

Land Use Amendment in Manchester Industrial (Ward 9) at 104 – 58 Avenue SE and 5723 – 1 Street SE, LOC2023-0110

RECOMMENDATION:

That Calgary Planning Commission recommend to Council:

Give three readings to the proposed bylaw for the designation of 0.73 hectares \pm (1.80 acres \pm) located at 104 – 58 Avenue SE and 5723 – 1 Street SE (Plan 2853GN, Block 3, a portion of Lot 1; Plan 8710125, Block 3, Lot 7) from Commercial – Corridor 3 (C-COR3 f1.0h12) District and Industrial – General (I-G) District to Industrial – Business (I-Bf2.0h27) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for the range of uses allowed in the Industrial - Business (I-B) District.
- The proposal would cater to the demand for industrial employment centres and aligns with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The application would allow for industrial business uses on the parcel, complementing other industrial and commercial uses in the vicinity.
- Why does this matter? The proposal will enable additional industrial business opportunities on the subject site and aligns with Calgary's role in supporting the current market demand for industrial employment sites.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Manchester Industrial, was submitted by Millennium Geomatics Limited on behalf of Centre 58 Management Limited on 2023 April 21. As noted in the Applicant Submission (Attachment 2), the intent of the application is to extend the industrial business operations of the adjacent parcel to the north (municipally addressed as 5711 – 1 Street SE) to the subject lands.

The 0.73-hectare site is located on the west side of 1 Street SE. The Canada Pacific (CP) Rail and Red Line LRT tracks are also located directly adjacent to the west side of the site. While there are two municipal addresses related to this application, the rezoning specifically includes the north portion of 104 – 58 Avenue SE (currently designated as C-COR3 f1.0h12 District), and the entire parcel of 5723 – 1 Street SE (currently designated as I-G District). The C-COR3 portion of the site to be rezoned (approximately 0.27 hectare, and directly adjacent to the rail tracks) currently contains a parking lot, while the I-G portion of the site to be redesignated (approximately 0.46 hectare and directly adjacent to 1 Street SE) is currently vacant. It is the applicant's intent to transfer and consolidate the subject site with the adjacent parcel to the north (occupied by Trotter and Morton Group of Companies – a construction and facility services company). A subdivision application (SB2023-0067) is currently under review, and it aligns with the proposed land use amendment.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). No development permit application has been submitted at this time.

ENGAGEMENT AND COMMUNICATION

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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

This application would enable the expansion of uses within the industrial business sector and provide for a range of job opportunities.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This application would allow for industrial business development to occur on the subject parcels which were previously under-utilized. The proposal will increase the employment uses the area and make more efficient use of infrastructure services.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform