

Policy and Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses, LOC2021-0183

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Adopt, by Resolution, the proposed amendment to the Chinook Station Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.29 acres \pm) located at 210 and 213 – 59 Avenue SW and 6006 and 6012 – 3 Street SW (Plan 4880, Block 2, Lots 16 to 19; Plan 4880, Block 13, Lots 1 to 8 and 35 to 38) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, Industrial – Commercial (I-C) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Commercial – Office f1.0h12 (C-O f1.0h12) District to Multi-Residential – High Density Medium Rise (M-H2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 21:**

That Council:

1. Adopt, by Resolution, the proposed amendment to the Chinook Station Area Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 225D2023** for the redesignation of 0.52 hectares \pm (1.29 acres \pm) located at 210 and 213 – 59 Avenue SW and 6006 and 6012 – 3 Street SW (Plan 4880, Block 2, Lots 16 to 19; Plan 4880, Block 13, Lots 1 to 8 and 35 to 38) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, Industrial – Commercial (IC) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Commercial – Office f1.0h12 (C-O f1.0h12) District to Multi-Residential – High Density Medium Rise (M-H2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject parcels to Multi-Residential – High Density Medium Rise (M-H2) District to allow for higher density multi-residential development within proximity to the Chinook Light Rail Transit (LRT) Station.
- This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed M-H2 District would provide more housing options with access to primary transit network, services, and amenities, and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable high density transit-oriented development as envisioned in the *Chinook Station Area Plan* (SAP) and would provide commercial and employment opportunities to help activate this area.
- A development permit has not been submitted at this time.
- An amendment to the *Chinook SAP* is required to accommodate the proposal.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application was submitted on 2021 November 09 by Manu Chugh Architect on behalf of landowners Macleod GP Inc., and Strategic Group Capital Corp. The subject site is comprised of four parcels with a combined area of 0.52 hectares ± (1.29 acres ±) situated along 59 Avenue SW, between 1A and 3 Streets SW. The land is currently being used as surface parking lots and low-density commercial development. The site is located approximately 550 metres (a seven-minute walk) north of the Chinook LRT station and 450 metres (a six-minute walk) east of the CF Chinook Centre. The surrounding areas are predominantly commercial and industrial development, and the proposal would accommodate high density multi-residential development with at-grade support commercial uses.

As noted in the Applicant Submission (Attachment 3), the proposed M-H2 District would allow for higher density multi-residential development with commercial uses. The proposed density and building height are appropriate due to the transit-oriented context and intensities of developments near the Chinook LRT Station. The proposal will also facilitate a more efficient use of existing infrastructure and enable sustainable long-term urban development that is supported by the primary transit network. No development permit application 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 the public/interested parties and the community association was appropriate. In response, the applicant reached out and corresponded with local businesses and residents in the area to discuss the application and answered questions. The Applicant Outreach Summary can be found in Attachment 4.

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.

Given the primarily industrial nature of the area, there is no community association in Manchester Industrial and no comments were received on this application. 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.

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use application 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 enable a more efficient use of land and infrastructure, support surrounding uses and amenities, contribute to the vibrancy of the area, and promote the use of nearby public transit.

Environmental

This proposal enables transit-oriented development with higher density near the primary transit network, which aligns with 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

This application would provide for higher density multi-residential development in this location that would create a transit-oriented node around the Chinook LRT station. This proposal would provide opportunities to support local businesses and provide housing and 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 Amendment to the Chinook Station Area Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 225D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform