

Land Use Amendment in Acadia (Ward 11) at 8330 Macleod Trail SE, LOC2023-0163

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0639) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.80 hectares \pm (4.45 acres \pm) located at 8330 Macleod Trail SE (Plan 8311110, Lot A) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Mixed Used – General (MU-1f6.0h95) District and Mixed Used – General (MU-1f4.0h36) District.

HIGHLIGHTS

- The proposed land use amendment would allow for a mixed-use development consisting of commercial and retail uses at grade with residential uses above.
- The proposal would allow for appropriate residential intensification in a transit-oriented development area and aligns with the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities in Acadia.
- A development permit has not 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 Arcadis Professional Services (Canada) on behalf of Heritage Plaza Ltd., on 2023 June 23. The current legal landowner on title is The City of Calgary and have granted Heritage Plaza Ltd. permission to apply for this land use amendment. The 1.80-hectare parcel is located at the southeast corner of Heritage Drive SE and Macleod Trail SE. The parcel is a Transit-Oriented Development (TOD) site and is approximately 400 metres (a seven-minute walk) east of the Heritage LRT Station.

As noted in the Applicant Submission (Attachment 2), the proposed Mixed Use – General (MU-1f6.0h95 and MU-1f4.0h36) Districts would allow for a mixed-use development at a maximum building height of 95 metres (up to 26 storeys). The proposed MU-1 Districts would also allow for a maximum building floor area of approximately 102,000 square metres along an Urban Main Street (Macleod Trail SE).

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This application proposes to see development occur on a TOD site and supports recommendations found in The City of Calgary's Housing Strategy (*Home is Here*).

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 relevant public groups and the respective community association was appropriate. In response, the applicant contacted the Acadia Community Association (CA), the neighbouring Fairview CA, the Ward 11 Councillor's Office and adjacent residents and businesses to share information about the project. The applicant also placed signage on the site that provided supplementary information to The City's standard site signage; performed additional outreach including mailouts to addresses within a one-kilometre radius of the subject site, an open house session (held on 2023 November 2) and launched an information website that allowed for feedback.

Additional information can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 15 letters of opposition and one letter of support from the public. Those in opposition noted the following areas of concern:

- density increase including consequential parking congestion on nearby streets, noise and security concerns;
- traffic congestion and pedestrian safety due to the site's three driveway accesses and the potential for right and left turns at all accesses;
- additional strain on existing public infrastructure and the absence of playground, park or greenspace within the future development of the site;
- loss of existing vegetation/green space and impacts on property value;
- privacy and shadowing impacts due to the proposed increase in building height;
- lack of fit with the neighbourhood character and preference for a five to 10-storey development with towers placed on the westerly portion of the site (adjacent to Macleod Trail and near Heritage Drive), or just two residential towers overall;
- increase in rental cost and the potential loss of existing commercial and retail tenants when the site is redeveloped in the future; and
- construction impacts (such as air quality, noise and potential damage to the foundations of nearby houses) including the amount of excavation that would be required to provide ample underground parking for the proposed increase in density.

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The letter of support noted preference for the retention of existing commercial and retail tenants within the future redevelopment, including the creation of an accessible walkway along the east end of the site (near Bonaventure Dr SE) to provide a safe pedestrian connection.

No comments have been received from the Acadia CA. Administration followed up but did not receive a response.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along a MDP identified Urban Main Street, its proximity to the Heritage LRT Station and the context of its location within a significant activity node in the community. The building and site design, number of units, shadowing, setbacks and step backs from existing adjacent developments, driveway accesses, offsite and onsite transportation mobility concerns and waste management will be reviewed at the future development permit application 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 the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would enable additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of these lands may also enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for Acadia and the greater area.

Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience 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 proposed land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Main Street corridor. The proposal would provide opportunities to support local business and employment opportunities within Acadia and nearby communities.

Service and Financial Implications

No anticipated financial impact.

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Calgary Planning Commission
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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform