

EXECUTIVE SUMMARY

OSO planning + design has prepared and is submitting a development agreement application on behalf of Harmony Park Developments in regards to their intentions for development on parcel (PID 00645846) located in Bedford West. The development agreement application includes a Site Plan, rationale, and supporting materials.

Harmony Parks Development owns a 9.3 acres of land close to the intersection of Larry Uteck Boulevard and Hammonds Plains Road. It can be accessed from both streets, although this development agreement application only proposes an access route from Larry Uteck Boulevard.

Harmony Park Developments has a vision of using their large lot in Bedford West Special Planning Area 1+12 to develop a walkable neighbourhood, built around open space and ample recreation opportunities. It is fully aligned with municipal and provincial strategic planning initiatives, as well as environmental and climate change objectives.

The site plan shows the disposition of uses, open space and community infrastructure, which includes:

- 5 mixed-use residential and commercial building
- 3 low-rise terraced residential buildings with bike storage built into stairwells, one with ground commercial
- 2 mid-rise residential buildings with elevator service, one with ground commercial
- Covered/underground parking with space for 145 vehicles
- Surface parking with space for 30 vehicles

The Harmony Park land is currently undeveloped greenfield. The landscape plan highlights:

- 1 large recreational deck with a green roof
- 2 community parks whose design and infrastructure invite active and passive play and rest
- Green space designated for a natural wildlife corridor
- Potential pedestrian linkages to adjacent lots
- Multi-use path connecting the development to Hammonds Plains Rd

LEGEND

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1m contour lines	Water
Proposed Driveway	Field-Delineated Wetlands
Proposed Paths	Non-Disturbance Zone
Proposed Buildings	Community Park A (Active Recreation)
Existing buildings	Community Park B (Passive Recreation)
Building corner elevations (x m)	Recreational Deck
Existing water infrastructure	No tree cover
	Softwood tree cover
	Mixed tree cover
	Hardwood tree cover

AREAS

Total lot area: 38,528 sq.m.
Building A footprint: 2258 sq.m.
Building B footprint: 1180 sq.m.
Building C footprint: 1236 sq.m.
Building D footprint: 873 sq.m.
Building E footprint: 1561 sq.m.
Total building footprint lot coverage: 7108 sq.m. (18.4%)
Community park A (active recreation area): 895 sq.m.
Community park B (passive recreation area): 1560 sq.m.
Total community park lot coverage: 2455 sq.m. (15.7%)
Non-disturbance zone: 5593 sq.m.
Portion of lot to remain forested: 20,107 sq.m.

A1 LANDSCAPE PLAN

Development Agreement Application
Harmony Park Developments Ltd.
PID 00645846, Special Planning Area 12 & 1
Version 4 March 2025

0 50m 100m

