

# Applicant Submission

2021 February 18

Municipal Address: 1390 Na'a Drive SW  
Legal Description: Lot 10 Block 2, Plan 1612946  
Land Use Designation: DC 122D2015

## **Introduction:**

In December 2019 the first concepts of the project were shared with The City for discussion, it was quickly identified that due to the topography of the site and the grade of Na'a Drive, that there were several design challenges to overcome to meet the policies of the Canada Olympic Park and Adjacent Lands ASP. Over the next 14 months the design was advanced in collaboration with The City including an early meeting with UDRP and input from City Wide Urban Design. We believe that these discussions worked to bring together the vision of City Vibe, and the needs and wants of the City arising from the ASP. The outcome of these discussions was the submission of DP2021-1024 in February 2021. Following further extensive review and collaboration with the City plus additional input from UDRP we now believe that we are putting before you an application incorporating all relevant policy from the ARP and deserving of your approval.

## **Project Vision:**

To provide well designed, attainable rental housing in a walkable community with world class recreational opportunities, access to transit, and in close proximity to retail and commercial uses.

## **Project Description:**

The site is in the developing community of Medicine Hills at 1390 Na'a Drive and sits at the base of the escarpment. The site slopes from the south down to the north and from the east up to the west, complicated by the greater rise on the north, Na'a Drive property line compared to the south property line on the TCH.

The site is 1.34ha in area, it fronts on to Na'a Drive SW and is partially visible from the Trans-Canada Highway / 16ave NW, the parcel is currently undeveloped and has been stripped and graded in preparation for development.

The project consists of 2 buildings containing a total of 340 apartment style units consisting of 28% one-bedroom units, 57% two-bedroom units and 15% three-bedroom units. The buildings will sit on concrete underground parkades which provide 353 stalls, representing 84% of the required resident parking stalls. There are 175 class 1 bike stalls, 170 required and 34 class 2 bike stalls, 34 required. The buildings are wood framed ranging from 5 to 6 stories. The buildings and the parkades are stepped to adapt to the sloped site.

The Land Use Designation on the site is DC 122D2015. The proposed use for this project is one of the listed discretionary uses for this site. There is no maximum FAR for this site and the ASP specifies a minimum density for the Village District of 400 units and a maximum of 1664 units. Including this application there are approximately 540 units in the Village District with block D and the west half of block F and still to be developed. The maximum height for the site is 21m which allows for the proposed development. This density goes to support the neighboring commercial uses, the transit service to the community and the City infrastructure in Medicine Hill.

**Project Design:**

The Canada Olympic Park and Adjacent Lands ASP is the guiding document for the Medicine Hill neighborhood. The site is on block F in the Village District. 5.7.2(1)(a) states that “the Village District should be composed predominantly of multi-residential development in the form of apartments and grade-oriented multi-residential”. This application is for 2 apartment style buildings which will complement the previously approved grade-oriented multi-residential on Blocks E&G in the Village District and play a major roll in reaching The Village Districts density goals.

As per 5.7.2(2)(b) the buildings and landscape design has been designed to enhance the public realm. The main entrance to Building 1000 address Na’a Drive and all ground floor suites directly facing Na’a Drive have direct connections to the sidewalk along Na’a Drive.

5.7.2(2)(e) directs that Parcels in the Village District shall accommodate 50% of parking in structured and/or underground parking facilities, as per Section A.5.3. Required stalls total 469 and 425 are provided, 353 are underground or 75% of the total required parking stalls.

The buildings materials and colours are drawn from the surrounding natural environment on the Paskapoo slopes. Earth tones are used for the base colours. Accent colours are pulled from the surrounding environment, White at the unit entrances taken from the summer clouds and winter snow, Rich Espresso from the earth surrounding us, and on building 1000 sepia from the rich colours of the Paskapoo slopes in the fall. To give a distinct character to building 2000 Sepia is replaced with Wild Berry which brings in the dark red tones from the wild berries in the native forests. The base of the buildings will feature stucco finish with stone at the main building entrances to enhance the buildings base. The upper floors will be clad in a mix of high quality and durable James Hardie lap siding and panels. The natural articulation of the buildings and the use of colour and texture will animate the building face. As required in the area structure plan the upper floors facing Na’a Drive will feature step backs to enhance the pedestrian experience.

The landscaping materials have been selected from native species to complement the surrounding developments and insure hardiness and adaptive to low water. Attention has been paid to pedestrian experience along Na’a Drive using ornamental Karl Foerster Grasses and feature entry walls to define the suite entrances. The north property line along 16ave has been heavily planted with trees to help soften views to and from the highway. Residents will have places to meet and gather at the central amenity space or on roof top patio, which is provided on the northeast corner of building 1000 and will provide exceptional views of the Rocky Mountains and Downtown Calgary. Wildlife footprint trails will be sandblasted into the concrete sidewalks to celebrate the native wildlife and lead you onto the site, up to the building 1000 front entrance, and through the central amenity space.

Electric vehicle charging stalls are provided for the use of both residents and visitor. The individual suites are heated and cooled using electric power.