

On behalf of Hopewell Development, B&A Planning Group has submitted a Land Use Redesignation Application to redesignate ~0.81 ha (2.0 ac) located at 80 Mahogany Road SE (Portion of Plan 1612917; Block 43; Lot 1) within the community of Mahogany from C-C2 Commercial - Community 2 District to Direct Control (DC) District to facilitate the additional use of self storage.

The intent is to enable the construction of a three-storey mini self storage facility with a multi vehicle automated car wash and commercial retail included on the main floor. The inclusion of the self storage facility is to accommodate the increased storage needs for both single detached and multi-residential dwellings in the immediate area.

Our proposal is to bring the self storage option to the community closer to where the people live. We intend to provide an option to residents that will be safe, secure and convenient, enabling homeowners to take back their garages and free up space on otherwise congested street parking. Self Storage also helps remove one disincentive of multi-residential living which is the lack of storage space.

Although the current land use designation allows for car wash and retail uses, it does not allow for self storage. As such, we are proposing a Direct Control District based on the C-C2 District, including the same maximum height, with the additional use of self storage facility combined with a minimum requirement for commercial retail to activate the ground floor.

Even though self storage is allowed in various stock Industrial land use districts, we did not feel it would be appropriate to introduce an industrial land use district into a residential neighbourhood or alarm the public about the potential for other industrial type uses that are not being contemplated for the site.

As the land use is consistent with the general land uses identified in the Mahogany ASP, is consistent with surrounding land use designation and will provide uses that are in high demand within the surrounding residential community, we respectfully request your support of the application.