

Development Permit in Medicine Hill (Ward 6) at 1878 Na'a Drive SW, DP2023-06646

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2023-06646 for a New: Multi-Residential Development (1 building) at 1878 Na'a Drive SW (Plan 1612946, Block 2, Lot 2) with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new multi-residential development consisting of 147 dwelling units in one building six 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 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 chosen to respond to the cultural and historical context of Medicine Hill.
- The proposal is in alignment with the discretionary use rules of Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 122D2015) with no relaxations.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Medicine Hill, was submitted by Casola Koppe Architects Limited on behalf of the landowner, Trinity1878 Limited (Eagle Crest Construction), on 2023 September 21. 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 an apartment building containing 147 dwelling units. The parcel fronts onto Na'a Drive SW (to the south), from which vehicular access will be available. The parcel is approximately 0.36 hectares (0.89 acres) in size and is currently vacant.

This development permit application proposes a total of 147 dwelling units in one building with a height of six storeys. The principal pedestrian-level access to the building will be provided along Na'a Drive SW. Additional details can be viewed in the Development Permit Plans (Attachment 4).

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As part of the review process, this application was reviewed through the process by Urban Design and Open Space (UDOS) and was reviewed by the Urban Design Review Panel (UDRP) on 2023 November 15 (Attachment 5). In response, the applicant enhanced the public realm along Na'a Drive SW with layered landscaping and wood slat entry features to enhance the street edge while providing pedestrian access to the sidewalk for the at-grade residential units. To minimize the visual impacts of the building, more articulation including brighter and warmer colour tones were used. Increased natural and native plantings were also incorporated along the north side of the building facing Trans-Canada Highway to enable a seamless blend into the natural vegetation. Common residential amenity was also improved with an interior ground floor amenity space and a rooftop amenity space. A subsequent review of the plans was completed by UDOS and deemed to have satisfied the direction provided by UDRP.

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 provided a brochure containing the information about the proposed development to all addresses within an approximately a one-kilometre radius of the subject site. The brochure also contained a link to an online survey that allowed for feedback. Additional information can be found in the Applicant Outreach Summary (Attachment 6).

Given that this is the applicant's first development project in the community of Medicine Hill, Administration provided support for the Indigenous aspect of the applicant's outreach by facilitating engagement meetings between the applicant and the City's Indigenous Relations Office, the City's Issue Strategist and a Blackfoot Traditional Knowledge Keeper. Additional information regarding Administration's approach in support of the applicant's Indigenous outreach is provided in Attachment 1.

City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to external partners, notice posted on site and published [online](#).

Administration received 13 letters of opposition from the public. The letters cited the following areas of concern:

- overdevelopment of a small site including consequential environmental impacts and loss of natural habitat and green space;
- the proposed building height and consequential shadowing, privacy, and sightline (views) impacts;

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- massing impacts and preference for a five-storey development;
- insufficiency of the 97 vehicle parking stalls proposed onsite to accommodate the 147 dwelling units, including consequential increased parking and traffic issues on Na'a Drive SW;
- concerns with the content of the project brochure suggesting the availability of on-street parking to offset onsite parking;
- dark-coloured building materials including the quality of façade treatments;
- absence of an interesting architecture, design and art decorations;
- negative impact on the value of adjacent properties due to a departure from a three-storey townhouse-style development originally advertised/promised for the subject site by the previous developer; and
- lack of fit with the community character and noise impacts from construction.

There is currently no community association (CA) for the subject area. The adjacent community association of Bowness was notified of the proposed development. The CA replied to Administration's request for comments and indicated they had no comment regarding the 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 relaxations are required. 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.

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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 September 19**

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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