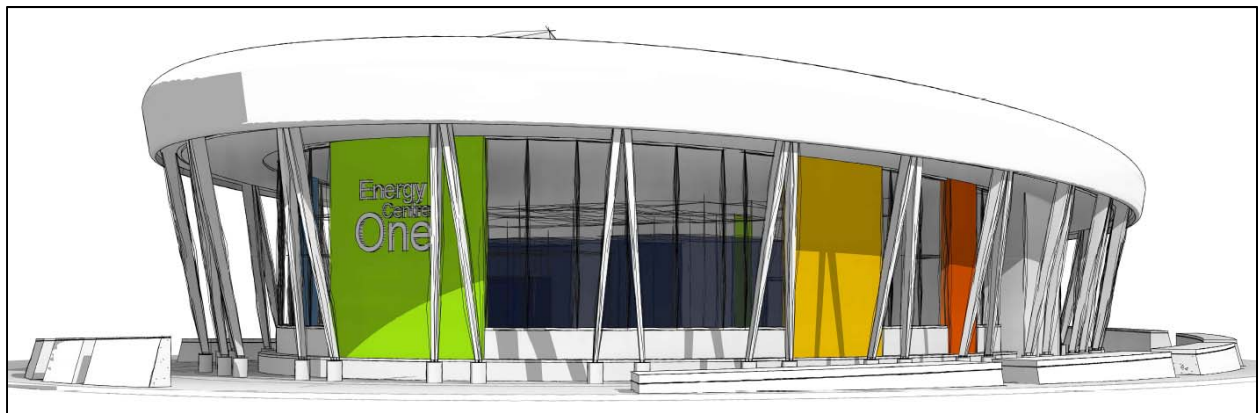




## REZONING Blatchford

### 101 AIRPORT ROAD NW

To allow for the construction of a District Energy Centre and associated public plaza, as part of the Blatchford District Energy Sharing System.



### RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the proposed infrastructure contributes to energy reduction and sustainability goals that demonstrate the neighbourhood's environmental approach to redevelopment;
- the District Energy Centre is an integral component of the approved District Energy Sharing System (DESS) which will provide servicing throughout Blatchford; and
- once fully assembled, the plaza site will function as multi-purpose public space.

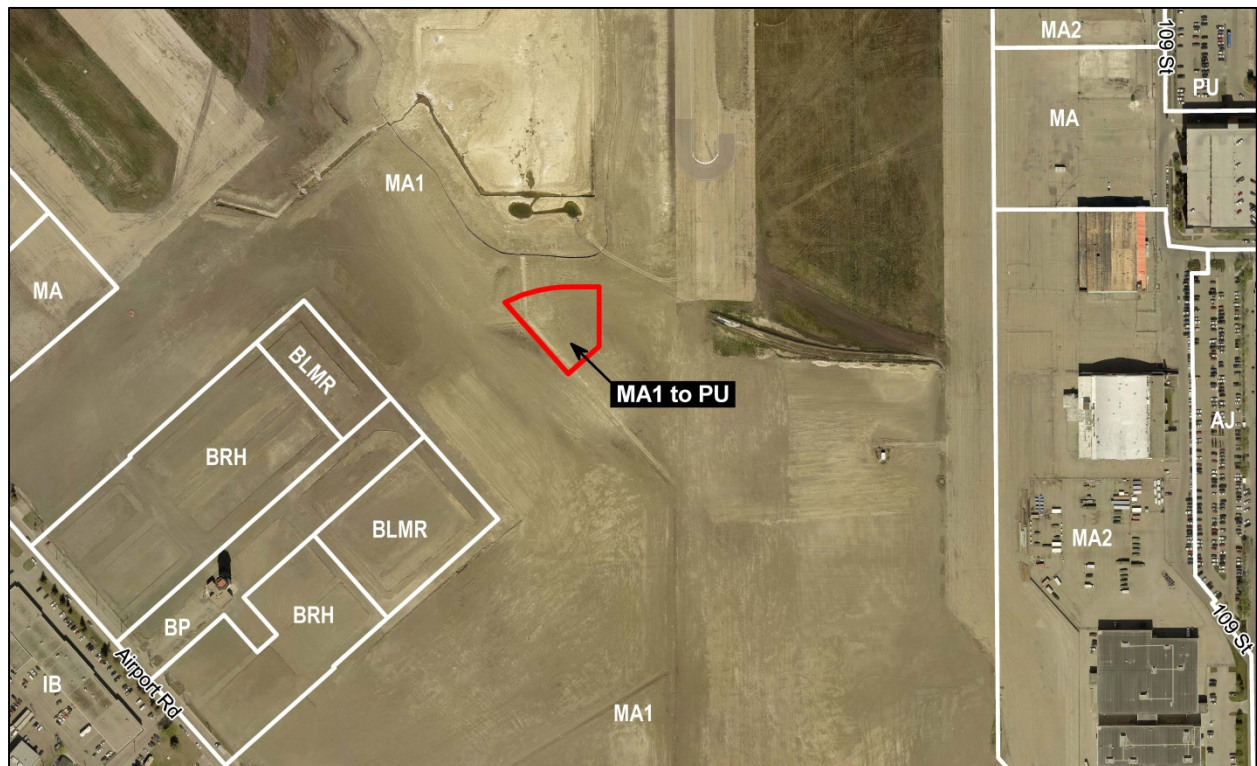
## THE APPLICATION

BYLAW 18064 proposes to rezone the subject land from (MA1) Municipal Airport Airfield Zone to (PU) Public Utility Zone.

This rezoning facilitates the development of a District Energy Centre and an associated portion of a public plaza. The energy centre will accommodate mechanical components of the neighbourhood's District Energy Sharing System (DESS). Approved by Council in December 2016, the Blatchford DESS will provide heating, cooling, and hot water energy services to development in the neighbourhood. Underground aspects of the DESS are treated as essential utilities that will be reviewed with servicing. However, the District Energy Centre has land use impacts similar to a substation and it requires appropriate zoning before construction can proceed.

## SITE AND SURROUNDING AREA

The subject land is located in the south-central portion of the Blatchford neighbourhood. It is situated east of the neighbourhood's first development stage and south of a future stormwater management facility. The stormwater facility will include underground elements of the DESS, including a geothermal energy exchange.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airport Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airport Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land (future stormwater management facility redevelopment)</li> </ul>
East	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airport Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land (future public plaza redevelopment)</li> </ul>
South	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airport Airfield Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land (future residential redevelopment)</li> </ul>
West	<ul style="list-style-type: none"> <li>• (MA1) Municipal Airport Airfield Zone</li> <li>• (BLMR) Blatchford Parks Zone</li> <li>• (BRH) Blatchford Parks Zone</li> <li>• (BP) Blatchford Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped land (future residential and urban agriculture redevelopment)</li> </ul>

## PLANNING ANALYSIS

This application advances the neighbourhood's redevelopment plan, by facilitating construction of a District Energy Centre within a portion of the public plaza that is planned in central Blatchford.

The energy centre will contain necessary mechanical elements for the neighbourhood's District Energy Sharing System (DESS) technology. This infrastructure is required to supply heating, cooling, and hot water energy to the neighbourhood's initial development.

The energy centre is appropriately situated adjacent to a future stormwater management facility. It will include additional DESS infrastructure underground. When the plaza site is fully assembled in the future, it will be a versatile gathering point that provides public space for passive use and programmed events.

The rezoning proposal conforms to principles of the *City Centre Area Redevelopment Plan*. These include reducing the neighbourhood's ecological footprint and supporting new, sustainable technologies. This application also supports the provision of energy services in Blatchford, aligning with Council's vision of a carbon-neutral development that is based on renewable energy. The District Energy Centre will be one of the most visible components of the DESS, demonstrating the neighbourhood's progressive approach to redevelopment.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> March 23, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 96</li><li>• No responses were received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

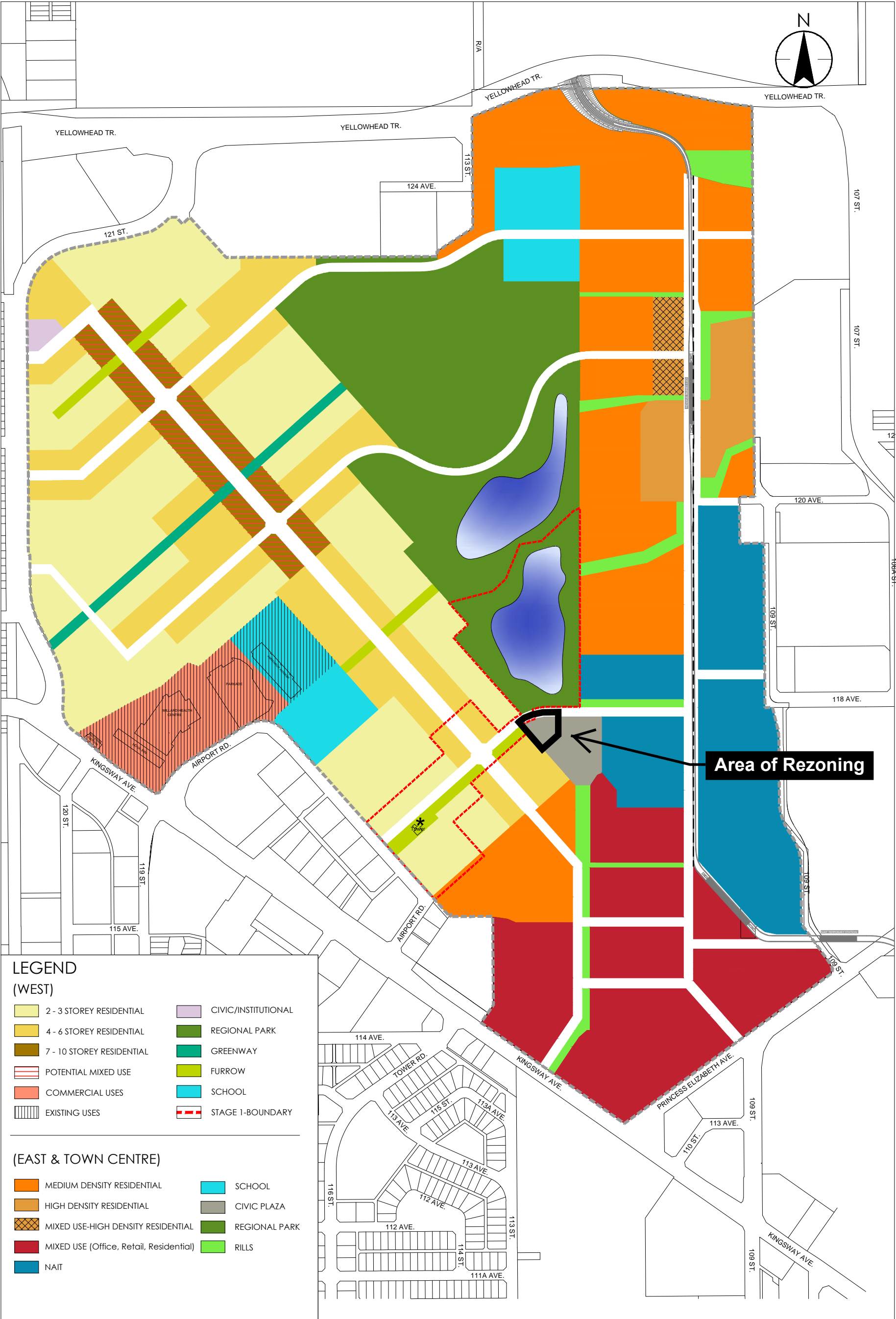
## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary

CONTEXT MAP



- LEGEND**  
**(WEST)**
- |                           |                     |
|---------------------------|---------------------|
| 2 - 3 STOREY RESIDENTIAL  | CIVIC/INSTITUTIONAL |
| 4 - 6 STOREY RESIDENTIAL  | REGIONAL PARK       |
| 7 - 10 STOREY RESIDENTIAL | GREENWAY            |
| POTENTIAL MIXED USE       | FURROW              |
| COMMERCIAL USES           | SCHOOL              |
| EXISTING USES             | STAGE 1-BOUNDARY    |

- (EAST & TOWN CENTRE)**
- |   |               |
|---|---------------|
| MEDIUM DENSITY RESIDENTIAL              | SCHOOL        |
| HIGH DENSITY RESIDENTIAL                | CIVIC PLAZA   |
| MIXED USE-HIGH DENSITY RESIDENTIAL      | REGIONAL PARK |
| MIXED USE (Office, Retail, Residential) | RILLS         |
| NAIT                                    |               |

BLATCHFORD  
Development Plan

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18064
Location:	North of Kingsway Avenue NW and west of 109 Street NW
Addresses:	101 Airport Road NW
Legal Description:	A portion of Lot 2, Block 6A, Plan 922 0135
Site Area:	Approximately 0.325 ha
Neighbourhood:	Blatchford
Ward - Councillor:	2 - Bev Esslinger
Notified Community Organizations:	Calder, Lauderdale, Prince Charles, Prince Rupert, Spruce Avenue, and Westwood Community Leagues as well as the Kingsway Business Revitalization Zone
Applicant:	Stantec Consulting

### PLANNING FRAMEWORK

Current Zone:	(MA1) Municipal Airport Airfield Zone
Proposed Zone:	(PU) Public Utility Zone
Plan in Effect:	City Centre Area Redevelopment Plan
Historic Status:	None

Written By:  
Approved By:  
Department:  
Section:

Sarah Ramey and Kristen Rutherford  
Tim Ford  
Sustainable Development  
Planning Coordination