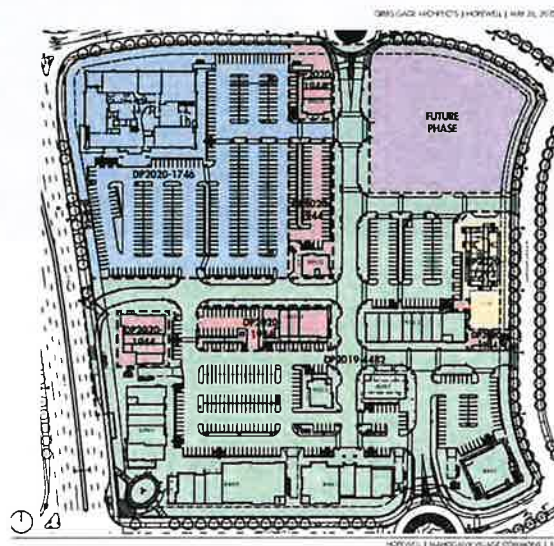


The Proposal

- The proposal is to redesignate ~2.0 acres from C-C2 to DC with a C-C2 base district, the additional use of self storage, increase FAR to 2.0 from 0.75 and includes a minimum retail requirement on the ground floor.
- Maximum Height remains at 18m.
- The remainder of the block will remain C-C2 which allows for uses such as retail, office, multi vehicle car wash, etc.
- C-C2 lands to the north and vacant multi-residential M-H2 to the east and M-2 to the south.



CITY OF CALGARY
 RECEIVED
 IN COUNCIL CHAMBER
 JUL 05 2021
 ITEM: 8.1.8 CPC2021-0654
 Distrib-Applicant Pres.
 CITY CLERK'S DEPARTMENT

Old

versus

New



- Women are the primary decision makers when it comes to storage. They wish to access their products in facilities that are clean, well lit, safe, secure, amenity rich and are conveniently located within their communities, not off in an industrial park.
- Allows Millennials and Generation Z to comfortably reside in smaller multi-residential living space with experienced-based living (sporting goods, camping gear, etc).
- Modern, Lifestyle Storage, is designed to blend in with residential and commercial development and be a part of mixed-use communities, not removed from them.

COMMUNITY VIEW FROM RETAIL AREA

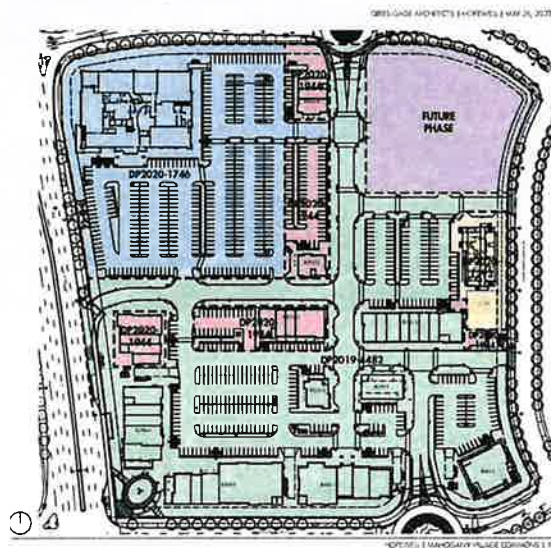


KEY PLAN

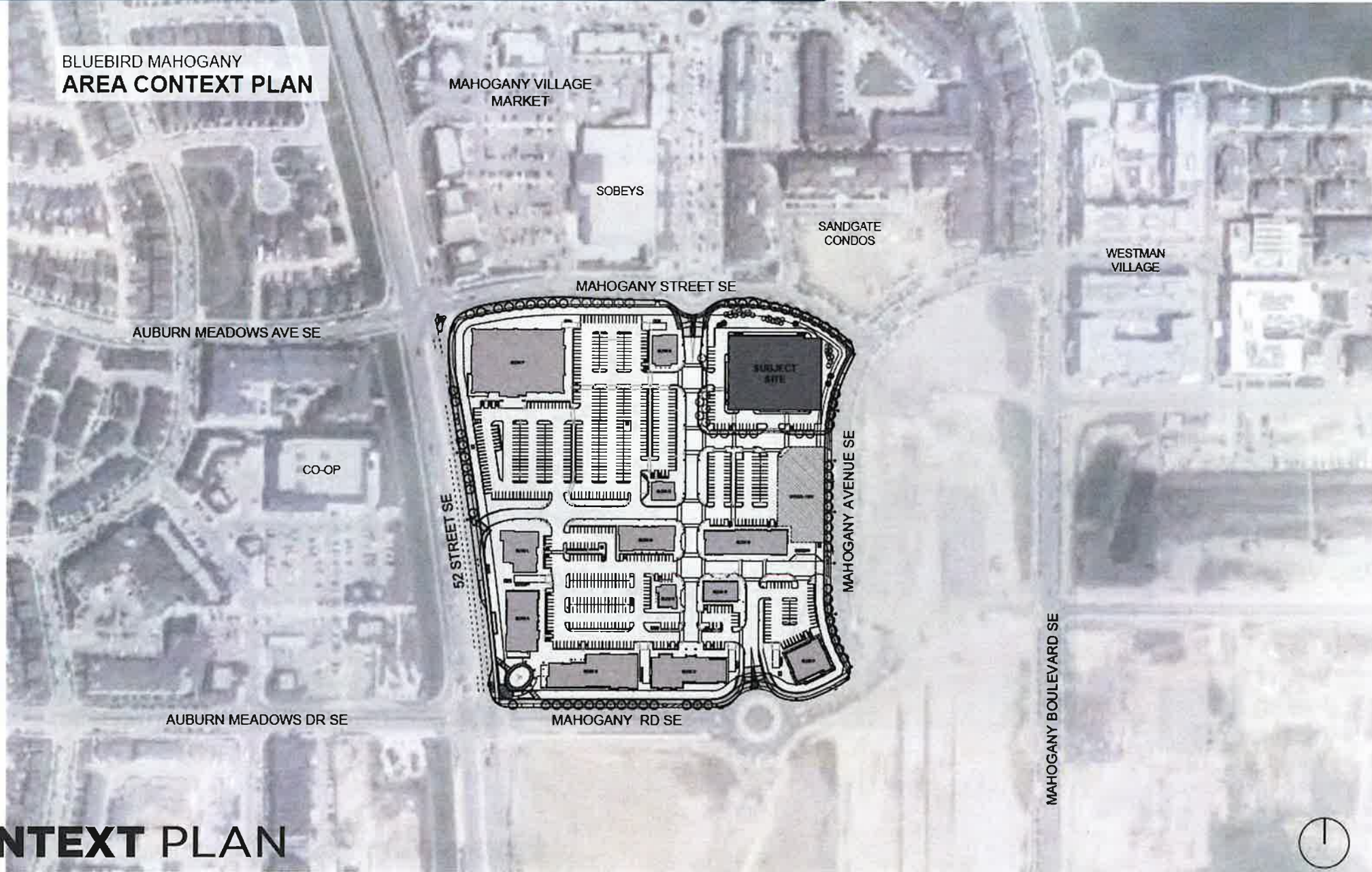


The Proposal

- The proposal is to redesignate ~2.0 acres from C-C2 to DC with a C-C2 base district, the additional use of self storage, increase FAR to 2.0 from 0.75 and includes a minimum retail requirement on the ground floor.
- Maximum Height remains at 18m.
- The remainder of the block will remain C-C2 which allows for uses such as retail, office, multi vehicle car wash, etc.
- C-C2 lands to the north and vacant multi-residential M-H2 to the east and M-2 to the south.



BLUEBIRD MAHOGANY
AREA CONTEXT PLAN



CONTEXT PLAN

COMMUNITY VIEW FROM RETAIL AREA



KEY PLAN



COMMUNITY VIEW MAHOGANY AVE LOOKING SOUTHWEST



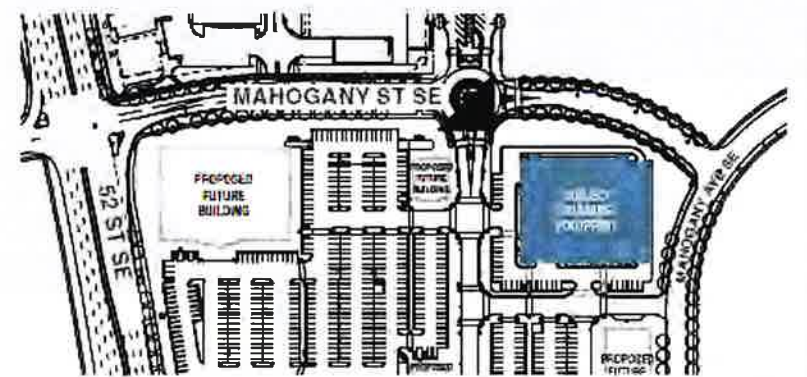
KEY PLAN





Architectural Concept View From NW

KEY PLAN



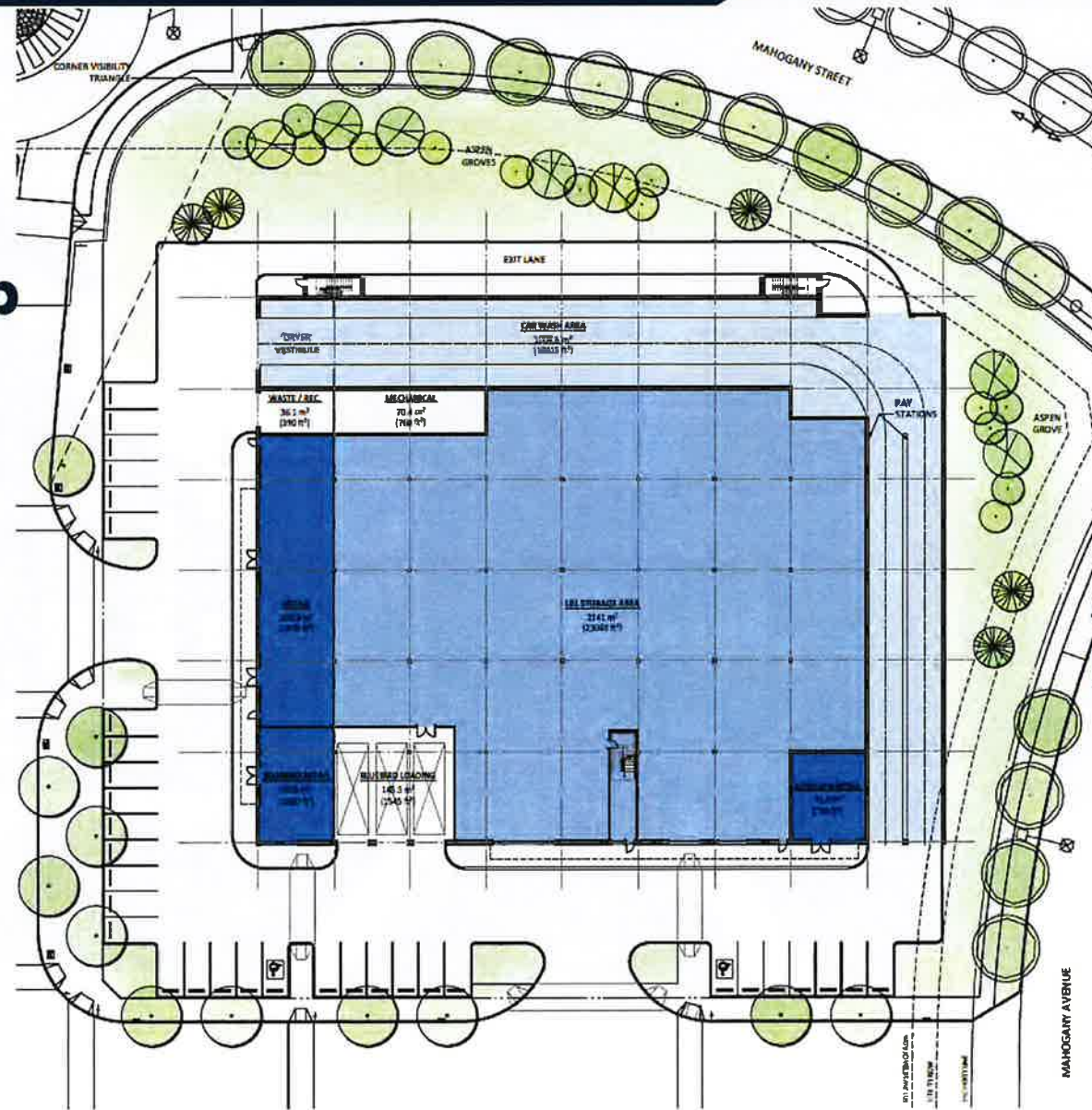
PEDESTRIAN VIEW RETAIL 'MAIN' ST LOOKING NORTH



KEY PLAN



Part of the Make-up Of a Mixed-Use Community



Activated Street Frontage

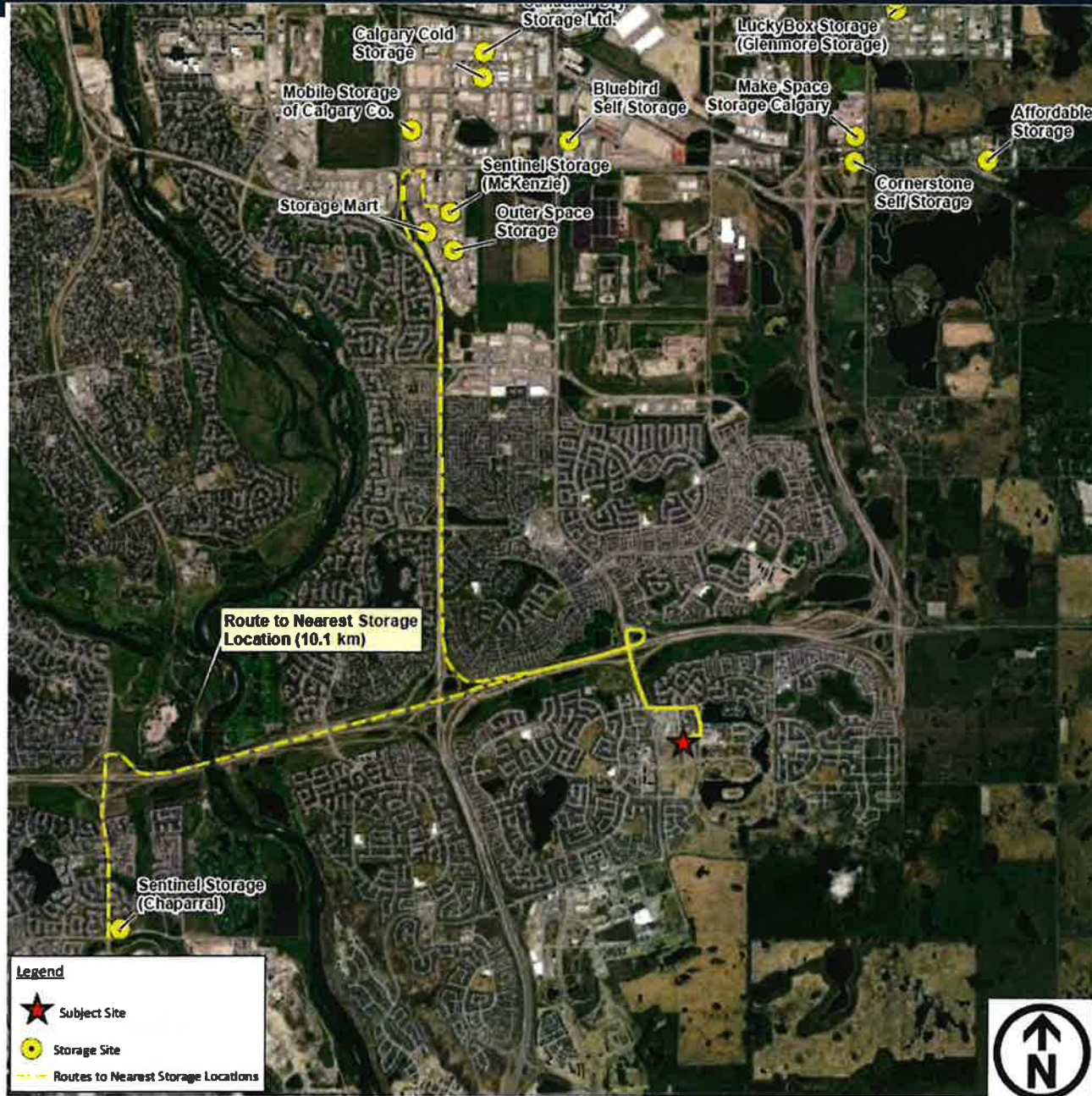
ARCHITECTURAL CONCEPT SITE PLAN

Hopewell

Bluebird Self Storage



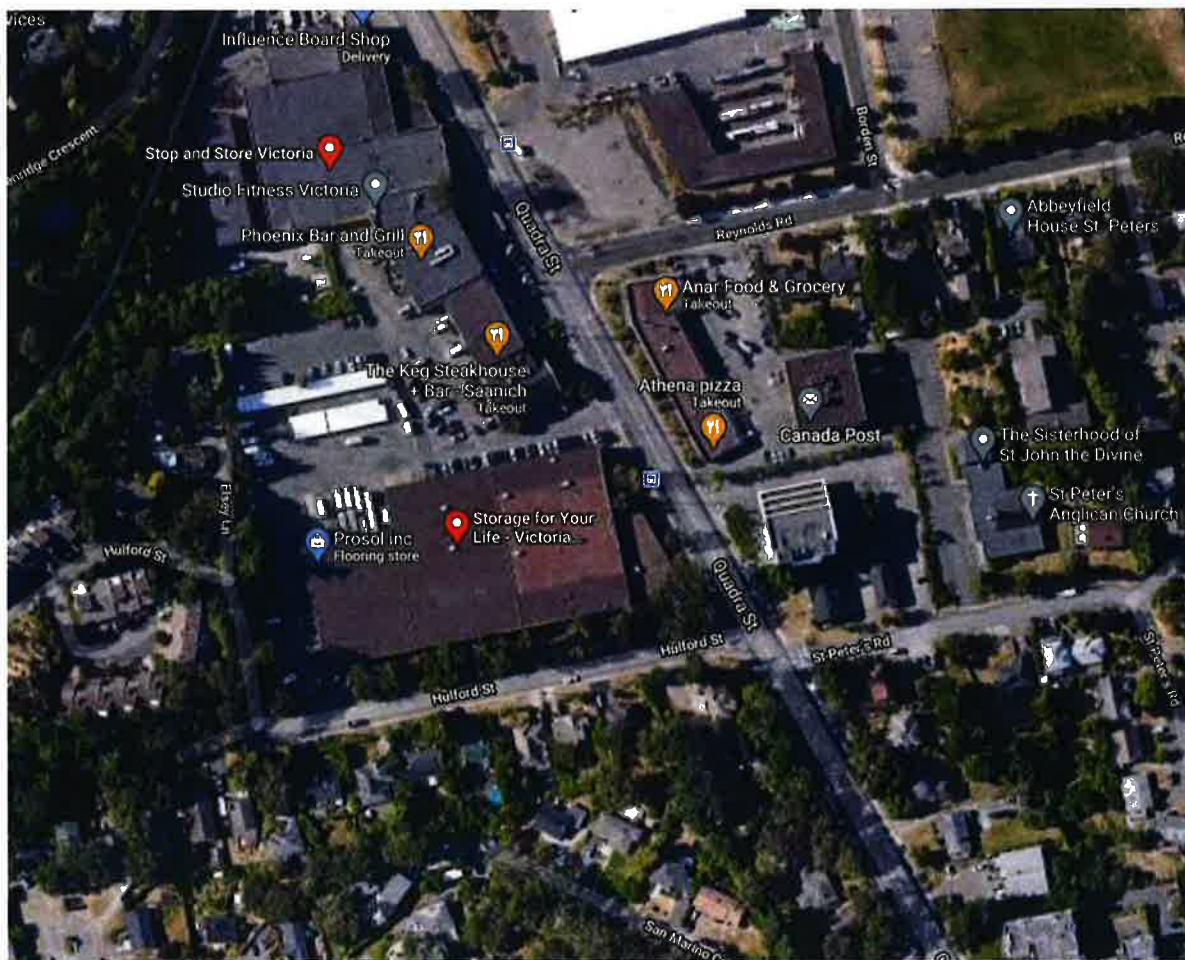
Slide 10



Proximity to Other Self Storage Areas



Zoning Districts - Saanich (Victoria, BC)



(9) Arterial Commercial: C-2

Permitted Uses

- Auction sales
- Building Supply and storage yards
- Convenience Store
- Commercial Display Lots
- Car wash
- Daycare
- Gas Bar
- Home Improvement sales
- Mini-warehousing**
- Minor repair shops
- Moving and storage businesses
- Offices
- Printing and publishing
- Restaurant, not to exceed 250 m²
- Vehicle sales, rental and service
- Mobile home and trailer sales

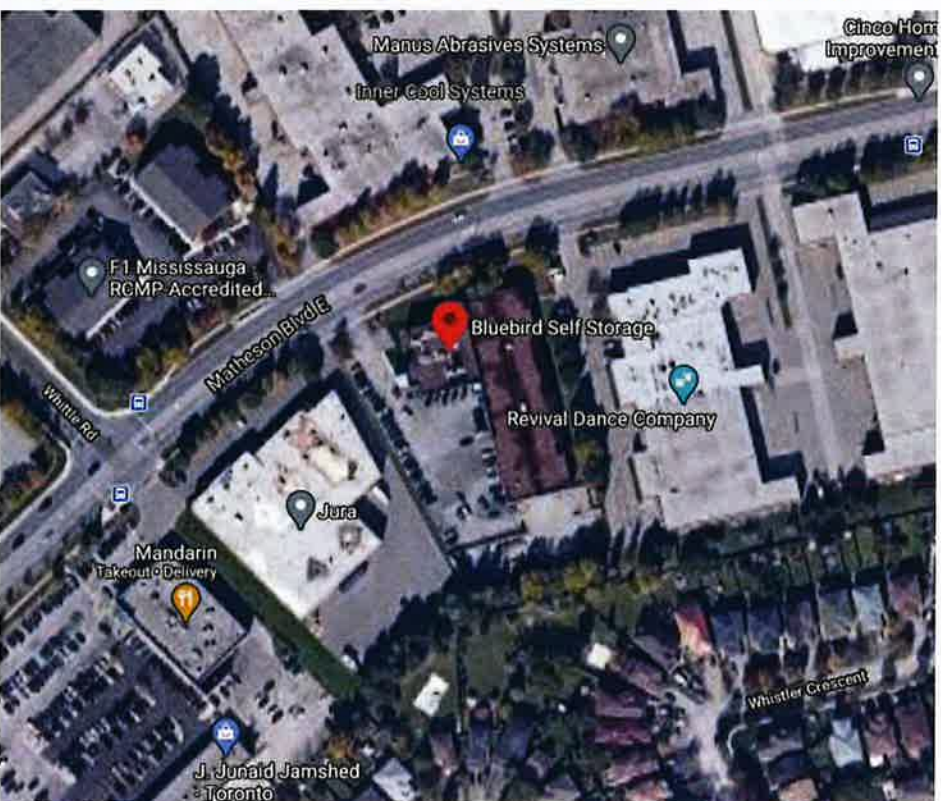


50.10.20.10 Permitted Use

Zoning Districts - Toronto, ON

Chapter 50 Commercial Residential Employment

50.10 Commercial Residential Employment Zone (CRE)



Some Bluebird locations in Ontario back onto residential back yards.

(1) Use - CRE Zone

(A) In the CRE zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 50.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Custom Workshop
- Education Use
- Financial Institution
- Fire Hall
- Hospital
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Respite Care Facility
- Retail Service
- Service Shop
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [By-law: 1198-2019]

(B) In the CRE zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 50.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 50.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Retirement Home
- Student Residence [By-law: 545-2019]

(C) In the CRE zone, the following uses are permitted under the letter "e" in the zone label referred to in regulation 50.5.1.10(3)(A)(iii):

- Beverage Manufacturing Use
- Bindery
- Carpenter's Shop
- Cold Storage
- Computer, Communications, Electronics, or Optical Media Manufacturing Use
- Dry Cleaning or Laundry Plant
- Furniture Manufacturing Use
- Industrial Sales and Service Use
- Medical Equipment and Supplies Manufacturing Use
- Metal Products Manufacturing Use
- Printing Establishment
- Self-storage Warehouse
- Warehouse
- Wholesaling Use

50.10.20.20 Permitted Use - with Conditions





Service Commercial Bluebird Examples

411 Cityview Blvd, Woodbridge, ON



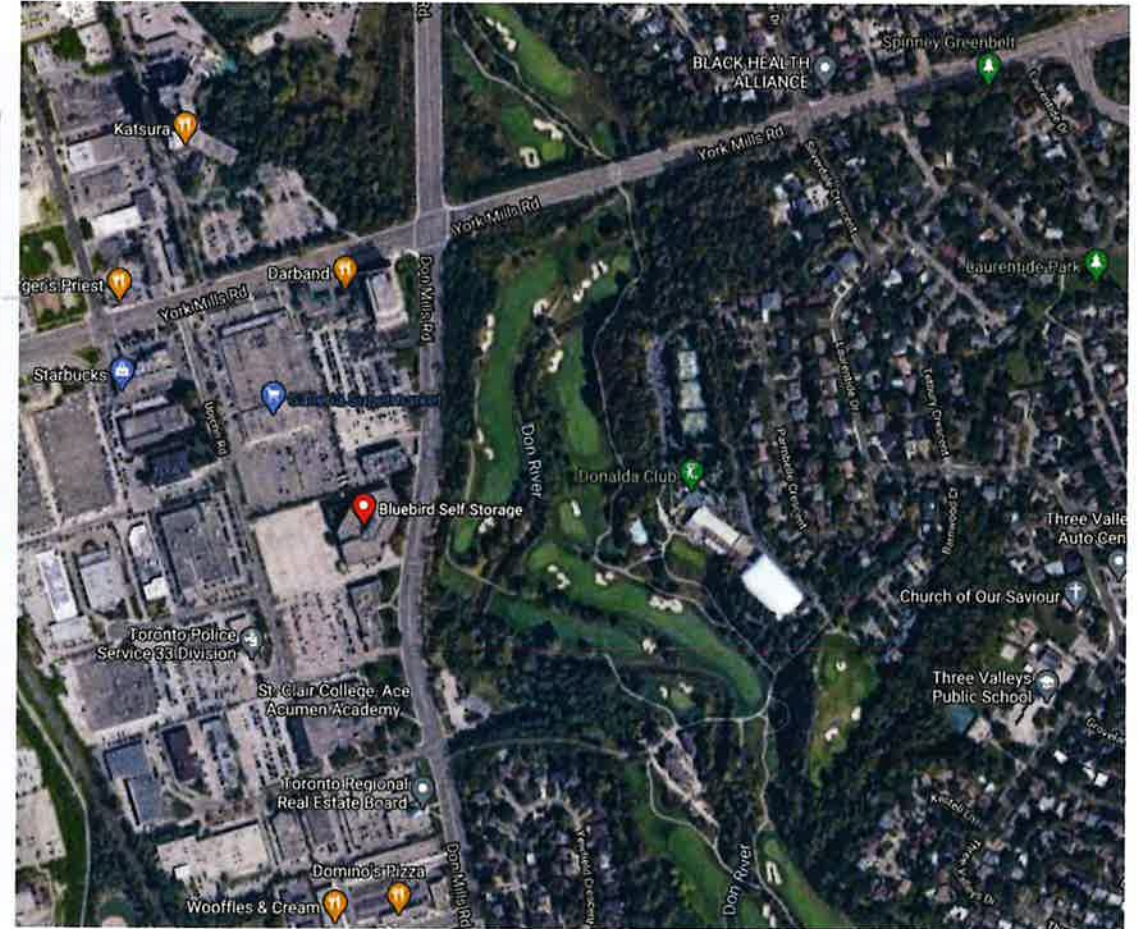
Some sites front onto residential.

Service Commercial Bluebird Examples

1450 Don Mills Road, Toronto, ON



Many locations take on the appearance of an office building.





TOD Bluebird Examples

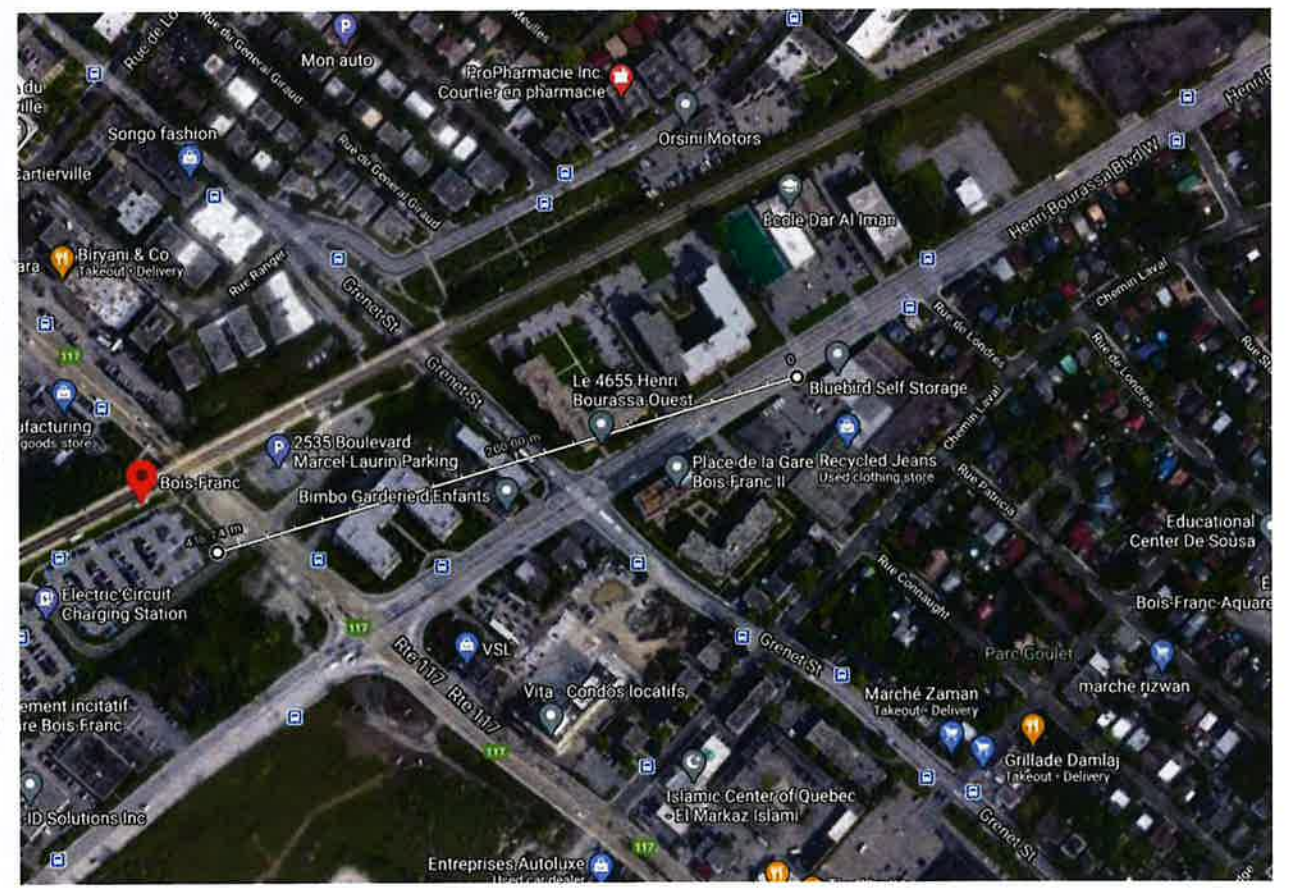
Proposed Bois-Franc Station, Montreal

Henri-Bourassa Blvd

BOIS-FRANC STATION
IMPLEMENTATION PLAN (FOR INFORMATIONAL PURPOSES ONLY)



~450m from the future metro station and adjacent to residential.



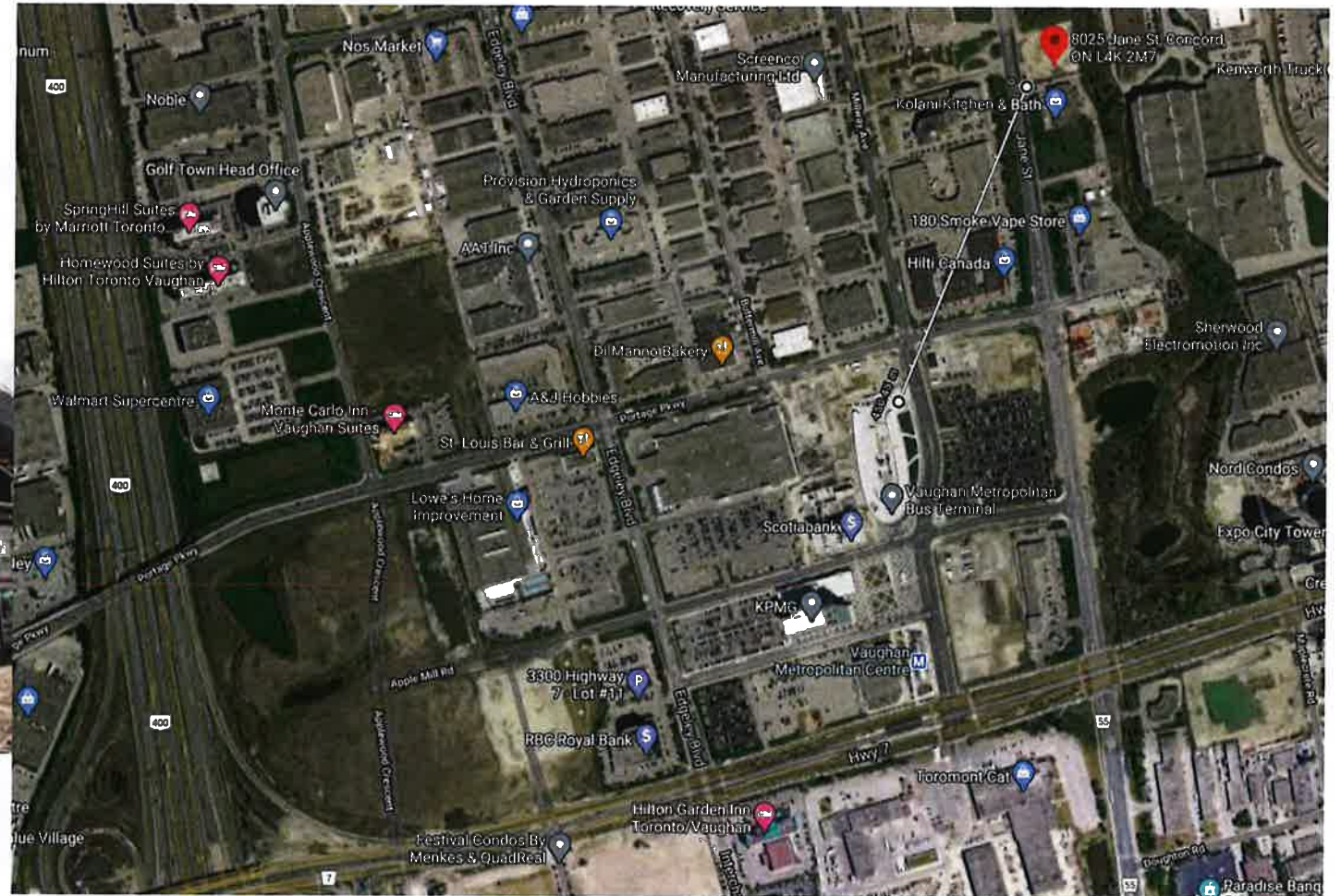
TOD Bluebird Examples

Vaughan Metropolitan Centre

8025 Jane Street, Concord, ON



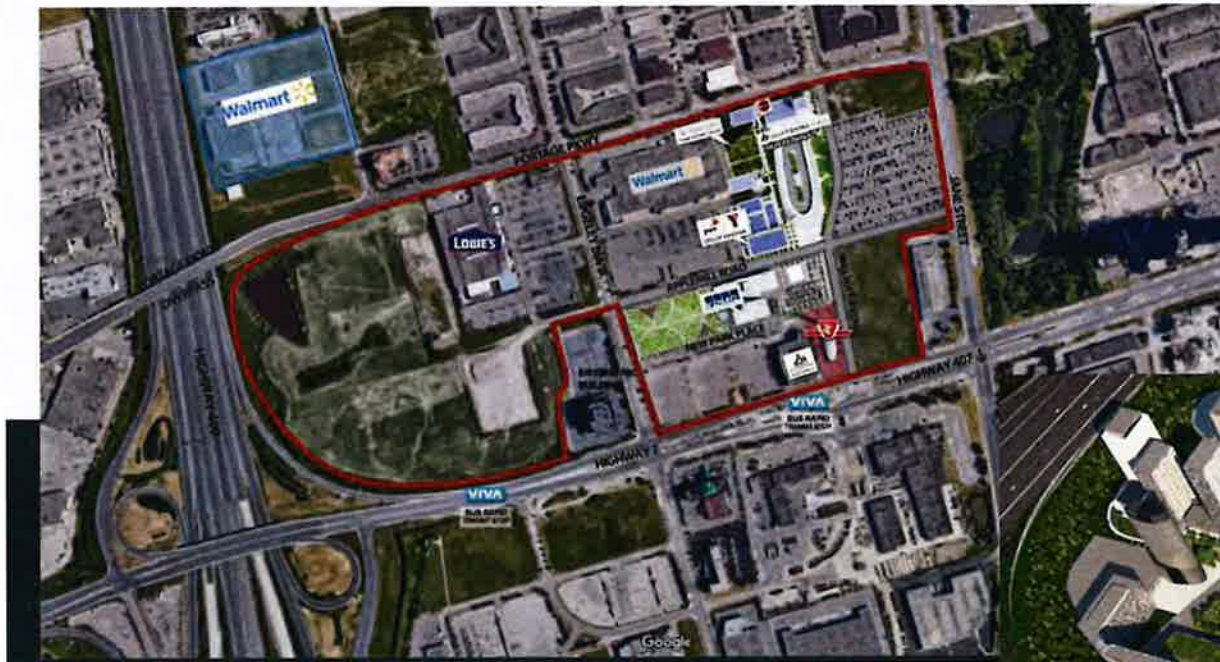
~450m from Vaughan Metropolitan Centre



TOD Bluebird Examples - Vaughan Metropolitan Centre

SMARTCENTRES PLACE

WAL-MART RELOCATION



- One of the largest mixed-use developments underway in North America that includes an entire distinct downtown containing a mix of uses, civic attractions, cultural facilities and a critical mass of people.



- 400 acres / 32,000 residential units / 1.6mm sf of office / 542,000 sf of retail / **new Subway Station.**
- Bluebird is currently under construction.

TOD Bluebird Examples - Vaughan Metropolitan Centre

