

Land Use Amendment in Manchester (Ward 9) at 5440 – 1 Street SW, LOC2023-0364

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.5 hectares ± (3.7 acres ±) located at 5440 – 1 Street SW (Plan 5531HQ, Parcel D) from Industrial – General (I-G) District to Industrial – Business f1.0 (I-Bf1.0) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to the Industrial – Business f1.0 (I-Bf1.0) District to allow for an expanded range of commercial uses that are compatible with industrial uses.
- The proposal maintains the industrial character of the site and allows for additional commercial uses that are compatible and in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Manchester Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The site will continue to offer a broad range of industrial uses as well as providing flexibility to support employees' day-to-day retail and service-based needs in this area.
- Why does this matter? Maintaining the industrial land inventory while expanding the range of commercial uses will increase Calgary's economic and business competitiveness and enable the development of industrial areas.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Manchester, was submitted by Zeidler Architecture on behalf of the landowner, Manchester Projects Ltd., on 2023 November 24.

The approximately 1.5 hectare (3.7 acre) site is located on 1 Street SW, south of 53 Avenue SW and east of 55 Avenue SW. The site is also directly adjacent, on its east property line, to the Light Rail Transit (LRT) Red Line tracks. The site is currently developed with two, two-storey office buildings. No development permit associated with this land use amendment application has been submitted at this time. However, as indicated in the Applicant Submission (Attachment 2), the intent of this application is to provide additional flexibility of uses for future tenants of these buildings.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 respective community association was appropriate. In response, the applicant sent emails with information on the proposal to the Ward Councillor's Office, the adjacent Windsor Park Community Association (CA) and businesses in the immediate area. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, 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 and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would enable further retail/commercial development in this industrial area and support surrounding uses through expanded retail and service amenities.

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 approval stages.

Economic

The proposal would allow additional uses that would enable business, investment, and job opportunities in this area while maintaining the integrity of the industrial area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform