

Applicant Submission



Heritage Square

Land Use Redesignation Application

8390 + 8500 Macleod Trail S

O2

Introduction

Purpose

O2 Planning & Design is submitting this Land Use Redesignation application for the site located at 8390 and 8500 Macleod Trail S. This application will redesignate the site from C-COR3 f1.54h19 to C-COR1 f2.0h19.

Site Vision

This redesignation will provide for a different mix of uses on site, allowing for a renewed development vision within the existing building on site. The updated vision for this site contemplates the addition of Dwelling Units and Live Work uses to complement the existing commercial and office uses in the building to create a unique and vibrant space.

Site Overview

The subject site is located on the corner of Macleod Trail S and 86 Ave SE. The site is comprised of two parcels totaling 1.84 hectares (4.55 acres), both within Block B of Survey Plan 1233LK and both currently owned by 2394000 ALBERTA LTD.

There is an existing five-storey building on site which hosts a number of tenants including medical and professional offices, retail and consumer services.





View east from Macleod Trail S



View south from private access road, showing parkade structure and north access



View north from 86 Ave, showing private loading area access and adjacent condominiums

Site Context & Policy

The site is approximately 250 metres from the Heritage LRT station to the west. Surrounding uses are primarily retail and office to the north, south and southwest across Macleod Trail. Directly east of the site is a four-storey residential condominium, and further to the east is the residential community of Acadia.

The site has vehicular access from 86 Ave, as well as from an internal private access road that wraps around the north and east portions of the site. At the east edge of the site is a loading area with a vehicular layby. The north portion of the site includes a multi-level above ground parkade with drive-under access and loading bays. Pedestrian access to the building is from the east and south, as well as from the north parkade.

The subject site is within the Heritage Local Area Plan, which is currently in the engagement phase. The draft plan indicates the subject site as Commercial Corridor, at densities of up to 12 storeys.

The Commercial Corridor area is described as including a range of commercial uses with residential, office and institutional uses on the upper floors of buildings. This site is in alignment with the policies contained in the newly approved LAP.



Existing & Proposed Land Use

The current land use for the subject site is C-COR3 f1.54 h19 (Commercial Corridor 3). This land use is intended to be characterized by auto oriented development along major roadways, accommodating mid-scale retail, office and restaurant uses with no residential.

The proposed land use is the Commercial Corridor 1 District. C-COR1 maintains the general character of the existing building and its uses and allows for Dwelling Unit and Live Work Unit as Discretionary Uses.

The proposed land use retains the current 19m height modifier, but adjusts the FAR modifier to f2.0. This is intended to allow limited flexibility to repurpose a portion of the existing parkade as usable area, such as outdoor rooftop amenity space for a child care facility or instructional facility.



Land Use Rationale

The primary intent of the land use redesignation is to allow for Dwelling Unit and Live Work Unit. These uses are considered appropriate based on the site's proximity to transit and the mixed-use commercial nature of the surrounding area.

The subject site is located adjacent to numerous commercial uses, providing walkable access to daily and convenience needs for prospective residents. The site is also adjacent to existing multi-residential development and is therefore contextually appropriate for the proposed uses.

This amendment does not propose to increase heights or add nuisance uses, and there is an existing building on site already accommodating many of the allowable uses; therefore, it is not anticipated that this amendment would cause any negative impacts on adjacent residents.

The site is located within walking distance of the Heritage LRT and multiple bus stops including a bus stop directly adjacent to the building on Macleod Trail. The site is also well served by transportation infrastructure via Macleod Trail and 86 Avenue SE.

The site has an existing underutilized parkade available to accommodate any additional parking demand from the residential uses.

The C-COR1 land use was selected as the most appropriate land use to meet the proposed development vision for commercial at grade and office or residential above. While C-COR2 allows the desired Dwelling Unit and Live Work Unit uses, it also includes auto-oriented uses such as car wash and auto sales which are not desired. Mixed Use districts (MU-1 and MU-2), while offering a broad use list and flexibility, do not align as well with the Heritage Communities LAP vision for the site as Commercial Corridor.

Community Outreach Strategy

Engagement Tactics



Project Website



Flyers to Adjacent
Homes/ Businesses



Community
Association
Presentation



Presentation
to Adjacent
Residents

Anticipated Engagement Timeline



