



# HERITAGE PLAZA

An emerging TOD community in the Macleod Trail Main Street corridor

LOC2023-0163

CPC2024-0639

JULY 16, 2024

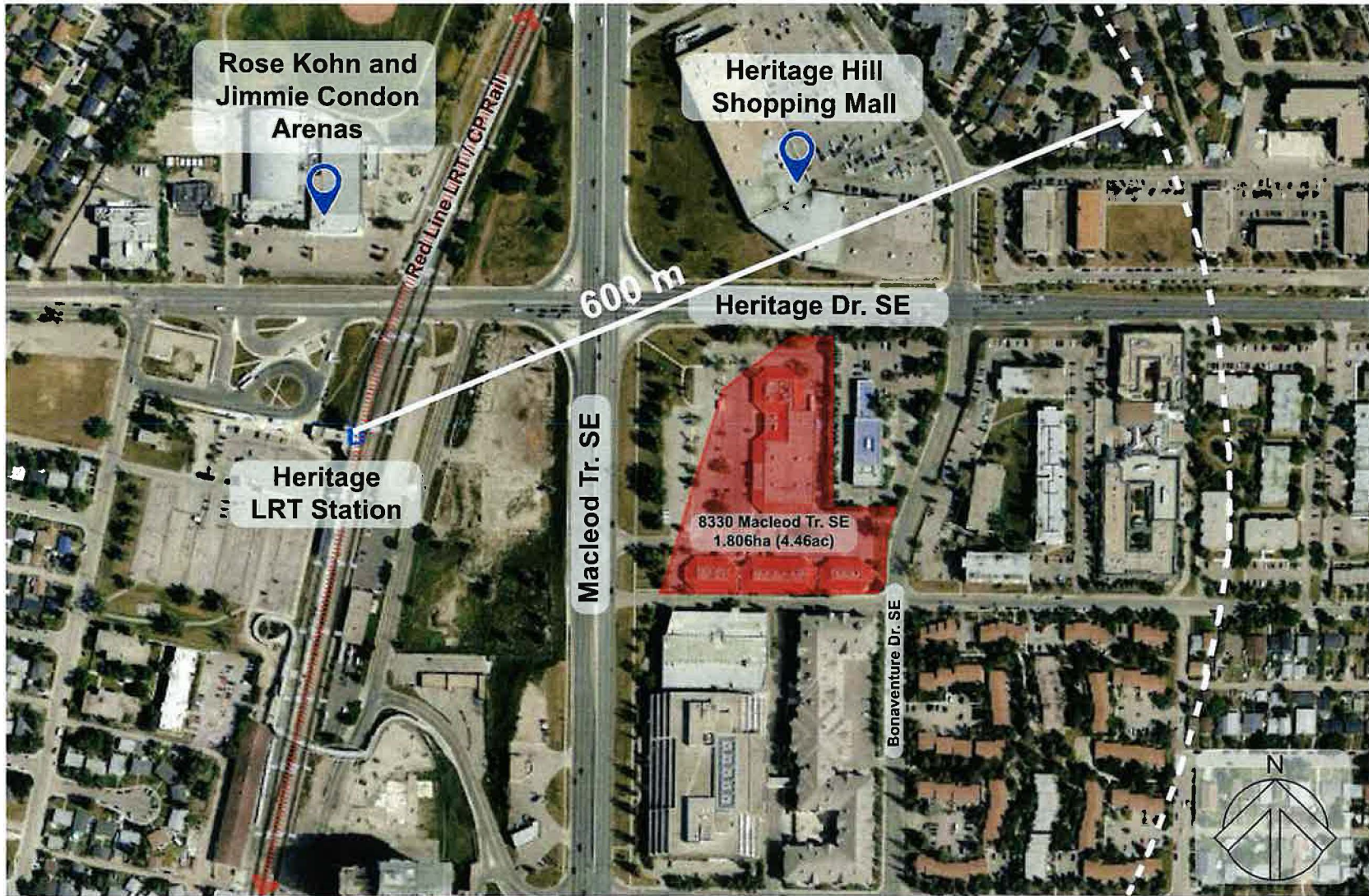
Heritage Dr SE

Macleod Trail SE





# LOCATION AND CONTEXT: PROXIMITY TO EXISTING AMENITIES



- The site is located on the southeast corner of Macleod Trail SE and Heritage Drive SE.
- The site is within:
  - The Macleod Trail Urban Main Streets corridor of the City's MDP.
  - The Heritage LRT Station TOD area (600m from the station platform).
- Total Site Area: 1.806ha (4.46ac)

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
  
 JUL 16 2024  
 ITEM: *7.2.42 CPC2024-0639*  
*Distrib-Presentation 2*  
 CITY CLERK'S DEPARTMENT



# AN OPPORTUNITY FOR INTEGRATED DEVELOPMENT



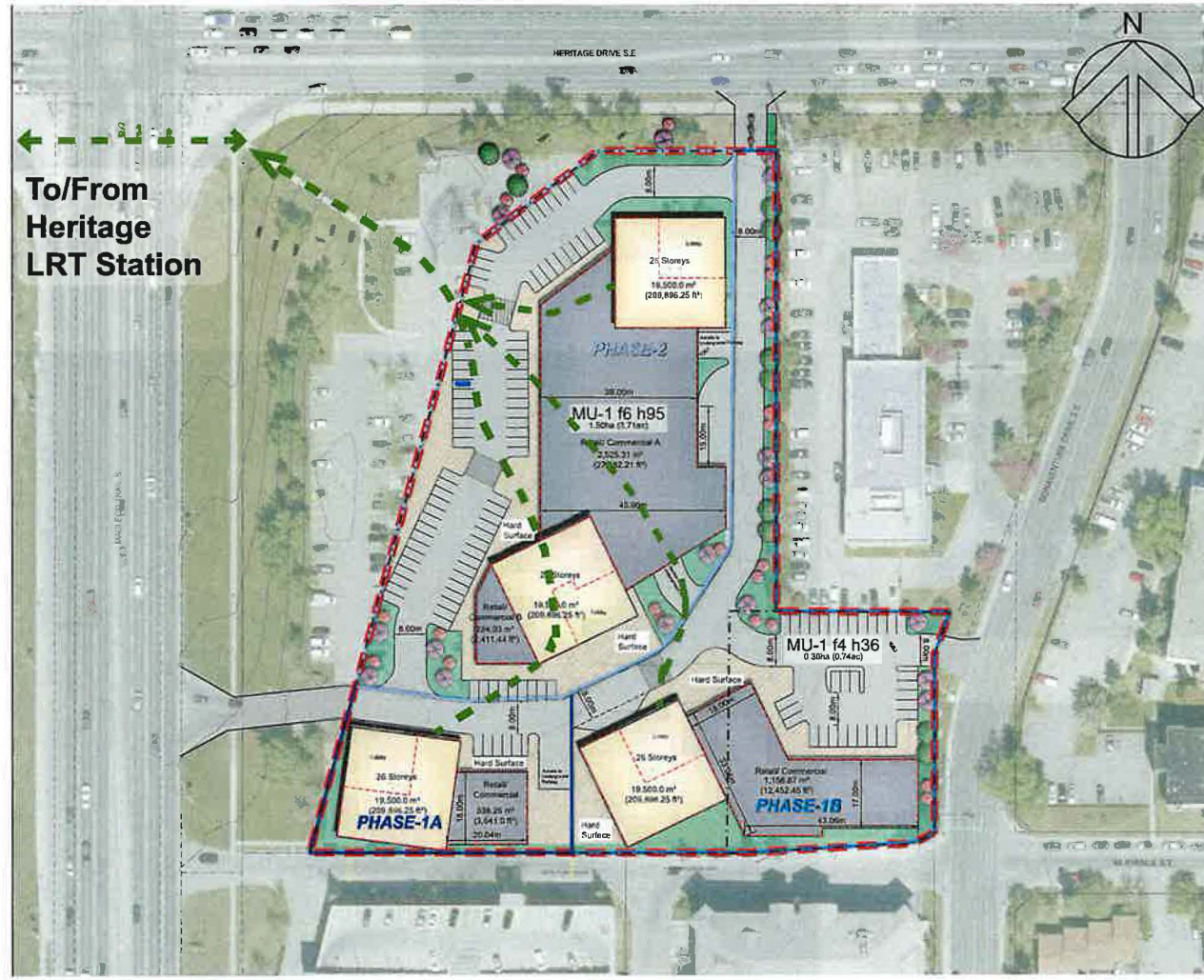
Site Area:

- Lot A - 1.80 ± ha (4.46± ac)





# DEVELOPMENT VISION: A MIXED-USE TOD COMMUNITY



Concept Plan

Legend:  
 Active mobility pathways



Legend  
 Core Zone  
 Transition Zone  
 Subject site

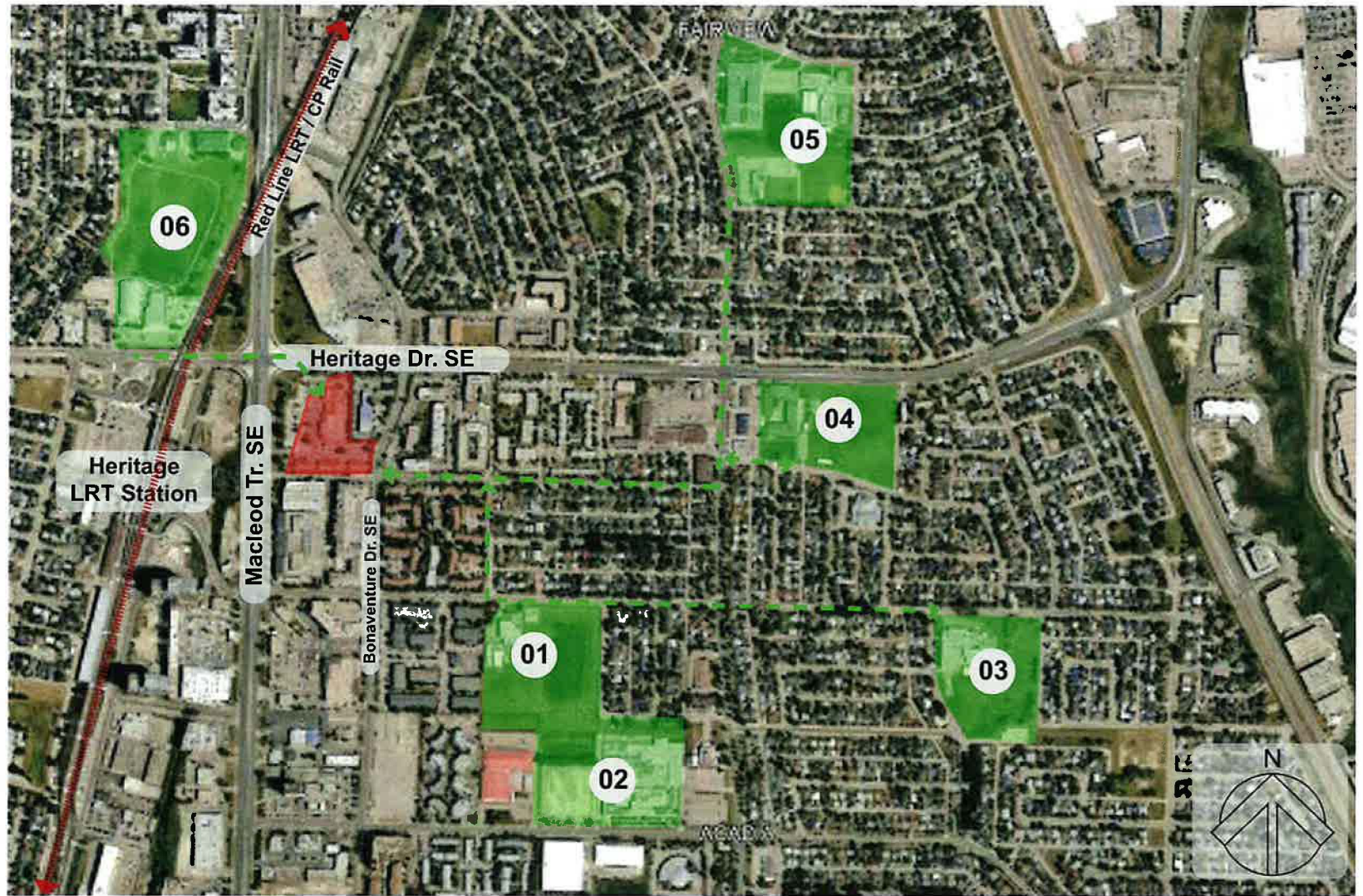
Figure 11: Heritage LRT Station Area  
 Source: Heritage Communities LAP

### Development Concept

- Mixed-use Transit-Oriented Development with enhanced active mobility access to the Heritage LRT Station
- Four 26-storey residential towers above 1-storey commercial podiums with underground parking.
- A total of 1,024 residential units with different typologies to widen housing alternatives in the community and enhanced retail and commercial space for existing and new tenants.
- Development phasing is from south to north, with Phases 1A (26,977sf) and 1B (40,762 sf) initiating the transformative development.



# CONVENIENCE: EASY ACCESS TO EXISTING SCHOOLS AND PLAYGROUNDS



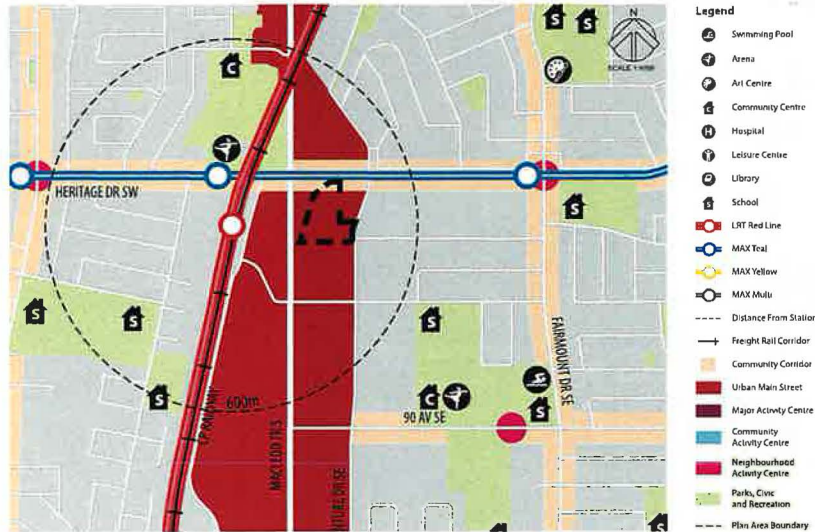
**Legend:**

- Pedestrian connections
- 01** Foundations for the Future Charter Academy, South High School Campus
- 02** Lord Beaverbrook High School | Calgary Board of Education
- 03** Foundations for the Future Charter Academy, Southeast Elementary Campus
- 04** St. Matthew School
- 05** Fairview School | Le Roi Daniels School
- 06** Kingsland Outdoor Rink and Park / Rose Kohn and Jimmie Condon Arenas



# ALIGNMENT WITH EXISTING POLICY FRAMEWORK - HERITAGE COMMUNITIES LAP

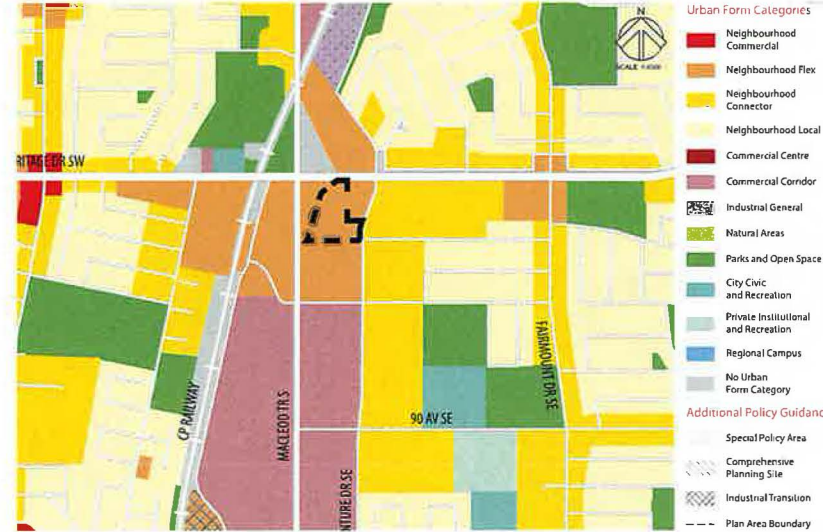
## Community Characteristics



### Urban Main Street:

- Provide a comfortable pedestrian experience
- Encourage Dual frontage Development

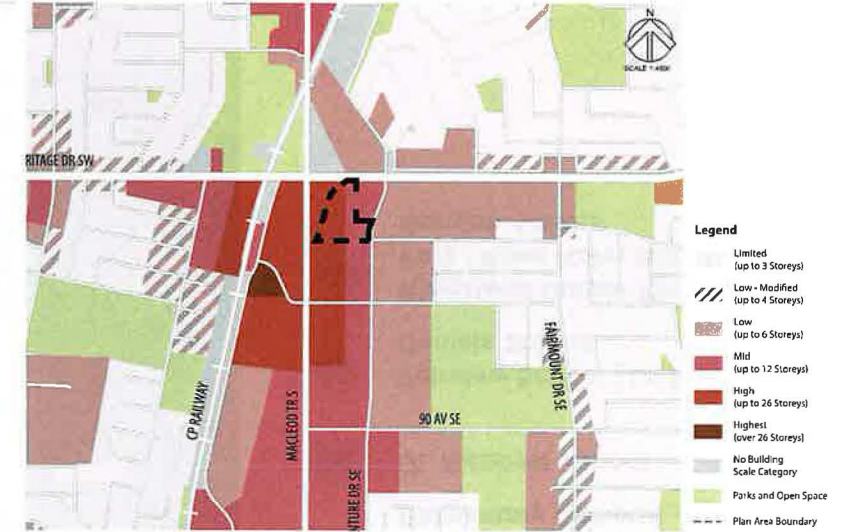
## Urban Form



### Neighbourhood Flex:

- Range of uses in stand alone or mixed-use buildings
- Vehicle-oriented uses are discouraged
- Development should be oriented toward street, avoid parking between buildings and high activity street, frequent entrances and windows
- Building articulation for continuous street wall and enhanced pedestrian experience with continuous unobstructed routes

## Building Scale

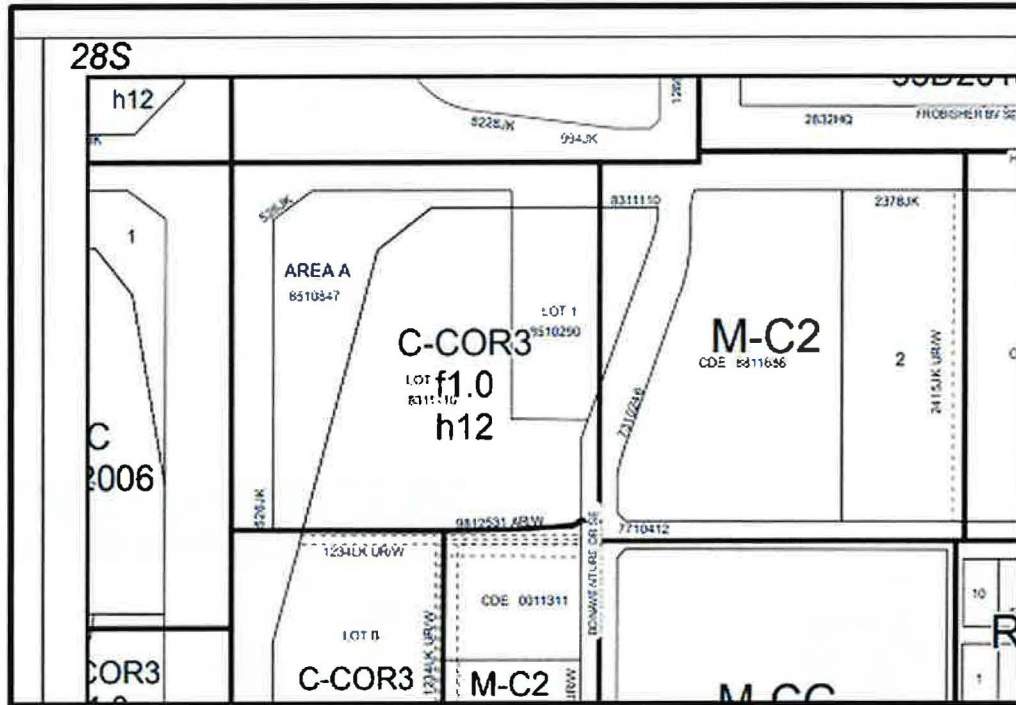


### High Building Scale modifier:

- Design to reduce the impacts of wind at the ground floor and to optimize sunlight access to streets and open spaces
- Use variation of building height, rooflines to reduce building bulk
- Avoid long uninterrupted building frontages
- Multiple tower development should provide appropriate tower separation to maximize exposure to natural light
- Design to mitigate impact of wind on public realm

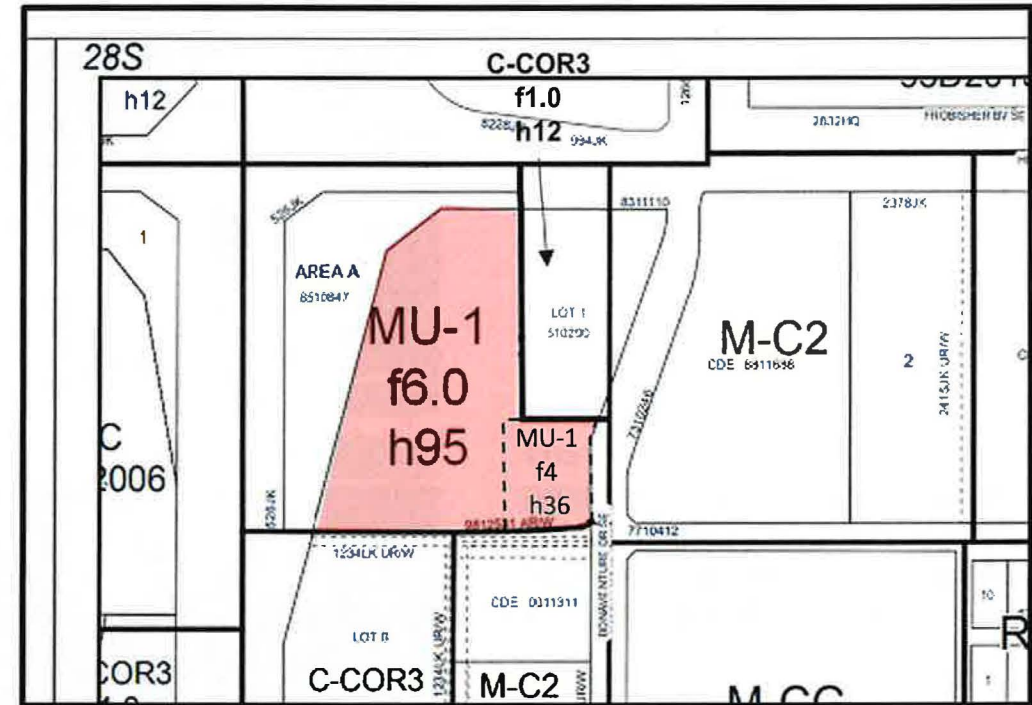


# EXISTING AND PROPOSED LAND USE



**Existing Land Use**

- C-COR3, f1.0, h12.



**Proposed Land Use**

**Mixed Use - General (MU-1)**

- MU-1, f6.0, h95 for ±1.50ha (3.71 acres)
- MU-1, f4.0, h36 for ±0.30ha (0.74 acres)



# COMMUNITY ENGAGEMENT

## Nov. 2, 2023 Open House



Postcard mailed out



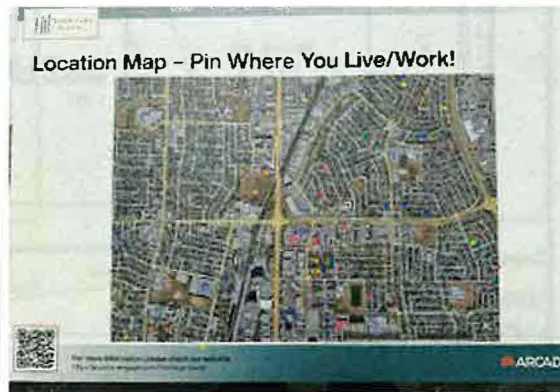
Website - <https://arcadis-engage.com/heritage-plaza/>



Open house attendees



Open house attendees



Engagement Board



Open house attendees

- The applicant's team hosted an information open house at the Acadia Recreation Centre on Thursday, Nov. 2, 6pm-8pm. **Notifications to community associations and area residents (Acadia, Haysboro, Fairview and Kingsland) were mailed out in advance of the event.**
- Our team has also been in communication with the Heritage Communities LAP team to discuss alignment to the HCLAP regarding building scale modifiers proposed for the site.
- Our team has kept continuous communication with Ward 11 Councillor Penner to brief her on the background, approach and review process of the application.
- Community feedback has informed the approach and conceptual design for the proposed development and will guide the preparation of detailed design.



Thank You!



FOLLOW US

