

# Manchester 2nd Street

Land Use & Area Redevelopment Plan Amendment

LOC2022-0219 Council Presentation - July 25, 2023

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
**JUL 26 2023**  
 ITEM: 7.2.21 CPC2023-0603  
Distrib-Presentation 2  
 CITY CLERK'S DEPARTMENT

## Site Context

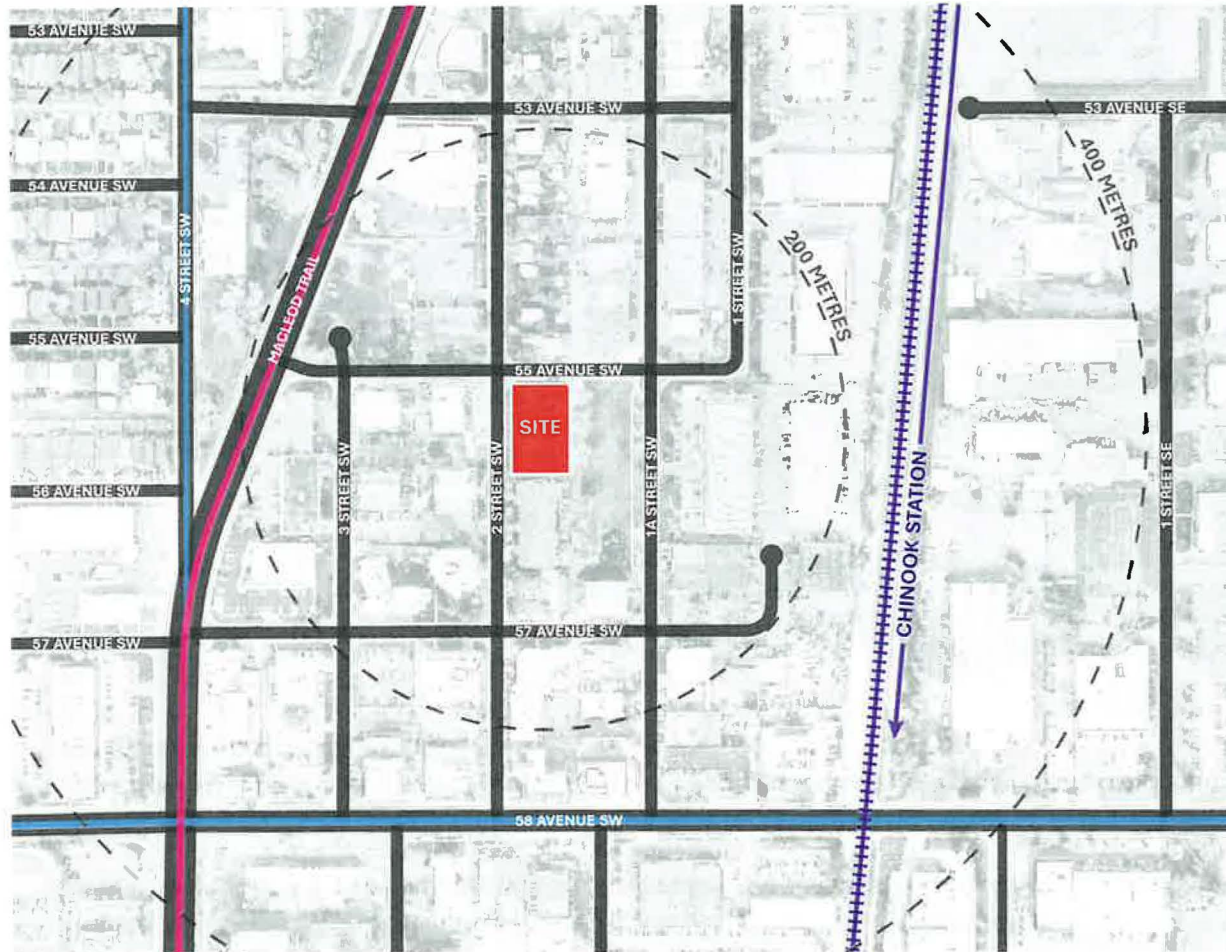
Five residential parcels located at 5702, 5706, 5712, 5714 & 5716 2 Street SW.

- High density residential towers to the west and low density residential and industrial buildings to the north.
- To the east, lands are occupied by the Manchester Insect playground and open space. To the south lands are occupied by a four-storey multi-residential development.
- A variety of community amenities are located northwest of Macleod Trail and southwest of 58 Avenue SW such as Chinook Centre

 Primary Road  
 Community Amenity  
 Insect Playground



- |  |                            |                                      |
|--|----------------------------|--------------------------------------|
| <b>1 Windsor Park Fire Station No.11</b> | <b>3 Insect Playground</b> | <b>5 Boulder Climbing Community</b>  |
| <b>2 St. Anthony's Catholic Parish</b>   | <b>4 Chinook Centre</b>    | <b>6 Volunteer Centre of Calgary</b> |



## Mobility

Access to the subject site is well supported by public transit infrastructure.

- Convenient access to the Primary Transit Network is available on Macleod Trail (160 metres west), 58 Avenue SW (250 metres south) and 50 Avenue SW (500 metres north)
- Active travel is available via pedestrian footpaths around the perimeter of the site and on-street cycling, increasing connectivity to nearby amenities and services.

 Bus Route  
 Primary Transit Network

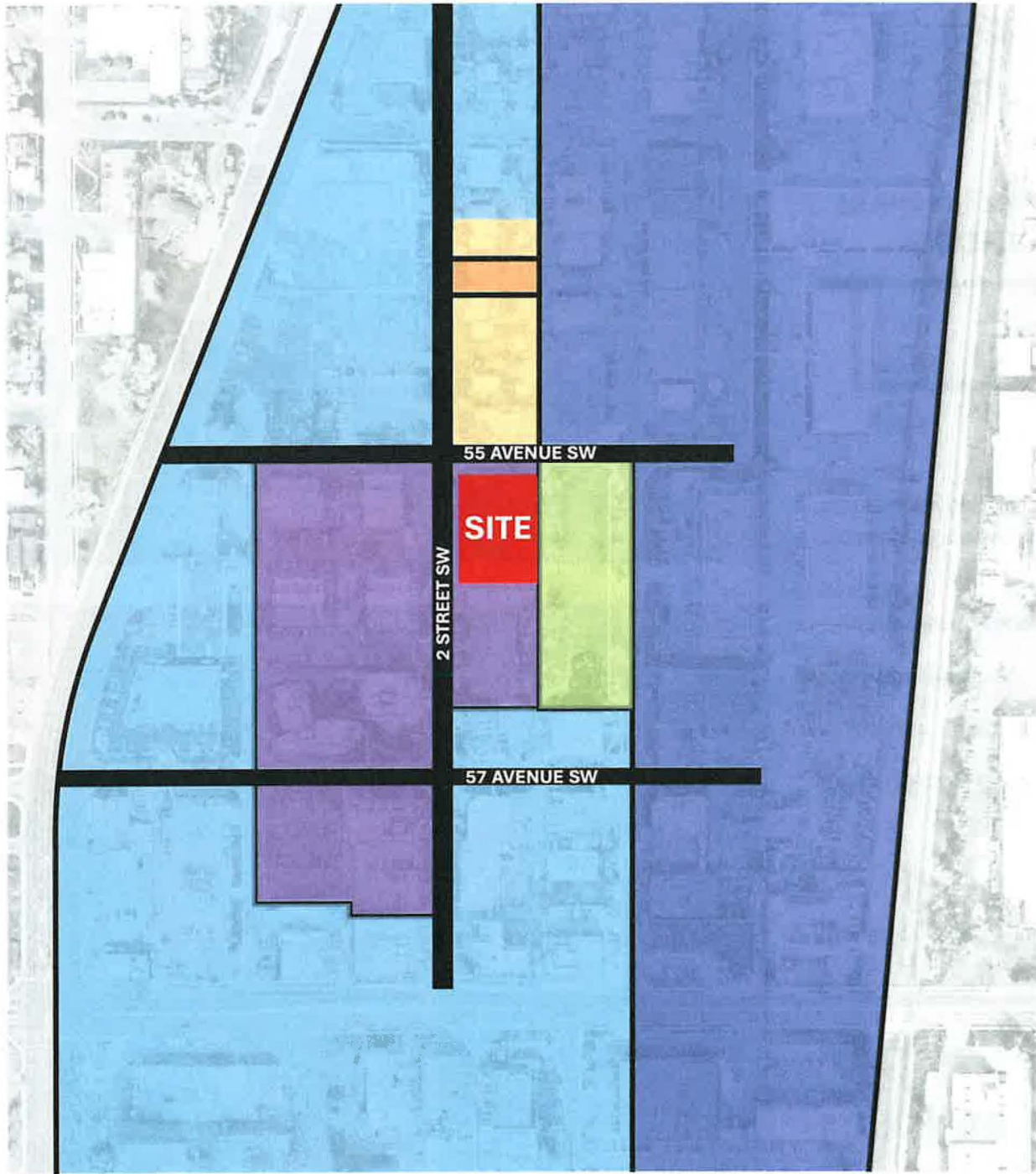
 Red Line LRT

# Development Vision

Envisions a **24-storey tower** with a **three-storey podium base**, increasing housing supply in a transitioning neighbourhood to support a variety of individuals at all stages of life.

- Contextually **appropriate location** to absorb density near the Primary Transit Network
- The use of a **Direct Control District based on MU-1 (Mixed Use - General)** represents the most appropriate land use district to enable the development vision and implement the required community benefit contribution
- The DC Bylaw includes rules defining podium height, setbacks and setbacks to reduce shadowing on the park and adjacent residential properties. The DC also includes density bonusing provisions in exchange for a voluntary community benefit contribution of \$300,000.00.





# Policy Alignment

## Municipal Development Plan (MDP)

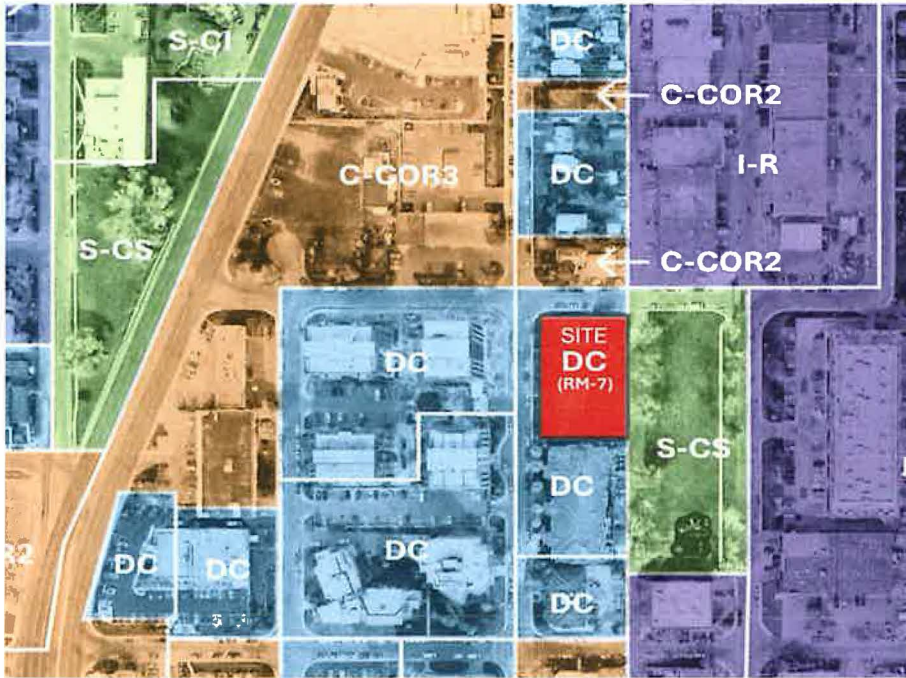
- The subject site is located within the ‘Major Activity Centre’ (MAC).
- Planned to accommodate the highest concentration of jobs and population outside of the Greater Downtown Area.

## Manchester Area Redevelopment Plan (ARP)

The subject site is designated ‘Medium to High Density Residential’ in the Manchester Area Redevelopment Plan (ARP).

- Enabling apartments, townhouses and commercial/ retail and office uses to create a high-density mixed-use community.
- The proposed development would require a minor policy amendment to remove the maximum density on the site.





# Land Use

## Existing Land Use

28Z2003 Site 3

(Based on RM-7 Residential High Density Multi-Dwelling Districts)

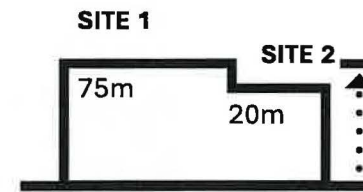
## Proposed Land Use

Mixed Use - General (MU-1f8h75)

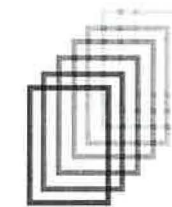
Maximum Height of 75m (Site 1) stepping down to 20m (Site 2)

Minimum setback requirements to the lane and adjacent residential parcels

Maximum Density of 5.0 FAR, or up to 8.0 FAR with \$300,000 community benefit contribution



**HEIGHT:**  
75 metres | 20 metres



**DENSITY:**  
5.0 FAR - 8.0 FAR



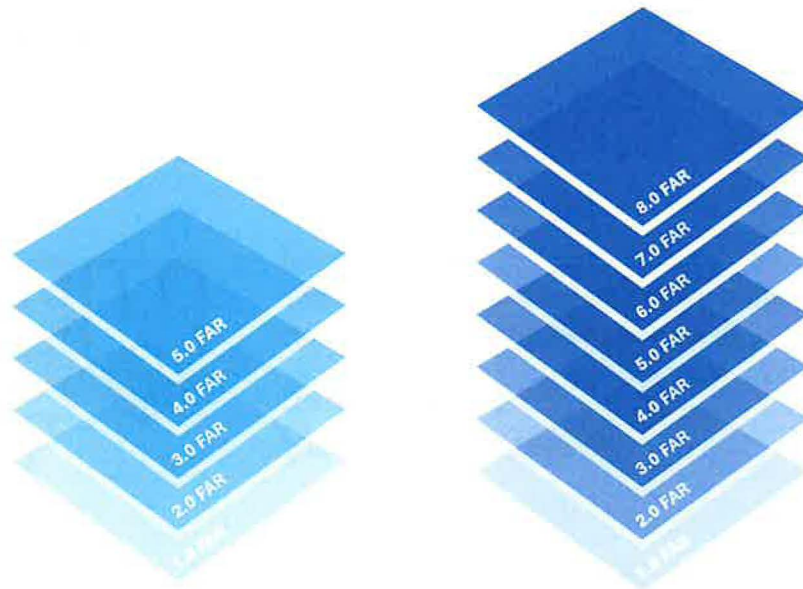
**Community Benefit Contribution:**  
**\$300,000.00**

# Community Benefit



Total Community Benefit Contribution:  
**\$300,000.00**

To support increase density from 5.0 FAR to 8.0 FAR



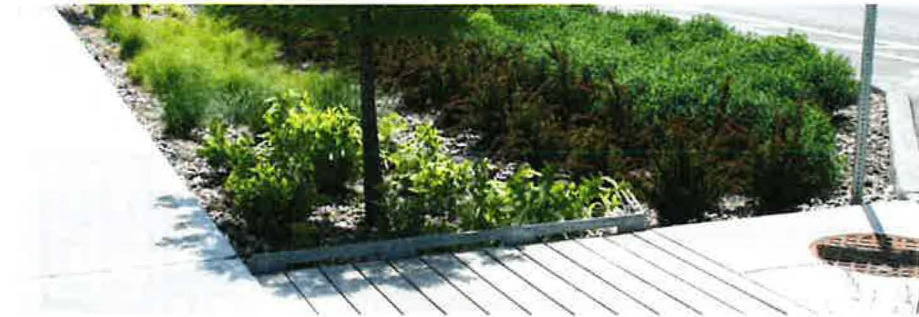
**5.0 FAR**

**8.0 FAR**



## Contribution Suggestions:

- Laneway enhancements, increasing connectivity to the Park.
- Park improvements to enhance mobility and safety.



## Contribution Benefits:

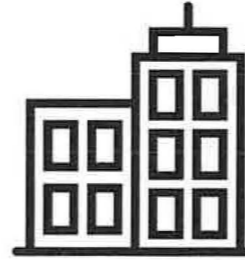
- Voluntary contribution to provide tangible public realm improvement to the community.
- Off-site improvements to invest in park enhancements, mobility or enhanced streetscape design in Manchester.

# Application Summary



## Appropriate scale of development

Contextually appropriate location to support density in proximity to the primary transit network.



## Increase the housing stock and support housing choice

Increase available housing supply and cater to both auto and transit oriented lifestyles.



## Appropriate land use district

Enables a site-specific approach to land use while providing community benefit contribution.



## Consistent with existing policy direction of the MDP and ARP

Enables high density development consistent with the 'MAC' and ARP intent.



# Engagement Strategy

## Tactics



Project Website



Community Information Session



Postcard Circulation



On Site Signage

## Timeline



SPRING 2022  
Development Vision



AUGUST 2022  
Land Use Application Submission



WINTER 2023  
Application Circulation and DTR Response



WINTER/SPRING 2023  
Public and Stakeholder Engagement  
Project Website  
Public Open House



JUNE 2023  
Calgary Planning Commission



JULY 2023  
City Council Public Hearing