

Development Permit in Medicine Hill (Ward 6) at 1390 Na'a Drive SW, DP2021-1024

RECOMMENDATION:

That Calgary Planning Commission APPROVE the Development Permit (DP2021-1024) for New: Multi-Residential Development (2 Buildings), Accessory Residential Building (garbage enclosure), Sign - Class C at 1390 Na'a Drive SW (Plan 2110351, Block 2, Lot 10), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes two new six-storey, multi-residential buildings with 340 dwelling units in the southwest community of Medicine Hill.
- The development permit would provide an appropriate building form in a location served by existing infrastructure and complies with the relevant planning policies of the *Municipal Development Plan (MDP)* and the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This application would allow for additional residential development and contribute to increased diversity of housing opportunities in an area close to regional amenities.
- Why does this matter? It would provide area residents with an opportunity to live near a recreationally and culturally significant area.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Medicine Hill, was submitted by The Tarjan Group on behalf of the landowner, CityVibe Developments Inc, on 2021 February 18. The subject site is located south of the Trans-Canada Highway and north of Na'a Drive SW, from which it gains access. The site is approximately 1.34 hectares (3.31 acres) in size and is currently vacant. The Applicant Submission is included in Attachment 3.

This development permit application proposes a total of 340 dwelling units in two six-storey buildings. All ground level units fronting Na'a Drive SW have direct, at-grade access. The development permit plans are included in Attachment 4. As part of the application review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2021 May 19 and September 15. The UDRP comments are included in Attachment 5 along with the responses from the applicant. UDRP was overall supportive of the proposal and the applicant did make changes in response to the comments provided.

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 Communication or Engagement was not required

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Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the relevant community association was appropriate. Engagement was not undertaken for this development proposal as this is a developing area with no residents in the immediate vicinity.

Additional information can be found in the Applicant Outreach Summary (Attachment 6).

City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to external stakeholders, notice posted on-site, and published [online](#).

There is no community association for the subject area. The adjacent community associations of Bowness and West Springs/Cougar Ridge were notified of the proposed development. The Bowness Community Association responded on 2022 February 22 with concerns about the application including parking supply, internal circulation, and building design. The West Springs/Cougar Ridge Community Association responded on 2022 March 01 with concerns about garbage enclosures, site circulation, and parking sufficiency, and made positive comments about building design and site layout. The full responses can be found in the Community Association Responses (Attachment 7).

Administration did not receive any comments from the public regarding this application.

Administration considered the relevant planning issues specific to the proposed development and has determined that the development is appropriate.

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

IMPLICATIONS

Social

This development permit would provide additional housing choice in a location with access to amenities for residents to meet their daily needs.

Environmental

The applicant has committed to providing four electric vehicle charging stations in the surface parking lot, which supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero-Emission Transportation Modes.

Economic

This proposed development represents an efficient use of land and infrastructure in a developing community. The development would provide further housing opportunity and would add neighbourhood residents that may support local business in the community.

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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. Applicant Outreach Summary
7. Community Association Responses

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform