

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 5C (WARD 5)
84 STREET NE AND 16 AVENUE NE
BYLAW 232D2017**

MAP 25E

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate the subject parcel from Special Purpose – Future Urban Development (S-FUD) District to a DC Direct Control District which is generally based on the S-FUD District but includes the additional discretionary use of Self Storage Facility with prescribed time limits (maximum 5 years) on development permit approvals. Additional rules for the Self Storage Facility use have also been incorporated to address visibility and aesthetics adjacent to the Transportation Utility Corridor (TUC).

The parcel is located at the eastern edge of the City within an area which is largely unserved and is not subject to a detailed local area plan that would facilitate its transition to more permanent urban land uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 232D2017; and

1. **ADOPT** the proposed redesignation of 3.55 hectares \pm (8.77 acres \pm) located at 1851 – 84 Street NE (Portion of Plan 9812452, Block 2) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate storage facilities, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 232D2017.

REASON(S) FOR RECOMMENDATION:

The proposed DC District based on S-FUD allows for the additional discretionary use of Self Storage Facility with temporary development permit time limits (max. 5 years).

The additional use is similar in function to existing uses within S-FUD District, including Vehicle Storage – Recreational and Vehicle Storage – Passenger and does not require municipal

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services or major land disturbance. The recommended redesignation provides for uses which are temporary and do not involve municipal servicing thereby maintaining the intent of the Municipal Development Plan (MDP) that these lands be preserved for future urban growth. The redesignation provides flexibility to the changing needs of businesses and consumers and allows the land to be efficiently utilized for a legitimate interim use that does not compromise future urban growth.

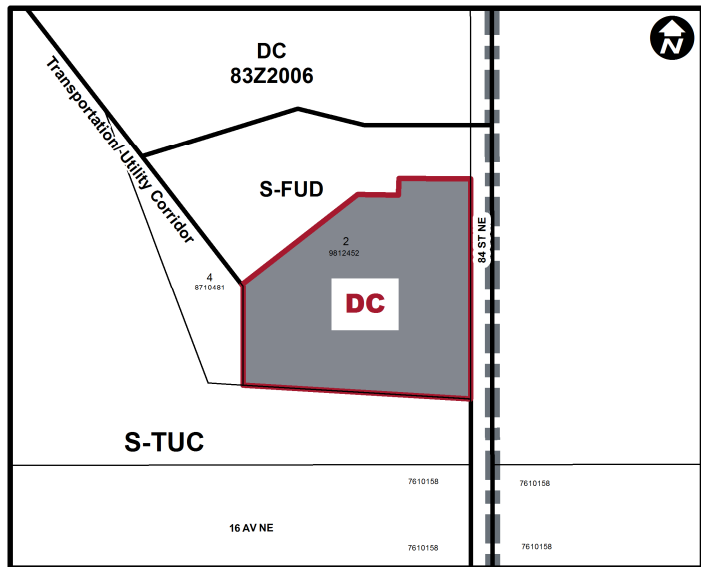
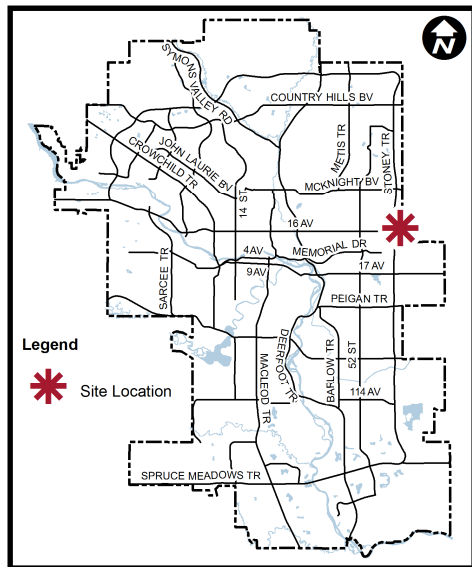
ATTACHMENT

1. Proposed Bylaw 232D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.55 hectares \pm (8.77 acres \pm) located at 1851 – 84 Street NE (Portion of Plan 9812452, Block 2) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate storage facilities with guidelines (APPENDIX II).

Moved by: D. Leighton
Absent: G.-C. Carra

Carried: 8 – 0

2017 May 18

AMENDMENT: Amend Direct Control Guideline 7(1) to read:

“7 (1) A development permit for Self Storage Facility must not be approved for a period exceeding five (5) years.”

Moved by: A. Palmiere
Absent: G.-C. Carra

Carried: 8 – 0

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Applicant:

Planning Protocol 2

Landowner:

Torasco Financial Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located approximately 400 metres east of Stoney Trail SE, at the northwest corner of 84 Street NE and 16 Avenue NE. These right-of-ways form part of The City's Transportation Utility Corridor.

The subject site is approximately 3.5 hectares (8.75 acres) in size, is generally flat and has recently been used as a golf driving range (outdoor recreation area). It contains an existing paved driveway with access from 84 Street NE, a parking pad, and an onsite stormwater management pond. The southern boundary of the site which is adjacent to 16 Avenue NE contains a row of coniferous plantings that serve as a visual screen from on-site activities.

In general, surrounding lands are comprised of a collection of space extensive commercial/industrial uses that have associated outdoor storage and do not require full municipal services. Such uses include a recycling facility and construction equipment rental establishment to the north and a vehicle repair establishment to the east. Further north along 84 Street NE are a collection of outdoor storage sites. Also of relevance, this site is adjacent to the eastern limit of Calgary and the boundary with Rock View County. Lands on the east side of 84 Street NE are within Rocky View County and are generally more rural than those west of 84 Street NE.

LAND USE DISTRICTS

The recommended redesignation will result in the application of a DC District based on the Special Purpose – Future Urban Development (S-FUD) District of Land Use Bylaw 1P2007. Section 20 of the Land Use Bylaw indicates that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC District has been used for this application to maintain the existing S-FUD district while allowing for the additional discretionary use of Self Storage Facility. The proposed additional use shares functional and design characteristics with other allowable uses in the S-FUD Districts, specifically that they are space-extensive, do not require the extension of municipal services and are restricted from a design and affordability perspective from locations within the built boundary.

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In addition to including Self Storage Facility as a discretionary use, the DC District provides that approvals shall not be issued for a time period greater than five years to allow the City an opportunity to evaluate the appropriateness of the use as the lands become more mature and ready for comprehensive urban development. The following additional rules, specific to the Self Storage Facility use have been included to address design related considerations given the site's proximity to the TUC:

- The maximum building height is 6.0 metres;
- Where the parcel shares a rear property line with a parcel designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the rear setback area must have a minimum depth of 50 metres;
- Where the parcel shares a side property line with a parcel designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the rear setback area must have a minimum depth of 30 metres; and
- Where a setback area shares a property line with a parcel designated as Special Purpose – Transportation and Utility Corridor District, the setback area must be a soft surfaced landscaped area.

In general, these additional rules have been drawn from the Industrial – Outdoor (I-O) District which is used to regulate storage uses on the periphery of Calgary where limiting the visibility of uses is identified as a planning consideration.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan.

Municipal Development Plan

Calgary's Municipal Development Plan (MDP) identifies the lands as "Future Greenfield". The MDP directs that Future Greenfield Areas should be protected for future urban development by restricting premature subdivision and development on parcels while allowing for a limited range of uses that will not compromise the developability of the land for urban purposes. In accordance with the relevant MDP policy, the parcel is currently designated Special Purpose – Future Urban Development (S-FUD) District in the City's Land Use Bylaw.

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The existing S-FUD district does not include Self Storage Facility in the list of permitted or discretionary uses. However, the proposed Self Storage Facility shares functional and design characteristics with existing allowable uses and with the types of uses found along 84 Street NE. Such uses are generally space extensive and suitable locations for their establishment within the built boundary are more limited because of affordability and urban design considerations. Further, these uses generally don't require municipal services and are interim or temporary such that they do not hinder future redevelopment when appropriate planning and infrastructure is available to transition to comprehensive urban development.

Therefore, the addition of Self Storage Facility to the list of discretionary uses at this location, with the additional special rules outlined in APPENDIX II maintains the objectives of the MDP while allowing for a legitimate interim use that is compatible and complementary to surrounding uses, provides an efficient use of this land, and will not hinder the long term development of these lands.

Rocky View County/City of Calgary Intermunicipal Development Plan

The subject site is located within the *Rocky View/Calgary Intermunicipal Development Plan (IDP)* Policy Area. The Policy Area applies to various areas of land immediately adjacent to the shared border. The fundamental purpose of the Rocky View County/City of Calgary IDP is to identify areas of mutual interest, minimize land use conflicts across municipal borders, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise within the Plan Area.

The site is located within a residual long term growth area as per Map 3 of the IDP. Section 7.0 of the IDP relates to residual growth areas and states that they should be planned comprehensively through an Area Structure Plan (ASP) and/or Regional Context Study with adjacent lands within Rocky View County. Given the interim nature of the proposed additional discretionary land use, this specific application does not relate to this broad intermunicipal planning objective set out in the IDP. In the interim, the IDP does specifically provide that additional temporary uses may be considered on a discretionary basis.

As per the inter-municipal circulation and referral process, the application was circulated to Rocky View County for comments. Given the scope of this application, the County intends to generally reserve detailed comments to the Development Permit stage.

Improving Calgary's Entranceways

Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways is a non-statutory document providing guidance on the composition and design of sites adjacent to Entranceways to the City to ensure that, over the long term, development adjacent to key entranceway's to Calgary is contributing to a positive impression.

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In general, the document contains design guidelines that may be incorporated into development review at various stages in the planning process. As is noted throughout this report, the proposed additional discretionary use of Self Storage Facility and the other allowable land uses in the S-FUD district are interim land uses. Over the longer term, it is anticipated these lands will accommodate more permanent urban uses. The extent and nature of those uses will be established through an area structure plan which will consider the context of this site and likely include specific design policies/references relating to entranceway locations. The nature of the proposed redesignation (temporary self storage facility) is important to consider in our review of the entranceway guidelines and the extent to which the guidelines have been addressed by special rules in the recommended DC District.

In the future when more in terms of the comprehensive and permanent development occurs, it is anticipated that a high attention to detail will be paid to built form, site design and landscaping. Design measures incorporated into the DC District to address the guidelines for this use are more commensurate with the scale and longevity of the intended use. The measures focus on providing generous soft landscaped setbacks.

Further, the future development permit application will be reviewed against the guidelines and additional conditions relating to fencing, berms and landscaping may be placed on the permit to address the objectives of the guidelines. From an overall visual impact perspective, the recommended DC District is appropriate for the following reasons:

- the use itself is visually comparable to other allowable uses in the existing S-FUD District;
- generous landscaped setbacks from the rear and side property lines beyond what the existing district rules require have been incorporated; and
- the majority of the viewscape along the north side of 16 Avenue NE and east side of Stoney Trail NE is already comprised of space-extensive commercial/industrial and storage uses so the addition of the proposed temporary self storage facility on this site will not substantially change the existing viewscape.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required at this stage in the planning process. Vehicular access is available to the site from 84 Street NE via McKnight Boulevard NE. No direct vehicle access will be made available from Stoney Trail NE or 16 Avenue NE.

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UTILITIES & SERVICING

Municipal services including water, sanitary and storm servicing are not currently available to the site. The recommended redesignation does not enable a development that would require municipal services. Servicing obligations will be deferred until such time as the site is developed for more permanent urban use.

ENVIRONMENTAL ISSUES

This application recommends the addition of the discretionary use of Self Storage Facility to the existing list of uses in the S-FUD District but does not serve to enable development of the site or re-establish district boundaries. A further review of potential environmental issues will be conducted by CPAG at the Development Permit stage when plans for development are available.

GROWTH MANAGEMENT

The proposed amendment will not utilize municipal services and does not trigger any capital investment and therefore there are no growth management concerns with the proposal.

PUBLIC ENGAGEMENT

Community Association Comments

Surrounding lands are largely Greenfield and do not contain residential development. As such, no Community Association currently exists.

Citizen Comments

Administration did not receive any comments in response to this application.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The northern 1/3 of the property will remain as per existing DP approvals. The proposed use of this site is to create a modern "state of the art" mini storage facility on about 1/3 of the remaining portion of site. These mini storage units will be fully self-contained and portable **(fully temporary in nature in order to comply with the bylaw)** and so as to be able to be removed quickly and efficiently at any time in the future.

They will consist of a variety of units ranging in size from as small as 5' X 5' to as large as 20'X 20'. Depending on market demand for smaller or larger units there could be as few as 190 or as many as 500 depending on what the current market conditions dictate. There will be an attractive looking "Atco like" trailer for an office. The entire site will be fenced with a chain link fence for safety and security reasons.

A single employee will man the office during regular business hours. A secure card lock system will be employed to allow patrons access 24 — 7. The site will be stripped and graded to engineered design. All black dirt will be piled into a berm around the perimeter with all berming being self-contained within the site.

We have created a 30 m buffer on the south and west portions of the site (shown on the plan) which precludes and protects from development near the south and west sides of the property. This ensures that there will be NO development close to the site boundaries.

All site improvements will be outside of this setback which ensures a more than adequate set back from property lines. The Mini storage development will be only one story.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for **Self Storage Facility** with temporary *development permit* time limits;
 - (b) allow for a limited range of temporary *uses* that can easily be removed when land is redesignated to allow for urban forms of *development*; and
 - (c) protect lands for future urban forms of *development* and *density* by restricting premature subdivision and *development*.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The *permitted uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Self Storage Facility

- 7 (1) A **Self Storage Facility** must not be approved for a period exceeding five (5) years.
- (2) The maximum *building height* for a **Self Storage Facility** is 6.0 metres.

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- (3) Where a *parcel* containing a **Self Storage Facility** shares a *rear property line* with a *parcel* designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **rear setback area** must have a minimum depth of 50.0 metres.
- (4) Where a *parcel* containing a **Self Storage Facility** shares a *side property line* with a *parcel* designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **side setback area** must have a minimum depth of 30.0 metres.
- (5) Where a **setback area** shares a *property line* with a *parcel* designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District, the **setback area** must be a **soft surfaced landscaped area**.