

Land Use Amendment in Beltline (Ward 8) at 1011 – 1 Street SW, LOC2021-0133

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1011 – 1 Street SW (Plan A, Block 68, Lots 21 to 24) from Centre City Mixed Use District (CC-X) to Direct Control (DC) District to accommodate the additional use of Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Self Storage Facility.
- The proposed land use amendment is compatible with the surrounding land uses and developments and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Beltline Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for an additional service within an established and continually growing residential and employment area. Self storage facilities are becoming more common in urban locations throughout North America to meet the changing household needs,
- Why does it matter? Additional services such as self-storage contribute to the goal of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2021 August 26 by B&A Planning Group on behalf of the landowner, Avenue Living Real Estate Opportunity GP Ltd. As noted in the Applicant Submission (Attachment 3), the intent is to convert levels two to five of the existing vacant building to a self-storage facility, while maintaining the existing commercial uses on the ground floor.

The corner site is located in the community of the Beltline on the northwest corner of 1 Street SW and 11 Avenue SW. The site currently consists of a five-storey office building with retail and restaurant uses on the ground floor.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant met with the Beltline Neighbourhoods Association (BNA) and contacted adjoining building/landowners with a project summary and offer to discuss the project. The Applicant Outreach Summary is included in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, the application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters of opposition from the public regarding this application. The areas of concern include:

- increased laneway traffic;
- impact to surrounding property values;
- maintaining retail uses on the ground floor;
- not in keeping with the character of the area; and
- security.

The BNA provided a letter to Administration on 2021 December 10 (Attachment 5), advising of their support of the proposed land use amendment. The letter pointed out that the BNA would like to see considerations within the proposed DC District regarding the retention of commercial uses on the ground floor and that all loading should be managed on site.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Rules have been included within the proposed DC District to address the items raised by the BNA.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for additional services in the community.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Economic

The ability to operate a self-storage facility at this location would provide a business opportunity within the community of Beltline.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform