

Land Use Amendment in Manchester Industrial (Ward 9) at 3630 Macleod Trail SE and 3633 Burnsland Road SE, LOC2021-0156

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.38 hectares ± (0.95 acres ±) located at 3630 Macleod Trail SE and 3633 Burnsland Road SE (Plan 8490AP, Block 6, Lots 9 to 13, 34 to 39, portions of Lots 14 and 33, OT; Plan 8490AP, Block 6, Lot 40) from Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District and Industrial – Redevelopment (I-R) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to allow for a mixed-use development with multi-residential and commercial retail uses in the same building.
- 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* (MDP).
- What does this mean to Calgarians? The proposed land use may provide more housing opportunities for inner city living with access to alternative transportation modes and may allow 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 (RHI), along with additional commercial and employment opportunities that will help to activate this portion of Macleod Trail SE.
- No development permit has been submitted at this time.
- 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 2021 September 29 by Calgary Dream Centre on behalf of the landowner, Nile Properties. As per the Applicant Submission (Attachment 2), the intent is to submit a future development permit to convert the existing five storey Best Western Plus hotel to a mixed-use development comprising of multi-residential and commercial retail uses. 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 and affordable homes. If this land use amendment is approved, the applicant wishes to convert the existing building to provide for affordable housing under the 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

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additional supports to residents. This land use amendment application would allow for 68 residential units to be provided under the Rapid Housing Initiative 2.0 (RHI 2.0), which was announced on 2021 June 30 by the Government of Canada. RHI 2.0 is a program under the National Housing Strategy that is stewarded by Affordable Housing and funded by Canada Mortgage Housing Corporation (CMHC), who will provide capital contributions to expedite the delivery of affordable housing. This will be achieved by supporting the creation of new permanent affordable housing units and covering acquisition of land, construction costs and the conversion/rehabilitation of existing buildings to provide affordable housing. Under RHI 2.0 there is an obligation that accommodation will be ready for occupancy by 2022 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 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 local community association was appropriate. In response, the applicant delivered a one page flyer to local business, and held meetings with three local Community Associations and Councillors Carra and Walcott between September and November. 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 location is not suitable for affordable housing;
- parking concerns; and
- security concerns will worsen in nearby residential areas.

There is no community association for the Manchester Industrial area. The adjacent Stanley Park / Parkhill Community Association (CA) provided a letter neither in support nor opposition on 2021 November 03 (Attachment 4). However, they did identify the following concerns:

- The CA believes that the current approach of the City in approving facilities designed to support disadvantaged communities is haphazard and without forethought, and
- The CA request that 'Addiction Treatment' be excluded from the proposed discretionary uses within the proposed M-X2 District.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site and building layout, suitability of uses, number of units and parking requirements will be reviewed and determined at the development permit stage.

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 (Attachment 2), the proposal is intended to allow for the repurposing of an existing hotel to provide low-cost and 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 may support the proposed commercial retail activities and provide additional employment opportunities for both the residents of the building and the general public.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with The City's [Climate Resilience Strategy](#) (Programs 2 and 7).

Economic

This proposed land use amendment is intended to allow for the development of affordable housing units and approximately 300 square metres of commercial retail space. This may build on, and diversify, the urban activities within the Macleod Trail SE Urban Main Street by providing increased population and jobs that would be 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 Response

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform
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