

Land Use Amendment in Acadia (Ward 11) at 8900 Macleod Trail SE, LOC2024-0140

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.60 hectares ± (3.96 acres ±) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) 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 within the Macleod Trail Urban Main Street area.
- The proposed land use district allows for residential uses, which 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 in an established area 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 development and promote commercial and employment opportunities in Acadia.
- A development permit (DP2024-04126) for a six-storey mixed-use building including 15 dwelling units has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Acadia, was submitted by Hanson Associates on behalf of Hanson Properties Inc., on 2024 June 7. The 1.60 hectare parcel is located on Macleod Trail SE, between 86 Avenue SE and 90 Avenue SE. The parcel is approximately 800 metres (a 12-minute walk) to the Heritage LRT Station.

As noted in the Applicant Submission (Attachment 2), the proposed Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District would allow for a mixed-use development with a maximum building height of 37 metres (up to 10 storeys). The current land use district does not permit residential dwelling units on the site.

This application proposes development along an Urban Main Street (Macleod Trail SE) 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).

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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 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), and the Ward 11 Councillor's Office to share information about the project.

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 no comments from the public.

Administration received an email of general support from the Acadia Community Association on 2024 December 18 (Attachment 4). The letter provided some development permit related comments on number of bedrooms and encouraged a higher intensity of development.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 within a Main Street area. The proposal would provide opportunities to support local business and employment opportunities within Acadia and nearby

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communities.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform