

Applicant's Submission

Introduction

This Development Permit application, on behalf of our Client Metropia, is for a **Mid-Rise Residential, Multi-Family development in Medicine Hill**, located in Cell E of The Village, the project is set within Medicine Hills in the Trinity Hills development. The design approach is to provide townhome units in a variety of forms. The Village is located between two City approved commercial nodes, the Gateway District to the west, and the Town Centre District to the east. Cell E is located just north of the 'Slopes,' a 165 acre natural preserve park. The Trans-Canada Highway to the north of the development is in close proximity by way of the Bowfort Road interchange to the west. Surrounded by the native landscape, and in keeping with the **Blackfoot culture** who lived on these lands, this Medicine Hill site supports **natural, cultural and historical assets**.

Urban Planning

The **placement** or siting of the residential units in Cell E is designed to respect the natural topography, while preserving and enhancing the native landscape. Street-oriented units with direct access to the regional pathway have been strategically located adjacent to Na'a Drive for **interaction with the streetscape** as required by the ASP. Where grades allow, townhomes have been orientated to face natural green areas, maximizing views, orienting the townhome elevations to overlook the open green space they are adjacent to, acting as "bookends". This provides a sense of enclosure, a "Community". These concepts were discussed with Planning and Urban Design during the Pre-App / Concept Plan review stage. Valley views, hill views and Winsport views have also been taken into consideration in planning the site. Encompassing all sites is the overarching mandate to design a community that achieves a sense of **comfort and security** for all future residents.

A "Living Street" is proposed for the upper secondary road way of the site to establish a collective space that will include a change of street surface materials, **creating an area where automobiles, bicycles and pedestrians share the right-of-way**. This area can be used as an integrated pedestrian / vehicular "courtyard" space suitable for neighbourhood block parties etc. Cell E will provide three townhome types ranging from 2-4 bedrooms with sizes varying from 1340 to 1720sf. The townhomes are designed with rooms that can be used as Bedrooms or Flex Rooms, **allowing flexibility for growth or downsizing of the family unit**. Townhome buildings will range from 3-plexes to 8-plexes to provide variation in massing scale. Townhomes along Na'a Drive will be street-oriented with sidewalk **connections** to the public realm. All the buildings will have direct access to grade from their individual units, connecting to a pathway system through the site.

Current building height allowance for Cell E is 16.0m (52.5ft) under the MX-2 zoning district. This DP proposal is to provide two to three storey townhomes with flat roofs. Buildings have been designed to minimize overshadowing of the adjacent housing units and reflect the form of the area. The proposed height will define the **street edge** with a scale that is **comfortable to pedestrians, cyclists, and vehicles alike**. The proposed townhomes have been slope-adapted to meet the surrounding topography, ranging from walk-through units to drive under units.

Architecture

Architecturally, the design theme for this development is one of creating a **relationship between the built environment, natural environment and the pedestrian scale**. The townhomes have been designed with various roof heights and configurations to reduce building mass, providing diversity and

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interest. Exterior finishes and building materials will consist of manufactured stone, cement board siding and panels, wood architectural panel, and clear glazing - **materials that are durable and long lasting**. Building elevations will be designed to give **individuality to the homeowners' units** through the use of building material configurations and **multiple colour options**, creating a comfortable and exciting environment. The exterior **palette reflects the slope's natural earth tones**, while creating interest and establishing a sense of place consistent with the architectural strategies put forward in the S9 Architecture Vision Standards (dated March 29, 2017).

The buildings will be constructed with sustainable and green building practices in mind, adhering to the current Codes. Awareness of future maintenance costs, combined with current advances in **technology and sustainability**, have been considered to support future adaptations as needed.

Landscaping

The landscape strategy of the Village focuses on the utilization of the natural landscape and the historical significance of the development. Native plant material has been utilized adjacent to the environmental reserve. Colourful and flowering plant material along the streetscape is provided to enhance the experience for users of the regional pathway. Key factors incorporated include **connecting the community** to adjacent sites and providing functional spaces for recreational uses.

Considerate landscaping results in a strong atmosphere and materiality. Thoughtful landscaping included indigenous plant material, rock material, and the designing of sitting areas. The final result will allow oneself to be immersed into the natural and historical environment of the area.

Pathways and bikeways throughout the Cell / Site are key to ensuring a **connected community**, both to the commercial areas and the natural parks adjacent to The Village. The proposed feature pathway, connecting to the existing pathway system, allows users the experience of "being in the woods", displaying nature and the diverse ecosystem within the natural slopes of the area. A circular sitting area is provided for meditation or conversation with neighbours.

Our project will explore the area as **a dialogue between people and place**.

Conclusion

In conclusion, this proposed Cell E application for The Village is a reflection of the intent and spirit of the Area Structure Plan, Canada Olympic Park and adjacent lands. This multi-residential development complete with its natural landscape setting, and architectural building forms, will seamlessly complement this area.