

Applicant Submission

2024 August 14



Proposed Development Applicant Summary

Project Location: 1878 Na'a Dr, SW
Land Use: Direct Control (DC) District
Development Permit: DP2023-06646

APPLICATION SUMMARY

The subject site at 1878 Na'a Dr is situated across from the Paskapoo Slopes in the Medicine Hills Community. We have submitted a Development Permit Application to build a multi-residential development consisting of 147 units. The parcel has a site area of 0.365 Hectares and is zoned to DC 122D2015. Casola Koppe Architects has also been retained to undertake the Development Permit (DP) application.



Rendered View 1 – Front Elevation from Na'a Dr.

WHAT IS PROPOSED?

A six-storey, grade-oriented multi-residential development is proposed. Key project details are summarized below:

Building Height: 6 storeys (21m maximum building height)

Density: Minimum required is 60 UPH = 21.8 Dwellings (No maximum density).



Residential Units: 147 (2 studio units, 24 - 1 bedroom units, and 121 - 2 bedroom units)

Motor Vehicle Parking Stalls: 97, contained within a two-level underground parkade (0.65 Motor Vehicle Parking Stall / unit). 5 stalls designated as electric vehicle supply equipment.

Bicycle Parking Stalls: 150 class 1 stalls provided (94 horizontal, 56 vertical), 9 class 2 bicycle racks provided (18 stalls).

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared detailed drawings. These detailed drawings have formed the Development Permit (DP) application which has been submitted by the project team and available to surrounding area residents and the broader public. The development as envisioned is in alignment with the proposed DC District zoning.



Rendered View 2 – Aerial Perspective Highlighting the Developed Environment



Rendered View 3 – Rear Elevation

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Access Points and Frontage: The context and character of the building are heavily influenced by the irregular shape of the site, and the significant slope of the site, with the highpoint at the western point of the site, and low points along the north and east. The intent is to add grade-level units along the south facade, facing Na'a Drive, to enhance the frontage and link with the regional pathway.

Design: Due to their high visibility from both Na'a Drive and the Trans-Canada Highway, all four facades have been articulated with equal attention to ensure an architecturally prominent design. The design incorporates a palette of durable and familiar materials including metal panel, stone veneer, and fiber cement panels/lap siding. The blue metal panel clearly indicates the primary entrance to the building, as well as the grade-oriented entrances. The sixth-floor steps back from the primary facade to reduce the visual impact of the development and articulate the building's massing.



Nearby Transit Service: The site is within easy walking distance of the local transit network service, including route 108 which has 3 stops, all located within 150m of walking radius.

Nearby Open Spaces & Community Amenities: The project site is in the Village District and near various local amenities including a gym, shopping centers and the Olympic Park. There are three commercial shopping centers in the area - Bowridge Commercial, The Gateway, and The Town Centre.

Building Amenities: The Level 1 amenity room offers a communal kitchen and workspaces for socializing, personal use, or private group events. Additionally, the rooftop patio has an outdoor kitchen and lounge area, which is ideal for entertaining and/or relaxing.

Nearby Multi-Unit Development: The project site is located nearby and immediately adjacent to other examples of multi-residential housing along Na'a Dr, allowing the future development vision to complement the scale of the surrounding area's existing built form.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the Area Structure Plan (ASP), Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital. The proposed development vision is consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more vibrant built forms in locations with direct and easy access to transit, shopping, schools and other community services. More specifically, it is in line with the Canada Olympic Park and Adjacent Lands Area Structure Plan which supports higher design standards and the integration of Blackfoot culture.

APPLICANT-LED OUTREACH

We conducted a thorough community outreach strategy for our project, sending out 434 mailers in March to all residents in the postal code region which roughly correlates to a 1000m radius. This included 202 houses, 158 apartments, and 74 businesses. The mailers contained detailed information about our proposed development, including project stats, viewpoints, and 3D renders, to ensure residents were fully informed about the upcoming development. We also provided our contact information and a link to an online survey for residents to send their feedback. The survey was open to the public for 1 month. We received 10 survey responses and made sure to get back to all respondents regarding their questions and/or concerns.



In addition to our public outreach efforts, we engaged with a traditional knowledge keeper (TKK) to seek their input on how to better honor the heritage of the Blackfoot people. Based on their feedback, we have integrated various elements into our design, such as native plantings and colors, and named the building "Piita," the Blackfoot word for Eagle. "Pii" signifies great height, while "Taawa," derived from "I'ihawa," means "gifted with distance and height." Together, Piita represents the bird gifted with height and distance. We concluded our engagement with a naming ceremony led by TKK Duane Mistaken Chief where he gifted the name "Piita" to us. We are dedicated to respecting Blackfoot values and preserving the area's rich history.

CONCLUSION

The proposed development vision is aligned with the city-wide goals and policies of the Municipal Development Plan and Calgary Transportation Plan and will introduce new and innovative housing options for Calgarians looking to live in communities that enjoy access to transit, existing infrastructure, and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at planning@eaglecrestconstruction.ca