

**Development Permit in Medicine Hill (Ward 6) at 8620 Canada Olympic Drive SW,  
 DP2022-02607**

**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2022-02607 for New: Multi-Residential Development (6 buildings), Indoor Recreation Facility (1 building), Restaurant: Food Service Only, Retail and Consumer Service at 8620 Canada Olympic Drive SW (Plan 1910730, Block 1, Lot 1) with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new Multi-Residential Development consisting of 541 dwelling units in six buildings (six storeys in height), two of which have retail units at grade. An additional two-storey building provides common recreational amenity space.
- The proposed development would be an appropriate form, use and density 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 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 culturally significant and recreational area.
- The design elements and materials were carefully considered to represent the cultural and historical significance of Medicine Hill, in alignment with the *Canada Olympic Park ASP*.
- 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 Deveraux Developments on behalf of the landowner, Trinity Hills Residences GP Inc., on 2022 April 18. During the 2015 ASP amendment, outline plan and land use amendment process (LOC2014-0080), Council approved amendments to the *Canada Olympic Park ASP* which directed significant development permits in Medicine Hill to be brought to Calgary Planning Commission (CPC) for decision due to the unique attributes of the land and the prominent gateway location of the community. The site is situated at the main entrance to the Medicine Hill area along the Trans-Canada Highway, east of Canada Olympic Park, and is within the Gateway District.

The parcel is bounded by Canada Olympic Drive SW to the east, south and west, from which it will be accessed (south of the Trans-Canada Highway). The parcel is approximately 3.43 hectares (8.47 acres) in size and is currently vacant. The Applicant Submission is included in Attachment 3.

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DP2022-02607**

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This development permit application proposes a total of 541 dwelling units in six buildings (i.e., buildings A, B, C, D, E and F) six storeys in height. Buildings A and C will have commercial/retail at-grade units with direct access to a pedestrian-oriented main street near the site's main entrance along Canada Olympic Drive SW. Additional details can be viewed in the Development Permit Plans in Attachment 4. The Urban Design Review Panel (UDRP) reviewed a draft version of the plans as part of a pre-application enquiry (PE2021-01609). On 2021 June 23, the UDRP reviewed the application and provided comments, which are included as Attachment 5. In response, the applicant made several changes to the plans, including reorienting the north-facing buildings to minimize the visual impacts along Trans-Canada highway and increasing landscaping and public amenities to enhance the human scale experience. The UDRP was supportive of the proposal, and a subsequent review of the plans was completed by Citywide Urban Design (CWUD) without further review by the UDRP.

**PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public was 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 interested members of the public and the relevant community association was appropriate. In response, the applicant met with the Bowness Community Association (CA), community residents, and an Indigenous Knowledge Keeper. 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 partners, notice posted on site and published [online](#).

There is currently no community association as this is a developing area. The adjacent community associations of Bowness, Coach Hill/Patterson Heights, and West Springs/Cougar Ridge were notified of the proposed development. The Bowness CA responded, citing concerns about the proposed development design not conducive to external pedestrian connections. The full response can be found in the Community Association Response (Attachment 7).

The other community associations did not provide any comments or respond to follow-up communications.

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

Administration considered the relevant planning issues specific to the proposal 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*.

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DP2022-02607**

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**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 plans include measures addressing energy efficiency, water conservation and low-carbon mobility in support of Program 9 of the *Calgary Climate Strategy – Pathways to 2050*. Additional details are provided in Attachment 1 and Attachment 3.

**Economic**

The proposed development represents an efficient use of land and infrastructure in a developing community. The proposed development permit would provide 541 residential dwelling units and approximately 2,250 square metres of commercial space. The development supports local businesses and provides both housing and employment opportunities within 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 Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform