

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Medicine Hill and is bound by Na'a Drive to the north and wraps along the southern limits of an existing mixed-use development. The site is also situated south of the Trans-Canada Highway and west of Sarcee Trail. The parcel is irregularly shaped with highly complex topography and is approximately 2.57 hectares (6.35 acres) in size. Currently, the site is vacant and undeveloped.

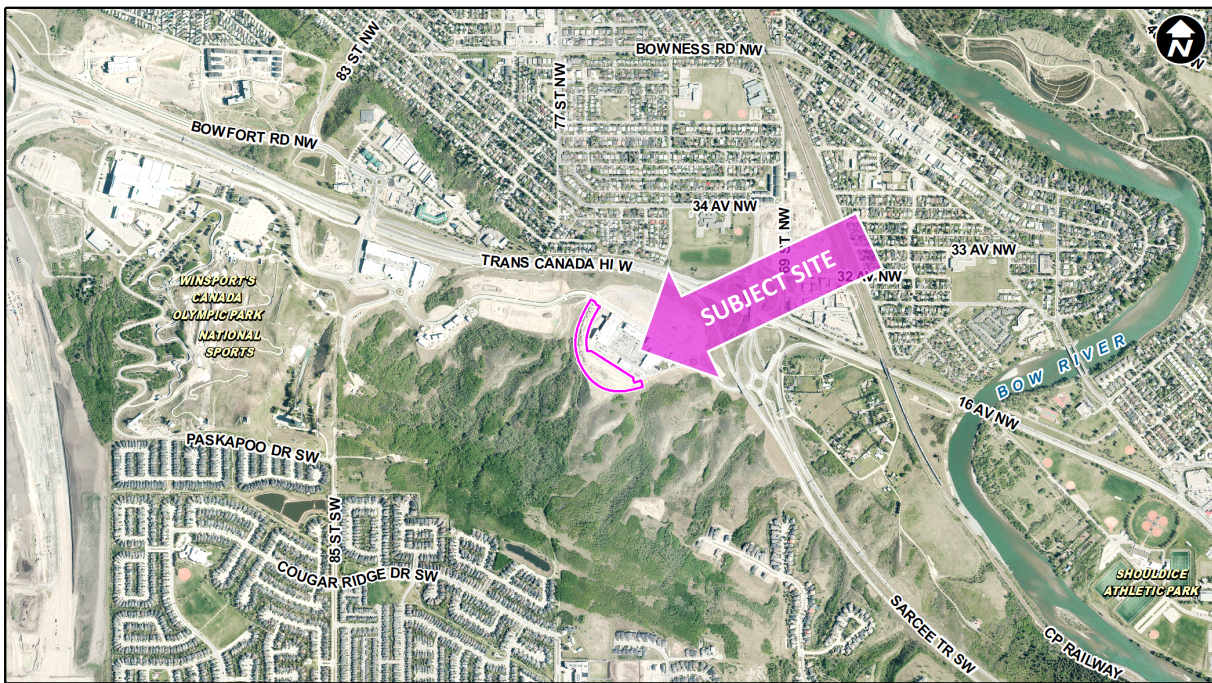
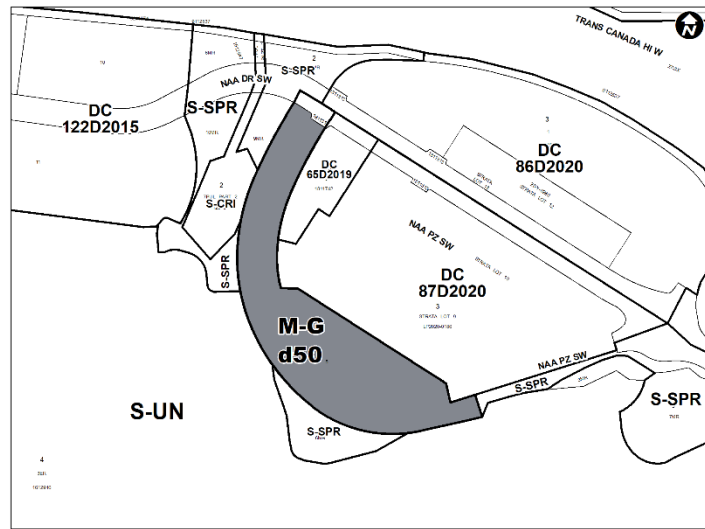
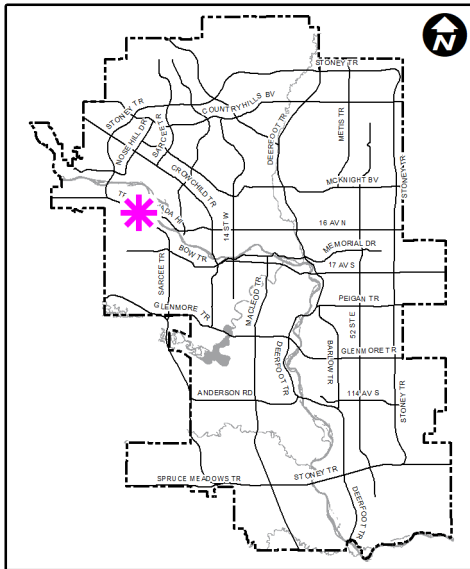
Surrounding development is mainly characterized by a mixed-use commercial plaza to the north which is comprised of a grocery store, dental office, residential apartments, and other retail services. Further west are developing multi-residential sites and developed commercial sites such as Canada Olympic Park (Winsport), Goodlife Fitness, and other retail/restaurant establishments. To the south is the Paskapoo Slopes natural area which is culturally significant to the First Nations and contains a number of archeological sites.

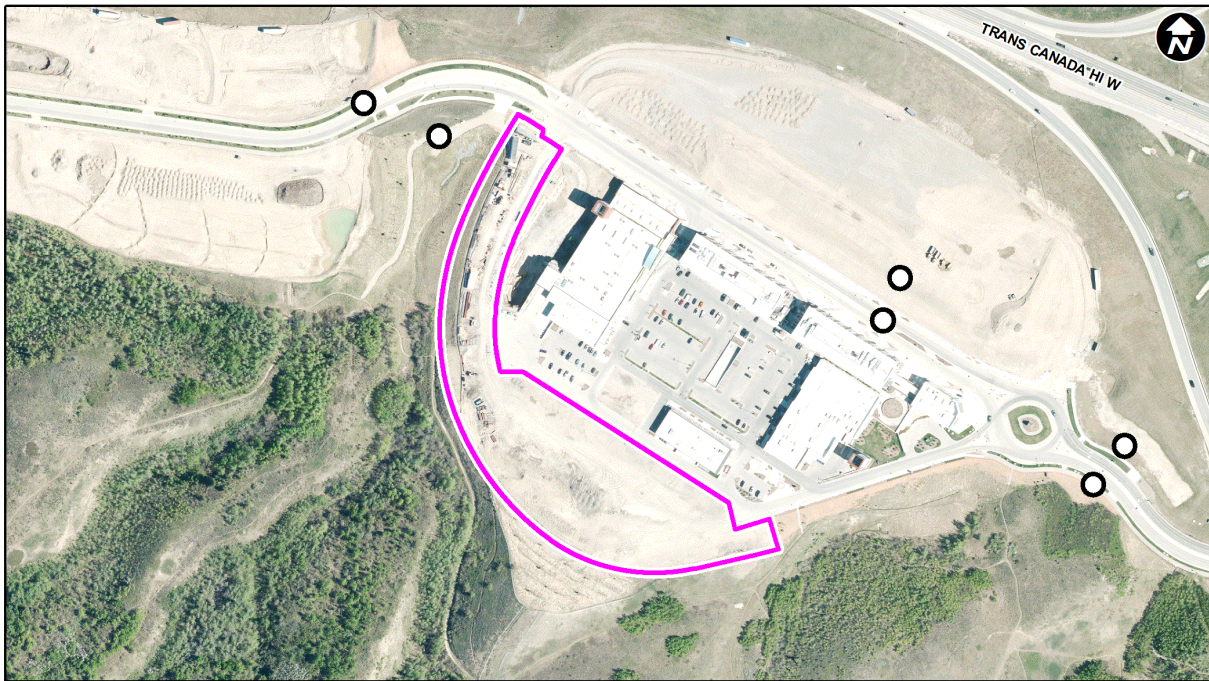
There are three development areas at the base of the Paskapoo Slopes divided by ravines. Two of the development areas, the Gateway District and the Town Centre District, are intended to be comprised of commercial and mixed-use developments. The third development area, referred to as the Village District, is intended to accommodate a mix of grade-oriented multi-residential forms. The subject site is in the Town Centre District.

Community Peak Population Table

As of the 2019 City of Calgary Civic Census, there is no population data for the subject area as this is a new residential area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Low Density Multiple Dwelling (R-2M) District is intended to accommodate comprehensively designed low density residential development in the form of duplex dwellings, semi-detached dwellings, rowhouse buildings, and townhouses in the developing area. The R-2M District allows for a maximum height of 11 metres (approximately two-storeys) and a maximum density of 38-50 units per hectare for townhouses under different development scenarios. The site is adjacent to Special Purpose – School, Park and Community Reserve (S-SPR) District with an MR – Municipal Reserve designation to the south, west and east, and Special Purpose – Urban Nature (S-UN) District with an ER – Environmental Reserve designation, which are part of Paskapoo Slopes.

The proposed Multi-Residential - At Grade Housing (M-Gd50) District is intended to accommodate a multi-residential development of low height and medium density in the developing area. The M-G District allows for a building form with at least three or more units in a building having separate at-grade direct access. The M-G District also allows for a minimum density of 30 units per hectare and a maximum density of 80 units per hectare, including a maximum height of 13 metres (approximately three storeys). Unlike the R-2M District, M-Gd50 does not have a rule regarding the restriction of density based on the type of street the development is facing.

The proposed land use change would allow the site to be developed with townhouses on a private road while maintaining the maximum density requirement of the existing district at 50 units per hectare (d50) and allow for a slight increase in height to accommodate the uneven topographical conditions of the subject parcel. Based on the area of this site, a maximum of 128 dwelling units could be developed.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed district will provide guidance for future site development including appropriate uses, building placement/massing, height, landscaping, waste management and parking.

A development permit application has been made on this site which proposes 19 townhouse buildings (3-storeys each) containing a total of 110 dwelling units and a common amenity building. The development permit also proposes vehicle parking to be provided in the attached garages and accessed from the front drive, as no rear lanes will be available. Key development and site design considerations being addressed through the development permit review include, but are not limited to:

- building placement to ensure that the adjacent Paskapoo Slopes Natural Area is adequately protected and buffered from the development;
- building massing and relationship with the adjacent commercial plaza to the north;
- historical and indigenous representations;
- well-considered landscaping and amenity space;
- appropriate waste and recycling services, and
- climate resiliency mitigation and adaptation measures such as Electric Vehicle charging/capable parking stalls, solar ready roofing, hail resistant roofing, and drought resistant plantings.

Transportation

The site fronts onto Na'a Drive SW, which is a collector road that connects to the Trans-Canada Highway on the west and Sarcee Trail on the east. Pedestrian connectivity in the neighbourhood is provided through the sidewalks along Na'a Drive SW.

Transit service to Winsport, Crestmont, Market Mall, University of Calgary, and Crowchild C-Train station is provided by local bus stops within a three-minute walk of the subject site. Stops for east and westbound Route 408 (Valley Ridge) are located on Na'a Drive SW approximately 130 metres away, or a one-minute walk.

Vehicle access to the subject site would be provided from Na'a Drive SW and from the mutual access points of the adjacent commercial plaza. This mutual access points would also provide supplementary pedestrian connectivity to the subject site.

Environmental Site Considerations

For the area outline plan (LOC2014-0080), a Phase I Environmental Site Assessment (ESA) was completed and reviewed by The City of Calgary (Environmental and Safety Management) with no concerns and no requirement for a further Phase II ESA.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in

detail through the development permit application.

City-Led Outreach

As mandated by City Council, the East Paskapoo Slopes Joint Advisory Committee (JAC) is composed of the following parties:

- The Chair (Representative from Planning & Transportation Policy City staff)
- Representative from the landowners of the subject property and other landowners within the East Paskapoo Slopes ASP Area;
- Representative from West Springs/Cougar Ridge Community Association;
- Representative from Coach Hill/Patterson Heights Community Association;
- Representative from East Springbank Community Association;
- Representative from Edworthy Park Heritage Society;
- Representative from Paskapoo Slopes Preservation Society;
- Representative from Valley Ridge Community Association.
- Representative from Calgary River Valleys;
- Representative from Bowness Community Association;
- Representative from Crestmont Community Association; and
- Representative from Calgary West Special Areas Committee.

At an online engagement meeting facilitated by Administration (The Chair and File Manager) on behalf of the Applicant to discuss this land use application with the JAC on 2022 September 28, in attendance were: the applicant team, and representatives from Calgary River Valleys, the Paskapoo Slopes Preservation Society (PSPS), and the Edworthy Park Heritage Society.

Administration's recommendation for the proposed land use amendment is based on the following considerations in response to the JAC comments:

- Building Placement and Setbacks from the Natural Area: Administration will work with the applicant to minimize the impact of any building setback less than 7.5 metres from the property line shared with the natural area in the proposed M-G District.
- Direct Control (DC) District: A DC District to guarantee a minimum building setback of 7.5 metres from the natural area, including other customized DC rules to address lighting and drainage impacts, may be too prescriptive as it could lead to other issues at the design stage. Administration is confident that any design issues that arise through the development permit process can be effectively managed through relaxations and development permit conditions. The applicant has indicated a DC is not their preferred approach and do not wish to pursue a DC District.
- Protection of Natural Area: The mitigation measures provided in the biophysical impact assessment completed for the subject site at the outline plan approval stage in 2015 are still applicable. Items like fencing, landscaping, construction boundaries delineation, impacts from lighting, and storm water drainage will be effectively managed through the development permit process.
- Parking: Items like visitor parking and publicly accessible parking are being reviewed through the development permit process.
- Oversight in Development Permit Review Process: Administration will maintain consistency with implementing the *Canada Olympic Park ASP* (ASP) policy directions. As well, Council-approved amendments to the ASP in 2015 (LOC2014-0080) 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 Development Authority decision for the ongoing development permit application for this site will be the CPC.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the Developing Residential Area, and is referenced as a Planned Greenfield Community with Area Structure Plan. The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures at densities that support transit viability, local commercial and other services. This includes resilient neighbourhoods that feature architectural and natural elements that contribute to a local identity and sense of place, public spaces, parks and recreation facilities that provide access to nature and social gathering.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2005)

The [Canada Olympic Park and Adjacent Lands Area Structure Plan](#) (ASP) identifies the subject site as 'Commercial District' land use classification (Map 2: Land Use Concept). This area is intended to accommodate a wide range of commercial uses such as retail, office and hotel, as well as mixed-use residential development that serve as a draw for residents from surrounding communities and provide everyday services and amenities for local residents. Single-use residential buildings are also considered acceptable in the Commercial District where an appropriate interface is proposed between the building and the public environment. The proposed density could accommodate up to 128 residential dwelling units in a different building form and meets the intent of this policy.

The subject site is located within the three-storey low-profile height allowance zone (Map 6 – Building Height of the ASP). The subject land is also identified as 'Development Block Cell J' on Map 4 of ASP. Density is regulated on a wider basis beyond the subject site as they must align with the recommendations identified in available studies, specifically transportation capacity and sanitary capacity. There are no maximum residential use requirements for Cell J within the Commercial District (ASP, Section 8.4). The proposed land use amendment for a multi-residential designation aligns with the applicable policies of the ASP and will not limit other development blocks within the ASP to develop to their full potential.