

Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.58 hectares \pm (1.44 acres \pm) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:

That Council give three readings to **Proposed Bylaw 166D2024** for the redesignation of 0.58 hectares \pm (1.44 acres \pm) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Industrial – Commercial (I-C) District to allow for a range of industrial and commercial uses including Retail and Consumer Services.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area and conform to the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal provides for additional commercial and industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? Maintaining the city's industrial land inventory while expanding the range of commercial uses will increase Calgary's economic and business competitiveness and enable the development of employment areas.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Manchester, was submitted on 2023 December 20 by Stacy Sherlock on behalf of the landowner, Redag Holdings Ltd. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the purpose of this application is to better incorporate a broader range of commercial uses to the property, such as Retail and Consumer Services.

The 0.58-hectare site is located on the south side of 42 Avenue SW and currently contains two single storey industrial buildings with multiple existing tenants. Vehicle access to the site is available from a driveway located along the north boundary of the site. The Macleod Trail S Urban Main Street and the 39 Avenue LRT Station are each located within 200 metres (four-minute walk) of the subject site.

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 relevant public groups and the respective community association was appropriate. The applicant determined that outreach was not necessary because no development or redevelopment is planned for the parcel. The applicant indicated the impact of the proposed I-C District would be similar to the impact of the existing I-G District. The Applicant Outreach Summary can be found in Attachment 3.

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. Administration received one letter of support from an adjacent landowner. There is no community association in this area.

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 I-C District maintains the commercial industrial character of the area while offering social benefits by providing a wider range of commercial uses on the site.

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 at the development approval stages.

Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2024 April 11**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. **Proposed Bylaw 166D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform