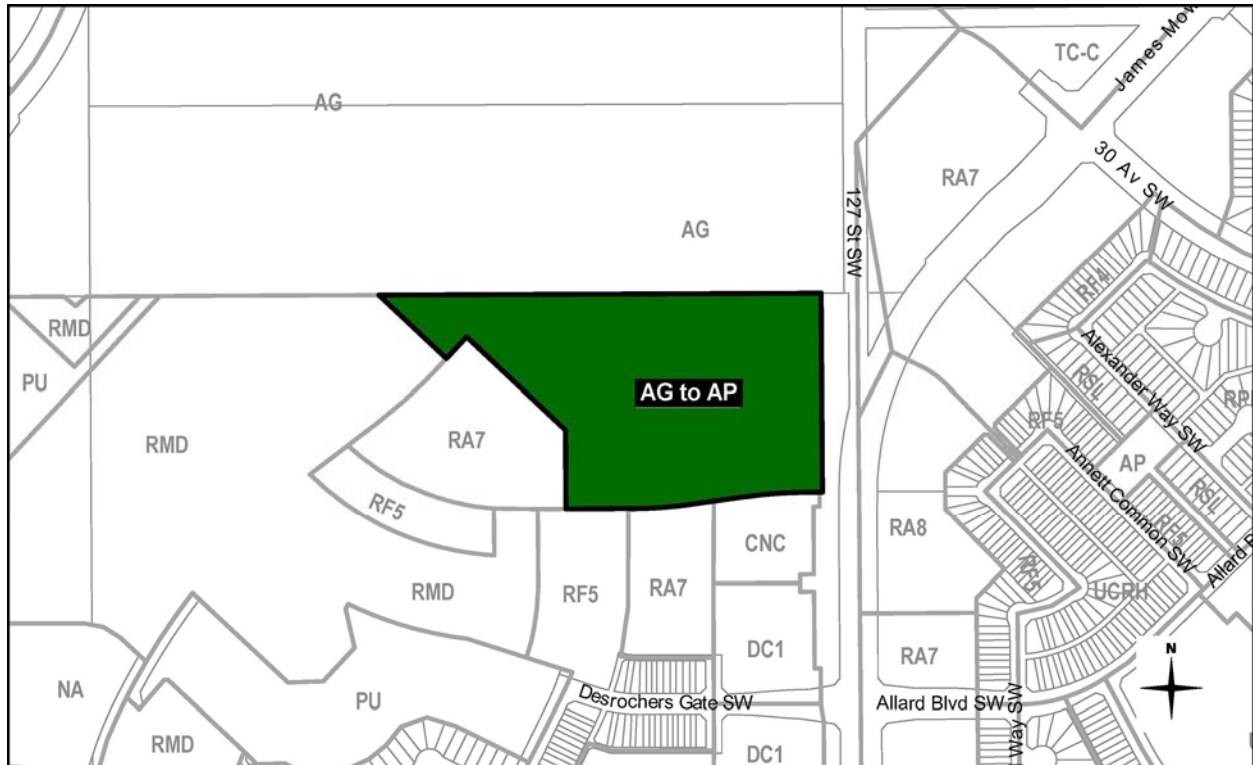




REZONING APPLICATION HERITAGE VALLEY TOWN CENTRE

3304-127 Street SW

To allow for the development of district park uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It provides the opportunity for a variety of recreational and school uses that serve the surrounding area,
- Allows for the orderly development in the Heritage Valley Town Centre Neighbourhood.

- ## SITE AND SURROUNDING AREA

This aerial map displays a land area with various zoning designations. A red-outlined polygon in the center is labeled 'AG to AP'. Surrounding areas are labeled with codes such as AG, RA7, RF5, RMD, PU, NA, CNC, DC1, RA8, UCRH, AP, RSL, RPL, RF4, RF6, and TC-C. The map includes a north arrow in the bottom right corner and labels for roads like 127 St SW, Desrochers Gate SW, Allard Blvd SW, and Alexander Way SW. A large body of water is visible in the bottom left corner.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant former farmland
CONTEXT		
North	(AG) Agricultural Zone	Agricultural use
East	(AG) Agricultural Zone	Vacant land designated for the extension of James Mowatt Trail SW
South	(RF5) Row Housing Zone (RA7) Low Rise Apartment Zone	Vacant farmland

	(CNC) Neighbourhood Convenience Commercial Zone	Vacant land west of a future light rail transit station
West	(RMD) Residential Mixed Dwelling Zone (RA7) Low Rise Apartment Zone	Vacant farmland

PLANNING ANALYSIS

The AP Zone allows for the opportunity for variety of recreational and school uses that will form a portion of a large district park site. The proposed rezoning aligns with the policies of the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) which designates the land as a District Activity Park and forms part of the larger 30 ha site. The site in its entirety is intended to be developed with several structures such as a multi-purpose recreation centre, a Public High School, a Catholic High School, and playing fields to serve the larger Heritage Valley area. The site is located within 400 m of the future Desrochers/Allard Light Rail Transit (LRT) Station. The Transit Oriented Development (TOD) Guidelines classify this LRT station as a 'New Neighbourhood' station and suggest that greenfield sites within 400 m include interconnected street grids as well as neighbourhood parks.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

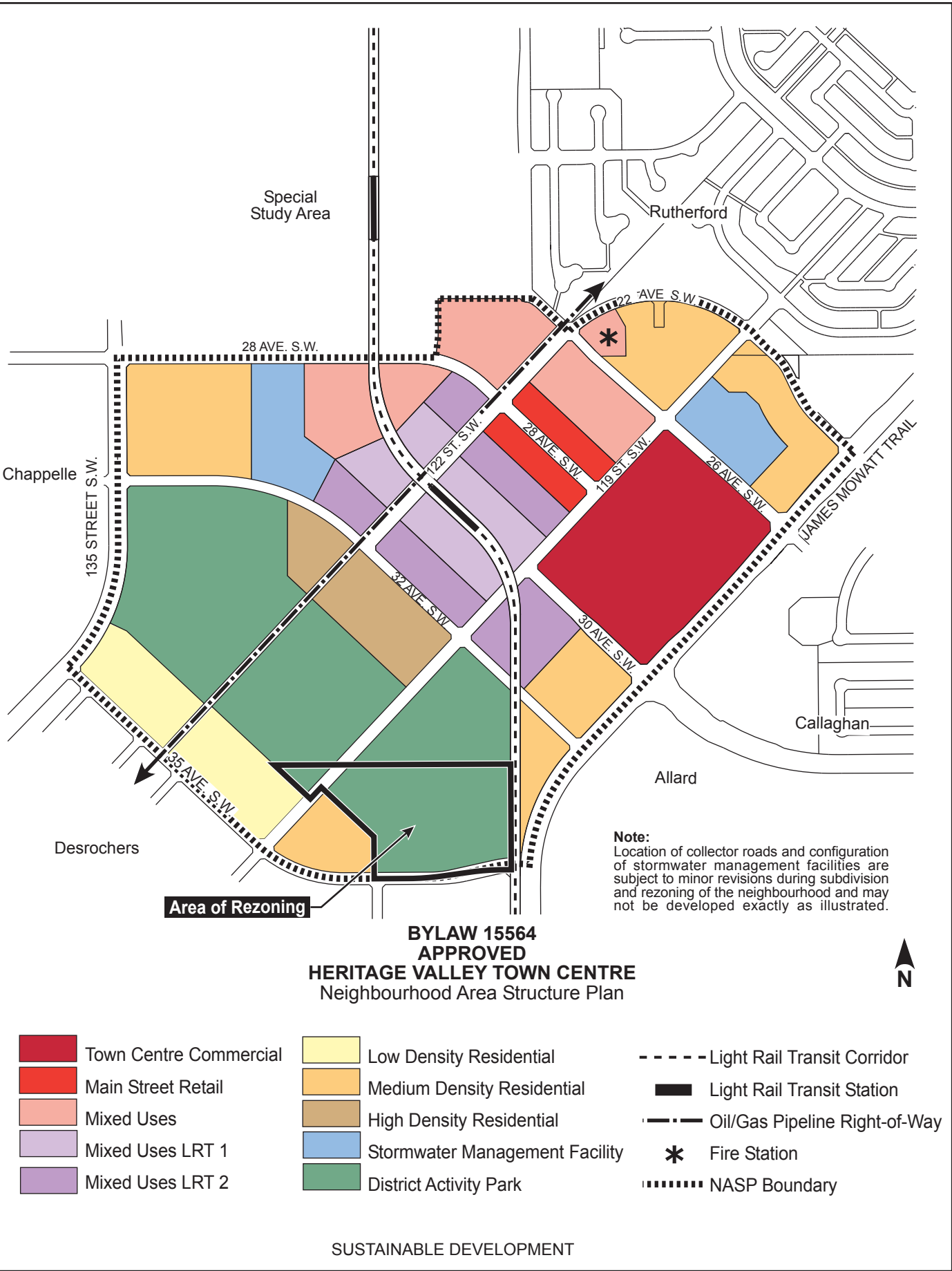
ADVANCE NOTICE May 1, 2015	<ul style="list-style-type: none"> • Number of recipients: 12 and Leduc County • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18039
Location:	North of Desrochers Gate SW and west of 127 Street SW
Address:	3304 – 127 Street
Legal Description:	Portion of SE-13-51-25-W4M
Site Area:	N/A
Neighbourhood:	Heritage Valley Town Centre
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organizations:	Blackmud Creek Community League, Heritage Point Community League, Leduc County
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(AP) Public Parks Zone
Plans in Effect:	Heritage Valley Town Centre NASP, Heritage Valley SCDB
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination