

Applicant Submission

May 5, 2021

Background

Trinity Development Group is committed to the vision and continued development of the community of Medicine Hill as an industry leading pedestrian, bike and nature focused mixed-use community. As of Q1 2021, approximately 35% of the community has been built or under construction and another 26% has active or approved development permit applications. 662 residential units and 330,000 ft² of retail space is already built or under construction. To date, Trinity Development Group and its partners have invested over \$400 million in the community and they expect to invest an additional \$1 Billion in the years to come as the community nears completion.

Evolving Market Opportunities

As a result of changes in market conditions since the original Council approved land use in 2015, there has been a significant reduction in the opportunity for brick-and-mortar retail and office premises and a welcomed increase in opportunity for residential units by people who want to live in the community. To address these new realities and opportunities while still achieving the mixed-use vision for the Medicine Hill, refinements are required to the Area Structure Plan.

Retaining the Original Vision

Important elements of the original concept and vision are not changing, including:

- (i) the size and location of open space, development boundaries and park interface areas;
- (ii) the incorporation of retail and residential uses along pedestrian friendly streets;
- (iii) the location of the main spine public road (Na'a Drive) and predominant use of underground/structured parking; and
- (iv) the urban nature of the development and high quality of development design and construction.

ASP Amendments Sought

The Canada Olympic Park and Surrounding Lands Area Structure Plan (ASP) is too rigid on the original mix of uses for the development blocks and inhibits the flexibility required to have less retail uses and more residential units and residents that will support the retail and service businesses. Amendments to the ASP are proposed to refine the mix of uses and clarify some of the policies and guidelines while maintaining the special overall vision increasing the amount of pedestrian and bike activity within the community.

a) Uses

1. The overly prescriptive density and use tables for blocks within the community are proposed to be deleted so that the mix of uses can fluctuate within and between the blocks according to the market opportunities but still aligning with the overall mixed-use vision for the community. Less retail and office and more residential uses are now envisioned, all of which will be governed by the capacity of the road network and other key infrastructure.

2. Amendments are proposed to accommodate office size flexibility for medical and commercial uses and flexibility for standalone residential uses on the main street. These changes will provide the necessary flexibility to accommodate users who want to locate to Medicine Hill.

b) Design Elements

1. Refinements will be incorporated to ensure additional clarity regarding the detailed design elements with respect to slope adaptation, setback and massing requirements, building height and terracing.

2. Amendments will remove street cross-sections for streets already built and provide building design clarity adjacent to the streets to respond to commercial and residential user desires.

3. Amendments will allow for refinements of structured parking requirements to allow the possibility of townhouse development on certain blocks and recognize the increased structured parking requirements on others.

4. Amendments will provide more discretion to the approving authority on certain design elements where warranted.

c) Natural Area

An amendment will clarify that a Biological Impact Analysis' (BIA) will be required at the development permit stage for trails proposed within Environmental Reserve parcels.

Summary

The main objective of the proposed ASP amendments is to accommodate less retail and more residential uses in this bikeable and walkable urban mixed-use development which will add more vibrancy to this sensitively designed high quality community.