounding area; and
- Is compatible with surrounding development.

Application Summary

CHARTER BYLAW 20315 will amend the Zoning Bylaw, as it applies to the subject site, from (MA3) Municipal Airport General Business Zone to (PU) Public Utility Zone to allow for the development of a fire station and other public-serving uses.

This application was accepted on March 14, 2022, from WSP Canada Inc. (Om Joshi) on behalf of the City of Edmonton.

This proposal aligns with the goals and policies of The City Plan, which designates this site as being within the Blatchford-NAIT-Kingsway Major Node. Major Nodes are defined as mixed-use destinations which function as dense residential areas and employment hubs featuring large institutions strategically located to serve broad catchment areas within the city and metropolitan region. This application will support the development of this Major Node and the Blatchford neighbourhood by allowing for public-serving uses.

The City Centre Area Redevelopment Plan (ARP) is in effect for this area which provides high-level direction for the development of the Blatchford neighbourhood. Though the ARP does not specifically reference public servicing land uses, the proposed PU Zone will support the continued development of the Blatchford neighbourhood by allowing for public-serving uses at a suitable location.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposes a standard zone at a location surrounded by primarily commercial and institutional uses.

The Basic Approach included the following techniques:

Advance Notice, April 20, 2022

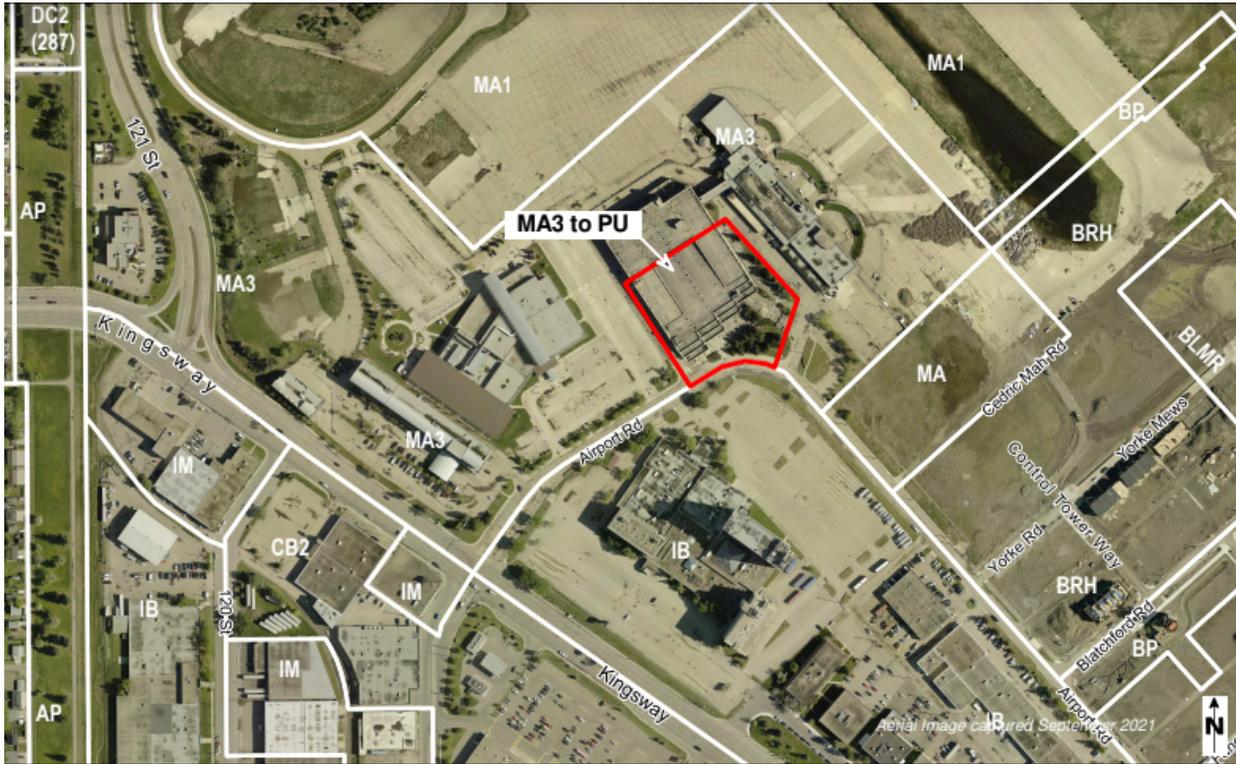
- Number of recipients: 81
- Number of responses with concerns: 0

Webpage

- edmonton.ca/blatchfordplanningapplications

Site and Surrounding Area

The site falls within the western portion of the Blatchford neighbourhood, located north of Airport Road. The site is currently used as a parkade structure and is surrounded primarily by commercial and institutional uses. Further south from this site, along Airport Road, is the first phase of the development of the Blatchford neighbourhood.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(MA3) Municipal Airport General Business Zone	Parkade Structure
CONTEXT		
North	(MA3) Municipal Airport General Business Zone	Vacant airport lands
East	(MA3) Municipal Airport General Business Zone	Amiskwacy Academy

South	(IB) Industrial Business Zone	Edmonton Inn & Conference Centre
West	(MA3) Municipal Airport General Business Zone	Millard Health



View of the site looking northwest from Airport Road NW

Planning Analysis

The City Plan

This proposal aligns with the goals and policies of The City Plan which designates this site as being within the Blatchford-NAIT-Kingsway Major Node. Major Nodes are defined as mixed-use destinations which function as dense residential areas and employment hubs featuring large institutions strategically located to serve broad catchment areas within the city and metropolitan region. This application will support the development of this Major Node by allowing for the continued growth of the Blatchford neighbourhood.

City Centre Area Redevelopment Plan

The City Centre Area Redevelopment Plan, which provides high-level direction for residential, commercial and park space development within the Blatchford neighbourhood, does not provide direction for the types of public-serving land use opportunities permitted by the proposed PU Zone. However, the proposed PU Zone will support the continued development of the Blatchford neighbourhood by allowing public-serving uses at a suitable location.

Land Use Compatibility

The proposed PU Zone allows for a variety of uses intended to provide public benefit or convenience. Permitted uses include Minor Impact Utility Services (ex: water treatment or transit centre) and Protective and Emergency Services (ex: fire or police station), among others. Though these uses can produce impacts to surrounding properties from operational characteristics such as noise and light, the site is appropriately situated amongst land used for primarily commercial and institutional purposes where these impacts are not readily felt as they would be in a residential context. To further mitigate any potential conflicts with the surrounding development, uses under the proposed PU Zone must adhere to a set of performance standards to ensure activities occur within an enclosed building or are appropriately screened from public roadways and adjacent properties.

Technical Review

Transportation

Vehicular access to the proposed fire station will be reviewed at the subdivision and development permit stages. This site abuts a future roadway that will access the Blatchford West area. Dedication and construction of the segment of the roadway abutting the site will be conditions of subdivision. The extension of the roadway will be conditioned as the land to the north develops.

Transit

ETS currently operates a local bus service near the site on Kingsway. ETS also provides school special bus service to the amiskwacyi Academy, adjacent to the rezoning site. No bus routes currently operate internally within Blatchford, but ETS intends to provide service to the neighbourhood in the future. Bus stops are being constructed on the “active street” network within Blatchford as development advances. A “rapid” mass transit bus route is anticipated to operate nearby on Kingsway as part of the projected mass transit network for the 1.25 million population phase as envisioned by The City Plan.

Drainage

Sanitary and storm servicing shall follow the accepted Blatchford Neighbourhood Design Report and the Blatchford Fire Station Servicing Feasibility Memorandum. A Drainage Servicing Report will be required with future subdivision applications.

The Servicing Feasibility Memorandum identifies the relocation of the existing sanitary service for the northeast adjacent school site, to prevent cross-lot drainage. Additionally, the requirement for construction extension of the existing combined sewer main to service the north adjacent lot.

Onsite stormwater management will need to be incorporated into the redevelopment to accommodate the excess runoff from a 1 in 100-year design rainfall event, with an outflow rate of 35 litres per second per hectare.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application. One new hydrant will need to be installed to service the new development under the proposed PU Zone.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20315
Location:	Northwest of Airport Road NW
Address:	101 - Airport Road NW
Legal Description:	Portion of Lot 2, Block 6A, Plan 9220135
Site Area:	0.96 ha
Neighbourhood:	Blatchford
Ward:	O-day'min
Notified Community Organizations:	Lauderdale Community League Prince Rupert Community League Spruce Avenue Community League Westwood Community League Prince Charles Community League Calder Community League Kingsway Business Improvement Area
Applicant:	WSP Canada Inc. (Om Joshi)

Planning Framework

Current Zone:	(MA3) Municipal Airport General Business Zone
Proposed Zone:	(PU) Public Utility Zone
Plan in Effect:	City Centre Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination