

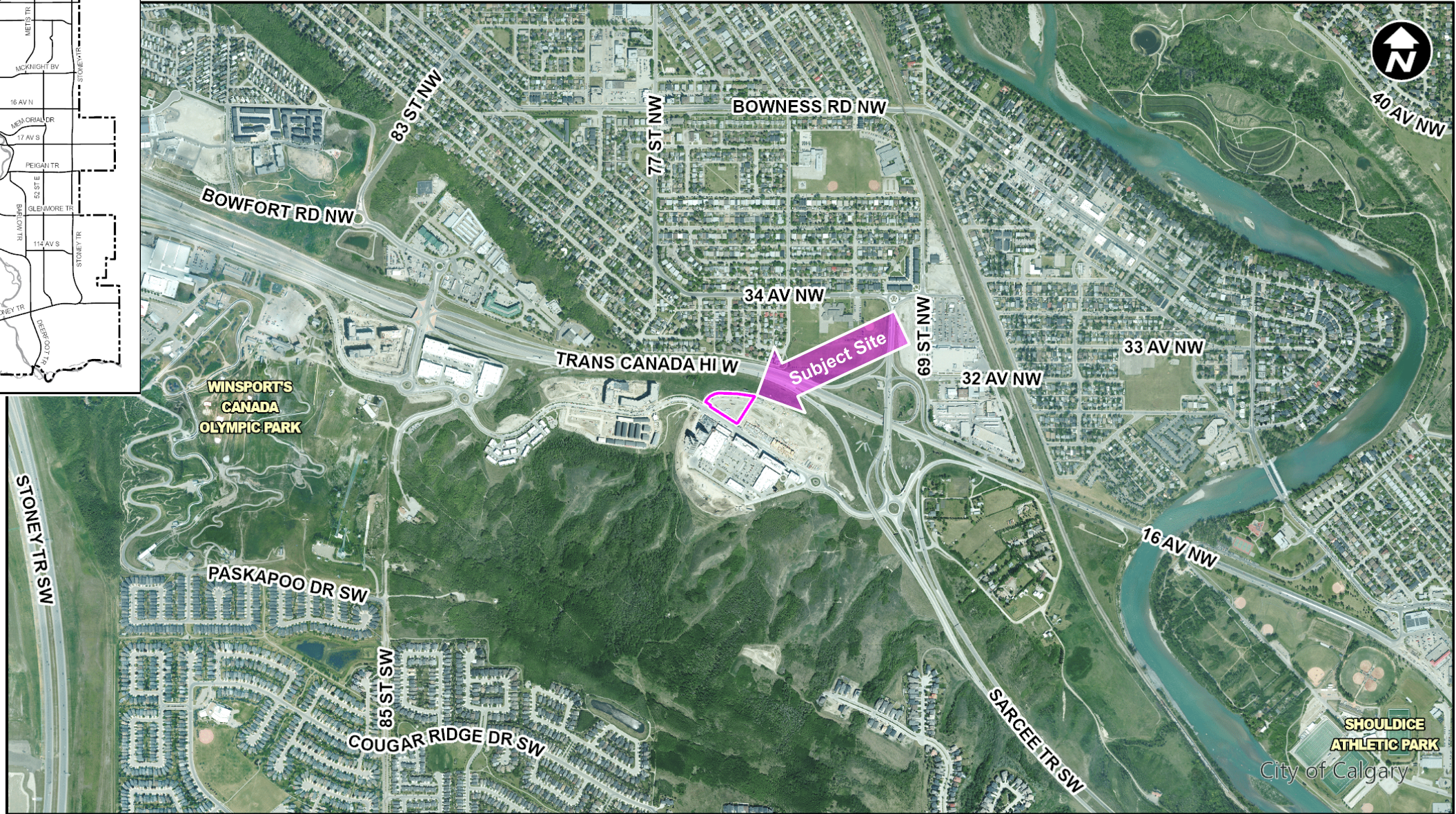
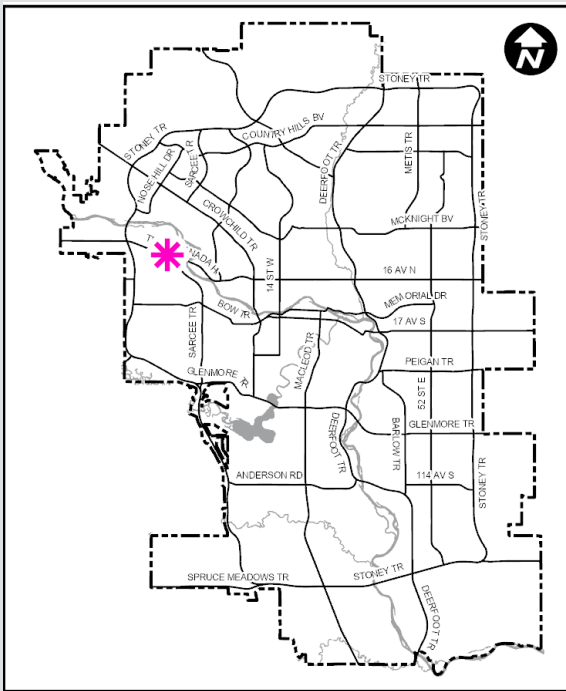


DP2025-04914 Development Proposal

April 16, 2026

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit DP2025-04914 for a New: Office, Retail and Consumer Service, Self Storage Facility (1 building) at 1152 Na'a Drive SW (Plan 2510905, Block 3, Lot 12) with conditions (Attachment 2).







LEGEND

○ Bus Stop

Parcel Size:

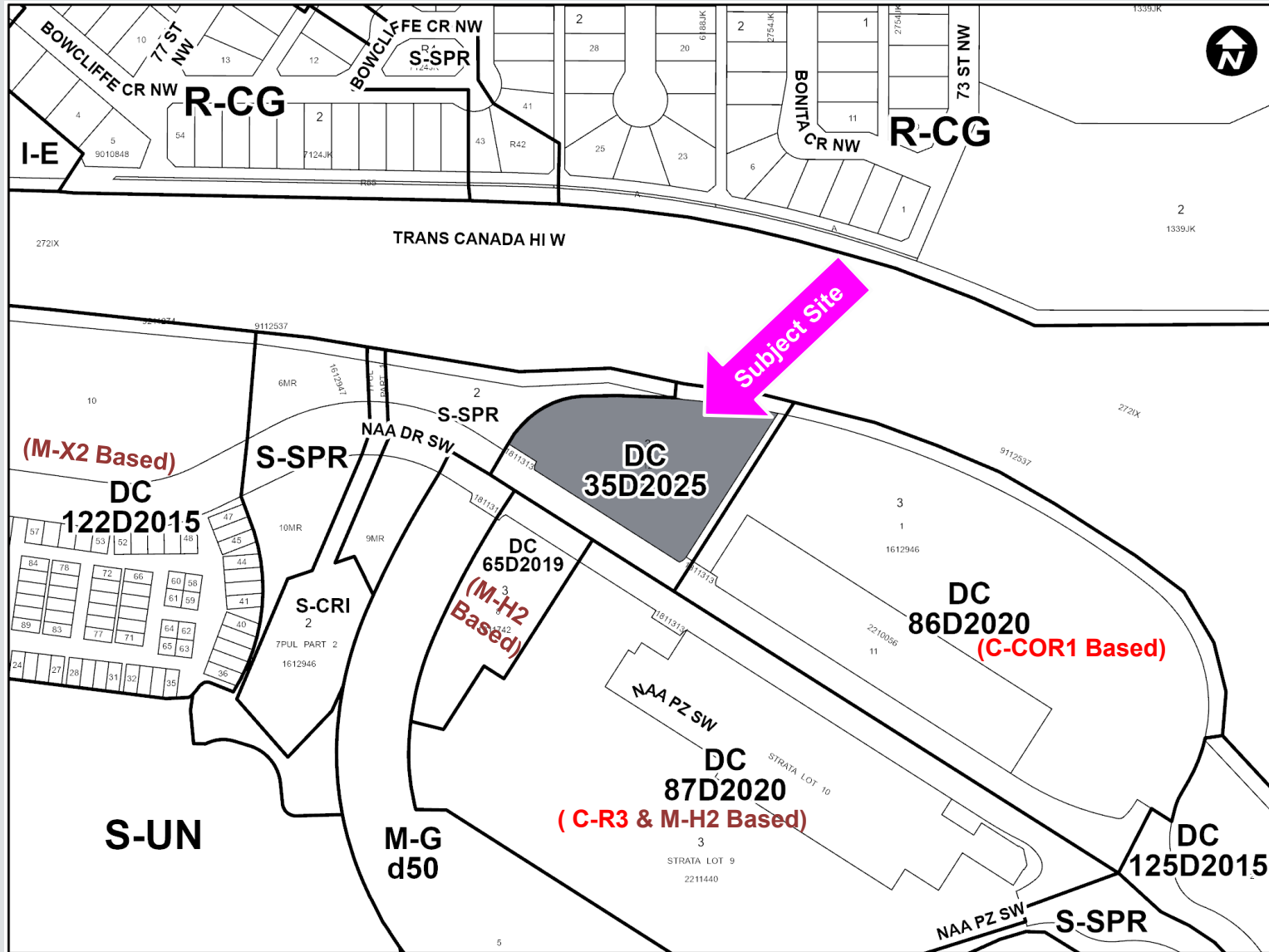
0.81 ha
(2.00 ac)



NA'A DR SW







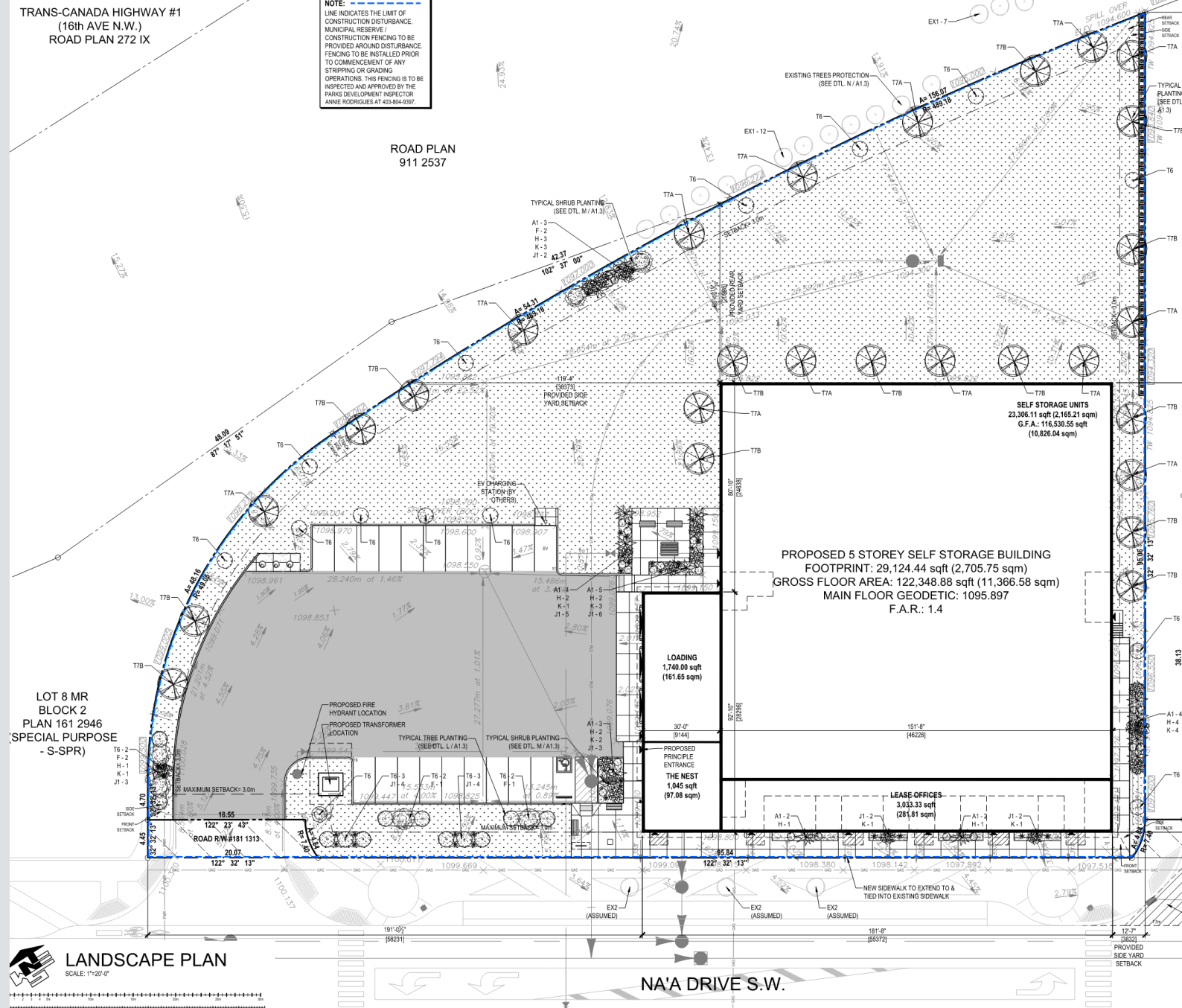
Existing Direct Control (DC) District:

- Based on Commercial – Corridor 1 (C-COR1) District base
- Commercial uses with additional use of Self Storage Facility
- Maximum building height = 20 metres
- Guidelines to promote active retail uses on the ground floor and to regulate building design and appearance

TRANS-CANADA HIGHWAY #1
(16th AVE N.W.)
ROAD PLAN 272 IX

NOTE:
LINE INDICATES THE LIMIT OF CONSTRUCTION DISTURBANCE. MUNICIPAL RESERVE / CONSTRUCTION FENCING TO BE PROVIDED AROUND DISTURBANCE FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY STRIPPING OR GRADING OPERATIONS. THIS FENCING IS TO BE INSPECTED AND APPROVED BY THE PARKS DEVELOPMENT INSPECTOR ANNIE RODRIGUES AT 403-804-9397.

ROAD PLAN
911 2537



LOT 8 MR
BLOCK 2
PLAN 161 2946
SPECIAL PURPOSE
- S-SPR)

SELF STORAGE UNITS
23,306.11 sqft (2,165.21 sqm)
G.F.A.: 116,530.55 sqft
(10,826.04 sqm)

PROPOSED 5 STOREY SELF STORAGE BUILDING
FOOTPRINT: 29,124.44 sqft (2,705.75 sqm)
GROSS FLOOR AREA: 122,348.88 sqft (11,366.58 sqm)
MAIN FLOOR GEODETIC: 1095.897
F.A.R.: 1.4

LOADING
1,740.00 sqft
(161.65 sqm)

PROPOSED PRINCIPLE ENTRANCE
THE NEST
1,045 sqft
(97.08 sqm)

LEASE OFFICES
3,033.33 sqft
(281.81 sqm)

LANDSCAPE PLAN
SCALE: 1"=20'-0"

NA'A DRIVE S.W.

Commercial Frontages along Na'a Drive SW - Main Street 11



STREETScape - STORAGE OFFICE (THE NEST)



STREETScape - OFFICES



SOUTHWEST VIEW



STORAGE LOADING AREA



NORTHEAST VIEW



VISUAL IMPACT - TRANS CANADA HIGHWAY (DISTANCE OF 150m)



ETCHED & SEALED CONCRETE BUFFALO MURAL - NIGHT



NORTHWEST VIEW



SOUTHEAST VIEW

Regulation	Provided	Reason for Relaxation
<p>783 Building Façade</p> <p><i>(building length facing commercial street must be a minimum of 80.0% of the length of the property line)</i></p>	<p>55.43m (-33.72m) or 49.74% or (30.26%)</p>	<p>Parcel configuration, site grading condition and the singular street frontage.</p>
<p>785 Use Area</p> <p><i>(maximum use area for uses on the ground floor of buildings is 465.0m2.)</i></p>	<p>2423.51m2 (+1958.51m2)</p>	<p>Physical condition of the site.</p>
<p>790 Landscaping In Setback Areas</p> <p><i>(soft surfaced landscaped area within shared property line)</i></p>	<p>some hard surfaced landscaping in the east setback area</p>	<p>Alberta building code requirement for fire safety exit and pedestrian connection.</p>

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Supplementary Slides

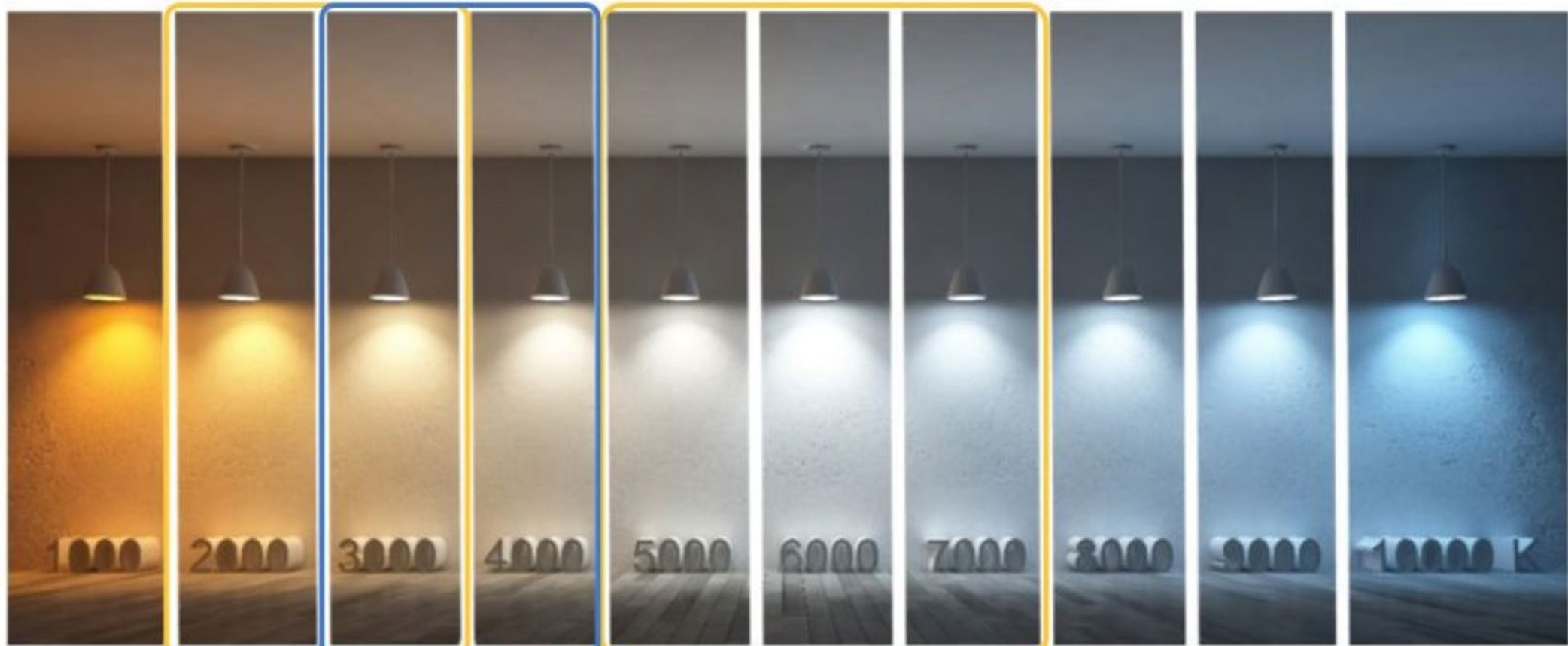


VISUAL IMPACT - TRANS CANADA HIGHWAY (DISTANCE OF 150m)

Grade difference with Road & Adjacent Parcel to the East 24



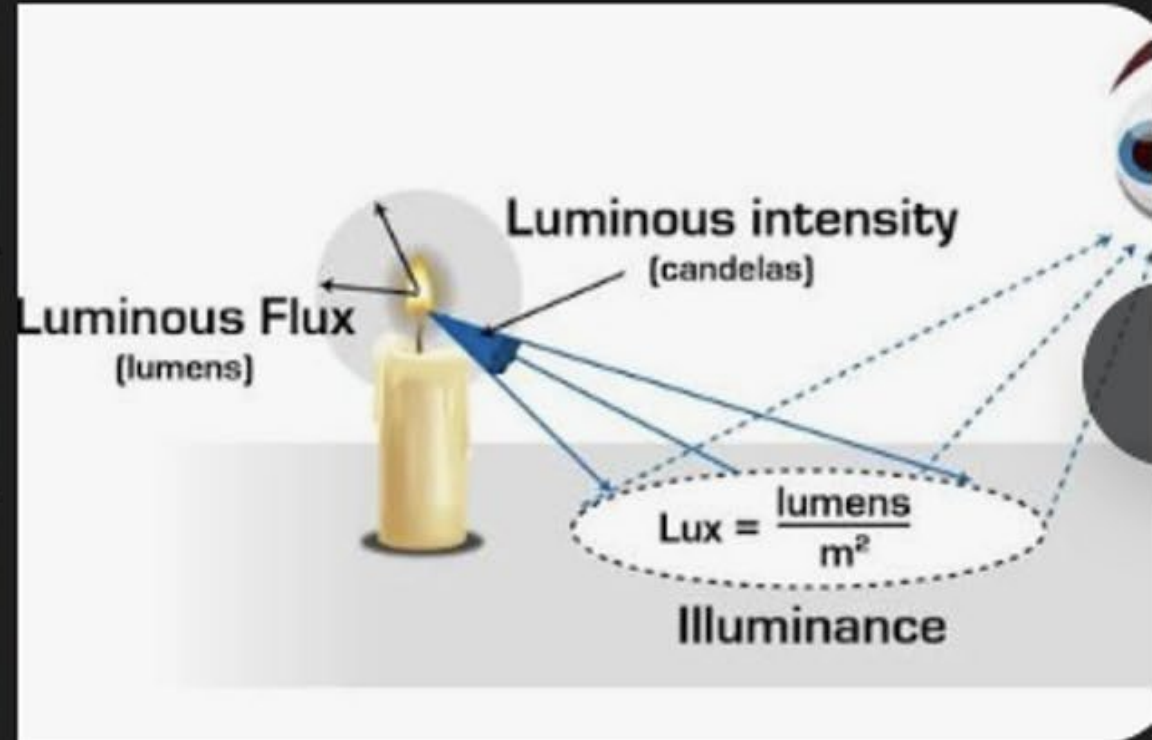
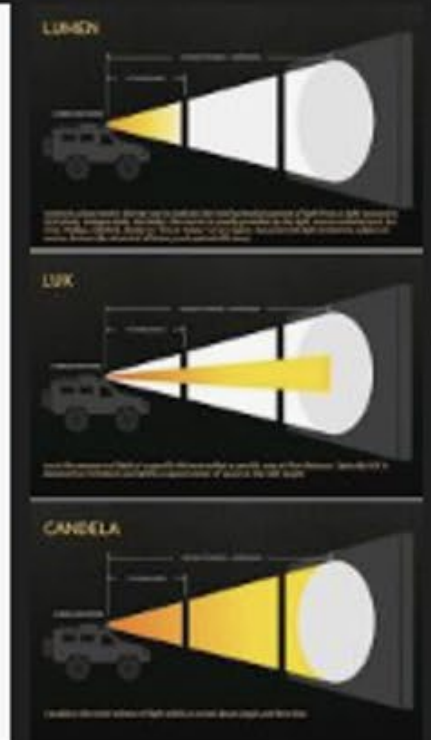
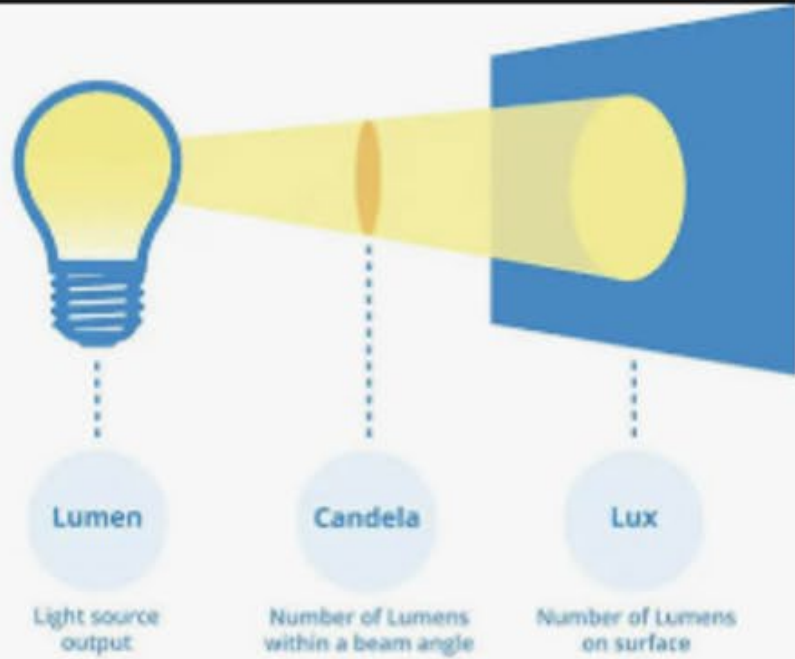
<https://www.egansign.com/blog/what-does-color-temperature-mean/>

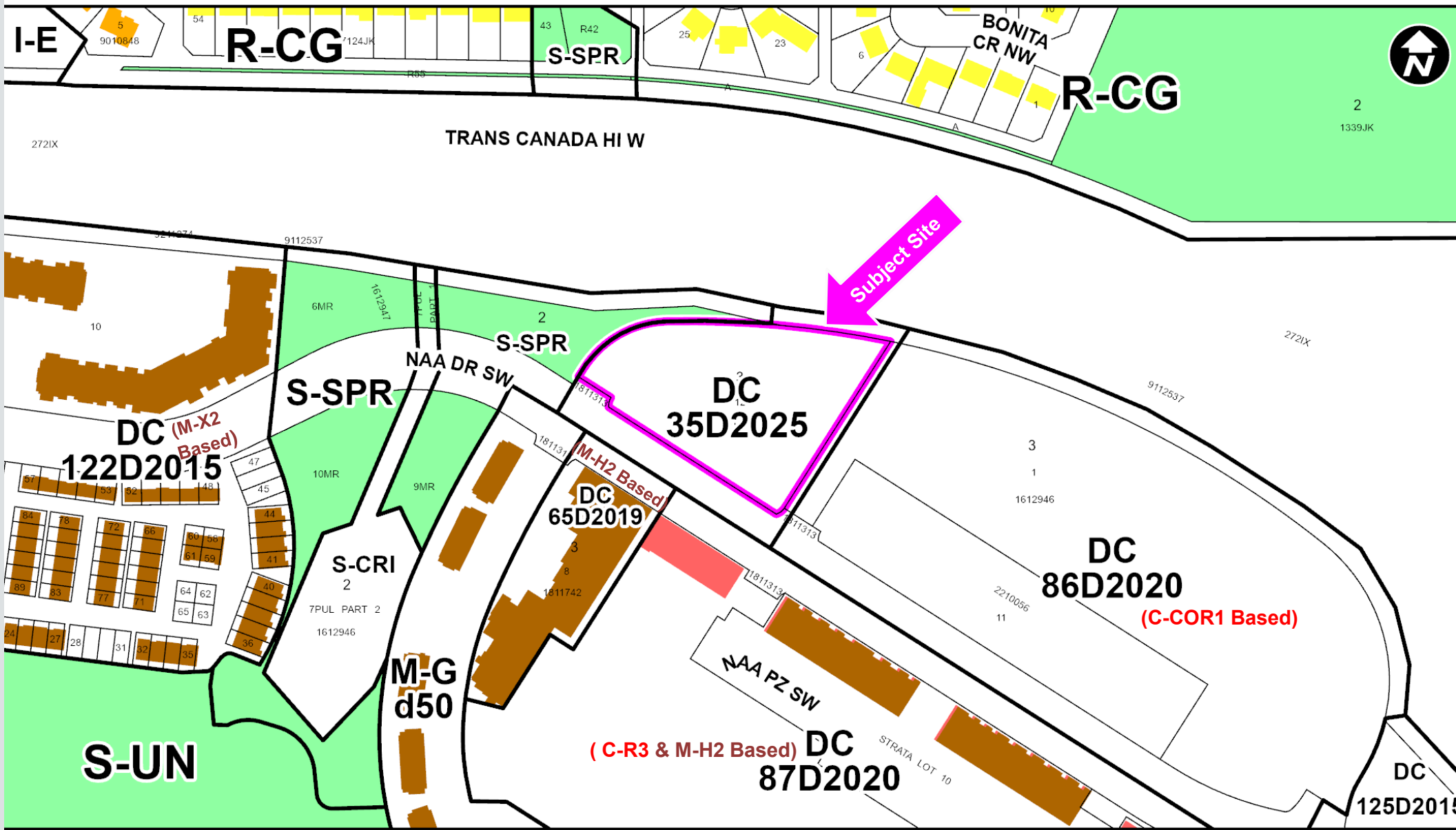


← **Warm White** 2700K-3300K Ideal for Homes

Daylight White 4200K-4500K Ideal for Kitchen & Workspaces

Cool White 5500K-7000K Ideal for Display Areas & Task Lighting →





- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Parks and Openspace
 - Vacant
 - Land Use Site Boundary