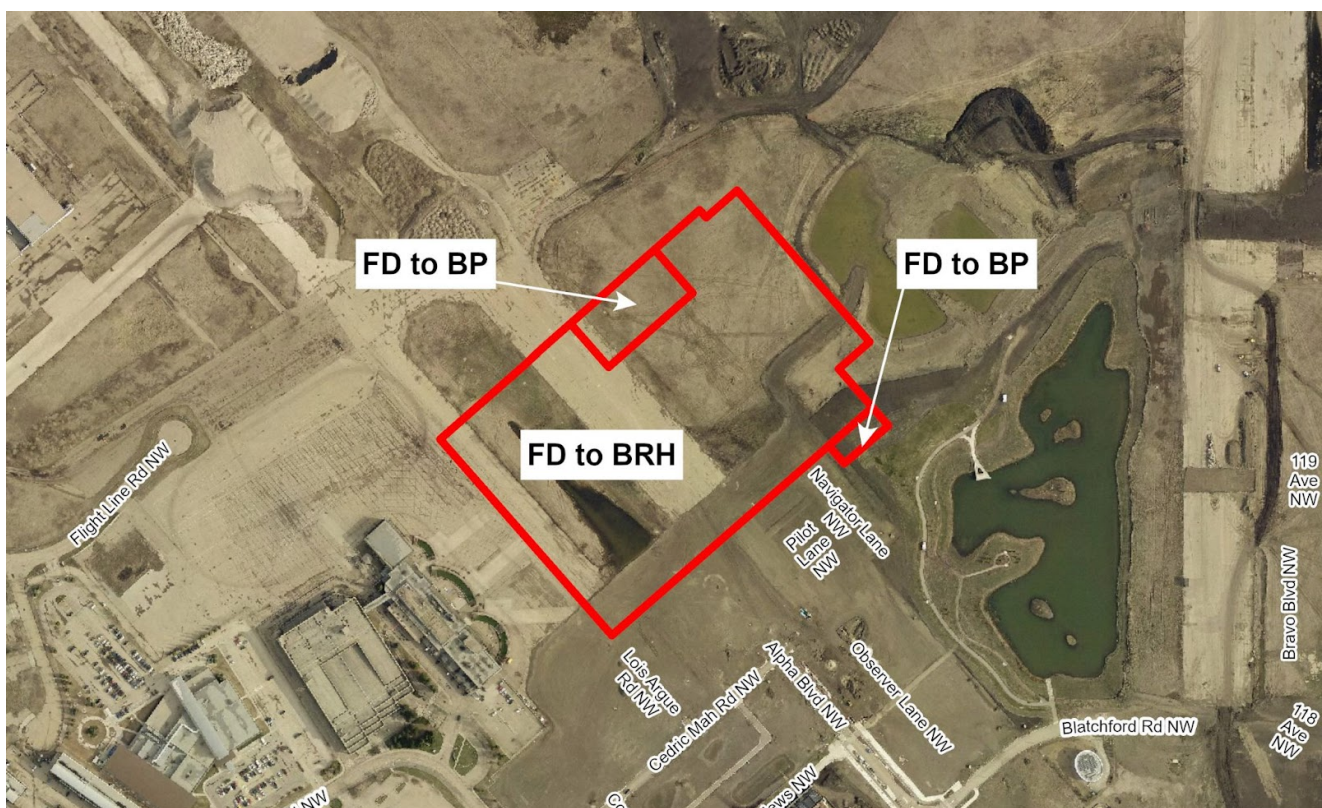


## 101 - Airport Road NW

### Position of Administration: Support



## Summary

Charter Bylaw 20560 proposes a rezoning from the (FD) Future Urban Development Zone to the (BRH) Blatchford Row Housing Zone and (BP) Blatchford Parks Zone to allow for medium density street oriented residential development and open space.

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:

- Supports the continued development of the Blatchford neighbourhood, in conformance with the Centre City Area Redevelopment Plan (ARP).
- Supports residential growth in the Blatchford-NAIT-Kingsway Major Node that is well connected to transit and commercial amenities, in conformance with The City Plan.
- Is compatible with current and future land uses in the Blatchford neighbourhood.

## Application Details

This application was submitted by WSP Canada Inc. on behalf of the City of Edmonton.

### Rezoning

The proposed (BRH) Blatchford Row Housing Zone would allow development with the following key characteristics:

- The provision of medium density street oriented residential development up to 12 metres in height, with an opportunity for up to 15 metres in height when abutting land zoned for park space.
- Urban design requirements to ensure an active interface between residential development with the public realm.
- Permitted uses include Backyard Housing, Multi-unit Housing and Supportive Housing, among others.

The proposed (BP) Blatchford Parks Zone would allow development with the following key characteristics:

- The provision of primarily active and passive recreation, the preservation of landmark structures, including Low Impact Development features.
- Permitted uses include Community Service, Outdoor Recreation Service and Park, among others.

This application also includes an amendment to Appendix 1 of Section 3.40 of the Zoning Bylaw (Blatchford Special Area) to apply Street Classifications to the rezoning area.

### Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(FD) Future Urban Development Zone	Vacant

<b>North</b>	(FD) Future Urban Development Zone	Vacant
<b>East</b>	(BP) Blatchford PARks Zone (PU) Public Utility Zone	Vacant Stormwater pond
<b>South</b>	(CG) General Commercial Zone	amiskwaciy Academy
<b>West</b>	(FD) Future Urban Development Zone	Vacant



*View of the site looking south west.*

This application was brought forward to the public using a basic approach. This approach was selected because the application conforms to the Centre City Area Redevelopment Plan. The basic approach included:

### **Mailed Notice, January 23, 2023**

- Notification radius: 60 metres
- Recipients: 83
- Responses: 0

### **Site Signage, February 8, 2023**

- One rezoning information sign was placed on the property facing Airport Road NW



## Webpage

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

## Notified Community Organizations

- Prince Rupert Community League Name
- Prince Charles Community Council Name
- Spruce Avenue Business Association Name
- Kingsway Business Improvement Area

## Application Analysis



Site analysis context - yellow line denotes the extent of the Blatchford neighbourhood boundary

## The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused.

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.

## **Centre City Area Redevelopment Plan**

This site is located within an area designated as the Agrihood District within the Centre City Area Redevelopment Plan (ARP). In the ARP, the Agrihood District envisions a mix of residential housing typologies such as townhouses, and low, medium and high rise housing, with pedestrian connections to the Parks District located northeast of the Agrihood District. The BRH and BP Zones were designed to achieve the objectives of the ARP and will contribute to the continued development of the neighborhood.

## **Land Use Compatibility**

The BRH and BP Zones, both special area zones, provide residential and open space opportunities that are consistent with the vision of the ARP. The BRH Zone allows for a more urban-format residential development pattern through smaller yards, greater height and individual access at ground level. The BP Zone allows for open space opportunities, additional commercial and community uses, as well as Low Impact Development. These zones are compatible with surrounding existing and planned land uses.

## **Mobility**

The streets within the land being rezoned are planned to include universally accessible infrastructure for walking and a comprehensive off-street shared pathway network as envisioned in the Blatchford neighborhood. Pedestrian connections across streets, boulevards, and lanes shall be designed to prioritize pedestrians and other active modes. To achieve this, conditions are attached to the associated subdivision which include measures such as raised crossings, textured or patterned pavement, enhanced lighting, signage, zebra marked crosswalk with curb ramps and pedestrian signage.

Currently, ETS operates bus service on Kingsway NW and school special bus service along Airport Road NW (service to Amiskwaciy Academy). The rezoning area is approximately 800-900 metres walking distance to bus stops near the intersection of Kingsway NW and 119 Street NW / Airport Road NW.

In the future, transit service near the rezoning area is anticipated to change. The rezoning area is expected to be within one (1) kilometre walking distance to the future NAIT / Blatchford Market Station on the Metro Line LRT. Service to NAIT/ Blatchford Market Station is anticipated to begin in 2024. Additionally, a mass transit bus route is anticipated to operate on Kingsway

NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination