

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1500

Development Permit New: Multi-Residential Development, Retail and Consumer Service in Medicine Hill (Ward 6) 1185 Na'a Drive SW, DP2019-3291

EXECUTIVE SUMMARY

This development permit application was submitted on 2019, June 26 by B&A Planning Group and Welling's of Calgary Inc, on behalf of the landowner Nautical Lands Group, and proposes:

- A Multi-Residential Development providing 275 dwelling units in two tall buildings 50 metres in height, with ancillary retail uses in the podium at grade.

The proposal is the first tall building in the community of Medicine Hill and will be visible from the Trans-Canada Highway, adjacent communities (in particular Bowness) as well as wider district views.

The design and materials were carefully considered and subject to the conditions attached, the proposal is in alignment with planning policy in the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*, *Improving Calgary's Entranceways: a Guide for Development Adjacent to Entranceways*, Land Use Bylaw 1P2007 and DC Direct Control District (Bylaw 65D2019). As such this development permit is recommended for approval.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-3291 for New: Multi-Residential Development (2 towers), Retail and Consumer Service (2 phases) at 1185 Na'a Drive SW (Plan 18117242, Block 3, Lot 8), with conditions (Attachment 1)

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted on 2019, June 26 by B&A Planning Group and Welling's of Calgary Inc, on behalf of the landowner Nautical Lands Group.

The *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)* was amended (with text and map amendments) and a new DC Direct Control District was created (LOC2018-0205). This application was reviewed by Calgary Planning Commission on 2019, January 25 and approved by Council on 2019, March 22.

This development permit represents the first tall building in the new community of Medicine Hill. As noted in Map 6 of the applicable local area plan, a further eight tall buildings could be constructed in Medicine Hill subject to future planning applications.

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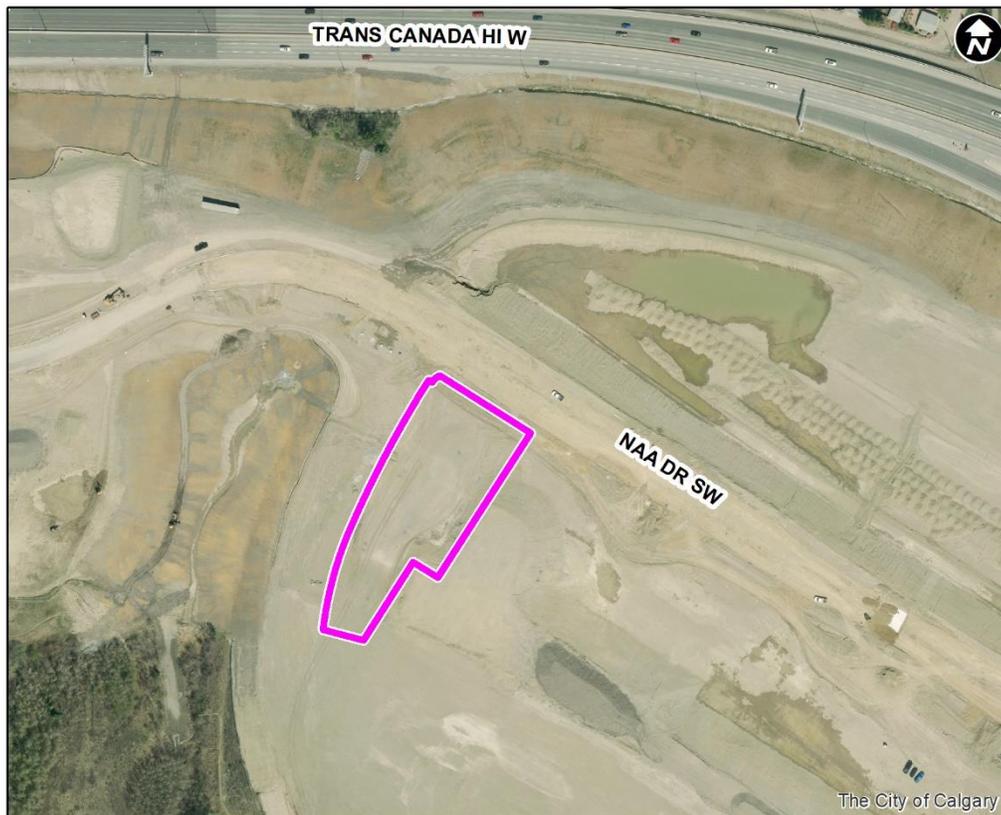
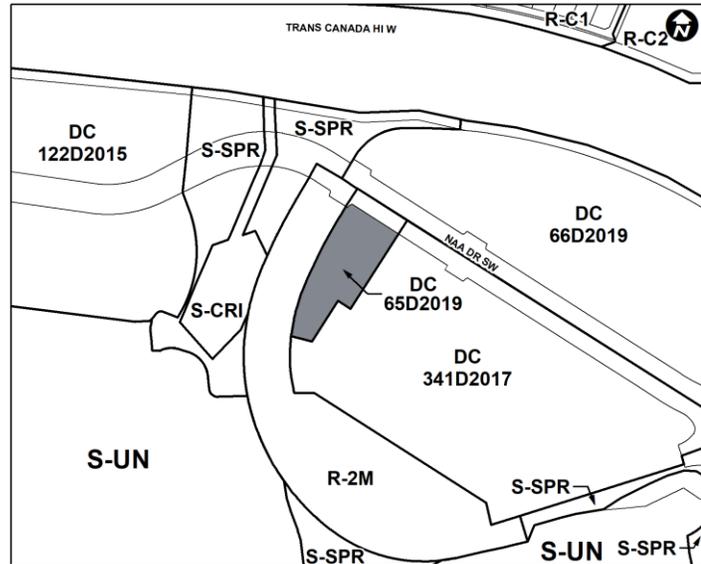
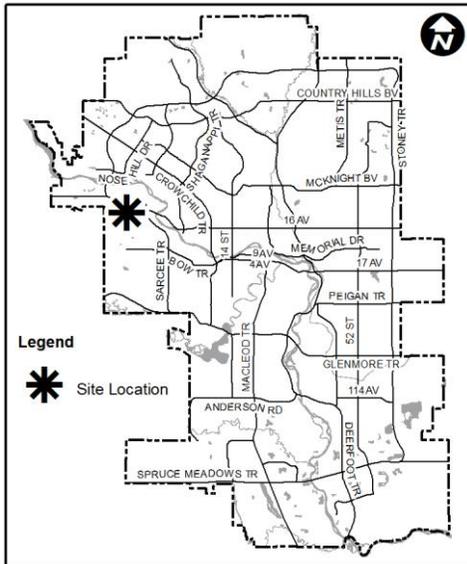
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The land has significant archeological history, with the Paskapoo Slopes known to contain First Nations artefacts of Blackfoot origin. The site is a former buffalo kill site of Provincial significance, one of the largest in the Calgary area.

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Location Maps



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Site Context

The subject parcel is located at the toe of the Paskapoo Slopes and forms a development parcel in the new community of Medicine Hill, in the northwest quadrant of the City.

The 5,063 square metre parcel is relatively flat and has been stripped and graded in line with previous approvals in preparation for development.

East of this site the adjacent parcel is currently under construction in line with a previous development permit approval (DP2016-4580, approved by CPC in 2017 December 04 for eight buildings including apartments, various retail units, and a supermarket to be located immediately adjacent to this site).

West of the site, a private road will be constructed by the area developer Trinity Development Group (as per the previous outline plan approval), further west beyond the private road will be future residential development.

South of this site will be a turning and loading area for the adjacent supermarket, with future residential development further south beyond (separated by a future private road). The site will face Na'a Drive SW to the north, with a future development parcel further north anticipated to be retail development.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

Land Use Bylaw 1P2007 and DC Direct Control District (65D2019)

Administration highlights the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined in the table (below).

As noted in Section 10 of [Bylaw 65D2019](#) the Development Authority has the ability to entertain relaxations to this DC Direct Control District.

1P2007 Bylaw Relaxations		
Regulation	Standard	Provided
557 Amenity Space	Private amenity space (8) Private amenity space must: (b) Have no minimum dimensions of less than 2.0 metres.	Plans indicate all balconies from the third floor to the fifteenth floor as being less than 2.0m. <u>Administration rationale for relaxation</u> <i>Administration is satisfied the size of the balconies proposed (1.5 metres) is sufficient for future occupiers of the residential towers. Furthermore the deficiency in balcony depth is off-set by the provision of outdoor and indoor amenities and the proximity of the site to the Slopes.</i>
551 Specific Rules for Landscaped Area	(5) For landscaped areas above grade, a minimum of 30.0 per cent of the area must be covered with soft surfaced landscaping.	Plans indicate 216.74m ² (-104.73m ²) or 20.23% (-9.77%) soft landscaping provided above grade. <u>Administration rationale for relaxation</u> <i>Administration is satisfied with the size and quality of landscaping proposed which complements the proposed development.</i>

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551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0 % of the req. L.S. area, in all other cases.	Plans indicate 1583.80m ² (+773.61m ²) or 78.19% (+38.19%) hard landscaped area. <u>Administration rationale for relaxation</u> <i>Administration is satisfied with the size and quality of landscaping proposed which complements the proposed development</i>
552 Planting Requirements	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0 m ² of provided landscaped area.	Plans indicate 16 (-30) trees. Note: Remainder of proposed trees are provided on public property and therefore are not counted towards total trees required. <u>Administration rationale for relaxation</u> <i>Administration is satisfied that a reduction to the overall tree count is off-set by the over provision of bushes /shrubs and the quality of the landscaping provided is complementary to the development.</i>
552 Planting Requirements	(4) Deciduous trees min. calliper of 50 mm, at least 50.0 % of the provided trees must have min. calliper of 75 mm.	Plans indicate 2 (-3) deciduous trees at 75mm calliper. Note: Remainder of 75mm calliper trees are provided on public property and therefore are not counted towards the total required. A prior to release condition is provided to provide 3 of the trees at 75 mm or greater
558 Parking Stalls	(1)(a)(i) 1.25 stalls per unit greater than 60m ² , and (1)(a)(ii) 1.0 stalls per unit less than 60m ²	Plans indicate 282 (-25) stalls provided. <u>Administration rationale for relaxation</u> <i>Administration is satisfied with the number of parking stalls provided</i>
558 Parking Stalls	(1)(a)(iii) 0.15 stalls per unit	Plans indicate 27 (-15) stalls. <u>Administration rationale for relaxation</u> <i>Administration is satisfied with the number of parking stalls provided</i>

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559 Bicycle Stalls Class 1	(b) 0.5 stalls per unit	Plans indicate 107 (-31) class one stalls provided. <u>Administration rationale for relaxation</u> Administration is satisfied with the number of class 1 stalls provided
Bicycle Stalls Class 2	559(c) 0.1 stalls per unit and 286.1(j) 1.00 stalls per 250m2 GUFA	Plans indicate 18 (-13) stalls. <u>Administration rationale for relaxation</u> Administration is satisfied with the number of class 2 stalls provided

Site, Building, and Landscaping Design

This development permit proposes a Multi-Residential Development providing 275 units in two tall buildings 50 metres in height, with ancillary retail uses in the podium at grade.

The towers will be constructed in two phases. Phase 1 comprises the parkade, entire podium and the first residential tower (closest to the Paskapoo Slopes). Phase 2 comprises the second residential tower.

The towers are constructed from a combination of clear vision glass with opaque and brown spandrel panels. The podium is constructed from black masonry stone and metal panels with clear vision glass.

The bedroom count in the development is summarised as follows:

Bedrooms	Tower 1	Tower 2	Totals
Bachelor	32	-	32
One	48	113	161
One + Den	46	4	50
Two	28	4	32
Total : 275 (Tower 1 and Tower 2)			

The majority of communal indoor space for residents is provided at grade, with a resident's lounge leading to an outdoor communal space on the second level of the podium.

Balconies will provide individual amenity space for each unit in the residential towers.

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Landscaping

Landscaping will be provided at grade, and above the podium in the resident's roof garden. At grade 26 trees will be provided with 313 shrubs and grasses. Above grade 323 shrubs and grasses will be planted.

Utilities and Servicing

Water, sanitary and storm water mains are available and can accommodate the proposed development of the application. A development site servicing plan will be required prior to release of this development permit.

Transportation

Site access and traffic

Vehicular access to the site is provided by a private road, off Na'a Drive SW. A turning area is located centrally to the site, west of the towers, which serves to drop off residents and visitors to the principle residential entrance and provides access to the parkade ramp, leading to a 4 level parkade.

Pedestrian access to the residential towers is located off the private road, with pedestrian access to retail units in the podium provided by Na'a Drive SW.

A combination of on-street and off-street cycling facilities are provided along Na'a Drive SW. A future transit stop is located approximately 50 metres east of the subject site.

Parking

	Required	Provided
Residential (unit)	282	257 (-25)
Residential (visitor)	42	27 (-15)
Commercial	12	25 (+16)

The proposed parking ratios noted above were supported by a parking study undertaken by the applicant. Transportation reviewed the study and considered the relaxations appropriate.

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Application Review

During the review of this file Community Planning and City Wide Urban Design worked with the applicant to refine the proposal to align with planning policy and to ensure the development met high expectations for this prominent site. Notable examples include:

- Revisions to the design and materials of the tops of both towers;
- Providing adequate tower separation - seeking to minimise direct overlooking relationships between habitable room windows; and
- Amendments to landscaping scheme, at grade and above the podium.

City Wide Urban Design

- The applicant responded very positively over the course of the application to respond to City Wide Urban Design expectations and ensure the highest level of urban design quality to ensure a contextual fit.
- Site design considerations were addressed by the applicant by creating an inviting residential entry realm with safe and comfortable walkways to the west side, combined with retail units fronting the north side of the building.
- The applicant responded positively to various comments regarding the building and landscape design including creating a retail frontage that has visual appeal, appropriate pedestrian scale and all-season protection. The two mechanical penthouses will be clad with the same material used in the façade to provide a cohesive building appearance. The landscape design for the amenity terrace above the commercial podium will celebrate the special location with planting and seating.
- The resulting massing, orientation and material of the towers combined fulfil the City Wide Urban Design expectations for this site.

Urban Design Review Panel (UDRP)

This development permit was presented to the UDRP on 2019 July 24. The UDRP recommended further review of the Development Permit, which was conducted by Community Planning and City Wide Urban Design staff. The comments from UDRP together with the applicant's response to UDRP are contained in full in Attachment 4.

Changes were made to the façade materials and glazing to help the buildings feel more connected with the natural qualities of the site, as a result Administration is satisfied that the plans attached adequately address comments of UDRP.

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Stakeholder Engagement, Research and Communication

In line with Administration's current practice two open houses were hosted by the area developer (Trinity Development Group) and the owner of the parcel (Nautical Lands Group) as part of the review of the ASP amendment and land use amendment application (LOC2018-0205). The previous application was also taken to the East Paskapoo Slopes Joint Advisory Committee (JAC).

In line with standard practice for Development Permits no open houses or referral to the East Paskapoo Slopes JAC was required for this application.

This development permit was circulated to surrounding communities (including Bowness Community Association, Coach Hill / Patterson Height Community Association), the area Councillor (Ward 6) and the Councillor of the adjacent community (Ward 1) in 2019, July.

No comments were received from affected Community Associations or Ward Councillors with respect to this file.

Strategic Alignment

Administration considered the proposal against relevant planning policies listed below and found the proposal to be acceptable.

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#) (IGP). This development permit builds on the principles of the IGP by means of promoting efficient use of land and establishing strong sustainable communities.

Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2005)

The subject site (together with parcels to the east, west and north) falls in the Commercial District (Town Centre) of the [Canada Olympic Park and Adjacent Lands ASP](#), which is to be characterised by a range of commercial uses as well as residential development across this and adjacent parcels.

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This development permit aligns with the intent of the Commercial District – by providing a mixed use development, with residential development in the towers and retail development at grade. The ASP identifies suitable locations for tall buildings in Medicine Hill, and provides direction for the design of tall buildings. Following the map amendment to the ASP (LOC2018-0205), the subject site has been deemed suitable for tall buildings by Council.

This development permit aligns with the built form tall building planning policies in the ASP in particular by:

- Providing retail development in the podium of the development fronting Na'a Drive SW;
- Providing an acceptable landscaping treatment to the private street west of the parcel;
- Addressing bird friendly design guidelines through a bird friendly glazing system in the podium and the first four floors of the residential towers;
- Providing parking below grade;
- Providing a suitable architectural response in the design of the towers and their materials of construction to this prominent and visible site.

Improving Calgary's Entraceways: a Guide for Development Adjacent to Entraceways (2012)

Medicine Hill is at the toe of slope and visible from the Trans-Canada Highway, an important gateway from Calgary to the Rocky Mountains. The Trans-Canada Highway is an identified gateway in the [Improving Calgary's Entraceways](#) non-statutory planning policy.

Although the subject parcel is not adjacent to the Trans-Canada Highway, by virtue of the height of the proposal, this development permit will be visible from this gateway.

Administration considers the design of the proposal and materials to be an acceptable architectural response through:

- A variety in the massing of the towers, with stepping of the floor plate above 36 metres of height;
- The positioning of the towers which are off set in relation to each other;
- A deliberate material palette - with earth tones used in the podium and in the panels in the towers, designed to complement the material palette of approved development permits in the town centre;
- An acceptable response to the tops of the towers.

Other Tall Building considerations

In addition to the above Administration considered a number of other matters relevant to tall building development permits including:

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Tower Separation

The Direct Control District created for the subject parcel sought to provide for adequate space between buildings to protect the livability of future residents of the development. This development permit provides for a 10 metres tower separation between the residential towers below 36 metres of height, with an 18 metre tower separation between the residential towers above 36 metres of height. In addition, the towers have been off set in their relationship to each other, and screening has been provided on the facades of units to further minimise direct overlooking between habitable rooms. By virtue of the distance between the towers, the placement of the towers in the parcel and the design and screening provided Administration is satisfied sufficient tower separation has been achieved through this development permit.

Wind Study

A wind study was requested by Administration and provided by the applicant. This concluded the proposed development would not result in any adverse wind conditions along the private street east of the site, public street north of the site, on the subject parcel and at the above grade resident's amenity space.

Shadow Study (and impact on adjacent lands)

Similar to the above, Administration requested a shadow study be provided by the applicant. The shadow study submitted reveals the proposed development casts shadow on up to 11 residential units (yet to be constructed) and a small amount of Municipal Reserve (MR) west of the site on March 21 and September 21, with a small shadow affecting the front yard of up to 10 residential units (yet to be constructed) and no impact on the MR on June 21, with a greater degree of shadow on December 21. The adjacent MR is not a formalized programmable open space, therefore the shadow impacts are acceptable.

Administration is yet to receive a development permit for residential development west of the subject site. Administration considers the proposed development will not have a significant detrimental impact on future occupiers west of the site nor the MR (due to the limited length of time shadows will be present, combined with the time of year when shadows will occur). In addition, in the view of Administration, the benefits of delivering this development outweigh any negative impacts associated with shadowing on future private units or existing MR.

Social, Environmental, Economic (External)

The provision of a Multi-Residential Development orientated to Seniors (aged 55 and above) aligns with high level planning policies (such as the MDP and the *New Community Planning Guidebook*) by allowing for complete communities and will allow opportunities for future residents in the community of Medicine Hill to age in place.

There are no environmental or economic issues or risks relevant to this development permit.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

Risk Assessment

There are no significant risks to the City of Calgary associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This development permit aligns with statutory planning policy contained in the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*, the Land Use Bylaw and Direct Control District. The proposal also meets non-statutory planning policy contained in the Entranceway Guidelines. In addition to providing high density mixed use development to accommodate the community, the design and materials of these tall buildings represent a fitting response to this highly visible gateway location.

ATTACHMENT(S)

1. Conditions of Approval
2. Development Permit Plans
3. Existing DC Direct Control District Bylaw 65D2019
4. Urban Design Review Panel comments with applicant response