

Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1275) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 1024 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a development of a Self Storage Facility with at-grade commercial opportunities.
- The proposal would allow for a building form that can integrate with the adjacent land uses and is in keeping with the applicable 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? The additional use of Self Storage Facility with at-grade commercial opportunities would provide storage options in proximity to the higher density multi-residential developments and home-based businesses in the area.
- Why does this matter? Providing self storage and at-grade commercial opportunities in the developing area of Medicine Hill may help respond to evolving household and business needs and support compact development of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Medicine Hill, was submitted by B&A Studios on behalf of the landowner, Plateau Village Properties Inc., on 2024 May 29.

As indicated in the Applicant Submission (Attachment 3), the intent of the application is to adjust the existing land use district to allow for an additional discretionary use of Self Storage Facility with commercial uses at grade level. The existing Direct Control (DC) District ([Bylaw 86D2020](#)) is based on the Commercial – Corridor 1 (C-COR1) District. Self Storage Facility is not a listed use under the existing DC District or the base C-COR1 District.

The approximately 0.85-hectare (2.10 acre) site is identified within the ASP as Commercial District. To ensure the proposal aligns with the applicable ASP policies and that it will be compatible with adjacent uses in the area while maintaining a high level of urban design standards, Administration worked with the applicant to ensure that the proposed DC District

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includes additional rules for the at-grade commercial use and street facing façade design treatment.

A detailed planning evaluation of the application, including location maps and site context, 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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant shared the project information with the adjacent community associations of West Springs/Cougar Ridge, Coach Hill/Patterson Heights, Valley Ridge and Bowness, including special interest parties such as the East Paskapoo Joint Advisory Committee (JAC). The applicant furthered the required outreach by contacting the Ward 6 Councillor's Office and engaging with the members of the Indigenous community by meeting with the City's Issue Strategist to share the project information and obtain feedback. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

There is currently no Community Association (CA) as one has not been formed in this developing area. The adjacent community associations of Bowness, Coach Hill/Patterson Heights, Valley Ridge and West Springs/Cougar Ridge were notified of the proposed land use amendment. No comments were received from these CAs.

The Paskapoo Slopes Preservation Society (PSPS) responded to a request for comments from Administration on 2024 July 07 and indicated their opposition for the proposed application. The PSPS comments can be found in Attachment 5.

Administration also facilitated an online engagement meeting between the applicant and the JAC on 2024 August 14. City Council established the JAC in the early 2000s to act as a voluntary and advisory committee to review and comment on land use redesignations or outline plan applications in the East Paskapoo Slopes area of Medicine Hill. The PSPS is also part of the JAC and they were in attendance at the meeting.

The JAC asked clarification questions from the applicant about the function and design elements of Self Storage Facility on the subject site. The applicant responded by explaining their project intent and confirming that details around the functionality and design of the Self

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Storage Facility will be addressed at a future development permit stage, should the land use be approved by Council.

No public comments were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The rules proposed in the DC District addresses the unique nature of the proposal while addressing the policy requirements of the ASP. The building and site design, location of at-grade commercial uses, landscaping and parking will be reviewed at the future development permit application stage. Administration's considerations in response to the JAC and PSPS comments can be found in Attachment 1 (Background and Planning Evaluation).

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district will allow for a greater diversity of businesses in the area that respond to evolving household needs and support compact development of complete communities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate a Self Storage Facility with at-grade commercial opportunities close to a main street provides a business opportunity within the community. It may also support compact urban development that makes more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Paskapoo Slopes Preservation Society Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform