

Applicant Submission

05.03.2020



LOC2019-0173

Trail19 Land Use Redesignation, Minor ARP Amendment & Concurrent Development Permit

DEVELOPMENT VISION + LAND USE

Trail19 is a proposed Main Street-oriented development located at the corner of 19 AV NE and Edmonton TR NE within the community of Tuxedo Park. The development as proposed features a six storey building that incorporates a vertical mix of commercial, live-work, and residential uses; and sensitively transitions building height and activity level between the Main Street and the neighbouring low density area. The site's current Residential - Contextual One/Two Dwelling (R-C2) District is intended for low density residential development, and the land use application seeks to redesignate the property to a Mixed Use - General (MU-1 f3.4 h22) District in support of the development vision.

SITE + POLICY CONTEXT

The subject site is located along the City-identified Main Street of Edmonton Trail NE beside an existing neighbourhood commercial node at 20 AV NE. Trail19 seeks to catalyze development along this portion of the Main Street through streetscape activation with grade-oriented commercial uses, high quality architectural design and materials, and public realm upgrades. The site is also located within a 400m walkshed of an existing BRT stop - and so the proposed development will fulfill Transit Oriented Development goals by providing a greater intensity of jobs and housing where residents can live, work and shop with access to a range of transportation options.

The project site is located within the boundaries of the North Hill Area Redevelopment Plan (ARP), approved by Council in 2000. The Trail19 application is seeking a minor amendment to the existing ARP policies to support the proposed development vision and align with current City-wide goals and policies, including those within the draft North Hill Communities Local Area Plan. This emerging Plan identifies this site as "Neighbourhood Commercial - Minor" with a "Low scale" height modifier - supporting mixed-use developments up to 6 storeys in height.

CONCLUSION

The proposed application will facilitate a development vision that introduces new locally-serving commercial spaces and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the support of Calgary Planning Commission and Council for this application.

Thank you for your time and consideration,
CivicWorks Planning + Design

Sincerely,

A handwritten signature in black ink, appearing to read "D White", written over a horizontal line.

David White | Principal
BA, MScPl, RPP, MCIP

www.civicworks.ca