

**Development Permit in Medicine Hill (Ward 6) at 1453 Na'a Drive SW, DP2021-8057**

**RECOMMENDATION:**

That Calgary Planning Commission approve the Development Permit (DP2021-8057) for New: Multi-residential Development (29 buildings), Accessory Residential Buildings (waste and recycling closures - 3) at 1453 Na'a Drive SW (Plan 1612946, Block 2, Lot 11), with conditions (Attachment 2).

**HIGHLIGHTS**

- This development permit application proposes 29 three-storey multi-residential buildings with 133 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 would contribute to increased diversity of housing opportunities in an area close to regional amenities.
- Why does this matter? New housing would increase opportunities 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 Davignon Martin Architecture on behalf of the landowner, Trinity Hill Calgary GP LTD., on 2021 November 10. During the 2015 outline plan and land use approval process, Calgary Planning Commission (CPC) passed a motion to have significant development permits in Medicine Hill brought to CPC for decision due to the unique attributes of the land and the prominent location of Medicine Hill within the city. The site is in the middle of three development cells east of Canada Olympic Park, with commercial and mixed-use districts on either side.

The subject site is located south of the Trans-Canada Highway and south of Na'a Drive SW, from which it gains access. The site is approximately 2.63 hectares (6.50 acres) in size and is currently vacant. The Applicant Submission is included in Attachment 3.

This development permit application proposes a total of 133 dwelling units in 29 three-storey buildings. Ground-level units fronting onto 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 July 21. The UDRP comments are included in Attachment 5 along with the responses from the applicant. The UDRP was overall supportive of the proposal and the applicant did make changes in response to the comments provided.

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A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation showing how this site implements the vision for Medicine Hill.

### 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 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 as this is a developing area and one has not yet been formed. The adjacent community associations of Bowness and West Springs/Cougar Ridge were notified of the proposed development. The Bowness Community Association responded with concerns about the application including external connections (especially pedestrian), access to the adjacent park space and the adequacy of internal amenity spaces.

The West Springs/Cougar Ridge Community Association responded to the initial circulation with a neutral letter, providing comments related to slope adaptive design (especially retaining wall height), landscaping relative to paved surfaces, pedestrian-oriented design and the interface with Na'a Drive SW. 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.

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### Environmental

The applicant has not identified any items relevant to the [Climate Resilience Strategy](#).

### Economic

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

### 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 (Name)	Department	Approve/Consult/Inform