

Development Permit in Medicine Hill (Ward 6) at 1550 Na'a Drive SW, DP2023-06487

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2023-06487 for New: Multi-Residential Development (3 phases, 2 buildings), Accessory Residential Building (clubhouse) at 1550 Na'a Drive SW (Plan 2110351, Block 2, Lot 9) with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Multi-Residential Development consisting of 277 dwelling units in two buildings (six storeys in height). An additional two-storey accessory building provides common recreational amenity space (the clubhouse).
- The proposed development would be an appropriate form, use and density in a location served by existing infrastructure, and aligns with the 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 in this location would increase opportunities to live near a culturally significant area that is in close proximity to recreational amenities.
- The design elements and materials were carefully considered to represent the cultural and historical significance of Medicine Hill. The proposal is in alignment with the ASP, Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 122D2015), subject to minor relaxations.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Medicine Hill, was submitted by Deveraux Developments on behalf of the landowner, Trinity Hills Apex Residences GP Inc., on 2023 September 14. In 2015 Council approved amendments to the ASP, directing significant development permit applications 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 along the Trans Canada Highway, east of Canada Olympic Park, and is highly visible from the highway, thus meeting the criteria identified for CPC development permit review. As indicated in the Applicant Submission (Attachment 3), the intent of this application is to allow for multi-residential development in the form of two apartment buildings containing 277 dwelling units. The parcel fronts onto Na'a Drive SW (to the south), from which vehicular access will be available. The parcel is approximately 1.38 hectares (3.41 acres) in size and is currently vacant.

This development permit application proposes a total of 277 dwelling units in two buildings six storeys in height and an amenity clubhouse building. One building will have its principal pedestrian-level access along Na'a Drive SW while the principal pedestrian-level access to the second building will be from within the site. The project name for the proposed development is

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'ICON II' and it will complete the balance of the adjacent parcel to the east which is currently under construction. Additional details can be viewed in the Development Permit Plans in Attachment 4.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2023 July 19 (Attachment 5). In response, the applicant enhanced the public realm along Na'a Drive SW with additional landscaping and pedestrian access to the sidewalk for the residential units directly facing the street, including a sidewalk access to the clubhouse. To minimize the visual impacts along the Trans Canada Highway, increased landscaping and public amenities were provided to enhance the human scale experience. The UDRP was supportive of the proposal, and a subsequent review of the plans was completed by Urban Design and Open Space (UD&OS).

A detailed planning evaluation of this application, including location maps, is provided in the Background and Planning Evaluation (Attachment 1).

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 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 a Blackfoot Traditional Knowledge Keeper. The applicant also displayed on-site signage (separate from the standard City of Calgary signage), which included a website and additional information for public enquiries. 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 (CA) as one has not been formed in this developing area. The adjacent community association of Bowness was notified of the proposed development. The CA replied to Administration's request for comments and indicated no comments. The CA did not provide an additional response.

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 proposal is appropriate. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

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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

This application includes specific measures that addresses 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 development supports local businesses and provides housing 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform