

# Applicant Submission



## Applicant's Submission

March 14, 2025

On behalf of Lansdowne Equity Ventures, B&A Studios is pleased to submit a land use amendment for 4336 and 4344 Macleod Trail SW from a Direct Control District based on Bylaw 2P80's Commercial General C-3 District to the Mixed-Use - General (MU-1) District.

The subject site is located in the community of Manchester in close proximity to primary transit, commercial amenities, open space and employment lands. The site is currently developed with a single storey commercial building containing restaurants and a fitness centre. A significant amount of surface parking surrounds the commercial building and there is existing vehicle and pedestrian access from Macleod Trail S. Vehicle access is also provided on the east side through a rear lane.

The proposed MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings. A proposed height modifier of 90 metres and a proposed FAR modifier of 8.0 will allow for the site to reach its full potential in close proximity to an LRT station. These modifiers also align with the Building Scale map in the Draft Chinook Communities LAP which allows for buildings up to 26 storeys.

The intent of the application is to allow for a mixed-use development that is primarily residential but would most likely include some commercial uses at grade, depending on market conditions at the time of development permit. Both the MU-2 and MH-3 Districts were also considered. Given the restrictions on specific uses at grade facing the commercial street (dwelling units, health care, office, etc.) within the MU-2 District, the MU-1 District is more appropriate to allow for greater flexibility in what uses can be provided at grade. Design solutions, through the use of setbacks or landscaping at the development permit stage, could allow for residential units to be located at grade. This could also be an appropriate location to have either office or health care services at grade. The MH-3 District is more limited in the commercial uses allowed in the district, compared to the MU-1 District therefore the MU-1 District is more appropriate for this location, to allow for greater flexibility in commercial uses.

The site is located just outside the Neighbourhood Commercial typology and within the Neighbourhood Flex typology in the Draft Chinook Communities LAP with no requirement for Active Frontage. Policies within the Neighbourhood Flex area support either commercial or residential uses at grade and allow for uses to be mixed horizontally or vertically within a building or a block. The MU-1 District better aligns with the draft policies of the LAP as it allows for a mixture of uses to be provided. The purpose statement of the MU-2 District states that it is "intended to be located along commercial streets where active commercial uses are required at grade to promote activity at the street level" and that "The Mixed Use - Active Frontage District should only be located where a local area plan, or other policy, supports land



use and development aligned with the purpose statements". The Neighbourhood Flex typology is not aligned with the purpose statement in the MU-2 District but it is aligned with the purpose statement in the MU-1 District where it is "intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street"

The proposed MU-1 District will allow for a development that meets the policies of the Municipal Development Plan and the Chinook Communities LAP. 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.