



## Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required]	Amaan
Last name [required]	Hameed
How do you wish to attend?	Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]	Council
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Date of meeting [required]	May 12, 2026
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### Public Submission

CC 968 (R2026-04)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Item 14 - LOC2025-0066 / CPC2026-0025

Are you in favour or opposition of the issue? [required]

In favour

ATTACHMENT\_01\_FILENAME

ManchesterLOC2025-0066\_compressed.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



PRESENTATION

# MANCHESTER LAND USE AMENDMENT

**REZONING FROM (I-R) TO  
COMMERCIAL - CORRIDOR 2  
(C-COR2 F3.5 H18)**



# ***TABLE OF CONTENTS***

- City Admin Support
- Rationale
- Site Location
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# CITY ADMINISTRATION IN: SUPPORT

## WHY ADMIN DOES SUPPORT THE LAND USE AMENDMENT IN MANCHASTER

City Administration has reviewed the application in detail and does recommend approval of LOC2025-0066

### Municipal District Plan

Under sections 2.2.4 and 2.3.8, identifies places of worship as "Social Infrastructure"—the essential glue that builds complete and inclusive communities

### Local Area Plan

Chinook LAP **explicitly** identifies this subject site for commercial and residential uses supported by community facilities.

### C-COR2 REVIEW

Is the most effective tool to achieve this, providing the f3.5 density and 18-meter height necessary to meet the City's intensification goals for this corridor.



# RATIONALE

- **Strategic Density: Why f3.5 FAR?**

- The requested f3.5 Floor Area Ratio is a deliberate choice to align the site with the City's long-term vision for the Manchester corridor.
- The Chinook Communities LAP explicitly identifies this area for high-intensity commercial and residential growth to leverage existing transit infrastructure. 3.5 FAR is the specific density target required to achieve this planning objective.

- **Community & Policy Fit**

- Social Infrastructure: The MDP (Sections 2.2.4 & 2.3.8) encourages Places of Worship as vital social infrastructure that fosters inclusive, complete communities.



# SITE CONTEXT

- **Site:** The subject site is 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) in size and measures approximately 15 metres wide by 38 metres deep.
- **Surrounding Land Use:** Primarily mix of industrial and commercial development of one to two stories. Parcels designated as Direct Control District (Bylaw 28Z2003 and Bylaw 134Z2000) are located across the lane to the west with Commercial – Corridor 2 (C-COR2f1.0h10, C-COR2f2.0h12) Districts to the south-west
- **Connectivity:** The site is located in proximity to transit options including Chinook LRT Station approx. 1200 meters (17-min) to the southeast and bus stops for Route 10 located 320 metres (a five-minute walk) north or south of the site on Macleod Trail SW.
- **Amenities:** The subject site is located within a Major Activity Centre identified in the Municipal Development Plan (MDP) and is 900 metres (a 13-minute walk) from the CF Chinook Centre Mall.





# *WHY THIS LAND USE AMENDMENT MAKES SENSE*

- **Direct Alignment with the LAP:** The Chinook Communities Local Area Plan (LAP) explicitly identifies this site for commercial and residential uses with supporting community facilities.
- **Support for Social Infrastructure:** The Municipal Development Plan (MDP) sections 2.2.4 and 2.3.8 encourage the integration of places of worship as essential "social infrastructure" for inclusive communities
- **Manchester Area Evolution:** The site is located in a transition zone identified for redevelopment away from heavy industrial toward mixed-use community support.





# SUMMARY

✓ **Catalyst for Community Revitalization:** Approving this proposed land use amendment will further accelerate the identified transition zone that Manchester falls under.

✓ **Strategic Density:** f3.5 provides the necessary floor area for a modern multi-story Place of Worship (Medium) with assembly halls and support offices, without exceeding the 18m height limit that ensures compatibility with neighbours.

✓ **Administrative Support:** City Administration and the Bylaw/Policy Review team have confirmed that rezoning to allow a Place of Worship at this location is supportable and a **"good fit."**





# THANK YOU

*We look forward to working  
with you*





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First name [required]                      Gilberto

Last name [required]                      Ancheta

How do you wish to attend?              In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?              Yes

What meeting do you wish to comment on? [required]              Council

Date of meeting [required]              May 12, 2026



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[required] - max 75 characters

Land Use Ammdement Application for The Way Christian Mission Fellowship

Are you in favour or opposition of the issue? [required]

In favour

ATTACHMENT\_01\_FILENAME

May 12 Slide.jpg

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



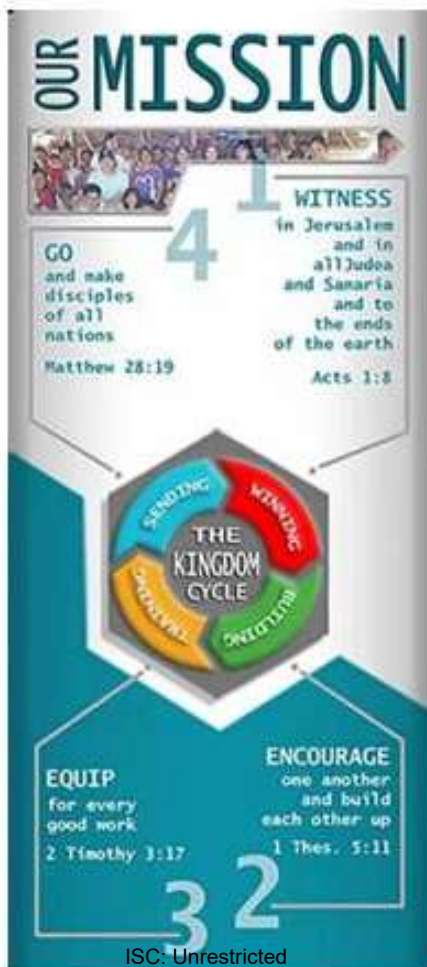
# THE WAY CHRISTIAN MISSION FELLOWSHIP

**Mission Statement:** Winning, Building, Training & Sending

**Church Vision:** Pursuing Excellence In Ministering

**The Great Commission - Matthew 28:19-20**

“Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you. And surely I am with you always, to the very end of the age.”



## CHURCH MINISTRIES AND PROGRAMS

### Family Care Program

A family is considered as a small unit of the congregation. We have seasoned members who guides and encourages new Christians in their spiritual walk with God. We share life testimonies and miracles, praying for one another as a Body of Christ, experience the in-filling of the Holy Spirit and leading a life of spiritual strength and maturity.

### Senior Support Program – Church Services in 3 Senior Homes in Calgary

### Youth Development & Mentorship Program

### Young Adults Professional Guidance Program

### Professional Volunteer Services Program

### Health, Wellness and Hospital Visitation Program

### New Immigrants Assistance Program

### Homeless Feeding Program

### Counselling and Healing Ministry – Marriage, Depression, Addiction, Mental Help