

Planning and Development Services Report to
Calgary Planning Commission
2025 April 10

ISC: UNRESTRICTED
CPC2025-0340
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**Land Use Amendment in Manchester Industrial (Ward 9) at 315 Manitou Road SE,
LOC2025-0002**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.46 hectares \pm (3.60 acres \pm) at 315 Manitou Road SE (Plan 3724JK, Block 6, Lots 1, 2 and a portion of Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate an Indoor Recreation Facility, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 10:

That Council give three readings to **Proposed Bylaw 85D2025** for the redesignation of 1.46 hectares \pm (3.60 acres \pm) at 315 Manitou Road SE (Plan 3724JK, Block 6, Lots 1, 2 and a portion of Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate an Indoor Recreation Facility, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 April 10:

“The following documents were distributed with respect to Report CPC2025-0340:

- Revised Attachment 1;”

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District to accommodate the additional discretionary use of Indoor Recreation Facility, with guidelines.
- The proposal maintains the industrial character of the site and area and allows for a recreational use that is compatible and in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would allow for a recreational use within an existing building, while maintaining the industrial character of the area.
- Why does this matter? The indoor recreation facility would provide additional recreation opportunities for Calgarians. In addition, the Manchester Industrial area plays a significant role in Calgary’s industrial growth. Maintaining the industrial land inventory and ensuring the availability and accessibility of lands for a wide range of future industrial activities will support Calgary’s economic and business competitiveness and enable the development of industrial areas.
- A development permit for an Indoor Recreation Facility and Restaurant: Food Service Only was submitted on 2025 March 6 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2025 January 7 by The Club on behalf of the landowner, Modern Investments Inc. The subject site is located within the community of Manchester

Approval: **S. Lockwood** concurs with this report. Author: **B. Seymour**
City Clerks: **R. Derwantz / K. Picketts**

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Industrial, which is situated between Macleod Trail SW and Blackfoot Trail SW. The site is approximately 1.46 hectares (3.60 acres) in size and fronts onto Manitou Road SE. A development permit (DP2025-01247) for a change of use for an Indoor Recreation Facility (pickleball courts) and Restaurant: Food Service Only, accommodated within the existing building, was submitted on 2025 March 6 and is under review. Indoor Recreation Facility is not a listed use under the Industrial – General (I-G) District and therefore redesignation to the proposed Direct Control (DC) District based on the I-G District is requested to facilitate the applicant's development vision as outlined in the Applicant Submission (Attachment 3).

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 was appropriate. In response, the applicant reached out to neighbours to discuss the application and answer questions. 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. There is no community association for Manchester Industrial.

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 proposal provides additional private amenities and recreation options to Calgarians.

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 development of this site with applicable climate strategies will be explored and encouraged as part of the associated development permit review.

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Economic

The proposal would allow additional uses that would enable business, investment, recreational and job opportunities in this area while maintaining the future opportunity for a wide range of industrial uses on the site.

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 85D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform