

Development Permit Rendering

The proposed Mixed Use - Active Frontage (MU-2f4.2h22) District provides guidance for future site development including appropriate frontages, height transition, building massing, parking, landscaping, pedestrian connection, and interface with adjacent sites including Edmonton Trail Urban Main Street and Flyover Park. A development permit (DP2020-4528) is being reviewed alongside this land use amendment. The proposed development, called Flyover Block, is for a six storey mixed use development with an at-grade local brewery/roastery and 65 zero-parking micro apartments units in well-connected inner city location. Urban Initiatives for the 1 Avenue NE Streetscape Master Plan project and Calgary Parks Foundation have collaborated with the applicant to ensure that compatible development interface with a safe and welcoming public realm is achieved between the Edmonton Trail NE Urban Main Street, and Flyover Park. The proposed development permit application was presented to Urban Design Review Panel (UDRP) for review on 2020 September 16. Overall the proposed development was well supported by UDRP, additional design considerations were provided to enhance the public realm interface, all season usage, site safety, and landscaping.



Development rendering for Development Permit application (DP2020-4528)