

Applicant Submission

April 18, 2022

CITYTREND has been retained to submit a land use application to redesignate the site located at 990 101 Street SW from Direct Control 11Z96 to a proposed Direct Control Bylaw based on Special Purpose - Future Urban Development (S-FUD) to include the interim use of a self-storage facility.

990 101 Street SW is a county residential parcel that is located in the southwest quadrant of the City of Calgary. The subject site is within a cell of land on the west edge of Calgary, bounded by the municipal boundary of Rockyview to the west, the Calgary Ring Road and the communities of Cougar Ridge, West Springs and Aspen Woods to the east, Old Banff Coach Road to the north and Bow Trail to the south.

The 4.87-acre parcel is covered with gravel, low lying shrubs and grass and is heavily treed at the south, where the derelict residential dwelling exists. The site currently has three access points from the 101 Street SW spur road. An overhead high tension power line runs parallel to the east boundary line of the site.

This proposed development will consist of a series of low profile one storey buildings that will have a maximum building height of 6 metres. These units will be constructed on concrete pads allowing for easy removal, when it comes time to redevelop the site. The site will be graveled, and access will be provided from the existing accesses on 101 Street SW.

Self-storage facilities have a small vehicular trip generation. Based on an initial analysis, this proposed self-storage facility will generate on average 23 vehicle trips per day at full capacity. The amount of traffic generated by this use will be easily accommodated by the existing road network.

The proposed interim self-storage facility can be developed with limited services and can be accommodated by the existing roadways. There will be no need for municipal service extensions required for this interim use. This proposed use will have a very low water and sanitary usage which will be accommodated through an onsite storage water tank.

Self storage is a valuable service in an urban context and helps the city attain its density goals by enabling access to places to store goods that cannot be stored in smaller units or in multi-family buildings. Self-storage is a use that is needed for urban densities to be successful. A self storage facility currently does not exist in the southwest of the City of Calgary. The closest facility is more than 15 kilometres away. A self-storage facility in this location would benefit residents who require this type of use.

The proposed development will not compromise the eventual transition of the site, nor would it prevent future comprehensive planning from occurring. Taking an interim approach to development would ensure that the subject parcel is included in the future plan for the area.