

Background and Planning Evaluation

Background and Site Context

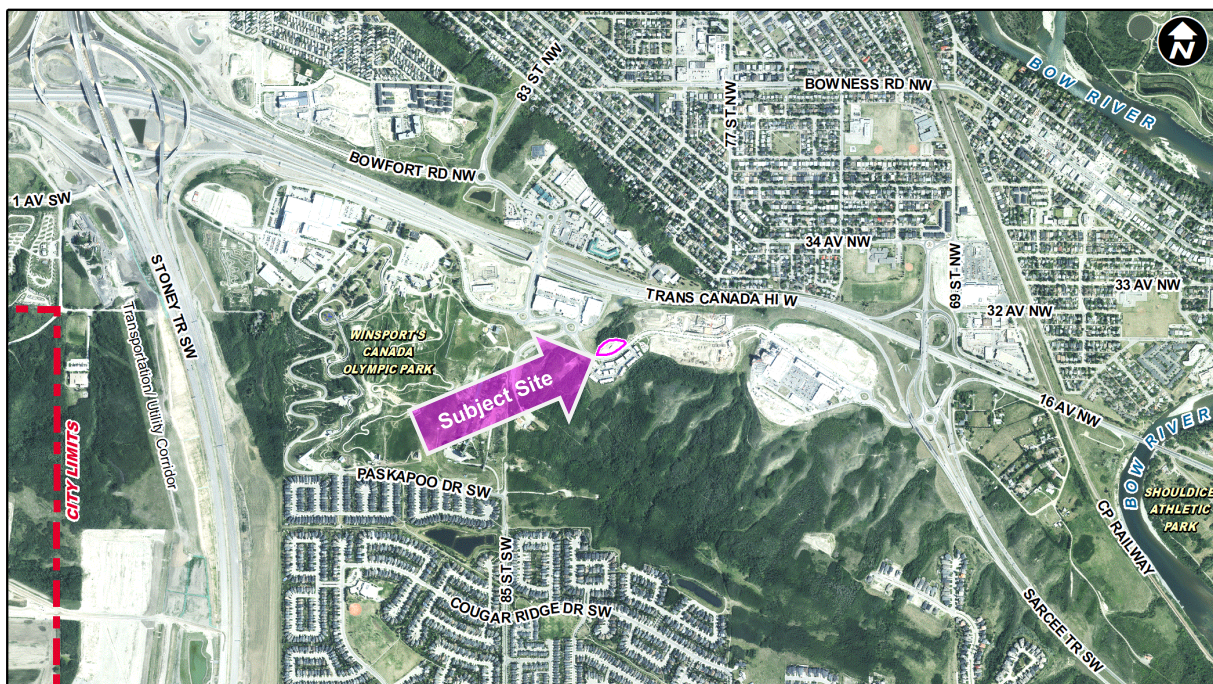
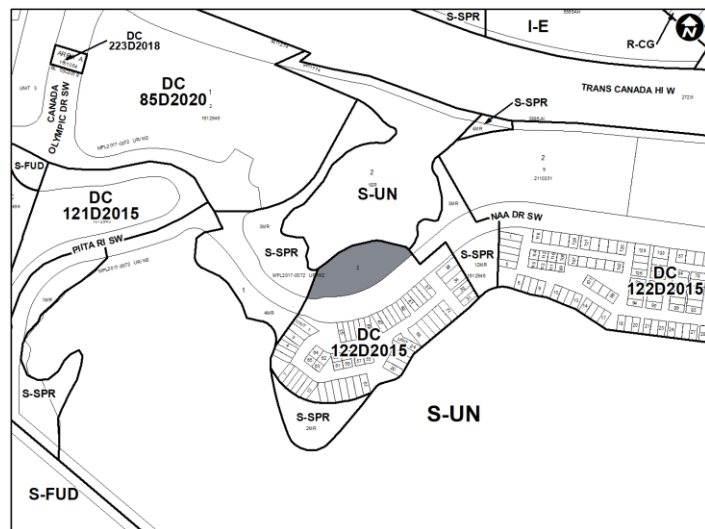
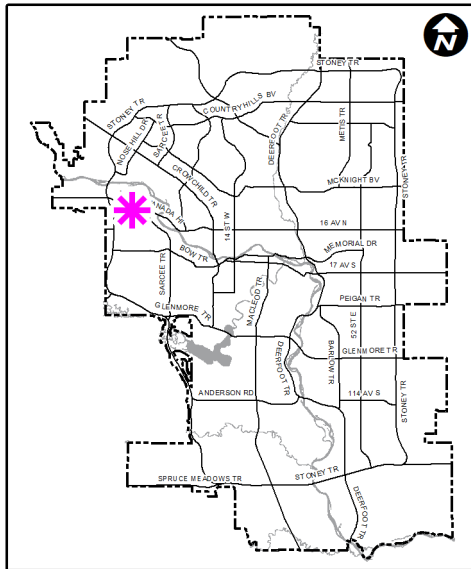
The proposed development is in the southwest community of Medicine Hill, south of the Trans-Canada Highway and east of Canada Olympic Park (Winsport). The subject site has an oval shape with complex topography and is approximately 0.36 hectares (0.89 acres) in size. The site is currently rough graded and undeveloped. The site is proposed to be accessed from the south via Na'a Drive SW.

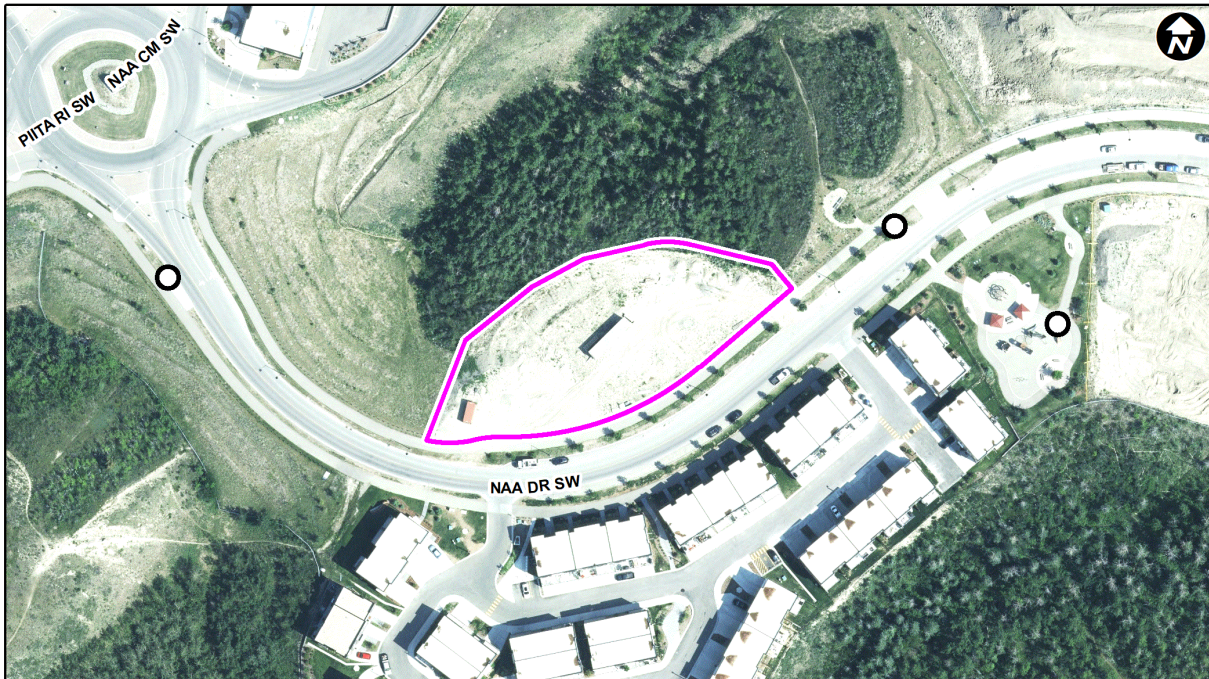
Surrounding development is characterized by naturalized municipal reserve land directly to the east and west, environmental reserve lands to the north and multi-residential townhouse development to the south of Na'a Drive SW. Within 800 metres west and east (approximately a four to 13-minute walking distance) of the subject site, are developing multi-residential sites and developed commercial sites such as Canada Olympic Park (Winsport), Goodlife Fitness, Save-on-Foods and other retail and restaurant establishments. Further south are the Paskapoo Slopes which are culturally significant to the First Nations as they contain several archeological sites. The Paskapoo Slopes are protected from the proposed development.

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 subject site is designated as a Direct Control (DC) District ([Bylaw 122D2015](#)), which was approved by Council on 2015 July 27. The DC District references the Multi-Residential – Medium Profile Support Commercial (M-X2) District which is intended to accommodate a variety of multi-residential development forms and a range of support commercial uses restricted in size and location within a building, with no limits on floor area ratio. The district also allows a maximum building height of 21.0 metres (six storeys). The building proposed in this application is less than 21.0 metres in height.

The minimum motor vehicle parking stall requirement, based on the multi-residential parking rate of 0.625 stalls per dwelling unit, is 92 motor vehicle parking stalls for the 147 proposed units. This development proposes a total of 97 motor vehicle parking stalls, which exceeds the minimum requirement.

Development and Site Design

This application proposes a multi-residential apartment building with two ancillary common amenity spaces (one rooftop amenity area and one ground-level interior amenity room). Key aspects of the development are described below.

Site and Building Design

The proposed multi-residential building is six storeys in height and provides a total of 147 dwelling units. The south part of the building is oriented to maximize the number of at-grade units fronting onto the Residential Main Street (Na'a Drive SW) to achieve the policy intent of the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*. A slope-adaptive

approach is implemented to manage the topographic challenges of the site whereby the southwest corner of the site reads like a five-storey building at grade. The six-storey built form then becomes apparent with a gradient drop of approximately 4.0 metres in both the east and south directions respectively. The building will contain 121 two-bedroom units which is approximately 82 percent of all units. This supplements the diversity of multi-residential housing options within the community. The interior common amenity space is located on the main level near the building's main entrance. It is designed and located to enable residents' communal activities (it will feature a community kitchen, lounge area and workspaces), while the rooftop amenity area is located in a manner that enhances views of the Paskapoo slopes and the mountains. The colour palette for the development includes white, grey, blue, and dark tones, with a design that articulates the façade and emphasizes the architectural character of the buildings.

Public Realm and Outdoor Amenity Spaces

To enhance and activate the public realm, direct pedestrian access will be provided for the building entrance and the ground floor units to connect the site with Na'a Drive SW. Due to the small/irregular size of the site and the topographic challenges, a slope-adaptive approach was taken and the common outdoor amenity is only limited to the north side of the building. Decorative sandstone boulders that could also function as seating are also provided at this north location. The site's only vehicular entrance is to be located at the east side of the building.

Landscaping

Public and private landscaping has been designed to soften the edges of the site and provide visual interest. The landscape design approach uses layered and tiered plantings including native and low water vegetative species. Proposed private tree planting along Na'a Drive SW will complement the existing public trees that are already planted and will assist in enhancing the public realm and promote traffic calming on the street. Facing the Trans-Canada Highway to the north, there will be a retaining wall (ranging between 0.37 metres to 1.19 metres in height) that is intended to manage the sloping terrain of the site. Drought-resistant trees and shrubs are proposed on the edge of the site to mask the visual impact of the retaining wall at the rear of the building and to complement the street trees along Na'a Drive SW. Overall, the proposed landscaping elements are anticipated to complement the built form and contribute positively to the slope-adaptive site design while also integrating with the adjacent municipal reserve and environmental reserve lands.

Cultural Context

The Paskapoo Slopes are known to contain First Nations artifacts of Blackfoot origin that have a significant archeological history. A former buffalo kill site is in the vicinity, which was one of the largest in the Calgary area.

In alignment with updated ASP policies and the outline plan, which were approved in 2015 (LOC2014-0080), Traditional Knowledge Keepers and Indigenous Elders have been engaged in the design of Medicine Hill. These engagements informed the ASP policies, which contain specific site guidance that is currently reflected in the site design, public art, and landscaping of developments in the Medicine Hill community.

Administration facilitated Indigenous engagement meetings on behalf of the Applicant to enable them to share the development permit application details with applicable Indigenous parties and obtain input as follows:

- On 2023 November 22, in response to Administration's first detailed review comments regarding the ASP requirement for Indigenous community engagement, the applicant requested additional information about how to meet this requirement. The information

was promptly provided to the applicant and on 2024 January 17, the applicant provided initial engagement meeting date options.

- On 2024 January 23, Administration facilitated an initial in-person engagement meeting with staff from the City's Indigenous Relations Office (IRO) and the City's Issues Strategist (Lorna Crowshoe). The applicant introduced the project plans and obtained input about connecting with a Blackfoot Traditional Knowledge Keeper (TKK) that can guide and assist them with incorporating Indigenous elements into the overall project design.
- On 2024 February 12, Administration provided the applicant with information about the TKK availability including additional information that will be needed to make the appointment.
- On 2024 March 12, the applicant hosted the TKK (Duane Mistaken Chief) at their office and presented their project including obtaining meaningful indigenous input from the TKK. Administration (File Manager and the City's Issues Strategist) was in attendance and provided support as needed. Prior to this meeting, on 2024 March 6, Administration held an orientation meeting with the applicant to reinforce the applicant's understanding of the *Indigenous Relations Policy* and to clarify the expectations regarding respectful conduct when engaging with a TKK.
- On 2024 July 17, an official name gifting ceremony was held at the Lower Paskapoo Slopes of the Medicine Hill (behind the Save-on-Food site) where the name 'Piita' was gifted by the TKK to the proposed building. Administration attended the name gifting ceremony. A write-up of the "Etymology of Piita" to be used for the buildings story-telling panel was also given to the applicant by the TKK. Even though the building is not yet constructed, the name was officially gifted. Elder Duane taught that a representative of the applicant's company can embody the building and officially receive the name.

The cultural and historical significance of the area is represented through the proposed name of the building "Piita", which is the Blackfoot name and description for "eagle". Additional Indigenous themes and representations include a storytelling panel for the building name, material palettes reflecting colours that would be meaningful to the Blackfoot culture, buffalo and bison expressions supplemented with rocks and cairns pound landscaping elements, including local/natural vegetative species like the pincherry, blue chip juniper, saskatoon, wolf willow and prickly rose. The interior common amenity space is also considered meaningful because it enables a sense of community where residents can gather. While the rooftop amenity area is considered to pay homage to the golden eagle because it is a bird that is gifted with the ability to fly to great heights and it can see far ahead to a great distance.

Urban Design Review

The project was reviewed and commented on throughout the review process by Urban Design and Open Space (UDOS). The applicant presented the proposed development to the Urban Design Review Panel (UDRP) on 2023 November 15. The Panel suggested improvements to the amenity spaces and landscaping, the articulation of the building mass (form and colour), the legibility and connectivity of the pedestrian edges of the site, including the adaptation of the site design to the slope of the site.

Administration worked with the applicant to revise the development permit drawings in response to both the UDRP and UDOS comments. The applicant made changes to the proposed development by incorporating a slope-adaptive site design and increasing landscaping to enhance the public realm. Specific changes included:

- an improved articulation of the building form and colour palettes;
- the addition of a rooftop amenity area that will enable views of the city for the residents;

- an improved pedestrian connection to the sidewalk along Na'a Drive SW, including landscape buffers that would enable a traffic-calmed street and create a vibrant urban experience for residents and visitors;
- additional native plantings identified through the Indigenous engagement; and
- incorporation of Indigenous features within the pedestrian realm adjacent to Na'a Drive.

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 SW on the east. Parking is to be provided at underground levels for residents. There are no parking restrictions on Na'a Drive SW currently.

Pedestrian and cyclist access will be provided along a multi-use pathway on Na'a Drive SW. The multi-use pathway located along Na'a Drive SW provides access to adjacent uses within the Medicine Hill area and extends across the Bowfort Road interchange and into the community of Bowness with connectivity to the greater cycling network (i.e., the Always Available for All Ages & Abilities (5A) Network).

Access to transit is provided by Calgary Transit Route 108 (Paskapoo Slopes) with a bus stop located within 92 metres (less than a two-minute walk) east of the subject site along Na'a Drive SW. This transit option provides connections to various destination across the city, including the communities of Bowness and Varsity, Market Mall, University of Calgary, and Brentwood Station.

Environmental Site Considerations

There are no environmental concerns to note.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist in the adjacent public rights-of-way and have sufficient capacity to support this development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed development 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 within the Developing Residential Area, and is designated as being within the 'Planned Greenfield with an Area Structure Plan' typology. 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 typology promotes resilient neighbourhoods that feature architectural and natural elements that contribute to a local identity and sense of place. This application proposes a medium-density housing type which aligns with the policies of the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures:

- the installation of both electric vehicle charging stations and electric-vehicle-ready wiring/conduit (five stalls each) in line with the actions set out in Program 4: Electric and Low-Emission Vehicles;
- solar-ready building that can accommodate roof panels for electric power generation;
- low-water and drought-tolerant landscaping; and
- other technologies such as energy efficient heating and cooling systems, heat recovery units through efficient windows and doors and reducing thermal bridging, as well as high efficiency appliances and mechanical systems.

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 'Village District' and 'Residential Main Street' land use classification (Map 2: Land Use Concept). The ASP land use policies support a mix of multi-residential forms with a site layout and building design that can enhance the public realm with entryways to ground floor residential units along the Residential Main Street. The ASP policies further state that public art, signage, and other urban design elements are to reflect the cultural and historic significance of the area to the Blackfoot people.

The subject land is located within the six-storey contextual height allowance zone (Map 6 – Building Height of the ASP). The proposed development adheres to this six-storey height limitation. As density is regulated by the ASP policies on a wider basis beyond the subject site, there are no maximum density limits for this site (Development Block Cell F within the Village District). The 147 units proposed by this application will not impact the maximum allowed for the Village District and will allow other areas to develop to their full potential. The proposed development meets the policies outlined in the ASP.

Land Use Bylaw 1P2007

Administration has reviewed the applicable bylaw rules of the DC District individually and considers the proposed development to be acceptable. No bylaw relaxations are required.