

Project Objectives

Provide housing for 100,000 people and create 30,000-40,000 jobs within the Manchester District in Calgary. This can be done through any combination of housing types and land uses. Housing may make up no more than 50% of the total area of Manchester.

Manchester:

- Located in SE Inner Calgary south of downtown, between Macleod Trail and Blackfoot Trail
- Primarily light industrial, manufacturing and commercial-uses are changing to office mid and high rises
- Contains South LRT line and 3 LRT stations: Chinook Station, 39 Ave Station and a proposed 51 Ave Station
- CP Rail Line runs through site beside LRT and in the east

Population and Job Projections

Total Population: 100,500 Total Jobs: 35,000

Sector	Size (ha)	Density	Population
Chinook TOD	50	575 people/ ha	28,750
51 Ave TOD	60	575 people/ ha	34,500
39 Ave TOD	40	575 people/ ha	23,000
58 Ave Commercial Corridor	20	200 people/ ha	8,000
East Manchester Centre	40	300 people/ ha	6,000
Total	210	475 people/ ha	100,250

Precedents

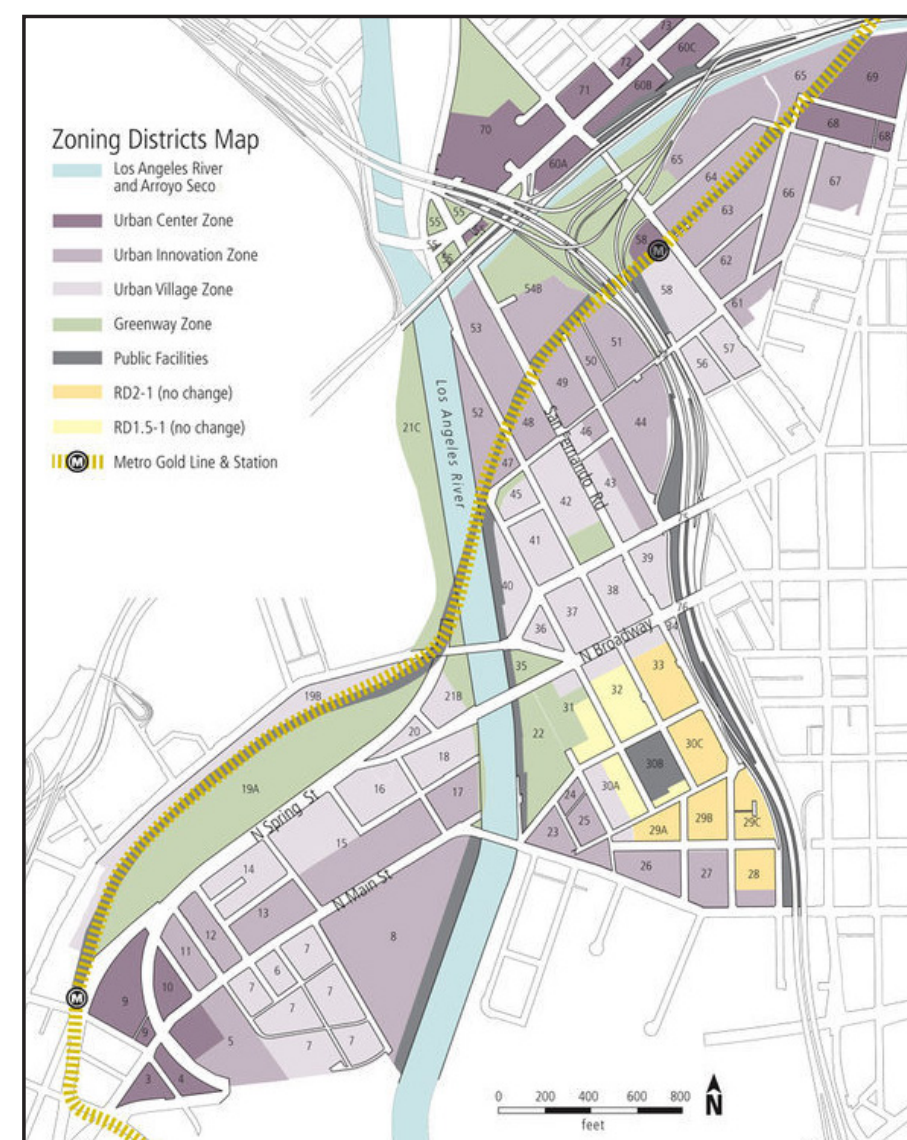
The Bridges, Calgary
Transit-Oriented Development, Density Without High-Rise



Ramsay Exchange, Calgary
Industrial Redevelopment, Mixed Use



Cornfield Arroyo Seco, L.A.
Industrial- Residential Land Uses



Urban Boulevard, Los Angeles



Whalley Boulevard, Surrey



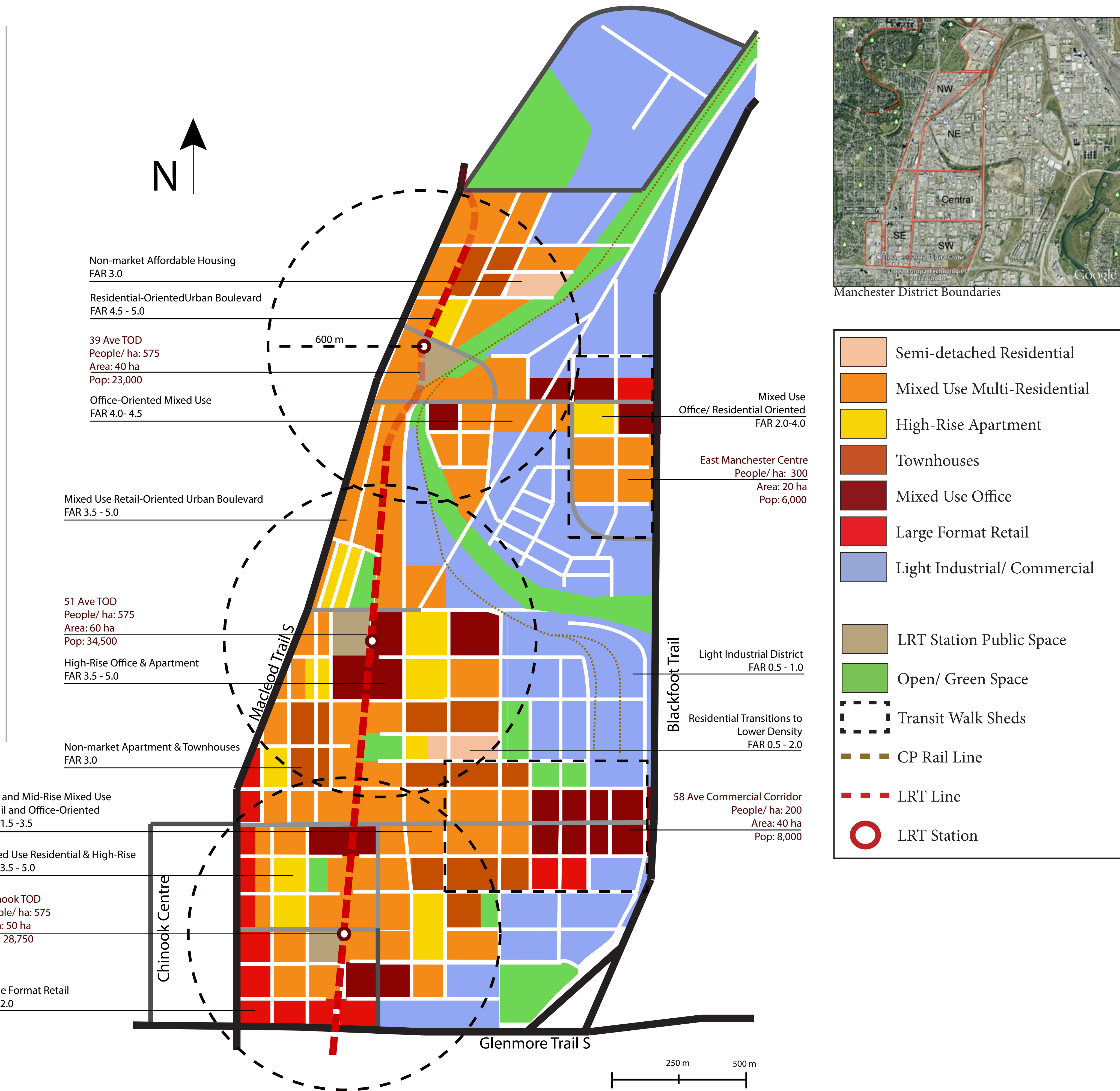
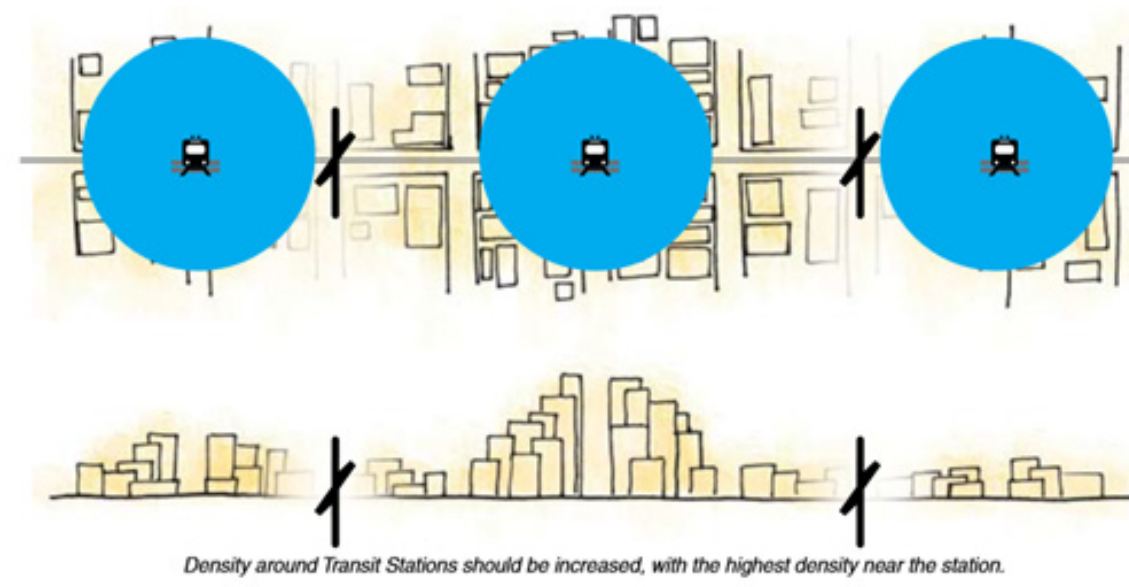
CityVista, Washington D.C.



Project Vision

Create a vibrant, transit-oriented mixed use district that can provide a diversity of housing and employment in a dense, walkable and flexible manner while utilizing the existing land uses and infrastructure.

- Design the district so that at least 80% of all new residential population is within 600 meters (a 5-10 minute walk) of an LRT station
- Promote a mix of transit-supportive uses throughout the district including residential, office and retail
- Follow TOD Policy Guidelines by increasing density around LRT stations while also transitioning to adjacent low-density uses
- Provide a mix of housing types wherever possible, and plan for affordable housing



Manchester District Boundaries