

Applicants submission

On behalf of Trinity Development Group (Trinity), B&A Planning Group is pleased to present this land use redesignation and Area Structure Plan (ASP) amendment application in the community of Medicine Hill. The purpose of this application is to amend the land use designation and the ASP Height map related to the subject land to accommodate two seniors' apartment towers.

The land use amendment proposes a Direct Control (DC) District with an M-H2 District base with a maximum height of 50m (15 storeys). This amendment is proposed in order to accommodate senior's housing on a parcel ideally located next to retail and community amenities but due to the parcel configuration and need for underground parking, is unfeasible without the additional building height allowed by the M-H2 designation. The height proposal is in keeping with the maximum height allowance found in DC 340D2017 located on the north side of Na'a Drive SW and is typical of the M-H2 District. The proposal also conforms to the urban nature, variety of uses and built forms contemplated with Trinity's original development vision.

Changes to setbacks ensure a compact urban built form and to continue the pedestrian oriented shopping street approved along Na'a Drive SW. The front yard setback will be consistent with the adjacent property to the east and with properties on the north side of Na'a Drive SW. A reduced side yard setback allows for innovative urban design while ensuring a pleasant pedestrian environment.

Provisions for required tower separation has been added to improve privacy and make the units more livable for future residents while a minimum towers setback from Na'a Drive to reduce impact on the pedestrian shopping street.

The relocation of prominent buildings locations on the ASP Height map will enable the placement of prominent buildings at the end of the street instead of the current mid-block location where the master concept envisions a plaza. This change provides a punctuated end to an active main street and creates a scenario in which an appropriate 'gateway' or 'icon' for which the community can be developed. Adding a second tower location is proposed to reduce building massing on site.

An amendment to the Direct Control district on the north side of Na'a Drive SW is proposed to reduce by one the number of prominent buildings (50 m tall) to comply with the proposed ASP map amendment.

The community is designed to be an exciting new destination that is inclusive to all and supports walkable streets. The proposed changes would allow Trinity to create the dynamic mixed-use urban environment as was envisioned for the area.