

Planning & Development Report to
Calgary Planning Commission
2021 February 4

ISC: UNRESTRICTED
CPC2021-0092
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**Land Use Amendment in Manchester Industrial (Ward 9) at 4206 Macleod Trail SE,
LOC2020-0199**

RECOMMENDATION

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.17 hectares ± (2.89 acres ±) located at 4206 Macleod Trail SE (Plan 8311857, Block 1, Lot 1) from Industrial – General (I-G) District and Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development with commercial and residential uses in the same building, up to 14 metres (four storeys) in height.
- The proposal allows for an appropriate building form and set of uses along the Macleod Trail SE Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal is intended to allow for affordable housing (under the Rapid Housing Initiative), along with additional commercial and employment opportunities that will help to activate this part of Macleod Trail SE.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 December 11 by Calgary Dream Centre, on behalf of the landowner Innvest Master Properties GP IX Ltd. The Applicant's Submission (Attachment 2), indicates the intention for a future development permit for a change of use to convert the existing building on the parcel to a mixed-use development, comprising multi-residential and commercial retail uses.

This 1.17 hectare site, in the southeast community of Manchester Industrial, is located on the northeast corner of the intersection of 42 Avenue SE and Macleod Trail SE. It is currently developed with a four storey Holiday Inn hotel. Vehicular access is provided from both 42 Avenue SE and Macleod Trail SE.

No development permit application has been submitted at this time.

Council Priority P6 – 'Increase affordable and accessible housing options', has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes. If this land use amendment is approved, the applicants wish

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to convert the existing building to provide for affordable housing under the [Rapid Housing Initiative](#) (RHI).

The Calgary Dream Centre is one of many non-profit organizations serving the citizens of Calgary by providing housing and collaborating with social service agencies to provide additional supports to residents. This land use amendment application will allow for 145 residential units to be provided under the RHI recently announced on 2020 September 21 by the Government of Canada. The Rapid Housing Initiative is stewarded by the Calgary Housing Management Company (CMHC) and will commit funds to cover acquisition of land, construction costs and the conversion/rehabilitation of existing buildings to provide affordable housing, with an obligation that accommodation will be ready for occupancy by 2021 December.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant delivered 100 letters to nearby businesses on Macleod Trail SE on 2020 December 22. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters in opposition from the public, which included the following areas of concern:

- this will result in too high a concentration of single males with a history of criminal and substance abuse, that will permanently and negatively alter the nature of the area;
- this is a care facility, not a low-cost residential development;
- these facilities should be more evenly distributed;
- a reduction in property values will result;
- will result in safety concerns (crime, vandalism, more homelessness);
- will disincentivize investment in the area, more dereliction will result, and
- lack of consultation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site and building layout, number of units, along with safety and security concerns will be reviewed and determined at the development permit stage.

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There is no community association for the Manchester Industrial area. The adjacent Parkhill/Stanley Park Community Association provided a letter in support on 2021 January 25 (Attachment 4).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

As stated in the Applicant Submission, the proposal is intended to allow for the repurposing of an existing hotel to provide low cost, long term housing for Calgarians facing homelessness or at risk of homelessness. The location of the subject parcel on the Macleod Trail SE Urban Main Street will also support the proposed commercial retail activities and provide additional employment opportunities for both the residents of the building and the general public.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

This proposed land use amendment is intended to allow for the development of affordable housing units and approximately 800 square metres of commercial retail space. This will build on and diversify the urban activities within the Macleod Trail SE Urban Main Street by providing increased population and jobs that are served by existing infrastructure, public facilities and transit.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform