

Applicant's Submission

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On behalf of Trico Communities O2 Planning + Design is proposing this land use amendment to redesignate the parcel located at 7711 Macleod Trail in the community of Kingsland from Commercial - Corridor 3 (C-COR3 f1.0h12) to Direct Control based on Multi-Residential – High Density Low Rise (M-H1). This redesignation will allow for the development of a comprehensively designed mixed-use development comprising of residential apartments, senior's independent living, offices, retail and a revitalised public park.

The site was formerly occupied by the McKay Pontiac Buick car dealership and is currently occupied by The Market on Macleod Farmer's Market. The site is bound by a service access road (slip lane) and Macleod Trail to the east. A four-storey residential condominium building sits to the south of the site along with the Kingsland Community Association Building and park that includes hockey rinks in winter and baseball diamonds in summer. Beyond the park is the Heritage LRT station which sits 600 m from the southern edge of the site. A variety of residential development ranging from single detached, semi-detached, townhouses, and 3 storey apartment buildings are situated to the west of the site. Commercial development including a gas station and residential development including townhouses and a seventeen-storey apartment are situated to the north of the site.

The proposed land use amendment will support the development of mixed use community with the following key characteristics.

- **Moderate Densification of an established community:** The development contributes to meeting the objectives of the Municipal Development Plan goal of intensifying inner-city neighbourhoods.
- **Mixed-Use.** The development will be anchored by Trico's new head office and will also include residential apartments, senior's independent living, offices and retail uses.
- **Relocated and revitalized public park.** The land use amendment proposes to shift the existing park into a location that improves its orientation, community connectivity, design and reconstruct it in collaboration with the Kingsland Community and the City of Calgary Parks department.
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- **Transit oriented development.** Located within walking distance from the Heritage LRT station, the redevelopment of this site provides the opportunity to provide transit supportive jobs, homes and shops.
- **MPD Main Streets Policy.** The site sits along the Macleod Trail Main Street. The development will address the urban corridor components in the following way:
 - The development of Mixed-use (residential, office, seniors and retail) in a compact form.
 - The provision of a variety of housing choices (senior's, rental apartments of different sizes).
 - Improving the quality of the surrounding streets by introducing development that fronts onto 4a Street and 78 Avenue.
 - Proposing lower density and height development along the edges of the site adjacent to existing lower density residential.
 - Placement of buildings and orienting the park so that that shadow impacts mitigated.

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- **Main Streets Project.** The presence of the slip lane situated between the site and Macleod Trail presents challenges to addressing Macleod Trail as a main street, although several of the opportunities identified in the preliminary stages of the main streets project will be addressed through this redevelopment including:
 - Encouragement of more walking through an improved public realm
 - Increased density in close proximity to the Heritage LRT Station
 - Mixed-use development
 - Planting of new street trees
 - Addition of a new sidewalk along 4a Street
- **Public Engagement:** Trico and their team are committed to including the Kingsland Community in the development process. The applicant met with the Community Association Planning Committee prior to the submission of the application and an open house is scheduled for March 28th.