

Development Permit in Medicine Hill (Ward 6) at 1152 Na'a Drive SW, DP2025-04914

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2025-04914 for a New: Office, Retail and Consumer Service, Self Storage Facility (1 building) at 1152 Na'a Drive SW (Plan 2510905, Block 3, Lot 12) with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a five-storey self storage building with additional street-facing commercial units on the ground floor.
- The proposed development would integrate with adjacent land uses 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? A 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 a self-storage and at-grade commercial opportunities in the developing area of Medicine Hill may help respond to evolving household and business needs within proximity of Canada Olympic Park (Winsport).
- 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 35D2025), subject to minor relaxations.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of Medicine Hill, was submitted by Axiom Architecture Inc. on behalf of the landowner, Trinity Hills Storage Corp., on 2025 August 25. 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 a self-storage building with an associated storefront retail (The Nest) and additional office spaces at-grade. The parcel fronts onto Na'a Drive SW to the south, which is identified as a Main Street in the ASP, from which vehicular access will be available. The parcel is approximately 0.81 hectares (2.00 acres) in size and is currently vacant.

The development permit application proposes a five storey building, which is approximately 11,000 square metres. 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 by the Office of Urban Design (OUD) and by the Urban Design Review Panel (UDRP) on 2025 June 25 (Attachment 5). In response, the applicant enhanced the public realm along Na'a Drive SW with landscaping features below the windows of the commercial units to articulate the street edge and to highlight pedestrian access points. To minimize the negative visual impacts of the parking and loading area near Na'a Drive SW, an additional layered landscaping buffer was provided. The major highlight of the project design is a large scale buffalo mural proposed on the two most prominent building façades along the Trans-Canada Highway. UDRP appreciated this design element and indicated that this public art feature will be a landmark for the area. The UDRP noted the prominence of the mural feature and its strong recognition of the Indigenous history and traditions of the area. A subsequent review of the plans was completed by the OUD and the proposal is deemed to have satisfied the direction provided by both the OUD and UDRP.

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 incorporated the feedback received from interested parties during the land use amendment stage into their project design. Through the development permit review process, the applicant furthered engagement with the Blackfoot Indigenous Community which culminated in the cultural and historical elements within the proposed development design. The applicant also amended their design drawings in response to the development permit circulation comments received from the Bowness Community Association (CA) and the Paskapoo Slopes Preservation Society (PSPS). Additional information can be found in the Applicant Outreach Summary (Attachment 6).

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 five letters of opposition from the public. The letters cited the following areas of concern:

- the five-storey building proposed is too high and would impact views of the Paskapoo Slopes from the edge of the Trans-Canada Highway;
- a storage facility is not good use of urban design and could also create potential competition for the other storage facilities located in the vicinity;
- the proposal is a square building with two tone cladding and uninspiring, a storage facility and office space is unnecessary for the area and would negatively impact the character and walkability of the area; and
- preference for a use that meets the needs of the community, such as a restaurant or cafe, child or youth facility (daycare, play centre and after-school activity space), a

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community park, health and wellness services (clinic, fitness studio and physiotherapy office).

There is currently no community association for the area, but the adjacent Bowness CA was notified of the proposed development. The Bowness CA responded on 2025 October 1 indicating opposition and concerns about potential lighting pollution from the proposed development. A subsequent letter was submitted by the CA on 2025 December 3 acknowledging the applicant's response to their concerns through which they also provided recommendations to the applicant on how to further reduce light pollution. The Bowness CA comments can be found in Attachment 7.

The PSPS was also notified in accordance with the circulation request they expressed at the land use amendment stage. The PSPS responded with a comment letter on 2025 October 3 and indicated their opposition for the proposed development. The PSPS comments can be found in Attachment 8.

Administration considered the relevant planning issues specific to the proposed development and has determined that the proposal is appropriate. The building and site design, location of at-grade commercial uses and landscaping align with the policy direction of the ASP. The development concept also responds to the concerns heard regarding functionality, massing, materiality and lighting. In addition, Council reviewed the self storage land use proposal during the land use stage and Public Hearing and approved the use on the subject site.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This development permit will allow for a greater diversity of businesses in the area that respond to evolving household needs and supports compact development of complete communities.

Environmental

The plans include measures addressing the zero carbon neighbourhoods theme of the *Calgary Climate Strategy – Pathways to 2050*. Additional details are provided in Attachment 1.

Economic

The proposed development permit would enable the operation of a Self Storage Facility comprising of an approximately 385 square-metre floor area of at-grade commercial opportunities close to a Main Street while providing employment and business opportunities 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.

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RISK

There are no known risks associated with this proposal.

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
7. Community Association Responses
8. Paskapoo Slopes Preservation Society Responses

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform