

Land Use Amendment in Medicine Hill (Ward 6) at 1201 Na'a Drive SW, LOC2022-0148

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.57 hectares ± (6.35 acres ±) located at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-Gd50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 18:

That Council give three readings to **Proposed Bylaw 95D2023** for the redesignation of 2.57 hectares ± (6.35 acres ±) located at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-Gd50) District.

HIGHLIGHTS

- The proposed land use amendment would allow for grade-oriented multi-residential development in the form of townhouse buildings.
- The proposal would allow for a residential built form with low height and medium density in a developing area and is in keeping with the applicable 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? The proposed Multi-Residential - At Grade Housing (M-Gd50) District would allow for additional housing options within a community that is well served by infrastructure and recreational amenities that promote an active lifestyle.
- Why does this matter? The proposal would enable residential growth in the community of Medicine Hill and provide opportunities for local residents and nearby commercial and recreational uses to thrive.
- A development permit application for 19 townhouse buildings containing 110 dwelling units has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Medicine Hill, was originally submitted by Casola Koppe Architects Limited on behalf of Bucci Development on 2022 August 5. The application as of 2023 February 6, is now represented by B & A Studios on behalf of Trinity Hills Calgary GP Limited. The proposed application remains the same as the original submission.

As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for medium density multi-residential development in the form of townhouse buildings (at a maximum density of 50 units per hectare), and to allow for a slight increase in height from 11 metres (2-storeys) to 13 metres (3-storeys).

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The 2.57-hectare site is located south of Na'a Drive SW. The proposed M-Gd50 District allows for grade-oriented townhouse buildings of low height and medium density that do not have direct frontage onto a public street. To accommodate the challenging slopes of the site, the district height increase will help to build a more slope-adaptive design.

A development permit application (DP2022-07470) was submitted on 2022 October 26 and is currently under review. The application proposes 110 dwelling units provided in 19 townhouse buildings (3-storeys each), and a common amenity building. Vehicle parking is proposed to be provided in the attached garages and accessed from the front of the private condominium road.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment 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 respective community association was appropriate. In response, the first applicant (Casola Koppe Architects Limited) sent approximately 7,663 postcards to residents within 2.6-kilometre radius of the subject site. As required by the *Canada Olympic Park and Adjacent Lands Area Structure Plan*, they also held online information sessions and shared the project information with the adjacent community associations of Coach Hill/Patterson Heights, Valley Ridge, and Bowness, including special interest partners such as the Paskapoo Slopes Preservation Society, Edworthy Park Heritage Society, Calgary River Valleys, and East Paskapoo Joint Advisory Committee. The second applicant (B & A Studios) furthered the required outreach to members of the indigenous community by meeting with The City's Indigenous Relations Office to share the project information. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

There is no Medicine Hill Community Association, as one has not yet been formed in this developing area. The adjacent community associations (CA) of Bowness and West Springs/Cougar Ridge were notified of the proposed land use amendment. Administration also facilitated an online engagement meeting between the applicant and the East Paskapoo Slopes Joint Advisory Committee (JAC). City Council established the JAC in early 2000s to act as a voluntary and advisory committee to review and comment on land use redesignations or outline plan applications in the East Paskapoo Slopes area of Medicine Hill.

The JAC expressed the following concerns about the proposed application:

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- Preference for a Direct Control (DC) District to allow for the rear yard setback rule of 7.5 metres (under the existing R-2M district) to be applicable to the portions of the site adjacent to the natural area that are now identified as the side yards under the proposed M-G district. Specifically, to avoid process oversight if the land gets transferred to a different developer.
- Potential ecological impacts due to the proximity of the development to the Paskapoo Slopes escarpment/natural area. The JAC requested bird-friendly glass/windows, oil/pollutant traps, fencing, native species landscaping and animal-friendly lighting.

The JAC comments can be found in the Applicant Outreach Summary (Attachment 3). Further information regarding Administration's considerations for the application recommendation in response to the JAC comments can be found in Attachment 1 (Background and Planning Evaluation). Supplementary comments from the Paskapoo Slopes Preservation Society (PSPS) in support of the JAC comments can also be found in Attachment 5.

The Bowness CA provided a response to Administration, stating that their position is neutral towards this application. The West Springs/Cougar Ridge CA indicated their support for the proposed land use amendment. The Community Association responses can be found in Attachment 4.

No public comments from surrounding residents were received.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units, onsite parking and waste management are currently being reviewed with the submitted development permit application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Medicine Hill. The proposed land use district would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive and vibrant community.

Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

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Economic

The proposed land use amendment would enable the development of 110 residential dwelling units. The proposal will also enable housing for futures residents that will support local businesses within Medicine Hill and would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact

RISK

There are no know risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Responses
5. Paskapoo Slopes Preservation Society Comments
6. **Proposed Bylaw 95D2023**
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform