

**Land Use Amendment in Manchester (Ward 9) at 4723, 4811 and 4815 – 1 Street SW,
 LOC2022-0020**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.68 acres \pm) at 4723, 4811 and 4815 – 1 Street SW (Plan 5630AM, Block 6, Lots 11 to 20) from Industrial – Redevelopment (I-R) District to Commercial – Office (C-Of3.0h46) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 1:

That Council give three readings to **Proposed Bylaw 154D2022** for the redesignation of 0.28 hectares \pm (0.68 acres \pm) at 4723, 4811 and 4815 – 1 Street SW (Plan 5630AM, Block 6, Lots 11 to 20) from Industrial – Redevelopment (I-R) District to Commercial – Office (C-Of3.0h46) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject property to allow for the conversion of the existing building to a medical office as well as expanded commercial uses.
- This proposal would allow for an appropriate increase in height and development intensity and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal may increase commercial office opportunities adjacent to the Macleod Trail SW Urban Main Street.
- Why does this matter? The proposed Commercial – Office (C-O) District may enable additional commercial and employment opportunities on site.
- A development permit for Health Care Services has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use application, located in the southwest community of Manchester, was submitted by Township Planning + Design on behalf of the landowner, Mandcorp Britannia Inc., on 2022 February 08. A development permit application has been submitted and is currently under review. A summary of the development permit application can be found in Attachment 4.

The 0.28-hectare mid-block parcel is located on 1 Street SW. The northern portion of site is currently developed with a three-storey office building and the southern portion with surface parking. Rear lane access to the site is provided along the western edge of the property.

A detailed planning evaluation of the application, including location maps and site context, is provided in Background and Planning Evaluation (Attachment 1).

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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 stakeholders and the respective community association was appropriate. In response, the applicant posted a large format sign on site, completed a postcard drop to the community, assigned a project phone number and voicemail to the file, developed a project webpage and reached out to the Ward 9 Councillor's office. 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 and published [online](#). Notification letters were also sent to adjacent landowners. Administration did not receive any letters of support or opposition to the proposed application.

There is no Community Association for this area of the city.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The C-O District is intended to be located along or near major roads and transit to facilitate a limited number of uses that support offices.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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

The proposed land use district would allow for growth and redevelopment adjacent to the Macleod Trail SW Urban Main Street and may better accommodate the needs of people looking for easy access to jobs and services.

Environmental

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on this site with applicable climate strategies are being explored and encouraged through the review of the current development permit.

Economic

Expanding commercial and office uses adjacent to the Macleod Trail SW Urban Main Street will make more efficient use of existing infrastructure.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Development Permit (DP2022-00839) Summary
- 5. Proposed Bylaw 154D2022**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform