

Applicant's Submission

December 23, 2019

The former Hub Oil Site (5805 17th Avenue SE) has been re-designated from S-FUD to Direct Control in September 2009. Bylaw number 97D2009 outlines the permitted and discretionary uses under the Land Use Bylaw 1P2007 (LOC2008-0013). It also outlines, that under the Bylaw 1P2007, the district rules of I-B Industrial Business are applied, unless otherwise specified.

Following significant remediation, as well as environmental monitoring, the goal is to add 'Self-Storage Facility' as a permitted use under the current bylaw 1P2007 to the Direct Control 97D2009.

The contextual surrounding and the demographics that highlight demand for self storage facilities in this specific area would provide the site, that has been bare and not used, a meaningful transition to develop the site that fits within the overall character of the surrounding developments.

In 2009, the City of Calgary approved the rezoning of the site to Industrial Business (I-B). However, due to the site's proximity to the East Calgary Landfill, a number of potential uses were deemed unacceptable and subsequently removed from the list of approved uses. Our intention is to apply for a Land Use Amendment that will see 'Self Storage Facility' added back to the list of allowable uses. It was previously considered unacceptable due to the common practice in the past of including a caretaker's residence in a self storage development. Today's self storage facilities no longer require an on-site caretaker, and therefore should be considered an acceptable use for the site.