

Land Use Amendment in Manchester Industrial (Ward 9) at 4640 Manhattan Road SE, LOC2021-0028

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.35 hectares ± (0.86 acres ±) located at 4640 Manhattan Road SE (Plan 3724JK, Block 5, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JUNE 03:

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 101D2021** for the redesignation of 0.35 hectares ± (0.86 acres ±) located at 4640 Manhattan Road SE (Plan 3724JK, Block 5, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application proposes to redesignate the subject site to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas, allowing greater flexibility of commercial uses than in the current district.
- The proposal would allow for a set of uses that are complementary to the character of the surrounding area, and that conform to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities promote the efficient use of existing buildings and infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within existing buildings.
- No development permit has been submitted at this time.
- There is no previous Council direction for this site.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This application, in the southeast community of Manchester Industrial, was submitted by Kumlin Sullivan Architecture Studio on behalf of the landowner, Revas Inc, on 2021 February 23.

The 0.35 hectare (0.86 acre) corner site is approximately 50 metres (one-minute walk) north of Manhattan Road SE and approximately 200 metres (three-minute walk) west of Blackfoot Trail SE. The site is developed with two single storey buildings. One building is vacant and the other building is occupied by office and general industrial tenants.

No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the existing buildings are suitable for small bay commercial or service-based tenancies due to the limited building height. Future uses will most likely occupy the existing buildings with change of use development applications.

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A detailed planning evaluation of the 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 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. Given the industrial nature of the area and lack of community association representing the area, no outreach was undertaken.

City-Led Outreach

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

No comments were received by Administration from the public. There is no community association for the Manchester Industrial area.

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

IMPLICATIONS

Social

The proposed land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel would allow for additional amenities that may serve the area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Encouraging the reuse of an existing structure conserves the energy and materials required to rebuild a structure in the future.

Economic

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area and would utilize existing infrastructure and services more efficiently within an existing industrial area.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 101D2021**
4. **CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform