

Applicant Submission

2023 June 22

Company Name (if applicable):

Arcadis

LOC Number (office use only):

Applicant's Name:

Samuel Alatorre

Date:

June 22, 2023

On behalf of Heritage Plaza Ltd. Arcadis/IBI Group hereby submits an application for land use amendment for the lands referred to as Parcel 1 with municipal address at 8330 Macleod Trail SE, located at the southeast corner of Macleod Trail SE and Heritage Drive SE. The 1.806 hectares (4.46 acres) site with short legal description 8311110;A is to pursue the future development of the site as a mixed-use Transit-Oriented Development (TOD) anchored by the Heritage Station of the Red Line LRT. This proposed land use amendment is from Commercial Corridor 3 (C-COR3 f1.0 h12) to Mixed Use-1 (MU-1 f6.0 h95 for +-1.50ha and f4.0 h36 for 0.30ha). Per discussions with Administration accesses to Macleod Trail, Heritage Drive and Bonaventure Drive will remain at their approximate existing locations.

The development concept features four 26-storey residential towers rising above commercial podiums that will provide enhanced commercial and retail space for existing and new tenants with underground parking in a phased development approach. The subject site where the new community will emerge anticipates approximately 6,359sm (68,449sf) of commercial/retail area in one-storey podiums and 1,024 residential units distributed in the four point towers appropriately separated from each other to maximize exposure to natural light.

The project aims to create a vibrant urban environment by combining residential and commercial elements, giving residents easy access to necessary services, amenities and recreational areas existing in the area.

The development concept and land use re-designation proposed is in line with the City's Municipal Development Plan, which emphasizes the value of developing dynamic, transit-oriented, and pedestrian-friendly urban environments and supports the Macleod Trail Urban Main Streets corridor concept. The intended development aligns with the Heritage Communities Local Area Plan (HCLAP) regarding intended policies for urban form and building scale for the site and contributes to the development objectives of the HCLAP for the area.