

**Land Use Amendment in Acadia (Ward 11) at 8390 and 8500 Macleod Trail S,
 LOC2022-0226**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail S (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 f1.54h19 (C-COR3f1.54h19) District to Commercial – Corridor 1 f2.0h19 (C-COR1f2.0h19) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 185D2023** for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail S (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 f1.54h19 (C-COR3f1.54h19) District to Commercial – Corridor 1 f2.0h19 (C-COR1f2.0h19) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development with commercial units on the ground floor and residential units on the upper floors.
- The proposal broadens the allowable uses on the site, supports an appropriate built form and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would increase the variety of uses and housing options available within the community of Acadia and would allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional commercial and residential opportunities that may help activate this part of Acadia and may enhance the availability of services and housing choice for the greater area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Acadia, was submitted by O2 Planning and Design on behalf of the landowner, 2394000 Alberta Ltd. (Sunny Walia). No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to renovate the existing five storey commercial office building by adding Dwelling Units and Live Work Units to the upper floors.

The 1.84 hectares \pm (4.55 acres \pm) site is located at the northeast corner of Macleod Trail S and 86 Avenue SE. The site is located in close proximity to existing infrastructure and amenities including the Heritage Light Rail Transit (LRT) station and various retail and commercial businesses.

A detailed planning evaluation of the application, including location and site context maps, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of engagement with the public/interested parties and respective community association was appropriate. In response, the applicant hosted a meeting with the Ward 11 Councillor's Office, met with the neighbouring Sierras of Heritage Condominium Board and presented to the Acadia Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

The initial application scope proposed a Direct Control (DC) District based on the Commercial – Corridor 1 (C-COR1f2.0h19) District, proposing to add School – Private and School – Authority School as discretionary uses. In response to the initial circulation, Administration received 137 letters of opposition and a signed petition citing concerns with traffic, noise, property value, site mobility, and loss of privacy associated with the proposed school uses. Each of the 137 letters, however, cited support for a stock Commercial – Corridor 1 (C-COR1f2.0h19) District.

Through the review process, it was determined that School – Private and School – Authority School were not compatible uses with the existing context of the area at this time. The applicant responded to the initial review by revising the application scope to a stock C-COR1f2.0h19 District.

The Acadia CA provided a letter of support to the revised application scope (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, location of uses, and on-site parking will be determined at the development permit stage.

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 Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district may allow for additional housing options near existing transit infrastructure, nearby services, and amenities.

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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

This application would expand the allowable uses on the site through development of a mixed-use building. The inclusion of residential units is likely to support the existing local businesses near the site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 185D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform