

Applicant Submission

2025 February 28

B&A Studios (B&A), on behalf of Cadillac Fairview, is submitting a land use redesignation for 1.35 hectares \pm (3.33 acres \pm) of land located in the community of Manchester Industrial. The subject site is comprised of the entire block bounded by 61 Avenue SW to the south, 1A Street SW to the east, 60 Avenue SW to the north and 3 Street SW to the west. It is ideally located between two significant landmarks, CF Chinook Centre and the Chinook LRT Station along the 61 Avenue SW grand boulevard. The site is located approximately 150 metres from the Chinook LRT Station and is also in close proximity to many bus stops which provide access to local and cross-city bus routes. Commercial amenities and employment opportunities are nearby making this an ideal location for multi-residential development.

The site is currently occupied by a bank in the southwest corner, surface parking and an industrial building in the northeast corner. The existing building on the northeast corner of the site will be demolished to make room for the proposed development. The bank will remain for the foreseeable future but a future phase 2 development has been considered and accounted for in the proposed land use district.

The site is currently designated a Direct Control (DC) District (Bylaw 98Z2007) which is based on Bylaw 2P80's C-3 District and allows for a maximum building height of 90 metres and a maximum floor area ratio (FAR) of 5.0 or 7.0 when bonusing provisions are provided. The DC also contains specific rules for the development, including rules around what uses are allowed at grade and rules related to urban design. Administration determined that there was no ability for the Development Authority to relax any of the rules contained in DC District therefore a land use amendment is required to accommodate the development, as proposed in the concurrent development permit submission.

The proposed Mixed Use - General (MU-1) District is intended to accommodate a mix of residential and commercial uses in a variety of forms and provides for flexibility in maximum building height and density. The proposed land use will support the concurrent development permit for a multi-residential development, will accommodate the existing bank on the site and will allow for the flexibility to add commercial uses in the future. The MU-1 District allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit oriented development.

The subject site has been divided into two distinct areas with different building height and FAR modifiers to accommodate two distinct phases of development. The majority of the site (encompassing the land for the concurrent development permit) is proposing a maximum FAR of 6.0 and a maximum building height of 75 metres and will accommodate the development as proposed. The southwest portion of the site is intended to accommodate a signature point tower and is proposing a maximum FAR of 10.0 and a maximum building height of 150 metres.

The site is located within a Major Activity Centre (MAC) according to Map 1: Urban Structure of the Municipal Development Plan (MDP). The proposed land use meets the policies for MACs within the MDP including achieving a minimum intensity of 200 jobs and population per hectare. A total density of 744 uph is anticipated over both phases which, based on a population of 1.5 people per unit, is equal to a population intensity of 1,116 people per hectare. This project will positively contribute to the overall intensity achieved in the MAC.