

**Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses,  
LOC2024-0271**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.35 hectares  $\pm$  (3.34 acres  $\pm$ ) located at 203, 209 and 211 – 60 Avenue SW, 220 – 61 Avenue SW, 6120, 6126 and 6130 – 3 Street SW (Plan 379FS, Parcel A; Plan 4880AJ, Block 16; Plan 1923GM, Block 16, Lots 1 to 6) from Direct Control (DC) District to Mixed Used – General (MU-1f6.0h75) District and Mixed Used – General (MU-1f10.0h150) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for a mixed-use development consisting of commercial and retail uses at grade with residential uses above.
- The proposal would allow for appropriate residential intensification in a transit-oriented development area and aligns with the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities in Manchester Industrial.
- A development permit (DP2024-08156) for a mixed use development has been submitted and is under review for the portion of the site proposed as the Mixed Use – General (MU-1f6.0h75) District located on the north and east area of the site.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southwest community of Manchester Industrial, was submitted by B&A Studios on behalf of the landowner, Ontrea Inc. on 2024 November 5. A development permit (DP2024-08156) for a mixed use development has been submitted and is under review for the proposed MU-1f6.0h75 District located on the north and east portion of the site.

The approximately 1.35 hectare (3.34 acre) site encompasses an entire block which is bounded by 61 Avenue SW and 1A Street SW. The parcel is a Transit-Oriented Development (TOD) site and is approximately 160 metres (three-minute walk) west of the Chinook Light Rail Transit (LRT) Station. The subject site has been divided into two distinct areas, each with specific building height and floor area ratio (FAR) modifiers, to support two separate phases of development.

As noted in the Applicant Submission (Attachment 2), the proposed Mixed Use – General (MU-1f6.0h75 and MU-1f10.0h150) Districts would allow for mixed use development in two phases. Phase one would allow for a maximum building height of 75 metres (up to 25 storeys) and a maximum building floor area ratio (FAR) of 6.0, approximately 54,600 square metres, for the

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north and east portion of the site. Phase two would allow for a maximum building height of 150 metres (up to 50 storeys) and a maximum FAR of 10.0 approximately 44,000 square metres for the southwest portion of the site.

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 respective community association was appropriate. In response, the applicant met with the Ward 9 Councillor Office to introduce the proposal. 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 opposition from the public. The letter noted the following areas of concern:

- shadowing impacts due to the proposed building massing and height;
- the proposed design does not contribute positively to the existing neighbourhood character; and
- lack of active frontage along 61 Avenue SW;

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its close proximity to a high concentration of commercial amenities and employment opportunities, as well as easy access to local and city-wide transportation options. The building and site design, number of units, shadowing, setbacks driveway access, offsite and on-site transportation considerations as well as waste management will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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.

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**IMPLICATIONS**

**Social**

The proposed land use district would enable additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of these lands may also enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

**Environmental**

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

**Economic**

The proposed land use amendment would enable the development of additional residential dwelling units and commercial spaces within a Major Activity Centre, which may also increase ridership and help create a viable transit-oriented node around the Chinook LRT Station. The proposal would provide opportunities to support local business and employment opportunities within Manchester Industrial and nearby communities.

**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. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform