

Applicant's Submission

Trico Communities Mixed Use Development in Kingsland Community 7711 Macleod Trail SW, Calgary

The proposed mixed-use development in the perimeter of Kingsland Community will incorporate a balance of multifamily, commercial, and office uses that transition to and consider the neighboring residential properties and ultimately realize the vision of the Kingsland Community Association for a much-improved public realm interface. This comprehensive redevelopment of the *Market on Macleod* and the community park and playground is in keeping with the Community Development Principles with features that contribute to and promote the identity for Kingsland Community. By introducing new pedestrian and cyclist pathways while revitalizing existing walkways and connections together with the reconstruction of the adjacent park and playground, an emphasis on creating an environment that is accessible and that endeavors to foster community involvement from all ages and groups within the community will be realized.

The development consists of 3 mixed use buildings on the Macleod Trail frontage and are designed to create a buffer for the residents and community park protecting them from the noise and activity of Macleod Trail. Primary access to the buildings and commercial exposure are all contained to the Macleod Trail environment. The buildings are stylistically contemporary with a level soffit and fascia. The fascia steps upwards with heightened parapet walls at intervals to articulate the building roof/wall interface.

Building One:

Building one is a six-story residential apartment building which has been sited such that the parking area of the site addresses Macleod Trail. The building is designed to create an urban interface with the building to the south of 78th Avenue. Attractive deck environments link the suites with the pedestrian walkway adjacent to the park and the street.

Building Two:

Building two is designed as an apartment building with main floor commercial and amenity space. The commercial spaces are located on a high-profile location off Macleod Trail, and as such, become an attractive feature. The grade level floor is designed with transparency through the main level drawing traffic through and around the building into the park environment.

Building Three:

Building three is designed to accommodate a flagship office environment for Trico. The bottom two stories, which house the Trico Administrative Office environment as well as a fitness center on the main floor, are designed as an attractive commercial center. The design has distinctive "L" shaped elements defining a signature style for TRICO Communities. The upper four stories above these two commercial floors are designed to accommodate residential apartment suites.