

Policy Amendment and Land Use Amendment in Manchester (Ward 9) at multiple addresses, LOC2022-0219

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Manchester Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 5702, 5706, 5712, 5714, and 5716 – 2 Street SW (Plan 5454AC, Block 26, Lots 13 to 20) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 43P2023** for the amendment to the Manchester Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 121D2023** for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 5702, 5706, 5712, 5714, and 5716 – 2 Street SW (Plan 5454AC, Block 26, Lots 13 to 20) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject parcels to allow for a high density street-oriented development where both residential and commercial uses are supported at-grade.
- The proposal aligns with the *Municipal Development Plan* (MDP), supports population growth within the Major Activity Centre, and encourages redevelopment on a site located in proximity to the Primary Transit Network.
- What does this mean to Calgarians? The proposed Direct Control (DC) District, based on Mixed Use – General (MU-1f8.0h75) District, would facilitate sustainable compact urban growth at a location that is supported by primary transit infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing units, optimize better use of existing infrastructure, and provide opportunity for additional growth with amenities enhancements that would benefit the local community.
- No development permit has been submitted for this site at this time.
- An amendment to the *Manchester Area Redevelopment Plan* (ARP) is required.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 December 9 by O2 Planning and Design on behalf of landowners Capstone 6 Capital General Partners Inc., and John E Vallings.

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The subject site is comprised of five parcels with a combined area of approximately 0.23 hectares (0.57 acres) located at the southeast corner intersection of 55 Avenue SW and 2 Street SW. The surrounding developments include a mix of high-density apartment buildings, commercial and industrial developments, and a park space. The site is supported by multiple bus routes with frequent bus services and the Chinook LRT Station (850 metres ±). The site is located near employment opportunities and amenities including childcare service, restaurant, retail, and the Cadillac Fairview Chinook Centre.

The current land use is designated as a DC District and is intended to accommodate high density residential development with a maximum building height of 46 metres (approximately 17 storeys). As per the Applicant Submission (Attachment 4), the DC District proposes a higher density mixed-use development with custom building height, up to a maximum building height of 75 metres (approximately 24 storeys), and custom setbacks that would provide an appropriate development with the surrounding context and minimize shadowing on the adjacent park space. The proposed DC District would also allow for additional floor area when a public amenity contribution is provided. No development permit has been submitted at this time.

A detailed planning evaluation of this land use amendment application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

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 relevant public groups and the Community Association (CA) was appropriate. In response, the applicant created a comprehensive outreach framework which included digital and distanced information sharing strategies and consultation tools. Some of the strategies included mail drop-off, on-site signage, and a comprehensive project website with online feedback opportunity.

Approximately 100 postcard mailers were delivered to the nearby local community to notify neighbours of the project. The applicant held one outreach event and corresponded with residents. The Applicant Outreach Summary can be found in Attachment 5.

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.

The community of Manchester does not have a community association. Administration received two letters with the following concerns:

- increase traffic volume, parking shortage, and crime and street safety issues;

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- intensity and building height over four storeys would significantly reduce sunlight to the adjacent sites; and
- inadequate public infrastructure to support the additional residents in this area.

Administration corresponded with area residents to discuss the application and responded to comments. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, setbacks, number of units, 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

The proposed land use amendment would contribute to housing diversity, allow for more dwelling units and services, and contribute to the vibrancy in the community.

Environmental

This application does not include any 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 permit stages.

Economic

Higher density mixed-use development in this location would enable a more efficient use of land and infrastructure, support surrounding uses and amenities, and promote the use of nearby public transit services. This proposal would provide opportunities to support local business and provide employment opportunities for Calgarians.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 43P2023**
3. **Proposed Bylaw 121D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2023 June 08**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform