

Land Use Amendment in Manchester Industrial (Ward 9) at 6100 Macleod Trail SW, LOC2024-0319

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.61 acres \pm) located at 6100 Macleod Trail SW (Plan 9210444, Block H, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f8.0h110) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 05:

That Council give three readings to **Proposed Bylaw 114D2025** for the redesignation of 1.06 hectares \pm (2.61 acres \pm) located at 6100 Macleod Trail SW (Plan 9210444, Block H, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f8.0h110) District.

HIGHLIGHTS

- The proposed land use amendment would allow for high-density mixed-use development under the Mixed Use – General (MU-1f8.0h110) District.
- The proposal would allow for additional height and health care service uses at grade 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 commercial services in a Major Activity Centre with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial uses in an existing building and promote commercial and employment opportunities in the Manchester Industrial community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of Manchester Industrial, was submitted by T.i. Studios Architecture Inc. on behalf of the landowner, Developments West Corporation, on 2024 December 17. No development permit has been submitted.

The approximately 1.06 hectare (2.61 acre) site encompasses an entire block facing onto Macleod Trail SW and 61 Avenue SW. The parcel is a transit-oriented development (TOD) site within the core zone area of Chinook LRT Station, which is approximately 280 metres (a four-minute walk) east of the site.

As noted in the Applicant Submission (Attachment 2), the land use amendment will increase the maximum height and floor area ratio (FAR), as well as enable a Health Care Service use on the ground floor of an existing building, a location currently not permissible by the existing Direct Control (DC) District (Bylaw 56D2010). The proposed MU-1f8.0h110 District would allow for

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mixed-use development up to a height of 110 metres (26 storeys) and a floor area ratio of 8.0, which aligns with the recently approved *Chinook Communities Local Area Plan* (LAP).

At this time, the proposal is to make effective use of existing commercial floor space and redevelopment of the site has not been proposed.

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 reached out to 10 landowners of adjacent parcels via mailed letters to inform them of the intended change of use and that no redevelopment is proposed at the present time. 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.

No public comments were received at the time of writing this report. There is no community association in this area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its proximity to a high concentration of commercial amenities and employment opportunities, as well as easy access to local and city-wide transportation options. The land use would also enable future redevelopment in alignment with the LAP.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment 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.

IMPLICATIONS

Social

The proposed land use district would enable a Health Care Service use, in addition to other uses permissible as part of the MU-1 District that will support the needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of

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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 effective use of existing commercial floor space and allow for future mixed-use development consistent with the LAP. The site is also within a Major Activity Centre, where redevelopment and investment 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
- 4. Proposed Bylaw 114D2025**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform