

Applicant Submission

25 August 2021

B&A Planning Group has been retained to pursue a land use redesignation for Avenue Living Opportunity Fund; the owner of Plan A, Block 68, Lots 21-24 located at 1011 1st Street SW in the Downtown. The site is approximately 0.11 hectares (0.26 acres) and is currently designated a Centre City Mixed Use District (CC-X). The existing office building has been vacant for some time and the existing at grade uses consist of a pharmacy and vacant commercial space.

Based in Calgary, Alberta, Avenue Living is one of the largest apartment building owner/operators in Western Canada. Avenue Living traces its roots back to 2006 when the company acquired its first 24-unit apartment building in Brooks, Alberta. Since then, the company has grown its footprint to 10,000+ units across 400+ apartment buildings in the mid-west provinces. Recognizing the needs of its residents and surrounding commercial businesses, Avenue Living has partnered with Mini Mall Storage Properties to provide conveniently located small scale self storage. Mini Mall currently has over 25 self-storage locations in western Canada and Ontario.

1011 1st Street SW is an existing vacant 5 story office building with commercial uses at grade (restaurant/pharmacy/vacant space). The site is located south of the Downtown core within the community of the Beltline. Avenue Living proposes the unique and innovative use of self-storage within the upper floors of this vacant downtown office building that recognizes the needs of the growing residential population within the Beltline and surrounding area as well as the needs of nearby commercial businesses in downtown Calgary.

To accommodate a self-storage, use within the existing buildings upper floors (2 through 5); the site must be redesignated to a Direct Control District to add the use of self-storage to the land use district. The ground floor uses are to remain active to accommodate existing and new retail businesses that serve to enliven the pedestrian environment including a new storefront for Mini Mall. Such an innovative use of a vacant office building has been anticipated by Beltline Area Redevelopment Plan – Part 1.

We request the support of Administration, Calgary Planning Commission and Council for this land use redesignation which will enable a use that will support existing and future residential and commercial development in the Beltline and the surrounding Downtown area.