

Applicant Submission

April 20, 2020

On behalf of Trinity Development Group, B&A Planning Group is pleased to present this land use redesignation application in the community of Medicine Hill. The purpose of the application is to add new permitted and discretionary uses to enable more flexibility in attracting retail/commercial and residential tenants to the development while ensuring a proper mix of retail and entertainment uses. The proposed use changes affect three separate Trinity Hills Direct Control (DC) Districts spread over four separate development blocks within Medicine Hill.

All DC Districts are to be applied within the plan area by separate bylaw, rather than applying multiple DC Districts through a single bylaw. This is being done to facilitate further amendments to the DC District applied to a block if necessary, without implicating all blocks in the amendment process.

These minor use amendments are proposed in order to accommodate a variety of uses to ensure a vibrant development in keeping with the original development vision as an exciting destination to live, work, socialize, recharge and visit with family and friends. No amendments are proposed that will impact building form.

Additional retail/commercial uses and reduction of restrictions on uses found on ground level, are being requested to encourage dynamic streets that will attract customers and tenants alike. Uses such as a doctor's office, day care or live-work units are proposed to be discretionary uses on the ground floor instead of restricted. This is of importance particularly where only once storey of retail development is built. Comprehensive and coordinated signage advertising tenants on the four separate blocks is also proposed to inform shoppers of the various shops and services available within the development. Information kiosks and digital signs similar to that found in enclosed shopping centres are envisioned for the area.

The proposed changes would allow Trinity Development Group to create the dynamic mixed-use urban environment as was envisioned for the area. As such, we respectfully request your support for the application.