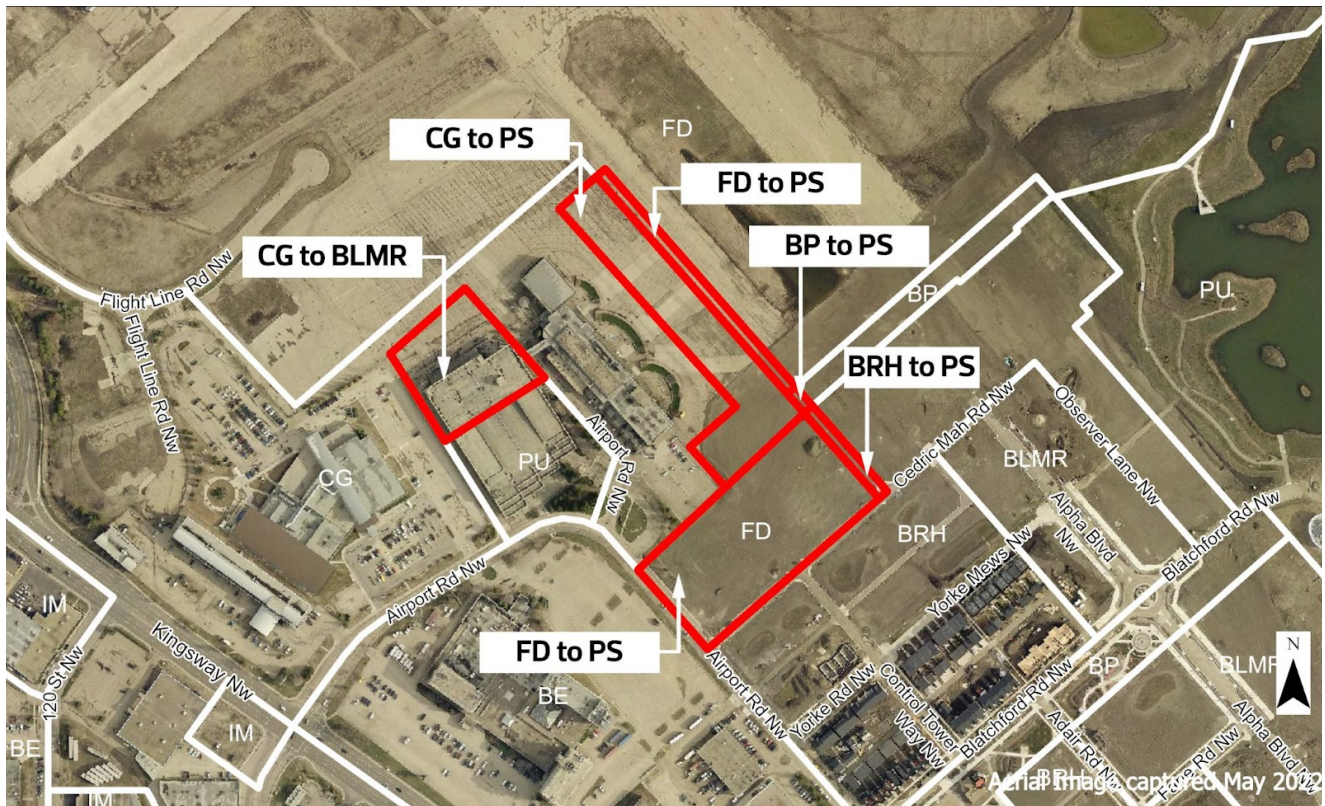


Portion of 101 Airport Road NW Position of Administration: Support



Summary

Charter Bylaw 20756 proposes a rezoning from the Future Urban Development Zone (FD), General Commercial Zone (CG), Blatchford Row Housing Zone (BRH) and Blatchford Parks Zone (BP) to the Parks and Service Zone (PS) to allow for larger scale parks and amenities, and from the General Commercial Zone (CG) to the Blatchford Low to Medium Rise Residential Zone (BLMR) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Two people were heard from who had questions about the proposed park zone. They were advised that the land would be used for playfields associated with the amiskwacy Academy, an Edmonton Public School program site that abuts the proposed parks zone on the west.

Administration supports this application because it:

- Adds density and housing diversity in close proximity to LRT infrastructure within a Major Node.
- Is compatible with existing and surrounding land uses.
- It contributes to achieving targets for big city moves to create communities of communities where 50% of trips are being made by transit.

Application Details

This application was submitted by WSP Canada on behalf of the City of Edmonton. The Parks and Service Zone (PS) will allow for amenities associated with the amiskwacy Academy, an Edmonton Public School program site that abuts the proposed PS Zone on the west. The Blatchford Low to Medium Rise Residential Zone (BLMR) will allow medium scale housing to a maximum height of 23.0 m. The Charter Bylaw will also update the street classifications identified in Appendix 1, Blatchford Special Area.

Site and Surrounding Area

The site proposed for rezoning is located north of Airport Road NW, and east and west of the amiskwacy Academy. The BLMR Zone is proposed west of the existing school building, and land to the south is developing as a Fire Station. The PS Zone is proposed east and south of the existing school building, and land to the east is proposed as residential and park under Charter Bylaw 20560.

	Existing Zoning	Current Development
Subject Site	General Commercial (CG) Future Urban Development (FD)	Undeveloped
North	Future Urban Development (FD)	Undeveloped
East	Blatchford Row Housing (BRH) Blatchford Parks (BP)	Planned Row Housing Park
South	Blatchford Row Housing (BRH) Public Utility (PU)	Row Housing Planned Fire Station
West	General Commercial (CG)	Chateau Nova Hotel



View of site looking east from Airport Road, south of the amiskwacy Academy



View of south end of the amiskwacy Academy building, looking east from Airport Road.



View from Airport Road, looking south of the entrance to the amiskwaciy Academy



View of intersection of Airport Road and Flying Club Road (the road connection to the proposed BLMR site)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it supports the goals and policies of The City Plan, generally conforms with the City Centre Area Redevelopment Plan (ARP), utilizes a Special Area Zone crafted for this neighbourhood and received little feedback from the advance notice. The basic approach included:

Mailed Notice, September 25, 2023

- Notification radius: 60 metres, custom
- Recipients: 144
- Responses: 2
 - Questions only: 2

Site Signage, February 5, 2024

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

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Prince Charles Community League
- Prince Rupert Community League
- Spruce Avenue Community League

Common comments heard:

- What is the proposed US Zone (PS Zone effective Jan. 1/24) intended for? (2)

Application Analysis

The City Plan

The subject property is located within the Blatchford-NAIT-Kingsway Major Node identified in The City Plan. The application proposes zoning that allows a mix of uses including multi-unit housing (with opportunity for commercial), and open space for an abutting school site, and therefore helps to achieve the following Intention and Directions of The City Plan:

Intention:

- Ensure that walkable and attractive mixed use development occurs at nodes and along corridors in a manner that is integrated with accessible mass transit.

Direction

- Enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses.
- Facilitate housing and job growth and intensification within Nodes and Corridors.
- Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

- Encourage residential and non-residential redevelopment that contributes to the livability and adaptability of districts.



Site analysis context

City Centre Area Redevelopment Plan (ARP)

The proposed rezoning generally aligns with the City Centre ARP as it is located within the Agrihood District, which is intended to accommodate medium and high density residential development and school sites as appropriate.

Land Use Compatibility

Rezoning to the proposed BLMR Zone, intended for medium scale housing with limited opportunity for commercial, office and services along Retail and Active Streets, requires an update to Appendix 1, Blatchford Special Area to identify the road classification for roads abutting the lands proposed for rezoning. The road north of the rezoning area, Bush Pilots Road, is extended west and has been identified as a Primary Quiet Street. The road west of the BLMR rezoning area, Flying Club Road, is identified as a Secondary Active Street from Bush Pilots Road to Airport Road NW.

The front lot line of a BLMR site is determined by a hierarchy of road classifications as outlined in the zone which makes the east property line the front lot line. This will result in setbacks of a minimum 2.0 m on the south abutting the fire station site, and a minimum 2.0 m on the west, abutting the existing school site. The zone allows exceptions to increase or decrease these setbacks subject to stated uses (i.e. location of amenity area or if there are commercial uses on ground floor). Parking and circulation areas must not be visible from either street. Such details are determined at the development permit stage.

Rezoning to the proposed PS Zone, intended for playfields for the abutting school building is compatible with the adjacent use of the site as the amiskwacy Academy. The proposed PS site abuts Primary Quiet Streets on the north, east and south, beyond which is Blatchford residential and park zoning.

The proposed rezoning is compatible with existing and surrounding land uses and helps to achieve the objectives of The City Plan by adding open space, and density and housing diversity in close proximity to LRT infrastructure within a Major Node

Environment

Further environmental site assessment work is required in order to ensure the FD to PS portion of the rezoning application is suitable for development. Environmental information, including but not limited to, assessment and/or remediation, or risk management will be required at future development review stages.

Mobility

This site abuts future Active and Quiet Streets that will provide access to the proposed rezoning properties and the Blatchford West area, as shown in Appendix 1, Blatchford Special Area.

Edmonton Transit Service (ETS) currently provides bus service along Kingsway NW and part of Airport Road NW. Currently served bus stops along Kingsway NW are within 700 metres walking distance from all parts of the rezoning area. Additionally, the newly opened NAIT / Blatchford Market LRT Station (Metro Line LRT) is within one (1) kilometre walking distance to future residents of the rezoning area.

In the future, ETS intends to provide bus service along Alpha Boulevard NW, at which point all residents in the rezoning area will be within 600 metres walking distance of bus service. Also in the future, a mass transit bus route is anticipated to operate nearby on Kingsway NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Open Space

The proposed (PS) Parks and Service Zone conforms with the Parkland Impact Assessment prepared for the Blatchford neighbourhood.

Utilities

The proposed rezoning area conforms to the Blatchford Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for Blatchford and the adjacent Fire Station respectively.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination