

Applicant Submission



January 25, 2021

City of Calgary
Planning & Development Department
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attention: Planning Department Representative
Inner South District

Re: Manhattan Road Zoning Redesignation Application
4640 Manhattan Road SE
Land Use Redesignation Application
Our File #201472 – 1.2A

Planning Department Representative,

Please find enclosed our application for land use redesignation for the above noted address. The proposed site is located at the northwest corner of Blackfoot Trail and Manhattan Road SE. The site is currently zoned as 'I-G' Industrial General and we are proposing a reclassification to 'I-C' Industrial Commercial zoning.

The site consists of two existing buildings originally constructed in the late 1960's and are approximately ±548 sq. m. (±5 900 sq. ft.) and ±441 sq. m. (±4 745 sq. ft.) respectively. These buildings are small multi-tenant industrial buildings with limited building height similar to a commercial retail height. These buildings are suitable for small bay commercial or service based tenancies due to the limited height available within the tenancies.

Wm. R. (Bill) KUMLIN,
ARCHITECT
AAA, AIBC, SAA, MRAIC
PRINCIPAL

BARRY D. SULLIVAN
ARCHITECT
AAA, AIBC, SAA, MRAIC
PRINCIPAL

When reviewing the existing zoning maps, parcels to the South and East of our proposed parcel are currently zoned as 'I-C' Industrial Commercial with similar frontage and access locations. The site to the Southeast of our proposed site is a combination of 'C-C1' and 'I-C'.

For both our proposed site and the existing 'I-C' zoned sites, building frontages are located on either Manhattan Road or onto Blackfoot Trail SE. Access to these sites are typically off of side streets from Manhattan Road or 46th Avenue SE.



Our rationale for rezoning from 'I-G' to 'I-C' Industrial Commercial is to allow for a greater range of retail and service based small bay tenancies that are suited to the two existing buildings than can be found under the existing 'I-G' Industrial General zoning. Based on discussions our client has been having with prospective tenancies, their proposed uses are more suitable to 'I-C' available uses.

SUITE 310,
5819 - 2ND STREET SW
CALGARY, ALBERTA
T2H 0H3

PH: (403) 283-8361
FAX: (403) 252-7877

The existing site has excellent visibility for existing and proposed tenancies from both Manhattan Road SE along with Blackfoot Trail SE. By being able to rezone this land parcel a future tenant mix will be able to capitalize on this advertising opportunity when promoting their respective businesses.



Therefore, based on the configuration of the existing buildings and existing site location, proposed tenants that may occupy this site, and opportunities based on site location that we believe that revising the zoning from 'I-G' Industrial General to 'I-C' Industrial Commercial is suitable for this location.

In reviewing a typical land use redesignation application, the City of Calgary expects that a community outreach program is completed by the applicant as part of this process. This site is located in the community of Manchester Industrial and therefore has no community association in which to work with.

Our proposed outreach for this application will be to contact the local Councillor to inform him of the proposed land use zoning reclassification application as well as our rationale for the application. We intent to work with Councillor Gian-Carlo Carra through the submission circulation and should there be any questions regarding our application, we can work with Councillor Carra directly to resolve.

With our submission documentation and our rationale for the reclassification request, we believe that this proposed land use redesignation request represents a subtle change but important change to the range of uses available to the Owner. Based on adjacent similar land use zoning of 'I-C' Industrial Commercial is logical to complete this intersection with identical zoning. With this size as part of the Manchester Industrial area, we do not foresee any impediments to rezoning this parcel to provide similar range of uses as the other three corners of the intersection.

We look forward to your review of our application and should anyone have any questions regarding our application, please do not hesitate to contact our office.

Sincerely,
Kumlin Sullivan Architecture Studio Ltd.

A handwritten signature in blue ink, appearing to read 'Barry Sullivan', is written over a light blue horizontal line.

Barry Sullivan, Architect
AAA, AIBC, SAA, MRAIC
Principal

Attachments: Land Use Redesignation Application Form
Community Outreach – Applicant Led Summary
Abandoned Well Declaration
Site Contamination Statement

cc: Daryna Pyts Riverpark Properties Ltd.