

**Land Use Amendment in Manchester (Ward 9) at 4336 and 4344 Macleod Trail SW,
LOC2024-0235**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 4336 and 4344 Macleod Trail SW (Plan 9212019, Block 1, Lots 22A and 27A) from Direct Control District (DC) District to Mixed Use – General (MU-1f8.0h90) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 8:

That Council give three readings to **Proposed Bylaw 99D2025** for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 4336 and 4344 Macleod Trail SW (Plan 9212019, Block 1, Lots 22A and 27A) from Direct Control District (DC) District to Mixed Use – General (MU-1f8.0h90) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for street-oriented mixed-use development of up to 26 storeys.
- The proposal allows for higher density development near the 39 Avenue LRT Station and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow more housing options and commercial use within an established area with access to alternative transportation modes and allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing and commercial options in the area with convenient access to transit and a wide range of community amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

The subject site is located in the southwest community of Manchester. The application was submitted by B&A Studios on behalf of the landowner, Lansdowne Equity Ventures Ltd., on 2024 September 17. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the intent is to provide a transit-oriented development that locates a higher density mixed-use development near the primary transit network, commercial amenities, open space and employment lands of the area. The proposed Mixed Use – General (MU-1f8.0h90) District would allow for a mixed-use development at a maximum building height of 90 metres, or up to 26 storeys.

The approximately 1.11 hectares (2.74 acres) site is located midblock on Macleod Trail SW between 42 Avenue SW to the north and 46 Avenue SW to the south. The site is well served by

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Calgary Transit and the site is located approximately 600 metres (a 10-minute walk) south of the 39 Avenue LRT station.

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. The applicant's outreach relied on the City of Calgary's standard notice posting, letters to adjacent residents and information on the City's online Development Map. After the initial comment period, the applicant reached out to the Parkhill Community Association (CA) to discuss their letter of opposition and to offer a meeting. The applicant provided responses to the CA's questions. 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 of opposition included the following areas of concern:

- height out of scale;
- shadowing impact on Stanley Park and community fields; and
- parking impact to the Stanley Park/Parkhill/Elboya neighbourhood.

The CA provided a letter of opposition on 2024 May 12 (Attachment 4), noting concerns over height, massing, traffic and parking.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the intended district and associated modifiers, are in alignment with the MDP and LAP regarding density, height and location considerations. The anticipated parking and traffic safety impacts, relevant to the proposed land use application, have been considered and are acceptable. Matters relating to precedent setting, property value, construction phase impacts and market demand for specific uses are not planning considerations and therefore were not considered in the assessment of this land use application. The building and site design, number of units, traffic safety and on-site parking considerations will be reviewed and determined at the development permit stage.

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Following the 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 proposal enables the continuation of higher density residential and commercial in the community of Manchester and provides for diversification of housing choice and opportunity for mixed-use development.

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 proposed land use amendment would enable the development of residential dwelling units and commercial space. The proposal would allow housing and employment opportunities within Manchester and the surrounding communities and would support local businesses.

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
4. Community Association Response
- 5. Proposed Bylaw 99D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform