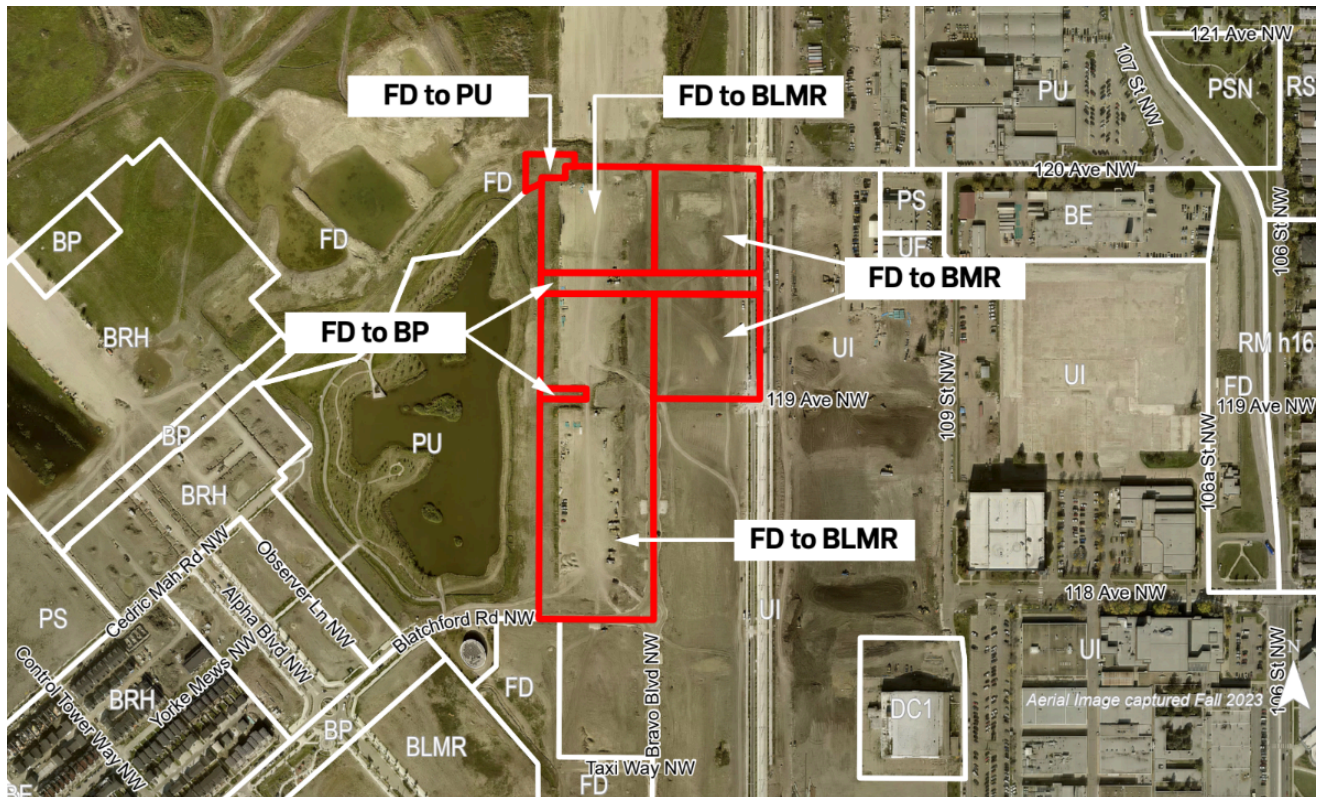


101 - Airport Road NW Position of Administration: Support



Summary

Bylaw 21033 proposes a rezoning from the Future Urban Development Zone (FD) to the Blatchford Medium Rise Residential Zone (BMR), Blatchford Low to Medium Rise Residential Zone (BLMR), Blatchford Parks Zone (BP), and Public Utility Zone (PU) to allow for medium and low density residential development, open space and expansion of the existing stormwater retention pond.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One person was heard from who had questions regarding the proposed zones.

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 adjacent to the Blatchford-NAIT-Kingsway Major Node that is well connected to transit and commercial amenities.
- Is compatible with current and future land uses in the Blatchford neighbourhood.

Application Details

This application was submitted by WSP Canada Ltd. on behalf of the City of Edmonton. The proposed Blatchford Low to Medium Rise Residential Zone (BLMR), Blatchford Medium Rise Residential Zone (BMR), Blatchford Parks Zone (BP), and Public Utility Zone (PU) would allow development with the following key characteristics:

- BMR Zone:
 - Medium rise residential development with opportunities for ground floor commercial uses where contextually appropriate.
 - Maximum height of 45 metres in height (approximately 14 storeys).
- BLMR Zone:
 - Low to medium rise residential development, with opportunities for ground floor commercial, office, and services where contextually appropriate.
 - Maximum height of 23.0 metres (approximately 6 storeys).
- BP Zone:
 - The provision of primarily active and passive recreation, the preservation of landmark structures, including Low Impact Development features.
- PU Zone:
 - Development and protection of infrastructure systems and facilities.

As part of this application, an amendment is proposed to the Blatchford Special Area Appendices to identify street classification for roadways adjacent to the rezoning site. Blatchford street classifications are used to determine contextual setbacks, permitted uses, and urban design requirements within the Blatchford Special Area Zones.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(FD) Future Urban Development Zone	Vacant
North	(FD) Future Urban Development Zone	Undeveloped land
East	Urban Institutional Zone (UI)	Vacant land and light industrial uses
South	Urban Institutional Zone (UI) & Future Urban Development Zone (FD)	Undeveloped land
West	Public Utility Zone (PU)	Stormwater retention facility



View of the site from the northeast from 119 Avenue NW

Community Insights

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, October 7, 2024

- Notification radius: 120 metres
- Recipients: 37
 - One response received with questions regarding the proposed zone.

Site Signage, October 16, 2024

- Two rezoning information signs were placed on the property so as to be visible from Blatchford Road NW and 120 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

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

Application Analysis



Site analysis context

The City Plan

The proposed rezoning would increase residential density abutting the Blatchford-NAIT-Kingsway Major Node, and near two LRT stops, and future services and amenities. This application contributes to the Big City Moves of 'A Rebuildable City' and 'A Community of Communities' by helping meet the targets of 50 percent new dwellings constructed through infill, and helping meet the target of having 50 percent of trips made by transit and active transportation.

District Plans

The site is within the North Central District Plan which defers to the area-specific policies of the City Centre Area Redevelopment Plan.

City Centre Area Redevelopment Plan

This site is located on the boundary between the Town Centre and the Technology & Research land use districts within the City Centre Area Redevelopment Plan (ARP).

The southern portion of the site, proposed to be rezoned to BLMR, is located within the Town Centre. This district is intended to be a dense and urban neighbourhood centre that supports a wide variety of uses and establishes a transition towards the residential districts to the north and west. While the BLMR zone is a primarily residential zone, it does allow commercial uses to

be developed on the ground floor as part of a primarily residential building which aligns with the goals for the Town Centre.



Approximate area of rezoning application (blue) in relation to the ARP districts (orange).



Conceptual plan showing the proposed roads, street classifications, greenway connections (green), and the Metro LRT corridor (yellow).

The remainder of the site is located within the Technology & Research District which straddles the Metro Line LRT and is intended to facilitate dense housing close to the LRT stops with green corridors connecting the neighbourhood to the central district park. The proposed BLMR and BMR zoning aligns with these objectives by locating high density uses adjacent to the LRT corridor that transition down to medium density residential adjacent to the district park. While both these zones are primarily residential in nature, they also allow for commercial uses to be developed on the ground floor.

The BP zone is proposed to be utilized to create the required connections through this district to connect the residential area with the district park that also functions as a stormwater management facility for the area. In addition to these connections, a small expansion of the stormwater management facility/district park is proposed to establish a connection with the future 120 Street NW.

The proposed zones align with the land use districts of the ARP, as well as contribute to the ongoing development of the neighbourhood as a whole.

Land Use Compatibility

The proposed zones align with the policies and objectives of the ARP, and are compatible with both existing and proposed surrounding land uses. The BMR, BLMR, and BP zones are specifically intended to be used in the Blatchford neighbourhood and include regulations and opportunities which specifically ensure these zones transition appropriately between one another and align with the vision of the plan.

As part of this application, an amendment is proposed to the Blatchford Special Area Appendices to identify street classification for roadways adjacent to the rezoning site. Blatchford street classifications are used to determine contextual setbacks, permitted uses, and urban design requirements within the Blatchford Special Area Zones. This amendment will establish this portion of Bravo Boulevard and the western portion of future 120 Street as a Primary Active Streets to allow for more intensive residential and commercial uses along this corridor. The remaining roadways are proposed to be Primary Quiet Streets to allow for the development of residential oriented frontages and buildings fronting adjacent lot lines.

The proposed zones and street classifications are compatible with surrounding existing and planned land uses and street classifications.

Mobility

With development of the site, the owner will be required to construct Bravo Boulevard from 119 Avenue to 120 Avenue, and 120 Avenue from 106 Street to the LRT. Walkways must also be constructed to ensure connectivity between the active modes infrastructure along the Metro Line LRT extension and the promenade on the east side of the SWMF. A mid-block crossing of Bravo Boulevard may also be required and will be reviewed at later stages of development. Directly adjacent to the site, within the LRT corridor, is a network of shared pathways and sidewalks that connect this area to the existing pedestrian network and the NAIT LRT stop to the south.

ETS bus routes are available nearby on 106 Street. ETS intends to expand bus operations to Blatchford in the future and bus stops are being constructed within Blatchford as development advances.

This site is roughly 225-600 metres walking distance to the future Blatchford Gate stop of the Metro Line LRT.

Utilities

The proposed rezoning area conforms to the Blatchford Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within 114 Avenue and 120 Avenue. These existing systems have been designed and constructed to accommodate development under the proposed rezoning. The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination