

# Background and Planning Evaluation

## Background and Site Context

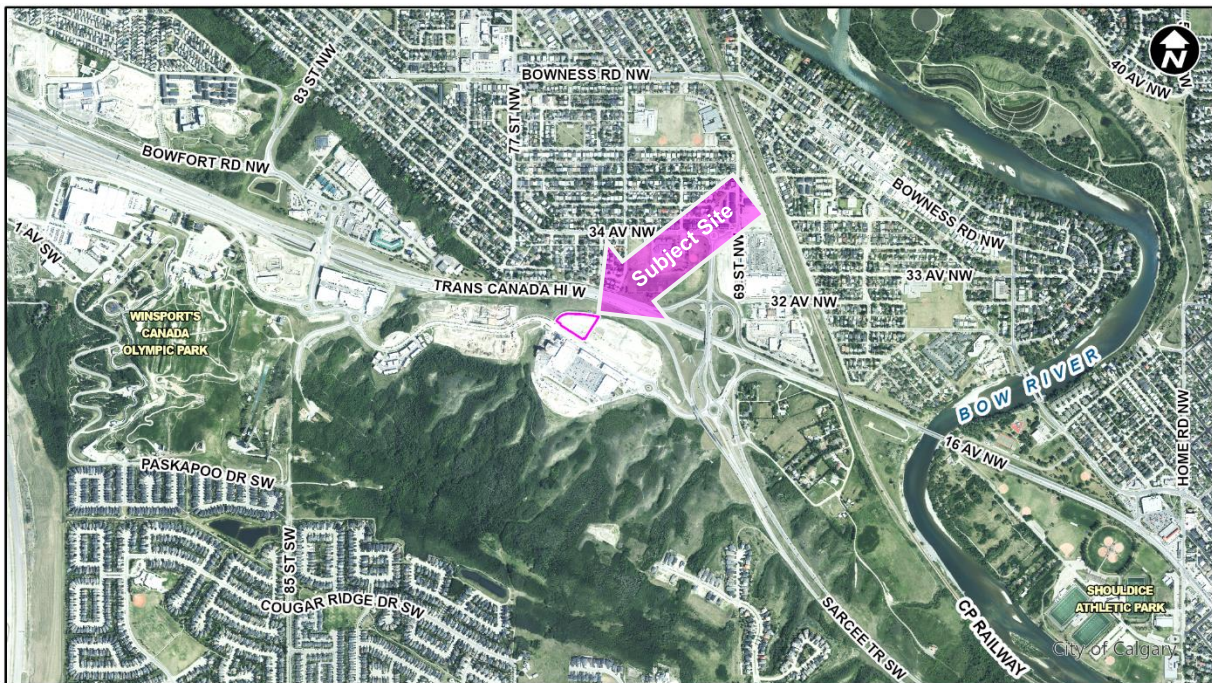
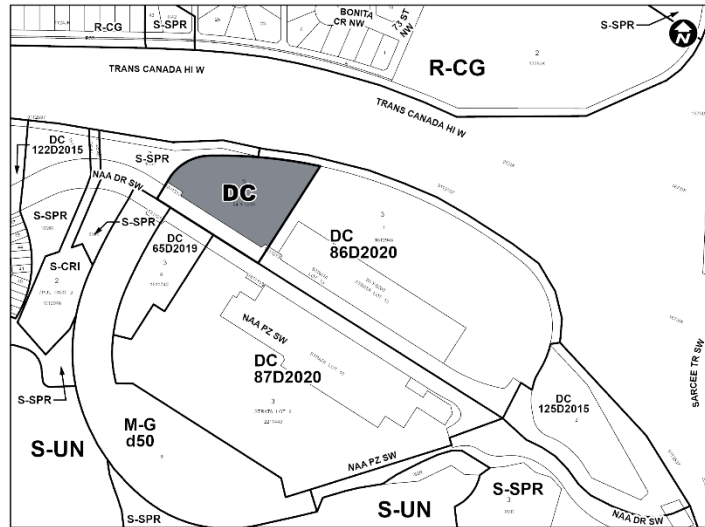
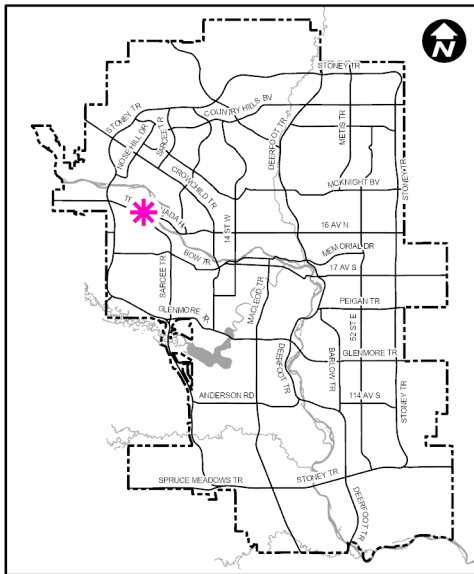
The subject site is in the southwest community of Medicine Hill and is bound by Na'a Drive SW to the south. The site is also situated south of the Trans-Canada Highway and west of Sarcee Trail. The parcel is irregularly shaped with complex topography and is approximately 0.85 hectares (2.10 acres) in size. Currently, the site is vacant and undeveloped.

The site is located at the west edge of a commercial main street within the *Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)*. Surrounding development is characterized by a mixed-use commercial plaza across the street to the south, which is comprised of significant residential towers and apartments, a grocery store, dental office and other retail services. To the east is a developing multi-residential site and further west are developing multi-residential sites and developed commercial sites such as Canada Olympic Park (Winsport), and other retail/restaurant establishments. A naturalized municipal reserve area is also directly adjacent to the north and west of the subject site.

## 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 86D2020](#)) which was approved by Council on 2020 July 20. The current DC District references the Commercial – Corridor 1 (C-COR1) District which is intended to accommodate a mix of uses with varying densities and height, in one building or multiple buildings. The district allows for a maximum building height of 50.0 metres and does not limit the maximum density.

The proposed DC District is also based on the C-COR1 District. This district would allow for a maximum building height of 20.0 metres (a decrease of 30.0 metres) and a total building floor area of approximately 17,000 square metres through a maximum floor area ratio (FAR) of 2.0. To ensure that the subject site will continue to maintain a high level of urban design standards and align with the commercial district policies of the *Canada Olympic Park and Adjacent Lands Area Structure Plan* (ASP), additional rules have been included to ensure that the Self-Storage Facility use integrates well into its surrounding context. The rules have been crafted to ensure that active uses remain at grade and that any future building will be designed with a high quality visual appearance. The specific rules include the following:

- a minimum of 10.0 per cent of the ground floor gross floor area (GFA) of a building must be for uses other than a Self Storage Facility (commercial/retail uses);

- the ground floor façade facing Na'a Drive SW requires a minimum of 50.0 percent of the façade between a height of 0.6 metres and 2.4 metres to have unobscured windows; and
- the street facing building façade for the upper floors require a minimum of 15.0 percent of the façade to have unobscured windows.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. The proposal represents an innovative idea because it provides the additional use of Self Storage Facility in a development context characterized by development along a continuous block face with commercial development on both sides of the street. While Self Storage uses would easily fit within an industrial land use context, when located along a commercial frontage they require a specific set of development rules not currently found in the Land Use Bylaw 1P2007. The proposal includes additional rules for street facing façade design to ensure the future development has high quality building design that will align with interface treatments envisioned in the ASP. The same result could not be achieved using a standard land use district in the Land Use Bylaw. Use of a DC District in this case supports the needs of households, home-based businesses and small retailers in the area. This may make higher density living and business operations more appealing.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and 8 through 13 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Sections 8 through 13 include provisions for how building height, use area, landscaping and building façade rules are evaluated at the development permit stage.

### **Development and Site Design**

If this application is approved by Council, the rules of the proposed DC District and C-COR1 District would provide guidance for the future site development. Given the location and policy context of the site, additional consideration will be given to elements including the appropriate uses, building height, building frontage and orientation, interface adjacent to an entranceway (Trans-Canada Highway), landscaping, parking and site access at the development permit stage.

### **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 on the east. Pedestrian connectivity in the neighbourhood is provided through the sidewalks along Na'a Drive SW.

Transit service to Winsport, Crestmont, Market Mall, University of Calgary and Brentwood Station is provided by local bus stops within a short walking distance from the subject site. Stops for east and westbound Route 108 (Paskapoo Slopes) are located on Na'a Drive SW approximately 120 metres away (a two-minute walk).

Vehicle access to the subject site would be provided from Na'a Drive SW. There are currently no parking restrictions on Na'a Drive SW.

## Environmental Site Considerations

There are no known environmental concerns associated with the site and/or proposal.

## Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail at the development permit application stage.

## City-Led Outreach Summary

As mandated by City Council, the East Paskapoo Slopes Joint Advisory Committee (JAC) is composed of the following parties:

- the Chair (representative from City planning staff);
- representative from the landowners of the subject property and other landowners within the *East Paskapoo Slopes ASP Area*;
- representative from West Springs/Cougar Ridge Community Association;
- representative from Coach Hill/Patterson Heights Community Association;
- representative from East Springbank Community Association;
- representative from Edworthy Park Heritage Society;
- representative from Paskapoo Slopes Preservation Society;
- representative from Valley Ridge Community Association;
- representative from Calgary River Valleys;
- representative from Bowness Community Association;
- representative from Crestmont Community Association; and
- representative from Calgary West Special Areas Committee.

An online engagement meeting was held with the JAC on 2024 August 14. This meeting was facilitated by Administration (The Chair and File Manager) on behalf of the Applicant to discuss this land use application. In attendance were the applicant team and representatives from the Edworthy Park Heritage Society, the Paskapoo Slopes Preservation Society (PSPS) and the Bowness Community Association.

Administration's recommendation for the proposed land use amendment is based on the following considerations in response to the JAC comments:

- Size of Parcel to be Redesignated: The entire municipal address at 1024 Na'a Drive SW (3.51 hectares) is not being redesignated in this application. Only the west portion of the parcel (0.85 hectares) is proposed to be used for a Self Storage Facility.
- Mixed Use Intent and Guarantee of having Retail at grade according to the ASP direction for Main Street Activation: The DC District rules include a minimum requirement for 10.0 percent of the ground floor area to be occupied by commercial uses and a minimum of 60.0 percent of the length of the building facing Na'a Drive SW to contain commercial uses. Supplementary rules supporting building interface with Na'a Drive SW (façade, setback and landscaping rules) are also included in the DC District to ensure a pedestrian-oriented building design and that street activation can be achieved.
- Self Storage Facility detracting from the Commercial and Village-feel of Medicine Hill: Administration believes the proposed land use is an innovative idea that could support the high density living and other business operations in the area. Additional urban design standards have also been inserted into the DC District Bylaw rules to ensure that the future self-storage development must have commercial uses at grade and that the

quality of the building's architectural design will align with interface treatments envisioned in the ASP.

- Amount of Surface Parking and Appearance of Garage Doors: The DC District includes a rule that does not allow parking to be located between a building and a street. Administration will also work with the applicant at the development permit stage to minimize any potential design impacts.
- Landscaping Plans, Building Footprint and Appearance, Stormwater Management and Development Permit circulation: No development permit has been submitted at this time. Building design and landscaping details will be determined at the future development permit stage.
- Restrictive Covenants controlling Uses that can be Developed in the Area: This is not a planning consideration to evaluate the merits of the proposed land use.
- Market/Economic Analysis that Justifies the need for a Self Storage Facility in the Area: Administration's review and recommendation is strictly based on the planning merits and the appropriateness of the proposed land use.

## 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 land use amendment 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 as being within the Developing Residential Area and is referenced as a Planned Greenfield Community with Area Structure Plan. The MDP supports the development of complete communities including a mix of uses to ensure a compact urban form that efficiently utilizes land and infrastructure and support local commercial and other services. This also includes resilient neighbourhoods that feature architectural and natural elements that contribute to a local identity and sense of place. The proposal is consistent with the applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2005)**

Map 2: Land Use Concept of [Canada Olympic Park and Adjacent Lands Area Structure Plan](#) (ASP) identifies the subject site as being along the 'Main Street' portion of the 'Commercial District'. The Commercial District is intended to accommodate a wide range of commercial uses that will serve as a draw for residents from surrounding communities and provide everyday services and amenities for local residents. The applicable policies support predominantly mixed-

use development that includes residential, office and other commercial or institutional uses preferably located above at grade retail uses. The ASP also indicate that buildings that are adjacent to the Main Street shall be designed to enhance the public realm with entryways to ground-floor residential and commercial units along the Main Street having individual, direct access to the sidewalk.

The proposed land use amendment for a DC District with the additional use of Self Storage Facility aligns with the applicable policies of the ASP as additional rules have been incorporated into the DC District to promote activity along the Main Street.