

**Development Permit in Medicine Hill (Ward 6) at 1201 Na'a Drive SW, DP2022-07470**

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**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2022-07470 for New: Multi-Residential Development (42 phases, 20 buildings), Accessory Residential Building (vehicle parking canopy - 4) at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new Multi-Residential Development consisting of 128 dwelling units in the form of 20 townhouse-style buildings that are two and three storeys in height.
- The proposed development would be an appropriate form, use and density in a location served by existing infrastructure, and aligns 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 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, and Land Use Bylaw 1P2007.
- There is no previous Council Direction regarding this proposal.

**DISCUSSION**

This application, located in the southwest community of Medicine Hill, was originally submitted by Casola Koppe Architects Limited on behalf of Bucci Development on 2022 October 26. As of 2023 October 20 the applicant is now represented by Formed Alliance Architecture Studio on behalf of the landowner, Trinity Hills Townhouse Inc. The application originally proposed 110 dwelling units in 19 townhouses and was amended through the review to propose 128 dwelling units in 20 townhouses.

In 2015, Council approved amendments to the 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 east of Canada Olympic Park, directly adjacent to the base of the Paskapoo Slopes and meets the criteria identified for CPC development permit review.

The parcel is approximately 2.58 hectares (6.37 acres) in size and is currently vacant. The parcel will also contain a private road that directly fronts onto Na'a Drive SW (to the north). Na'a Drive SW is the primary public access to the subject parcel.

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As indicated in the Applicant Submission (Attachment 3), the intent of this application is to allow for multi-residential development in the form of 128 dwelling units in 20 buildings. The proposed building forms are in a townhouse-style design, ranging between two and three storeys in height. These buildings will vary in layouts, including different options for parking and side-by-side or back-to-back building configurations. The site features central amenity spaces, and pedestrian connections to Na'a Drive SW will be provided through sidewalks and pathways. Additional details can be viewed in the Development Permit Plans (Attachment 4).

As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2023 November 29 (Attachment 5). UDRP was not in support of the proposed version of the development. In response, the applicant made several changes to the plans to improve the legibility and connectivity of the pedestrian circulation within the site including additional landscaping amenities and enhanced the slope adaptive site design. 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 reviewed the feedback they previously received from the Blackfoot Traditional Knowledge Keepers during outreach for the 2015 outline plan and land use application (LOC2014-0080) for Medicine Hill, including their experience with the previous development permit in block G (DP2021-8057, approved by CPC on 2022 June 16), and met with the City's Indigenous Relations Office and the City's Issue Strategist who provides Indigenous content to Administration to share the project information and obtain additional input. The applicant also met with the Paskapoo Slopes Preservation Society (PSPS), who was heavily involved in previous land use redesignations in the community. 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 associations of Bowness, West Springs/Cougar Ridge, and Coach Hill/Patterson Heights were notified of the proposed development.

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No comments were received from the community associations. Only the Bowness CA replied to Administration's follow-up request for comments and indicated no comments. The other CAs did not provide an additional response.

The PSPS was also notified in continuation of the interest they expressed at the land use amendment stage.

The PSPS expressed the following concerns about the proposed development (Attachment 7):

- setbacks – a minimum of 7.5 metres setback should be provided between structures within the of proposed development and the property line interface at the base of the Paskapoo Slopes natural area;
- fencing – the fencing along the southern perimeter of the development should be completed prior to occupancy, including restriction of access (no gates) to the adjacent Paskapoo Slopes natural area;
- landscaping - the landscaping at the rear yard of buildings located at the southern interface of the Paskapoo Slopes natural area should be done very early during construction and completed with native vegetation; and
- surface parking – there is excess surface parking within the proposed development. Driveways and surfacing parking stalls should be designed and constructed using permeable materials to reduce stormwater loading and enable water run-off absorption.

The approach to address the PSPS comments and additional information regarding Administration's considerations in support of the proposed is provided in Attachment 1.

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. The building and site design, onsite parking and landscaping meet the bylaw requirements. No bylaw relaxation was warranted. 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.

### 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.

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**Economic**

The proposed development represents an efficient use of land and infrastructure in a developing community. The development supports local businesses and provides housing (128 residential units) 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. Paskapoo Slopes Preservation Society Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform