

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



### Summary

Bylaw 21485 proposes a rezoning from the Future Urban Development Zone (FD) to the Blatchford Parks Zone (BP) to allow for active and passive recreation.

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).
- Is compatible with current and future land uses in the Blatchford neighbourhood.

## Application Details

This application was submitted by WSP on behalf of the City of Edmonton (Blatchford Redevelopment Office).

### Rezoning

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

- Permitted uses such as Park, Special Event and Community Service.
- A maximum height of 10 meters

The intended use for this site is a civic plaza (Park) designed as a shared space for gatherings and small events.

### Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Future Urban Development Zone (FD)	Vacant
<b>North</b>	Public Utility Zone (PU)	Vacant
<b>East</b>	Urban Institution Zone (UI)	Vacant
<b>South</b>	Blatchford Low to Medium Rise Residential Zone (BLMR)	Vacant
<b>West</b>	Blatchford Low to Medium Rise Residential Zone (BLMR) Public Utility Zone (PU)	Vacant



*View of the site looking northwest from Alpha Boulevard NW*



*View of the site looking south from Blatchford Road 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 mostly vacant land. The basic approach included:

## Mailed Notice, January 20, 2026

- Notification radius: 60 metres
- Recipients: 1268
- Responses: 0

## Site Signage, March 10, 2026

- One rezoning information sign was placed on the property so as to be visible from Blatchford Road NW.

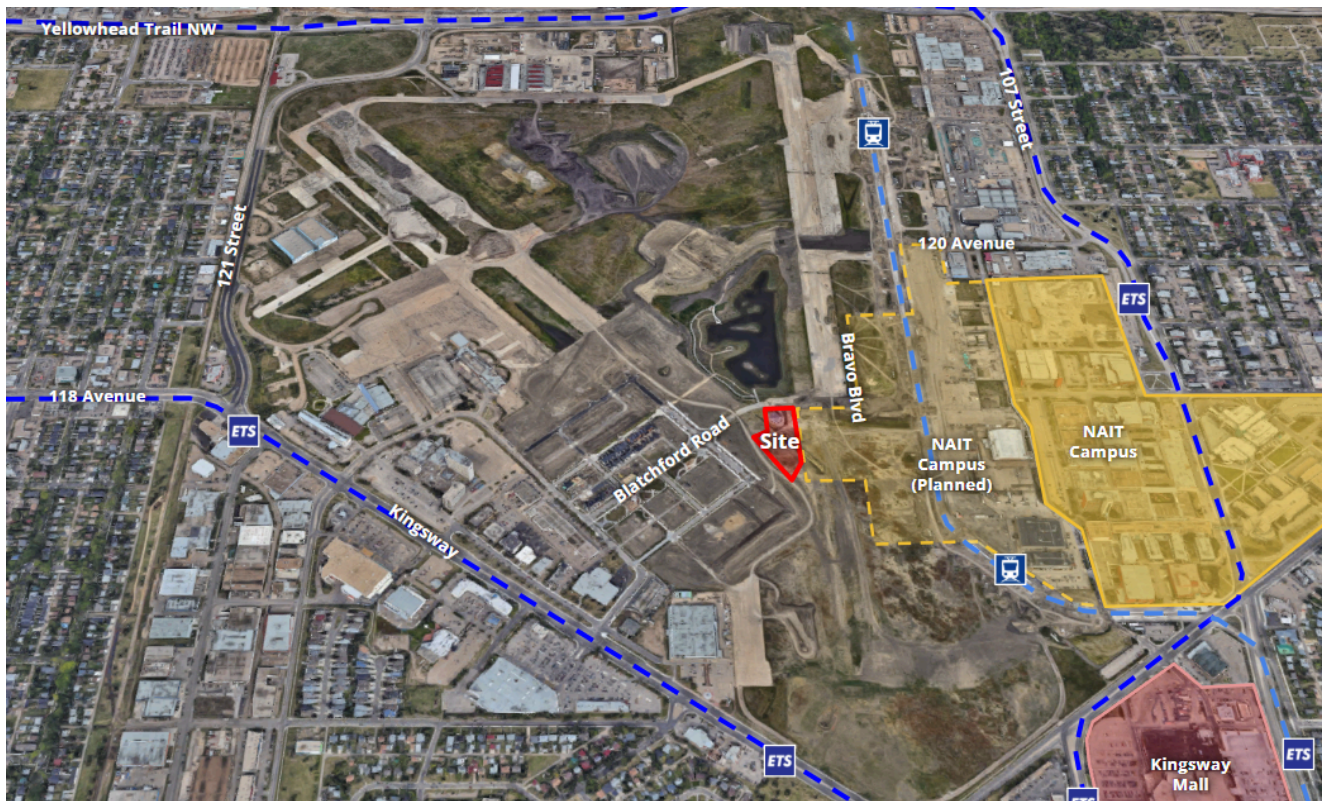
## Webpage

- [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”.

## 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 (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. The applicant’s intent is to develop a civic plaza which will support surrounding residential and employment uses through an integrated shared gathering space.

## Land Use Compatibility

The purpose of the Blatchford Parks Zone (BP) is to allow for active and passive recreation. Other complimentary uses are permitted within the zone such as Community Service and Special Event. To ensure that open space development remains the primary purpose of the zone, any building cannot exceed more than 15% of the site or 10 meters in height. The applicant’s intention is to develop a civic plaza (Park) designed as a shared space intended for gatherings and other programmable activities such as a farmer’s markets, festivals, etc. (Special Event).

Land surrounding the site is mostly vacant, with the exception of Energy Centre One, a mechanical building that is a key part of the Blatchford District Energy Sharing System. This building is prominently designed to bring attention to the neighbourhood’s commitments to sustainability - a key part of the Blatchford’s identity that will suitably integrate with the public plaza. The BP Zone is compatible with all other surrounding land which is either mostly zoned or planned for a mix of residential, mixed use and institutional.

## Mobility

As development progresses, the owner may be required to dedicate a road right-of-way along the site’s southern boundary for the construction of Taxi Way NW. The owner will also be required to construct a 3 meter north-south shared pathway within the park site per the Blatchford Master Plan.

There is currently no bus service operating within Blatchford. ETS intends to expand operations to Blatchford in the future. Bus routes operate nearby on Kingsway, Princess Elizabeth Avenue, 106 Street and 118 Avenue. A range of services are available on these corridors, including local, frequent and rapid bus routes.

The site is roughly 50 meters walking distance to a future service bus stop on Blatchford Road and 500 meters to NAIT/Blatchford Market LRT Station.

## **Utilities**

The proposed rezoning area conforms to the Blatchford Neighbourhood Design Report, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, connecting to the existing system located within Blatchford Road. 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 changes required by this application.

## **Appendices**

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