

Planning and Development Services Report to
 Calgary Planning Commission
 2024 October 31

ISC: UNRESTRICTED
 CPC2024-1143
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**Land Use Amendment in Manchester Industrial (Ward 9) at 423 – 58 Avenue SE,
 LOC2024-0105**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 423 – 58 Avenue SE (Plan 4494HB, a portion of Block 2) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 OCTOBER 31:**

That Council give three readings to **Proposed Bylaw 5D2025** for the redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 423 – 58 Avenue SE (Plan 4494HB, a portion of Block 2) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a Direct Control (DC) District based on the Industrial – Commercial (I-C) District to allow for development of a Self Storage Facility with at-grade commercial opportunities.
- The proposed land use district is compatible with adjacent land uses in the area and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The additional use of Self Storage Facility with at-grade commercial opportunities would provide storage options for businesses and residential developments in the area to free up living and business space for more desirable uses.
- Why does it matter? Providing self storage and at-grade commercial opportunities close to an activity node may help respond to evolving household and business needs and support compact development of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the southeast community of Manchester Industrial, was submitted on 2024 April 4 by CivicWorks on behalf of the landowner, Hampton Development LTD.

The approximately 0.57 hectares (1.41 acres) site is a mid-block parcel located on the south side of 58 Avenue SE between 3 Street SE and 4 Street SE. The surrounding context is primarily industrial with commercial uses such as shops, services, and amenities mainly located along 58 Avenue SE. A variety of residential, employment and retail uses are located in close

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proximity to CF Chinook Centre, southwest of the subject site. The subject site currently contains a two storey building with retail and consumer service.

As per the Applicant Submission Form (Attachment 3), the application seeks to develop a Self Storage Facility with commercial uses at grade level on the subject site. A DC District is proposed to modify the rules of the base I-C District and increase the maximum height to 18 metres and maximum floor area ratio (FAR) to 2.0.

During the review process, Administration explored other alternative land use districts including a DC District based on a C-COR3 District to accommodate the intended uses. Through the review process, it was determined that a DC District based on I-C District would be more appropriate and consistent with the applicable planning policies as the nature of the surrounding context is primarily industrial with commercial as supportive uses. Industrial – Business (I-B) District was also considered, however, the proposed Self Storage Facility did not fully meet the purpose statement of I-B District which is to create prestige and high quality office developments.

To ensure the development continues to support the business needs in the area while maintaining a high level of urban design standards, Administration worked with the applicant to ensure the DC District includes additional rules for the at-grade commercial use and street facing façade design treatment.

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

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 contacted the Ward 9 Office to inform the Councillor about the application. Application summary brochures were delivered to surrounding businesses within a 200-metre radius. The applicant also created a feedback portal to collect feedback or comments about the application. 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.

No public comments were received at the time of writing this report and there is no community association for the subject area.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 district will allow for a greater diversity of businesses in the area that respond to evolving household needs and support compact development of complete communities.

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 ability to operate a Self Storage Facility with at-grade commercial opportunities close to a Major Activity Centre provides a business opportunity within the community. It may also support compact urban development that makes more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 5D2025**
3. Applicant Submission Form
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform