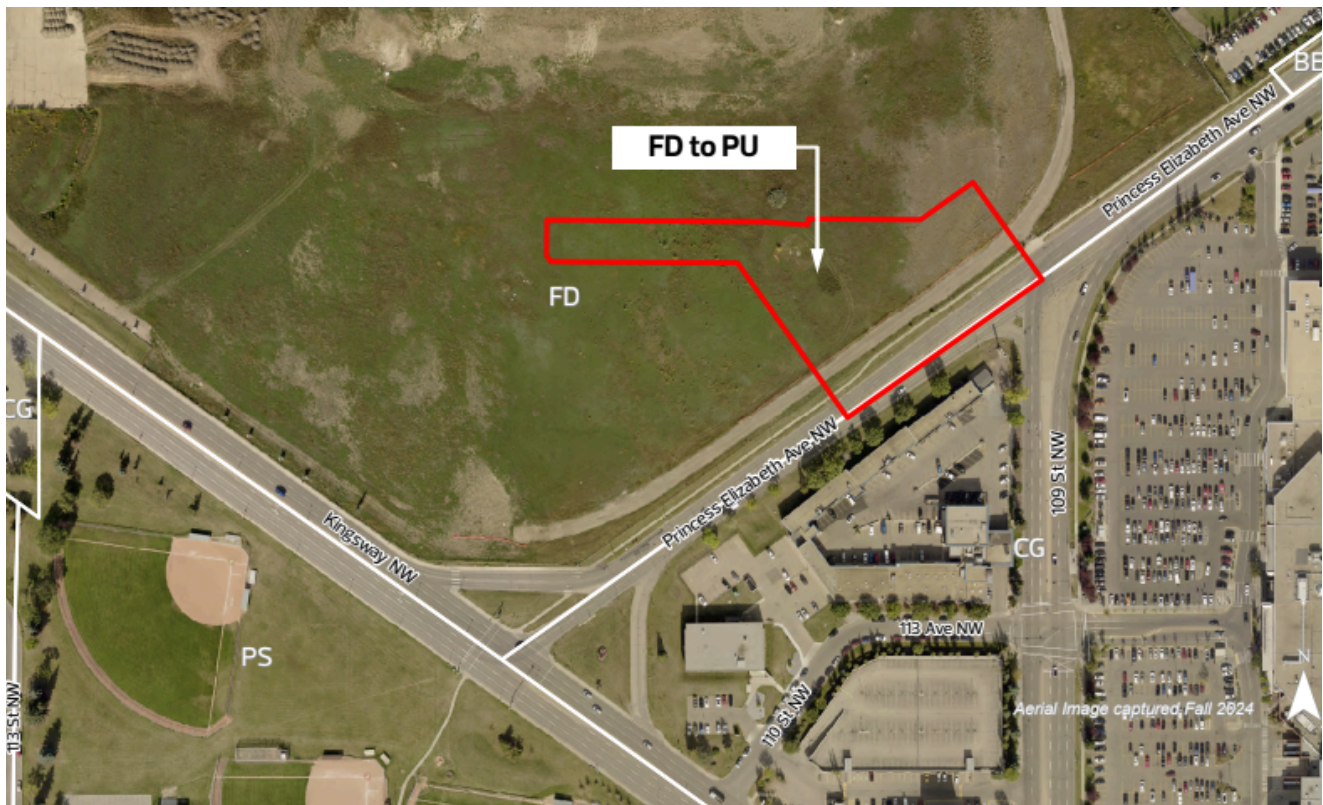


## 101 - Airport Road NW Position of Administration: Support



### Summary

Bylaw 21273 proposes a rezoning from the Future Urban Development Zone (FD) to the Public Utility Zone (PU) to allow for infrastructure, systems and facilities that provide a public benefit.

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:

- Allows for the development of infrastructure facilities that are essential in supporting the continued development of the Blatchford neighbourhood.
- Is compatible with surrounding land uses.

## Application Details

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

### Rezoning

The proposed Public Utility Zone would allow for development with the following key characteristics:

- permitted uses include ambulance services, district heating systems and transit centres, among others.
- A maximum height of 12 meters.

### Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Future Urban Development Zone (FD)	Vacant
<b>North</b>	Future Urban Development Zone (FD)	Vacant
<b>East</b>	General Commercial (CG)	Kingsway Shopping Centre
<b>South</b>	Future Urban Development Zone (FD)	Vacant
<b>West</b>	Future Urban Development Zone (FD)	Vacant



*View of the site looking north from Princess Elizabeth Avenue NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard zone surrounded by vacant land. The basic approach included:

### **Mailed Notice, June 25, 2025**

- Notification radius: 60 metres
- Recipients: 1130
- Responses: 0

### **Site Signage, July 27, 2025**

- One rezoning information sign was placed on the property so as to be visible from Princess Elizabeth Avenue.

### **Webpage**

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

### **Notified Community Organizations**

- Prince Rupert Community League
- Prince Charles Community League

- Spruce Avenue Community League
- Kingsway Business Improvement Area

## Application Analysis



*Site analysis context*

## The City Plan

With the proposed rezoning supporting the continued development of Blatchford, an infill neighbourhood connected to LRT and other transit services, it aligns with two big city moves in The City Plan: “a rebuildable city”, and a “community of communities”. Goals associated with a rebuildable city include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the community of communities big city move include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

## North Central District Plan

The site is located within the North Central District Plan which defers further planning direction to the City Centre Area Redevelopment Plan; particularly for matters related to rezonings and subdivisions. As outlined in the section below, this rezoning application aligns with the City Centre ARP.

## City Centre Area Redevelopment Plan

This plan organizes Blatchford into four distinct districts, each with its own unique character. The rezoning is within the Town Centre District which envisions a commercial hub and shopping area, supported by a wide variety of housing forms. Though public utility uses are not explicitly referenced within this area, they play a key role in supporting the continued development of the neighborhood by allowing for essential infrastructure, systems and facilities that provide a public benefit such as ambulance services, district heating systems and transit centres.

### Land Use Compatibility

Land surrounding the site is designated for a mix of residential and non-residential uses (office, retail, etc.). Though uses within this zone are not expected to create any major nuisances to surrounding lands, a minimum setback of 7.5 metres is required from any adjacent land zoned for residential purposes.

### Mobility

The site will be accessed via a future Quiet Street at the west end of the site. A two-lane roundabout is planned for the southeastern corner of the subject site at the intersection of Princess Elizabeth Avenue and 109 Street. Road right-of-way dedication and construction requirements will be reviewed in further detail at the subdivision stage.

There are currently no bus routes operating within Blatchford. ETS intends to expand service to the neighbourhood in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

ETS operates a number of bus routes near the rezoning site on Kingsway, Princess Elizabeth Avenue, 106 Street and 109 Street. Mass transit bus routes are also anticipated to operate on these corridors in the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

### Utilities

The proposed rezoning conforms to the Blatchford Neighbourhood Design Report (NDR), which provides a plan for sanitary and stormwater servicing as development proceeds in the neighbourhood.

Sanitary and stormwater services are available from the existing sewers within Bravo Road and within roads to the east and to the west of Bravo road. These existing systems have been designed and constructed to accommodate development under the proposed zoning.

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

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination