

Potential Focus Area for Growth:

Along Macleod Trail S & Community Corridors

Growth along Macleod Trail S and community corridors have a different contexts and growth should consider their surroundings. Focusing growth, in the form of new residential and commercial buildings of 4+ storeys along Macleod Trail S and along Community Corridors in the plan area has many benefits, including:

1. Welcoming new residents along Macleod Trail S and Community Corridors will help support existing businesses, keeping them viable, and attracting new business as well.
2. Some of these corridors are transit and cycling routes. Allowing more homes along these corridors means more people can choose to use transit, cycling or walking to get around.
3. New businesses that locate along Macleod Trail S provide additional amenities for existing and new residents. With more shops and services to choose from, local residents will not have to travel across the city to access as many services as they currently do.

Focusing new growth along Macleod Trail S and Community Corridors (such as, Elbow Drive SW, Fairmount Dr SE, Bonaventure Drive SE, and portions of Acadia Dr.SE) connects to and builds on the following core values:

Enhance Macleod Trail S

Recognize the functionality of Macleod Trail S as a vehicle thoroughfare while creating opportunities for a more active street with a range of uses, strategic placemaking and enhanced connections into adjacent communities.

Improve Connectivity Between Communities

Provide safe, complete and accessible mobility infrastructure for different modes supported by an enhanced public realm with an emphasis on river-to-reservoir connections.

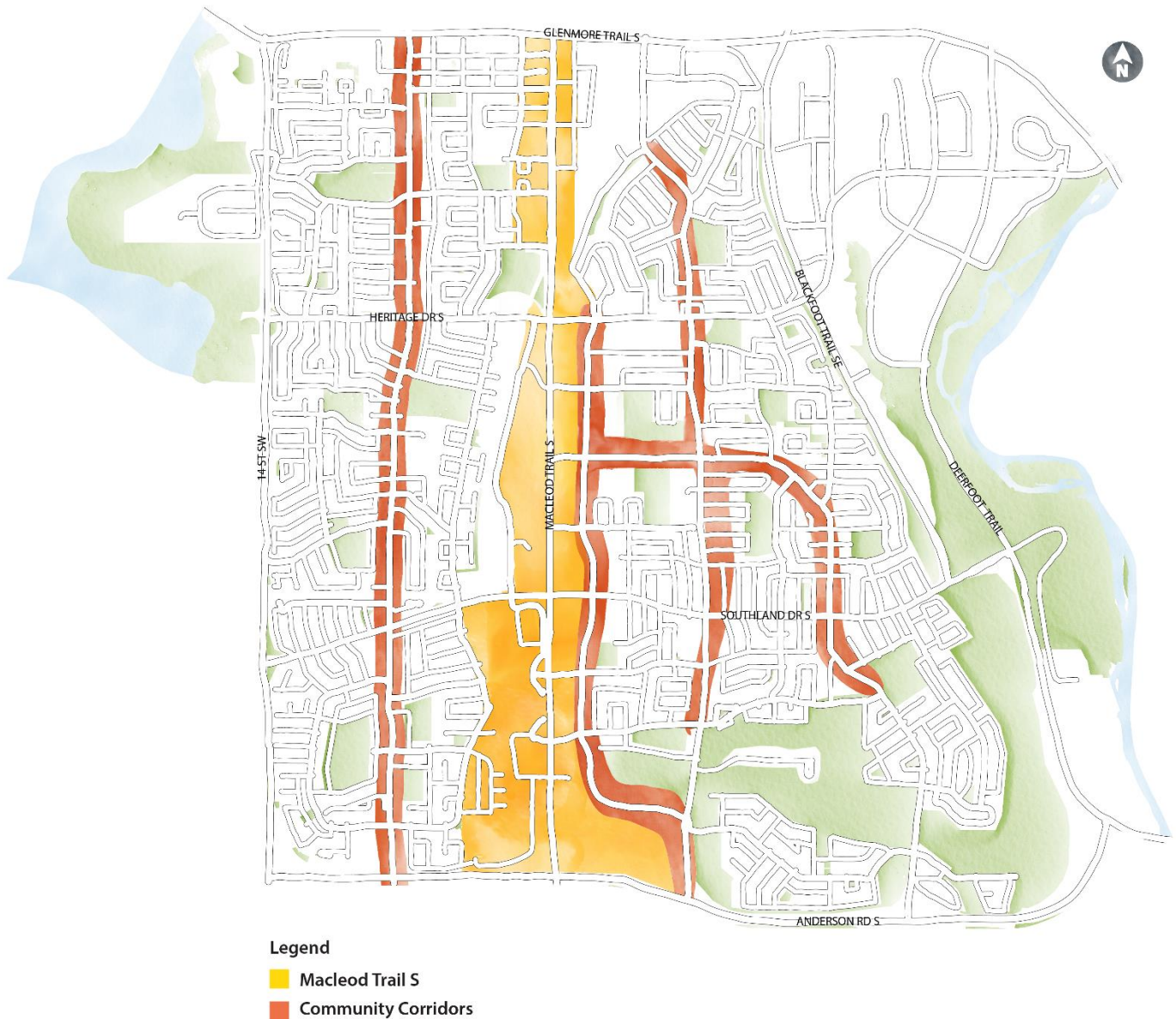
Build on the Uniqueness of the Heritage Communities

Realize the potential of the Heritage Communities by drawing from shared histories and assets and promoting strategic growth to support the existing features and unique urban fabric.

Promote Inclusive and Accessible Housing Choices

Advance diverse, affordable and universal housing choices through development at greater intensities in locations such as Macleod Trail S and Transit Station Areas while supporting moderate to low growth in other parts of the communities, including Community Corridors and Neighbourhood Activity Centres, to support more diverse and inclusive communities.

MAP 3: Along Macleod Trail S and Community Corridors – outlining potential focus areas for moderate to large-scale buildings



Macleod Trail S

Macleod Trail S from Glenmore Trail S to Southland Drive S is identified as an Urban Main Street in the Municipal Development Plan. Generally, Urban Main Streets provide for a high level of residential and employment intensification along a street with a strong focus on walking, wheeling and transit while continuing to accommodate moderately high traffic volume. A large portion of Macleod Trail S already has approved policy direction and/or land use for moderate to large scale buildings.

Policies in the Municipal Development Plan that speak to development along Urban Main Streets include:

3.4.2 (e) The Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground oriented housing are encouraged.

Community Corridors (such as, Elbow Drive SW, Fairmount Dr SE, Bonaventure Drive SE, and portions of Acadia Dr.SE)

One of the Key Directions for Land Use and Mobility within the Municipal Development Plan is to “Direct land use change within a framework of nodes and corridors.”

The MDP general direction support development and redevelopment that provide a range of housing choices in communities.

Additionally, public feedback from phase 1 reinforced the importance of development along Macleod Trail and Corridors. Community comments such as:

“We need more "main street" style commercial that focus on pedestrians (think Marda Loop) and less on cars (think Willow Park Village)”

“Rather than introducing active modes on Macleod, could it be more desirable to enhance North-South corridors of Bonaventure, Horton and Haddon? I would even add Fairmount-> Centre Street -> 1A Street”

“Better re-purposing of open commercial, High Density Spaces! Build up with purpose along Macleod Tr.”

“Macleod Trail is ugly, there's no curb appeal, signs everywhere. No trees, terrible pedestrian access. Bonaventure is ugly as well.”

“Sensitive & reasonable development of Elbow Dr; Aggressive redevelopment and greening of Macleod Trail; Turn it in a blvd with attractive pedestrian access; Better ped overpasses over Macleod Trail”

“Redevelop the old commercial sites on Macleod with higher density...”

“Higher density closer to the LRT stations or higher traffic corridors.”