

Development Permit in Medicine Hill (Ward 6), 924 Na'a Drive SW, DP2020-4025

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2020-4025) for Multi-Residential Development, Retail and Consumer Service, Restaurant: Neighbourhood with ancillary signage (various classes) at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1), with conditions (Attachment 2).

HIGHLIGHTS

- This application is for a 6 storey multi-residential development permit, with retail at grade in the new community of Medicine Hill.
- The development permit complies with the relevant planning policies of the [Municipal Development Plan \(MDP\)](#), [Canada Olympic Park and Adjacent Lands Area Structure Plan \(ASP\)](#) and [Calgary Entranceway Guidelines](#).
- The development permit represents an increase in density in a new community served by transit, local shops and services.
- What does this mean to Calgarians? This development permit contributes to housing choice in the developing community of Medicine Hill.
- Why does it matter? By providing for new medium-density homes, well served by transit, this development permit makes use of recently constructed infrastructure.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the southwest community of Medicine Hills was submitted by B&A Planning Group on behalf of the landowner, Plateau Village Properties Inc (Trinity Development Group), on 2020 June 30.

This 4.4 hectare site in the developing community of Medicine Hill fronts Na'a Drive SW and is partially visible from the Trans-Canada Highway / 16 Avenue NW. The parcel is currently undeveloped and has been stripped and graded in preparation for development.

This development permit will deliver 158 units in two, six-storey apartment buildings, with retail and restaurants at grade, fronting Na'a Drive SW.

This application continues developing the vision of the community of Medicine Hill as a mixed use regional shopping centre, by:

- Providing a mixed use retail and residential development;
- Having units which directly access the main street (Na'a Drive SW);
- Proposing architecture which complements the built form of surrounding developments in Medicine Hill; and
- Incorporating references to First Nations in the images in the plaza between the buildings.

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As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2020 August 19. The UDRP were supportive of this application and comments from UDRP are included as Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders, notice posted on-site and, published online.

This application was circulated to Bowness Community Association, Coach Hill Patterson Heights Community Association, Valley Ridge Community Association and West Springs/ Cougar Ridge Ridge Community Association.

West Springs/ Cougar Ridge Community Association provided a letter in opposition on 2020 July 21 (Attachment 6) identifying the following:

- The developer should be responsible for providing the pedestrian bridge over the Trans Canada Highway to Bowness as per ASP Policy;
- There is no reference to Blackfoot indigenous elements being incorporated in the design;
- Electric vehicle charging stations should be provided;
- Waste and recycling information is absent;
- Raised pedestrian crosswalks should be provided along Na'a Drive SW;
- The plaza between the buildings should be enhanced;
- Additional planting should be provided, in particular, to the north; and
- Additional renderings should be provided, especially from the Trans Canada Highway.

With respect to the comments received Administration would note:

- There is a prior to release condition which addresses the future pedestrian bridge;
- The building design is not required to incorporate Blackfoot indigenous elements;
- Climate resilience measures are noted above;
- Waste and recycling details have been provided on site and are appropriate;
- Crosswalks have been provided by the area developer (Trinity) and are not part of this application; and
- The plaza details have been revised during the application review and are appropriate.

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No comments were received from Bowness Community Association, Coach Hill Patterson Heights Community Association or Valley Ridge Community Association.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Alberta Municipal Government Act*.

IMPLICATIONS

Social

This development permit will provide additional housing choice near transit.

Environmental

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). As indicated in the applicant's Climate Resilience Inventory Form, they will be meeting the requirements of the National Energy Code for Buildings and standards for stormwater management. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

Economic

The proposed development permit provides housing and local employment opportunities in Medicine Hill.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform