

Land Use Amendment in Manchester (Ward 9) at 5325 – 1A Street SW, LOC2025-0066

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5325 – 1A Street SW (Plan 5454AC, Block 12, Lots 32 and 33) from Industrial Redevelopment (I-R) District to Commercial – Corridor 2 f3.5h18 (C-COR 2 f3.5 h18) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council give three readings to **Proposed Bylaw 55D2026** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5325 – 1A Street SW (Plan 5454AC, Block 12, Lots 32 and 33) from Industrial Redevelopment (I-R) District to Commercial – Corridor 2 f3.5h18 (C-COR 2 f3.5 h18) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 March 26:

“The following documents were distributed with respect to Report CPC2026-0025:

- Revised Attachment 1;...”

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a greater range of commercial uses than is allowed in the existing I-R District to support the applicant’s intent to accommodate a ‘Place of Worship – Small’ in the existing building.
- The proposed land use would allow for commercial development (including the ‘Place of Worship – Small’ use) located near transit and other commercial and employment lands, 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 accommodate a range of commercial uses within an established area of the city and would allow for an efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for additional commercial uses on the site in an area that is well-served by transit.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

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DISCUSSION

This land use application in the southwest community of Manchester was submitted by Versatile Developments on behalf of the landowner, The Way Christian Fellowship Alberta Ltd., on 2025 March 21. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the intent is to allow for a 'Place of Worship – Small' to accommodate a church near transit, commercial amenities, and employment lands.

The proposed Commercial – Corridor 2 (C-COR2) District would allow for a range of commercial uses including a 'Place of Worship – Small'. The C-COR 2 District allows a maximum building height of 18 metres or up to five / six storeys. The approximately 0.06 hectares (0.14 acres) site is situated mid-block at 5325 – 1A Street SW. The site is located approximately 1,200 metres (a 17-minute walk) from Chinook LRT Station to the south-east of the site. 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. In response, the applicant contacted adjacent business owners and reached out to surrounding Community Associations and the Ward 9 Office. 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 concerns about parking availability and traffic congestion impact to the neighbourhood.

There is no community association for the subject area.

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 *Municipal Development Plan* and *Chinook Communities Local Area Plan* regarding density, height and location. The building and site design, traffic safety and on-site parking considerations will be reviewed and determined at the development permit stage.

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.

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IMPLICATIONS

Social

The proposal enables a variety of commercial development uses in the community of Manchester and provides for an additional community facility and flexible use opportunities.

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 the development of 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 mixed use and commercial uses allowing employment opportunities within Manchester and the surrounding communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. **Revised** Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 55D2026**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform