



LOC2024-0147 / CPC2024-1275

Land Use Amendment

January 9, 2025

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1275) to the 2025 February 4 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 1024 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

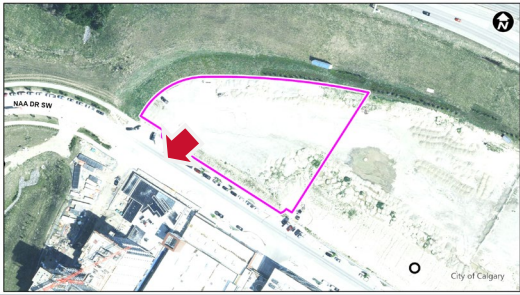


LEGEND
○ Bus Stop

Parcel Size:

**0.85 ha
(2.10 ac)**

City of Calgary



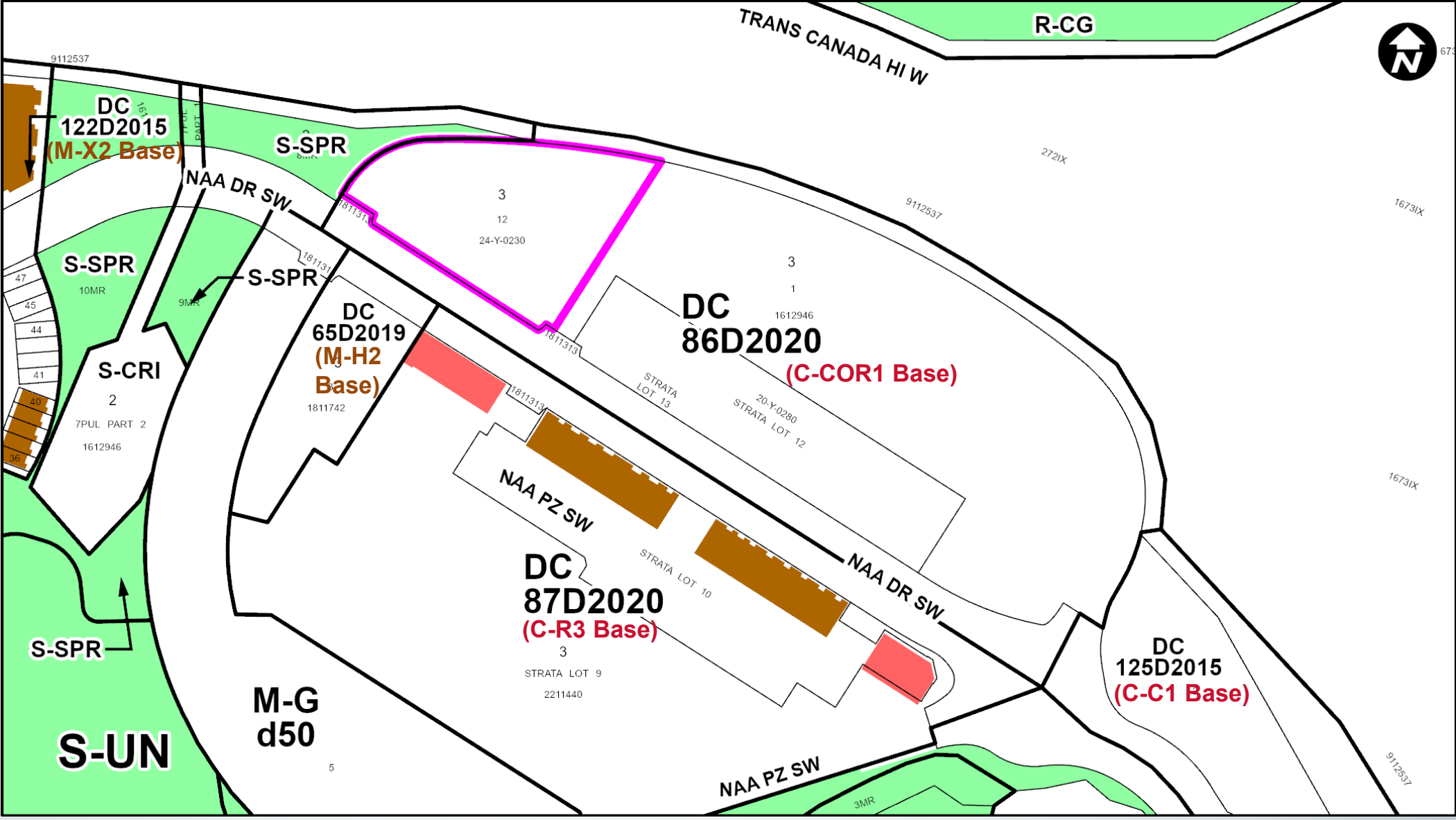
Na'a Dr SW

Left – East Direction



Right – West Direction





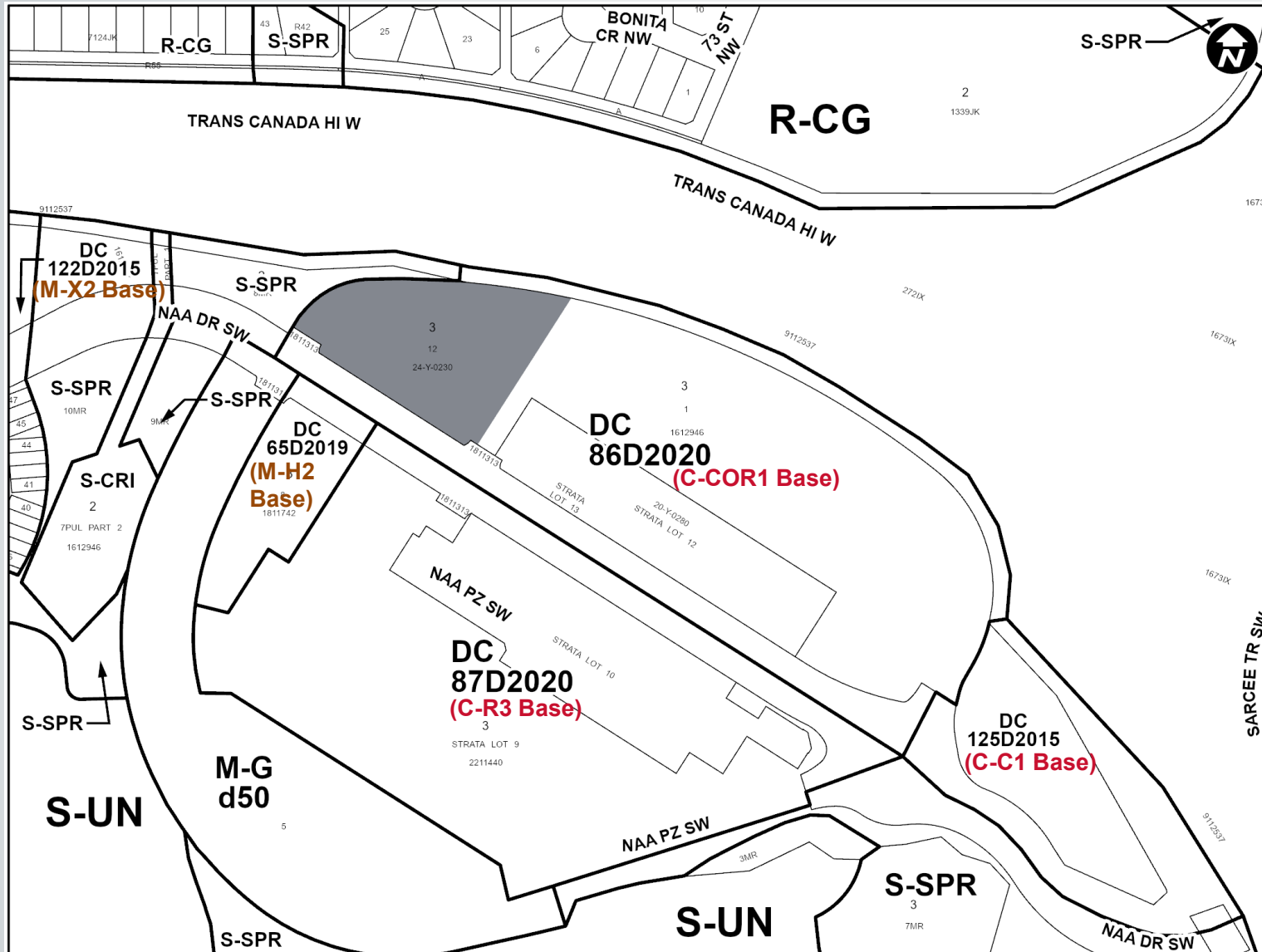
LEGEND

- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Vacant
- Land Use Site Boundary

Existing Land Use Map

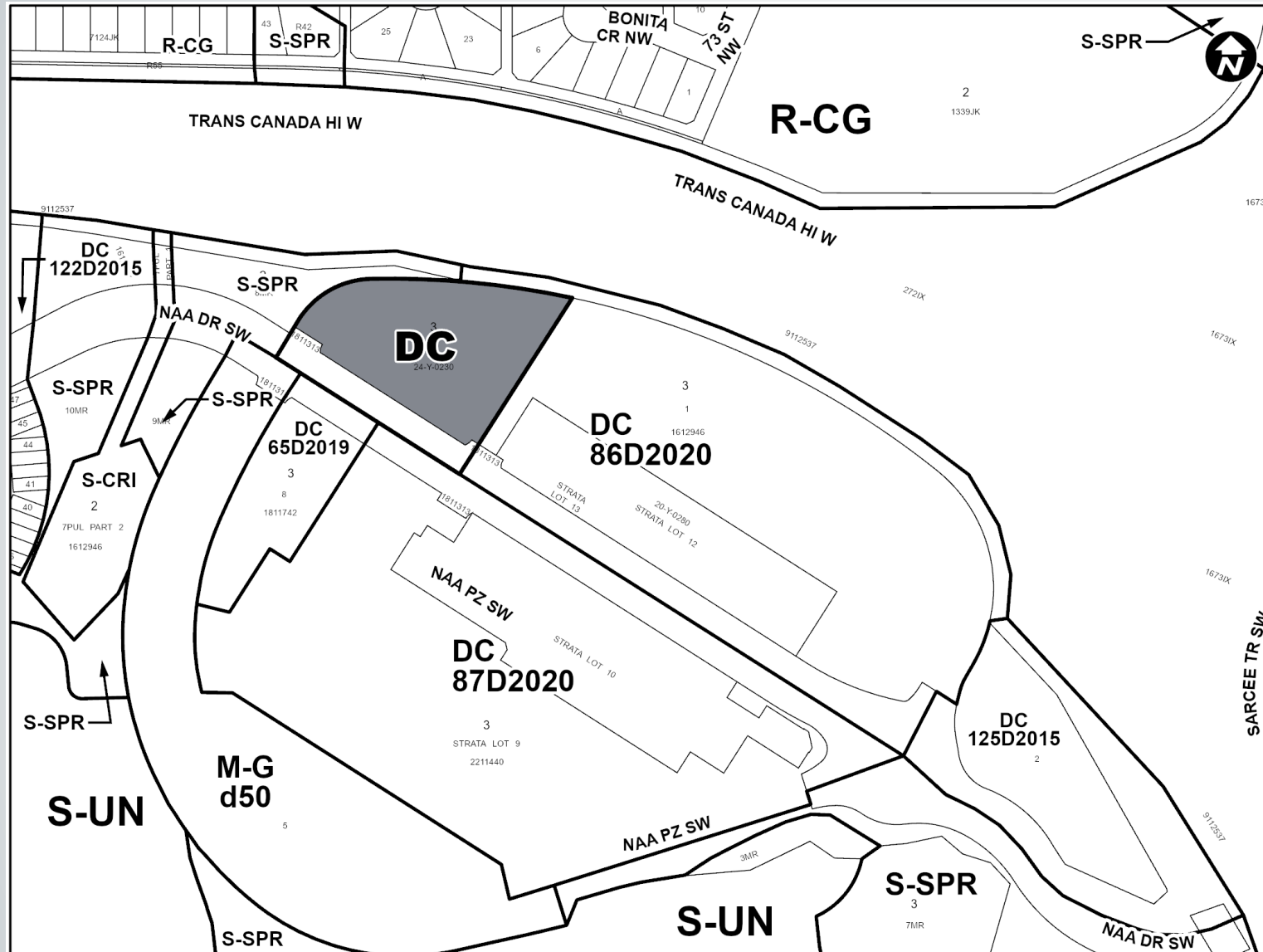
Existing Direct Control (DC) District:

- Based on Commercial – Corridor 1 (C-COR1) District base
- Allows a mix of residential and commercial uses
- Maximum building height = 50 metres
- No maximum building floor area requirement



Proposed DC District:

- Same C-COR1 District base with additional use of Self Storage Facility
- Maximum building height = 20 metres (a decrease of 30 metres)
- 2.0 FAR = Maximum building floor area of 17,000 square metres
- Guidelines to promote active retail uses on the ground floor and to regulate building design and appearance.



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Supplementary Slides

