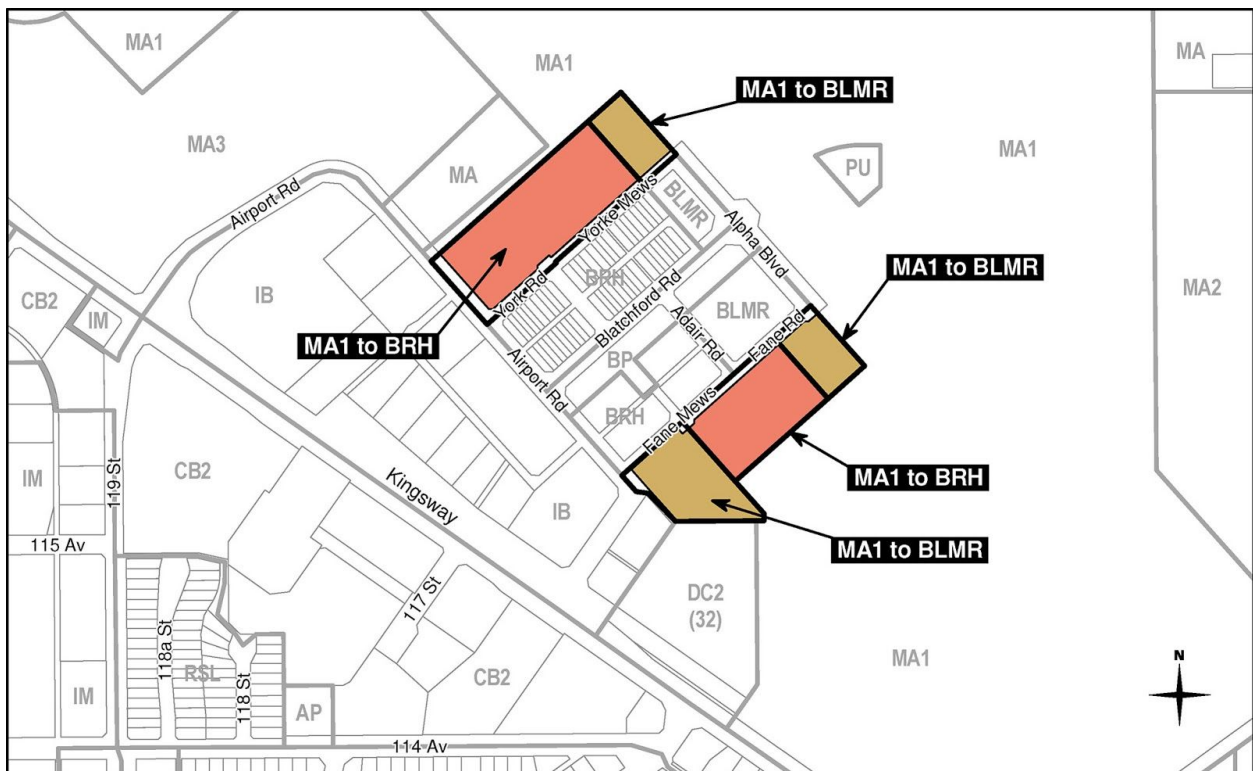




CITY PLANNING REPORT REZONING, TEXT AMENDMENT BLATCHFORD

101 AIRPORT ROAD

To allow for low and medium density residential development with potential for commercial and office uses on the main floor. There is an associated amendment to the Environmental Overlay map, reflecting the progress of environmental remediation work on the subject site.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- conforms to the City Centre Area Redevelopment Plan which designates the land for a variety of residential housing forms with the opportunity for neighborhood retail and service uses,
- is compatible with current and future land uses; and
- allows for ongoing, responsible management of potential environmental risks;

THE APPLICATION

1. CHARTER BYLAW 18927 to rezone the subject site from (MA1) Municipal Airport Airfield Zone to (BLMR) Blatchford Low to Medium Density Residential Zone and (BRH) Blatchford Row Housing Zone.
2. CHARTER BYLAW 18931 amends Appendix I and II of Zoning Bylaw Section 997 Special Area Blatchford.

The proposed rezoning amendment will allow a mix of low density and medium density residential housing and row housing uses.

The proposed amendment to Appendix I - Blatchford Special Area, reflects the current road network and hierarchy within the developing Blatchford neighbourhood.

The proposed amendment to Appendix II - Blatchford Environmental Overlay, reflects the completion of environmental assessment for Blatchford's first stage of development. Since there are no outstanding concerns for this portion of land, the Environmental Overlay's appendix map is being updated accordingly. The subject area will no longer be identified as requiring testing or remediation.

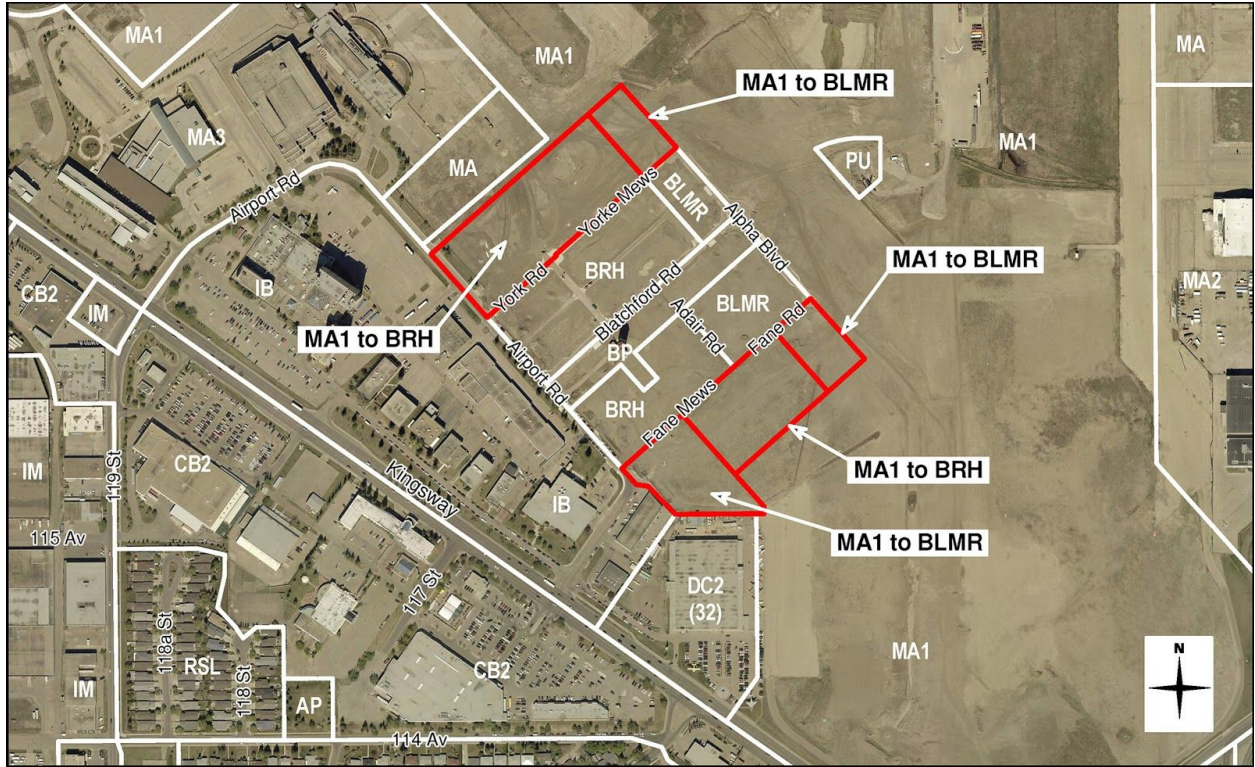
SITE AND SURROUNDING AREA

The application area is located in southwest Blatchford, immediately east of Airport Road NW. The City Centre Area Redevelopment Plan (ARP) situates this land within the neighbourhood's Agrihood District. Blatchford's Development Plan Concept Map designates the subject site for Low and Medium Density Residential uses. Accordingly, it is proposed to be zoned to (BRH) Blatchford Row Housing Zone and (BLMR) Blatchford Low to Medium Density Residential Zone.

This land is part of the neighbourhood's second stage of development. It has received conditional subdivision approval.

Outside of the plan area, southwest of this site and across Airport Road NW, various uses are established under the (IB) Industrial Business Zone. The remaining area surrounding the site is undeveloped and designated for residential uses. Portions to the northeast have been zoned accordingly and the rest requires appropriate rezoning prior to redevelopment.

Further northeast, a portion of land has been zoned (PU) Public Utility Zone to accommodate a District Energy Centre. It will contain mechanical components of the neighbourhood's District Energy Sharing System. This facility will provide heating, cooling, and hot water energy services to the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (MA1) Municipal Airfield Zone 	<ul style="list-style-type: none"> • Undeveloped and intended for residential uses
CONTEXT		
Northeast	<ul style="list-style-type: none"> • (MA1) Municipal Airfield Zone 	<ul style="list-style-type: none"> • Vacant land
Southeast	<ul style="list-style-type: none"> • (MA1) Municipal Airfield Zone • (BRH) Blatchford Row Housing Zone • (BLMR) Blatchford Low to Medium Density Residential Zone 	<ul style="list-style-type: none"> • Vacant land • Developing land
Southwest	<ul style="list-style-type: none"> • (MA1) Municipal Airport Zone • (DC2) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Vacant land • Alberta Aviation Museum
Northwest	<ul style="list-style-type: none"> • (IB) Industrial Business Zone • (MA) Municipal Airport Zone 	<ul style="list-style-type: none"> • Automotive and Minor Recreation Vehicle Sales/Rentals • General Industrial • Indoor Participant Recreation Services Limited Contractor Services • Professional, Financial and Office Support Services • Warehouse Sales

		<ul style="list-style-type: none"> • Vacant land
--	--	---

PLANNING ANALYSIS

Blatchford’s first stage of development received zoning and subdivision approvals in 2015. This rezoning application proposes to extend the residential development on either side of the previously approved area, which is currently under development. The proposed rezoning is compatible with surrounding planned land uses.

An update to Appendix I and II of Section 997- Special Area Blatchford of the Zoning Bylaw is allow proposed under a second bylaw. The Appendix I map identifies roadway classifications which relate to the type of development allowed within the special area.

The Appendix II map, the Blatchford Environmental Overlay, identifies land considered suitable for development and depicts areas where further study is required. The Overlay provides a regulatory framework to ensure this work is completed prior to development. As land identified for additional evaluation undergoes assessment and is rendered suitable for development, the Overlay’s appendix map requires updating.

The City Centre Area Redevelopment Plan's (ARP) principles and objectives are fulfilled as phases of remediation and development proceed. The subject land is intended to provide a combination of housing and green space. These opportunities support ARP values including liveability, sustainability, and environmental benefits.

TECHNICAL REVIEW

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

The Environmental Planner advises that remediation for the second stage of development in Blatchford is complete and the associated environmental reports are signed off.

It is noted that additional areas within the neighbourhood are undergoing environmental investigation, as identified on the Blatchford Environmental Overlay’s Appendix II map. Future amendments to the map are anticipated, as ongoing environmental work is completed.

PUBLIC ENGAGEMENT

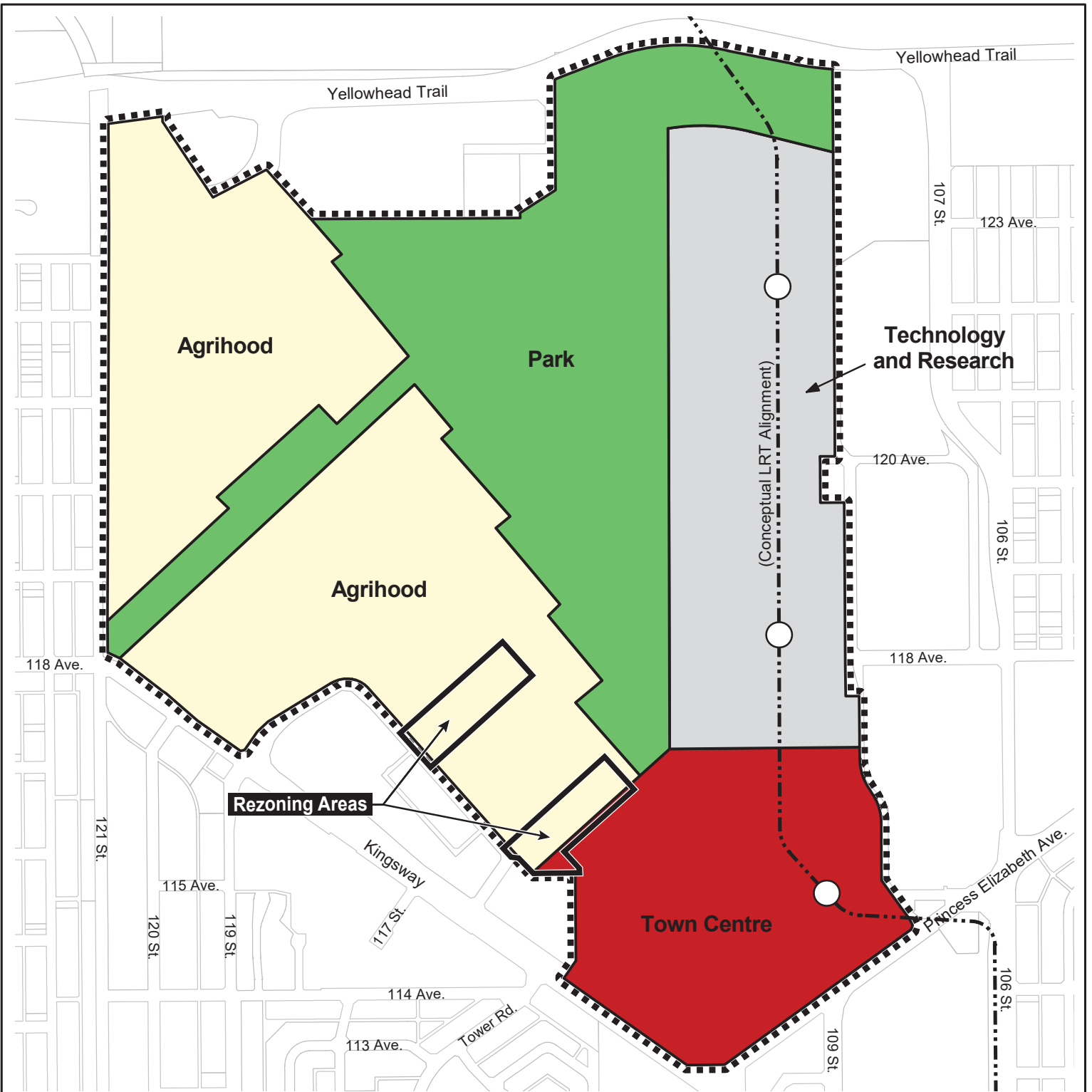
ADVANCE NOTICE January 16, 2019	<ul style="list-style-type: none"> • Number of recipients: 84 • No responses
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • www.edmonton.ca/blatchfordarea

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 16033
APPROVED
CITY CENTRE
Area Redevelopment Plan
Redevelopment Concept**



- City Centre ARP Boundary
- District Boundary
- Conceptual Northwest LRT Alignment
- Potential LRT Stations (final number and location to be confirmed)

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment, Rezoning
Charter Bylaws:	18927, 18931
Location:	Northeast of Airport Road NW 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:	Community Leagues: Calder, Inglewood, Lauderdale, Prince Charles, Prince Rupuert, Spruce Avenue, Westwood, and the Edmonton Federation of Community Leagues
Applicant:	Stantec Consulting

PLANNING FRAMEWORK

Current Zone and Overlays:	(BLMR) Blatchford Low to Medium Rise Residential Zone (BP) Blatchford Environmental Overlay
Proposed Zone(s) and Overlays:	(BRH) Blatchford Row Housing and Stacked Row Housing Zone (BP) Blatchford Environmental Overlay
Plans in Effect:	City Centre Area Redevelopment Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination