

Applicant Submission

On behalf of Manchester Development Limited Partnership, O2 proposes to amend the Land Use Bylaw (LUB) for 5 parcels located at 5702, 5706, 5712, 5714 & 5716 2 Street SW in the neighbourhood of Manchester. This application will redesignate the subject site to a Direct Control (DC) District based on Mixed Use – General (MU-1), split into two sites with a blended maximum FAR of 8.0. The south site will have a maximum height of 20 metres and the north site will have a maximum height of 75 metres. This approach is intended to minimize shadowing on the adjacent park space while also allowing for appropriate intensification in this location.

The subject site is comprised of 2 single detached dwellings and 3 semi-detached dwellings located east of 2 Street SW and south of 55 Avenue SW. The surrounding area is characterized by a mixture of high-density residential, low-density residential, employment uses and open space, contributing to a dynamic and evolving neighbourhood. Amenities such as Windsor School, Insect Playground, St. Anthony's Catholic Parish, and Chinook Centre provide a variety of commercial and institutional uses to support existing and future residents. In addition, employment lands directly east and south of the site may incentivize future residents to reside on the subject site, creating an opportunity to live and work in the same neighbourhood, reducing commute times and supporting walkable, complete communities.

Access to the subject site is well supported by public transit infrastructure, including higher order transit through the Red Line LRT Station (700m south) and frequent bus service (Route 9, 81). Convenient access to the Primary Transit Network is available on 58 Avenue SW (250 metres south) and 50 Avenue SW (500 metres north) to encourage sustainable modes of travel and modal choice for residents and visitors. Active travel is available via pedestrian footpaths around the perimeter of the site and on-street cycling, increasing connectivity to nearby amenities and services.

An original application was submitted to redesignate the site from DC28Z2003-Site 3 to a Direct Control district (DC) based on Mixed Use – Active Frontage (MU-2) with a maximum density of 8.0 FAR and a maximum building height of 75 metres. Through discussions with Administration, the application has been revised to a Direct Control district using the stock district of Mixed Use – General (MU-1). The application proposes to divide the site into two parcels, the northern portion enabling a maximum height of 75 metres and the southern portion enabling a maximum height of 20 metres. The revised application maintains the original development vision, reducing building height on the southern portion of the site to mitigate shadow impacts on the park and adjacent lands. Appropriate setbacks and stepbacks have been included to enable a contextually appropriate development that integrates with the surrounding context.

The use of a Direct Control district is still required to implement the community benefit contribution that cannot be accommodated under a standard district. The MU-1 stock district is more appropriate to respond to the surrounding context of the area, creating flexibility at detailed design stage. The maximum density of 8.0 FAR will be blended across both sites.

The revised application aligns with the objectives of the Municipal Development Plan, proposing development within designated Major Activity Centres (MAC), increasing housing opportunities for a range of individuals at all stages of life. In addition, the Manchester Area Redevelopment Plan (ARP) supports high density residential development on the site and in areas with proximity to higher order transit. The proposed development vision will enable intensification and bring the site into conformity with the existing context and land use policy direction of the Manchester ARP. Future residential development on the subject site will increase available housing stock and create opportunities for a range of individuals to access affordable housing at various stages of life.

In summary, the revised application will:

- Increase residential growth within the inner city in proximity to existing transportation infrastructure and community amenities

- Provide multi-residential housing which is contextually sensitive to adjacent high density and low density development and responds to changing housing needs of Calgarians
- Propose intensification in a dynamic and growing neighbourhood capable to respond to growth.