

Applicant Submission



March 17, 2024

Mr. Jack Green, Senior Planner
Community Planning
The City of Calgary Mail Code #8032

P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Dear Jack Green,

Land Use Application for 6100 Macleod Trail SW

This land use redesignation application, submitted by T.I. Studios Architecture Inc. on behalf of Developments West Corporation, is to redesignate the parcel located at 6100 Macleod Trail SW from Direct Control Bylaw 56D2010 to Mixed Use – General District MU-1 h110 to implement the Chinook Communities Local Area Plan and to allow for more leasing opportunities for ground floor of the existing buildings.

Purpose

The owner has a potential Health Services tenant who would occupy space within the existing building located on the easterly portion of the parcel. The current Direct Control Bylaw restricts Health Services uses from locating on the ground floor of a building, nor does it allow the Development Authority to vary any of the development guidelines prescribed in the DC Bylaw.

Through this land use amendment, the owner would be able to implement the policies of the Chinook Transit Station Area - Core Zone by allowing for the Mixed Use – 1 land use designation thereby enabling future redevelopment of the subject parcel while enabling Health Services uses to be located on the main floor of the existing buildings.

Parcel Description

The subject parcel is located at 6100 Macleod Trail SW on Plan 9210444, Block H Lot 2. The parcel is 10,559 sq. metres in area (1.05 ha). It is located with the Chinook LRT area and the industrial area of Manchester.



The parcel fronts onto Macleod Trail SW. The parcel is surrounded by roads on all four sides: Macleod Trail to the west, 60 Av to the north, 3rd Street, and 61 Av to the south. The dimensions of the parcel are approximately 101 metres (north/south axis) and 87 metres (east/west axis).

There are three single-storey buildings which were constructed in 1991 located on the parcel. The two smaller buildings are located on the westerly corners of the parcel and are currently occupied by restaurants and small retail. The longer and larger building is located on the eastern half of the parcel and extends the entire length of the parcel from north to south.

There is underground parking located under the easterly building with access off of 3rd Street. There is surface parking located between the three buildings.

Context

- To the north: 60 Ave and small strip shopping centre designated DC219D2016.
- To the east: 3rd Street and bank and small retail building designated DC98Z2007. An application to amend the land use to MU-1 is currently under review.
- To the south: 61 Ave and a bank, large big-box retail stores including Staples and Home Depot designated DC56D2010 site 4. An application to amend the land use is under review.
- To the west: Macleod Trail and Chinook Shopping Centre designated 286D2017 Site 2

Two blocks to the east is the Chinook LRT Station for the Red Line LRT system.

Policy

The policy direction for the Chinook Transit Station Area is undergoing review through the Chinook Communities Local Area Plan. This Local Area Plan will be considered by City Council in April, 2025.

The subject parcel is located within the Chinook Transit Station Area – Core Zone and directly fronts onto Macleod Trail and 61st Avenue SW. The subject parcel has an Urban Form of Neighbourhood Commercial with a Building Scale of High. The intent of the policy is to allow for buildings that would have a maximum of 26 storeys and other design elements that orient buildings and uses onto 61st Avenue SW.

The maximum building height would be 110 metres to accommodate a 26 storey building. The policy is designed for redevelopment of the existing parcel and would allow for a much higher density and building form than currently exists.



Conclusion

Developments West Corporation respectfully requests approval of the redesignation of the subject parcel to Mixed Use – General Land Use District MU-1 with a building height modifier of 110 as this is the most appropriate land use district to allow for the implementation of the Chinook Communities Local Area Plan.