



Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Date:

This application pursuant to 4723, 4811, 4815 – 1st Street SW is to redesignate an existing building and an above ground parking lot currently zoned Industrial Redevelopment District (I-R) to Commercial Office (C-O f3.0h46) to allow for the conversion of the building to medical office and expanded commercial use. This area is seeing a great deal of transition, the I-R zoning doesn't fit this site nor reflect the diverse and eclectic nature of the businesses in the area. The site is zoned I-R and this was done, as we understand it, due to parking restrictions in the area. This landowner has purchased the parking lot immediately adjacent to the building from the City to facilitate this land use rezoning. Area businesses (i.e. Cloud 9 and the Taj Mahal) have utilized a vacant City owned lot on 1 Street (Plan 5360AM, Blk 5, Lots 25 and 26) to accommodate additional surface parking. The parking lot associated with this use can also be used by area business in off peak times.

Map 1: Urban Structure of the Municipal Development Plan (MDP) identifies the subject site as being located within the Urban Main Street fabric, which provide for a high level of residential and employment intensification. This street supports existing commercial and residential land uses. This site is in proximity to the primary transit network (39th Avenue LRT) and within the boundary of an identified Main Street (McLeod Trail S - north portion). The Urban Main Streets Land Use Policies identify that the local area plan study area for an Urban Main Street should include all land fronting directly onto the Main Street, and extend back at least one block on either side, potentially extending along intersecting streets (MDP 3.4.2.d).

The MacLeod Trail main street already has about 220,600 square feet of office space, accounting for about 0.28% of the citywide inventory. All of the existing space is still fully leased, suggesting office tenants who have strong operations despite the current economic downturn. In our opinion, the conversion of this building from I-R to C-O will enable the area and help with the areas overall vibrancy and site utilization. This particular area of Manchester supports a wide range of businesses, including other existing commercial medial office uses, that result in the conversion of this building being extremely compatible with the area context. The context in the area is not reflective of an industrially zoned area and this could be a location where commercial and mix use development can thrive. We have chosen height and density modifiers that equate those achieved on C-COR3 properties in the immediate and contiguous area.

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