

**Policy and Land Use Amendment in Residual Ward 6 (Ward 6) at 990 – 101 Street SW, LOC2021-0145**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.97 hectares  $\pm$  (4.87 acres  $\pm$ ) located at 990 – 101 Street SW (Plan 8810857, portion of Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

**HIGHLIGHTS**

- The proposed policy and land use amendment would allow for the additional use of a self storage facility on an interim basis.
- The proposal would allow for the development of a very constrained and challenging site and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This development may provide an additional service for self storage to meet the needs of Calgarians, while ensuring that the long term ability to redevelop the site into more urban forms of development in the future is not compromised.
- Why does this matter? There is currently a lack of self storage options for Calgarians in this area of the city.
- An amendment to the *East Springbank Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

**DISCUSSION**

This policy and land use amendment was submitted on 2021 September 20 by CityTrend on behalf of the landowner, Checker Self Storage ULC. The 1.97 hectare (4.87 acres) site is located in the southwest community of Residual Ward 6, just west of the west ring road (currently under construction) and east of 101 Street SW. The site is currently developed with a single detached dwelling.

As indicated in the Applicant Submission (Attachment 4), the proposed Direct Control (DC) District (Attachment 3) is based on the Special Purpose – Future Urban Development (S-FUD) District and would allow for the additional discretionary use of self storage facility. The applicant's intent is to develop approximately 711 storage units in linear one storey buildings set on concrete pads that would be accessed via individual roll-up doors. No development permit has been submitted at this time.

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To accommodate the proposed DC District, a text amendment is required to the *East Springbank Area Structure Plan (ASP)*. The *East Springbank ASP* indicates that the long term vision for the area is country residential and that opportunities to connect to municipal utility services will not occur for many years. The policy amendment (Attachment 2) would add a commercial use to the Country Residential Development Areas section of the *East Springbank ASP*. The additional commercial use would be a self storage facility, which would only apply for this specific site. The policy amendment requires that several conditions need to be met for a development permit for a self storage facility to be approved, including that the use is only approved on a temporary basis for a limited period of time, and that it does not compromise the eventual transition of the site and can be easily removed in the future to allow for more urban forms of development.

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

#### Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant spoke directly with the six immediate neighbours of the surrounding area within City limits to discuss the application. The applicant also contacted Rocky View County to discuss the application. The Applicant Outreach Summary can be found in Attachment 5.

#### City-Led Outreach

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

Administration received one letter of opposition and one letter of support from the public. The letter of opposition included the following areas of concern:

- light pollution;
- traffic and road maintenance issues; and
- increased traffic will result in increased risk of trespassing, break-ins and vandalism.

The letter of support indicated that as the current property is used as a junkyard, a self storage facility would be an improvement.

There is no community association for the subject area or the surrounding area. No comments from Rocky View County were received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building/site design, lighting, and landscaping will be reviewed and determined at the development permit stage.

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

### IMPLICATIONS

#### Social

The recommended land use allows for an additional use that provides nearby residents with an additional service.

#### Environmental

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

#### Economic

The proposed land use amendment would allow for an interim commercial use on the site bringing business investment to the area.

#### Service and Financial Implications

No anticipated financial impact.

### RISK

There are no known risks associated with this proposal.

### ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the East Springbank Area Structure Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform