



## THE APPLICATION

CHARTER BYLAW 19435 to rezone the subject site from from (MA1) Municipal Airport Airfield Zone to (BLMR) Blatchford Low to Medium Rise Residential Zone, (BRH) Blatchford Row Housing Zone, (BP) Blatchford Parks Zone, and (PU) Public Utility. Specifically, these zones would permit the following:

- low to medium rise residential development up to 23 metres in height with limited commercial uses at grade (BLMR Zone);
- medium density street oriented row-housing up to 12 metres in height (BRH Zone);
- expansion of existing public parks (BP Zone); and
- creation of a public utility lot to the north east for a stormwater management facility (PU Zone).

This application consists of three components:

- implementing the next phase of residential development within the Agrihood District which transitions to the Park District to the north and Town Centre District to the east;
- creating additional park land adjacent to Blatchford Road to connect the existing park network with the Blatchford District Energy Centre and future park space; and
- creation of a large stormwater management facility within the Park District which will act as the first major component of the large district park central to the neighbourhood.

## SITE AND SURROUNDING AREA

The application area is located in southwest Blatchford northeast of Alpha Boulevard NW. While the majority of surrounding land is vacant, as it was previously used by the Edmonton City Centre Airport, the land to the southwest is currently being redeveloped as low to medium density residential as part of phase 1 and 2 of the overall redevelopment strategy for the Blatchford Neighborhood. Further to the southwest, across Airport Road NW, are various properties zoned (IB) Industrial Business Zone which previously supported the municipal airport.

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land intended for low to medium density residential uses</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Underdeveloped land intended for parks and public utility uses</li> </ul>
East	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Underdeveloped land intended for medium density residential and institutional uses</li> </ul>
	<ul style="list-style-type: none"> <li>• (PU) Public Utility zone</li> </ul>	<ul style="list-style-type: none"> <li>• Blatchford District Energy Centre</li> </ul>
South	<ul style="list-style-type: none"> <li>• (BRH) Blatchford Row Housing Zone, (BLMR) Blatchford Low to Medium Density Zone, and (BP) Blatchford Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Land under development to accommodate low to medium density residential development and parks uses</li> <li>•</li> </ul>

West	<ul style="list-style-type: none"> <li>• (IB) Industrial Business Zone</li> <li>• (MA1) Municipal Airfield Zone &amp; (MA3) Municipal Airport General Business Zone</li> <li>• (IB) Industrial Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Underdeveloped land intended for low to medium density residential uses</li> <li>• a 13 storey hotel and various commercial and industrial uses in low rise industrial buildings.</li> </ul>
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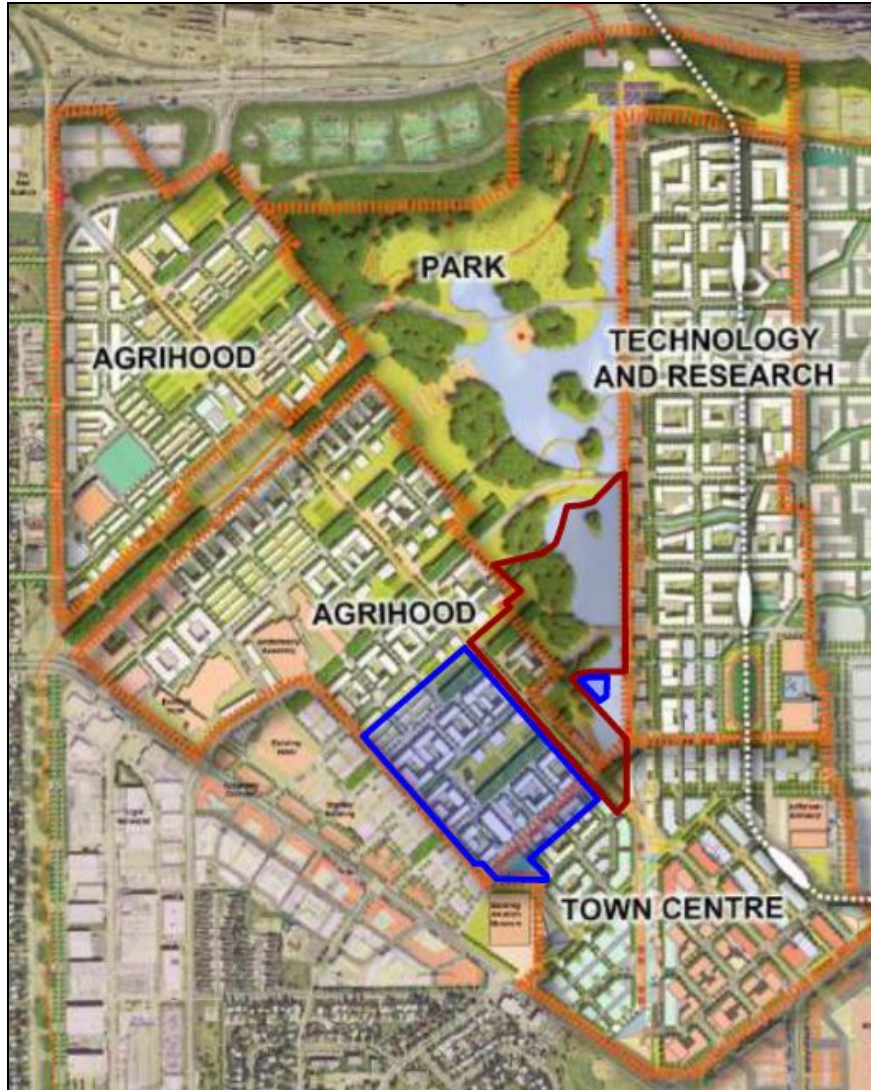


AERIAL VIEW OF APPLICATION AREA

## PLANNING ANALYSIS

The proposed rezoning would implement the third phase of residential development within the Blatchford Neighbourhood. This application would continue the establishment of medium density development on either side of Alpha Boulevard with a transition to lower density development towards the Park District as defined in the City Centre Area Redevelopment Plan.

Park land is also proposed through the (BP) Blatchford Parks Zone which will connect the current park network adjacent to Blatchford Road with the District Energy Centre and a future public plaza adjacent to this facility. Additional park space in the Park District is also being created through the establishment of a large stormwater management facility zoned (PU) Public Utility Zone intended to be used as a naturalized public park space.



REZONING APPLICATION (RED) IN RELATION TO CURRENTLY APPROVED ZONING (BLUE) AND DISTRICTS (ORANGE) OF THE CITY CENTRE AREA REDEVELOPMENT PLAN

The City Centre Area Redevelopment Plan (ARP) creates four distinct districts with its own unique character and objectives. In general, the Town Centre is meant to act as the residential and employment centre for the neighbourhood with decreasing density towards the primarily residential Agrihood District to the north west. The Park District will establish a landmark destination within the City with naturalized landscaping and a large stormwater management facility.

While the plan provides general objectives for the neighbourhood, it does not provide a land use concept plan that would typically be found within an ARP. Details regarding the built form are found in the site plan as part of the Blatchford Implementation Strategy (presented to Council on June 10, 2014), with appropriate uses, height, and density regulated directly within the Blatchford Special Area Zones.

The proposed zoning directly aligns with the Blatchford Implementation Strategy site plan (see Appendix 1) as areas designated for 4-6 storey residential mixed use development are to be zoned BLMR, and 2-3 storey residential areas are to be rezoned BRH. Parkland is also being designated through the BP zone. The regional park is to be established through the use of the PU zone, which is typical for neighbourhoods where stormwater management facilities are intended to be used as natural amenities for residents.

Overall, this application conforms with both the objectives of the City Centre ARP and the land use concept presented in the Blatchford Implementation Strategy.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 9, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 89</li><li>• Number of responses received looking for more information: 3</li></ul>
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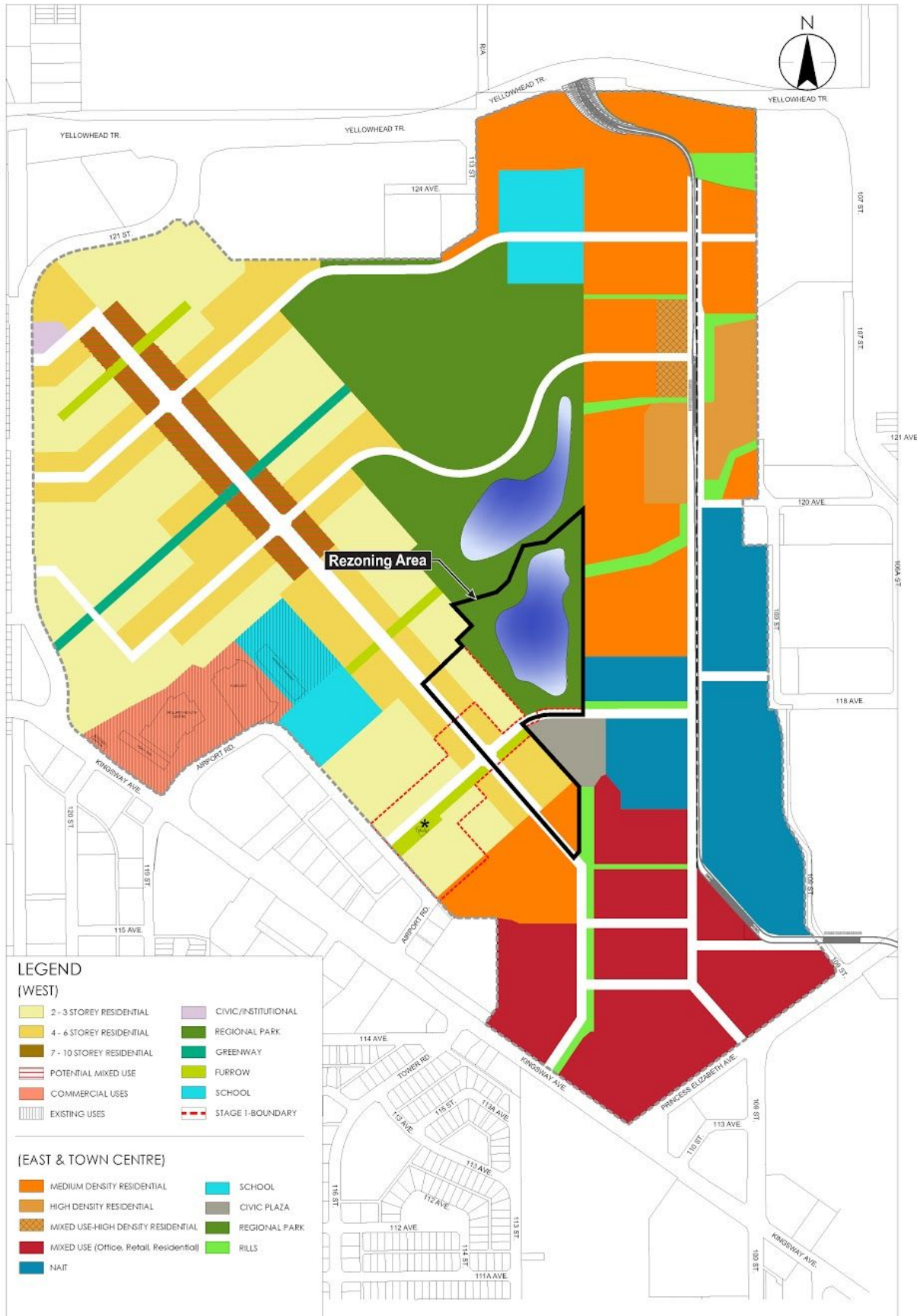
## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary

## CONTEXT MAP



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaws:	19435
Location:	Northeast of Alpha Boulevard and south of Yellowhead Trail
Address:	101 Airport Road NW
Legal Description:	Portion of Lot 2, Block 6A, Plan 9220135
Site Area:	N/A
Neighbourhood:	Blatchford
Notified Community Organizations:	Calder, Lauderdale, Prince Charles, Prince Rupert, Spruce Avenue and Westwood Community Leagues, and the Kingsway Business Revitalization Zone
Applicant:	Stantec Consulting

### PLANNING FRAMEWORK

Current Zone:	(MA1) Municipal Airport Airfield Zone
Proposed Zones:	(BLMR) Blatchford Low to Medium Rise Residential Zone; (BRH) Blatchford Row Housing Zone; (BP) Blatchford Parks Zone; and (PU) Public Utility
Plan(s) in Effect:	City Centre Area Redevelopment Plan
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination