



Public Hearing of Council

Agenda Item: 8.1.1

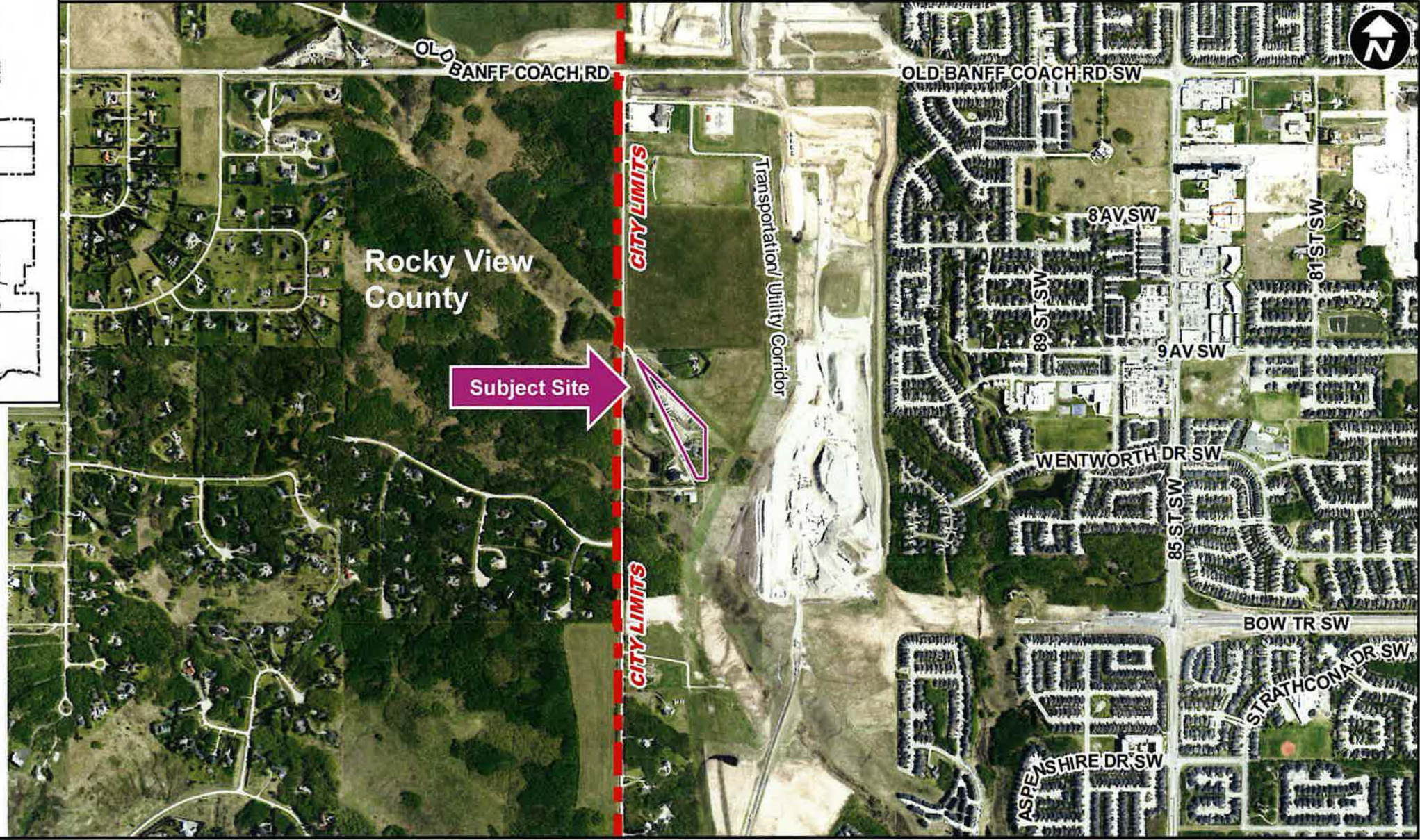
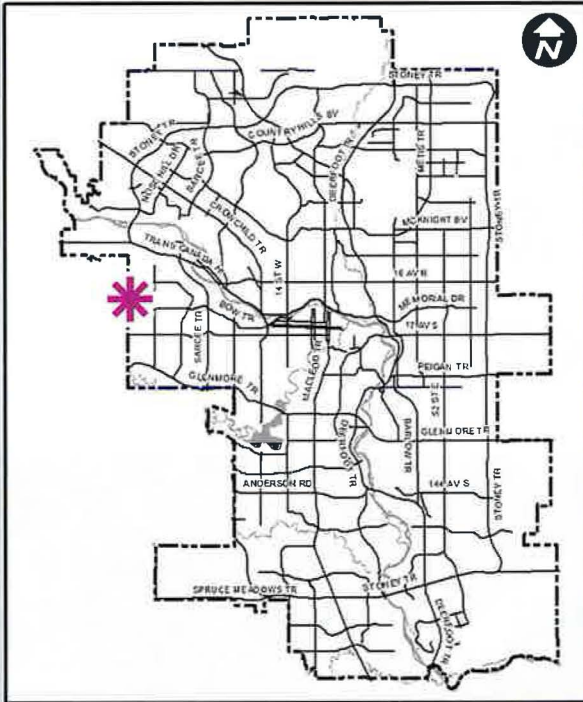


LOC2021-0145 / CPC202-0505

Policy and Land Use Amendment

July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.1.1 CPC2022-0505
Distrib-Presentation
CITY CLERK'S DEPARTMENT



Subject Site

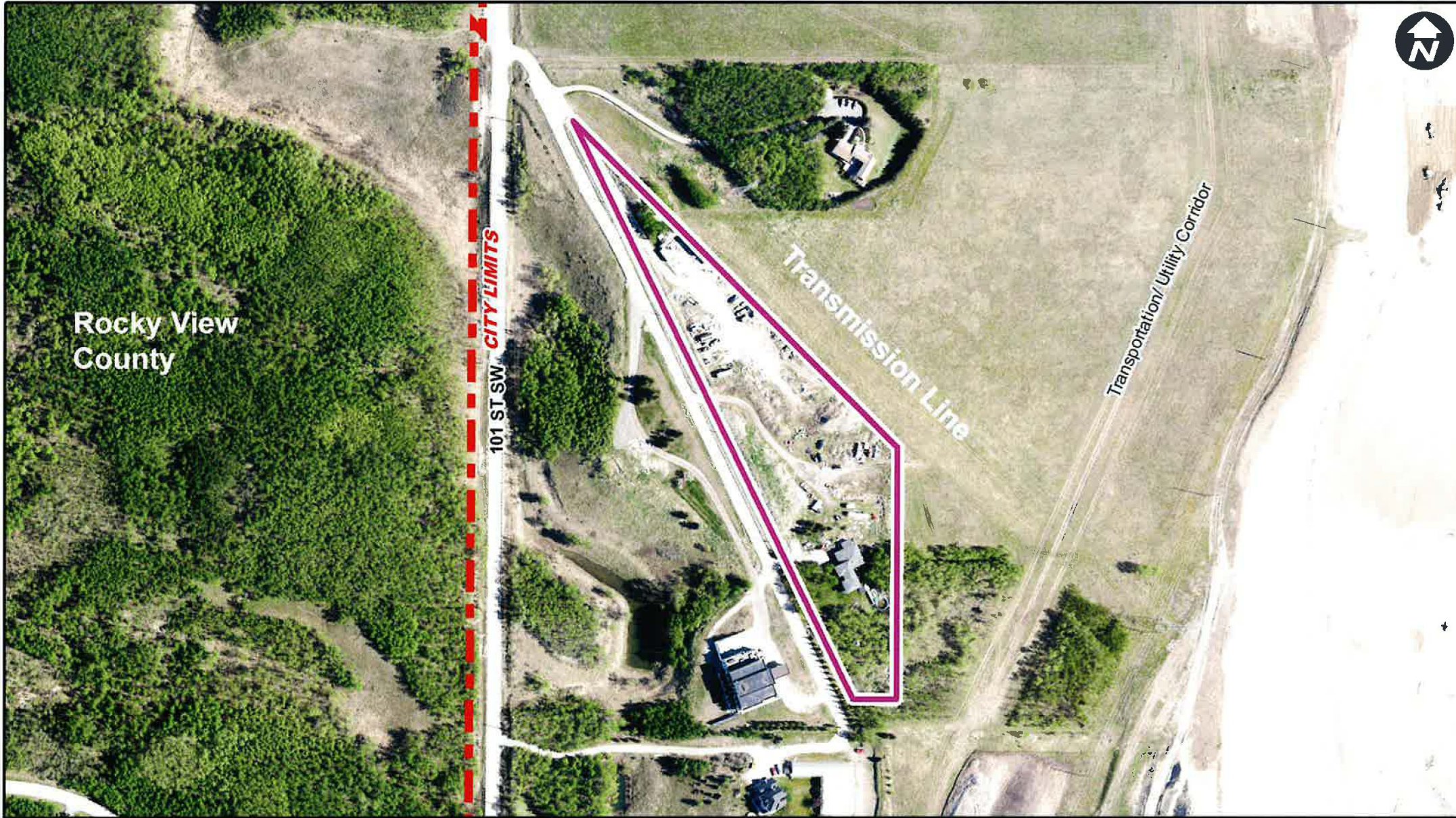
Rocky View County

CITY LIMITS

CITY LIMITS

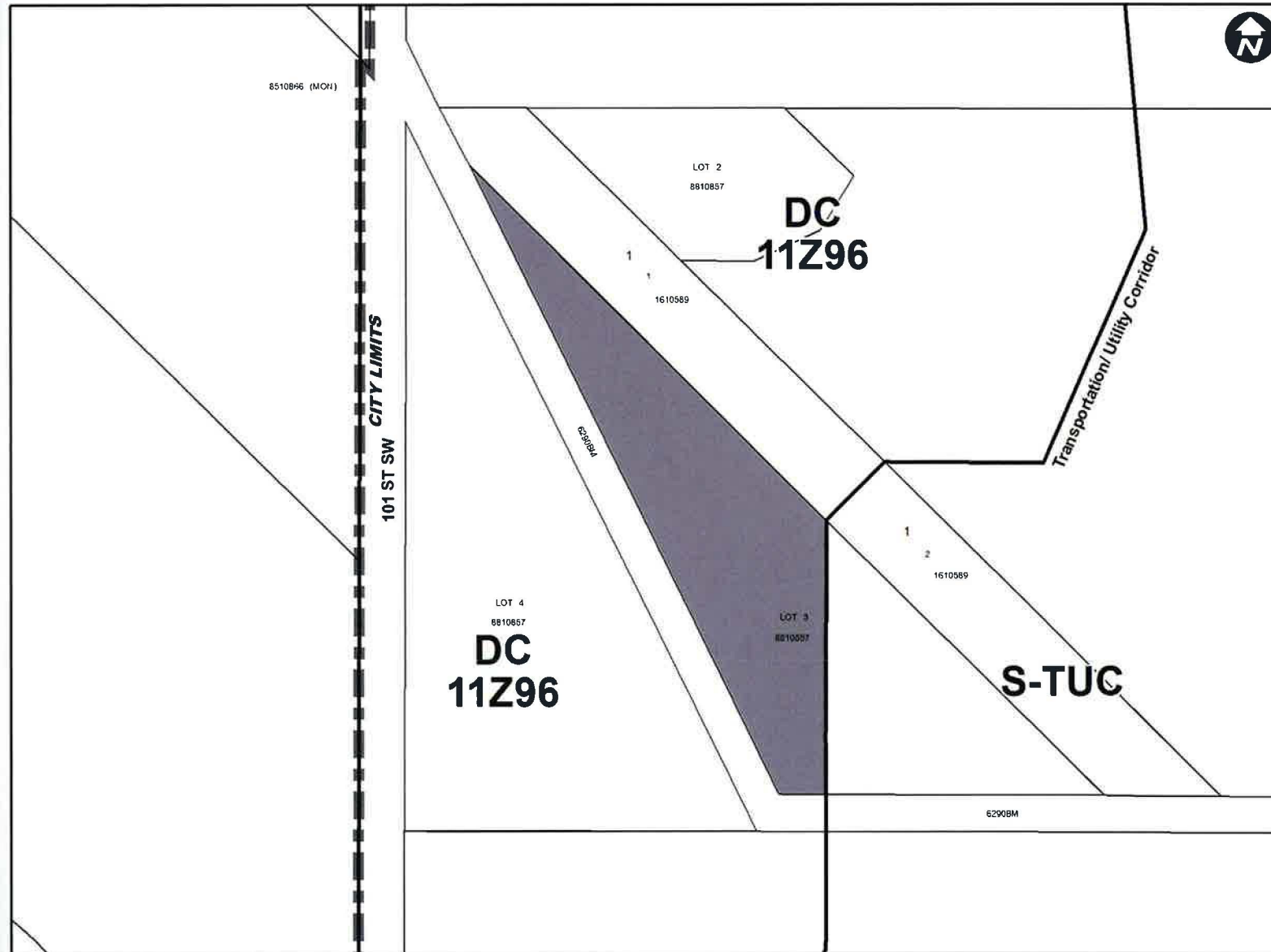
Transportation/Utility Corridor

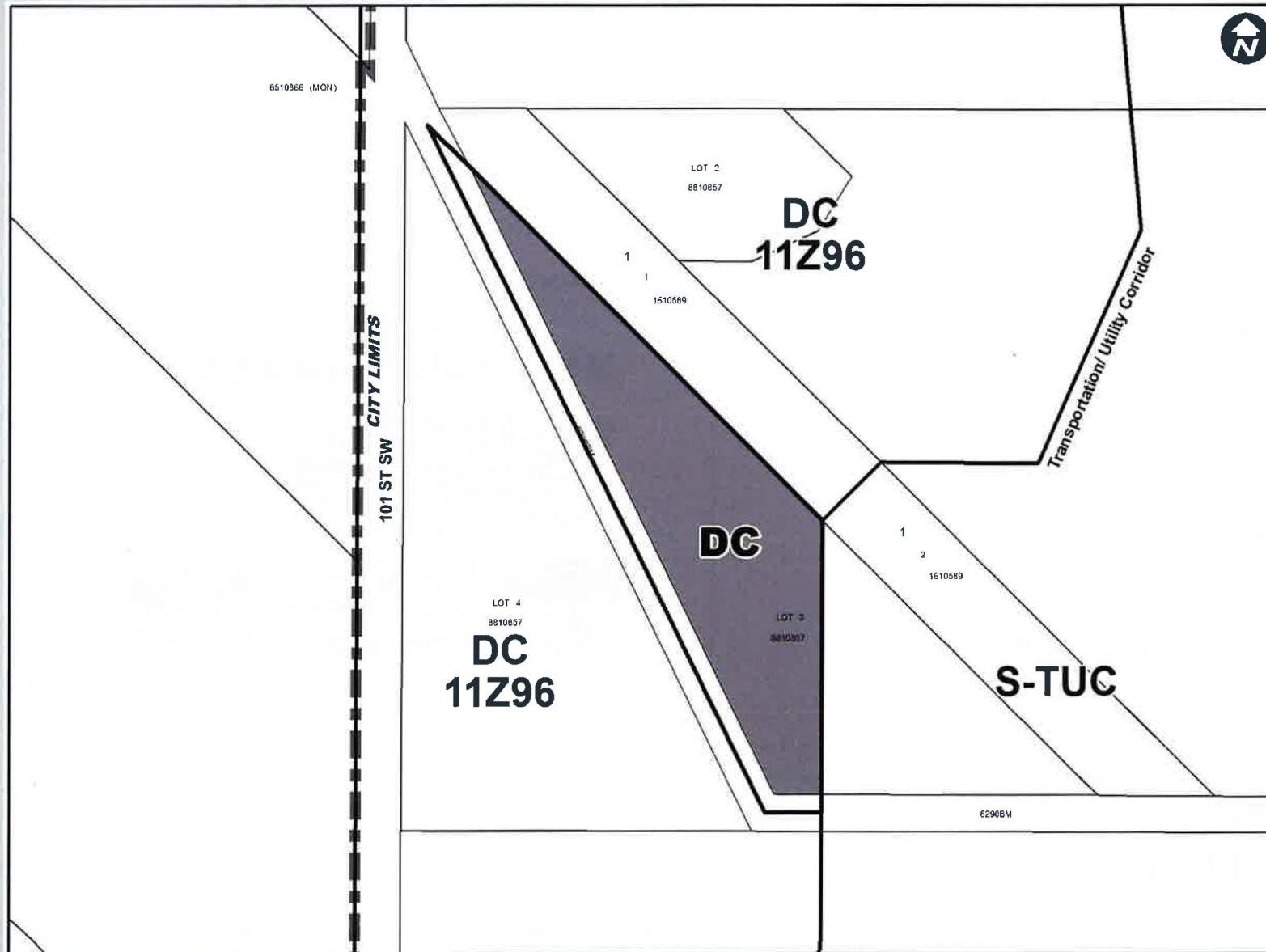
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

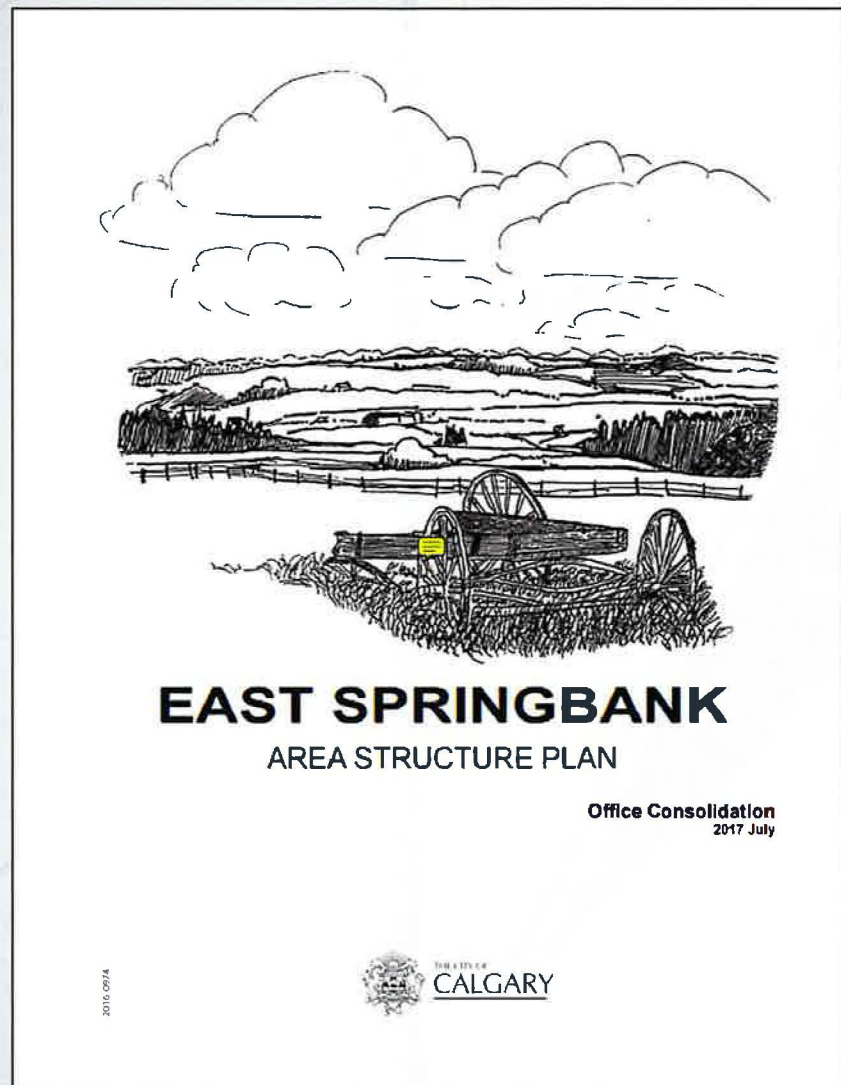
1.97 ha





Proposed DC District:

- DC based on S-FUD District
- Allows for the additional use, Self Storage Facility
- Interim use with temporary approval
- Initial 10 year temporary approval
- Subsequent 5 year temporary approval



Proposed Amendment to the East Springbank Area Structure Plan:

- Self Storage Facility added as an allowable use
- Use may only be approved on a temporary basis
- Use must not compromise eventual transition of the site
- Servicing must be self-contained on-site

Calgary Planning Commission's Recommendation:

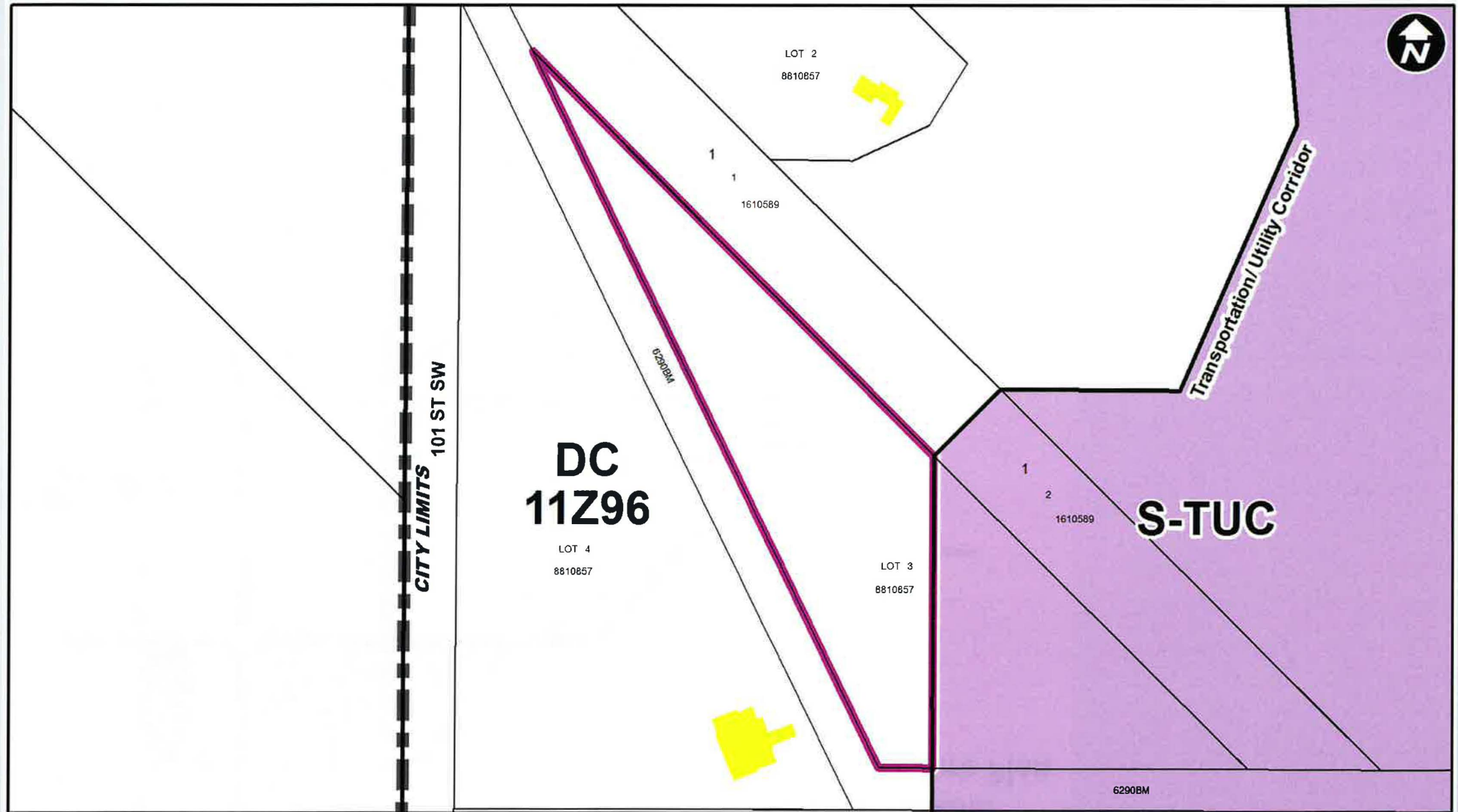
That Council:

1. Give three readings to **Proposed Bylaw 35P2022** for the amendments to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 94D2022** 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).

Supplementary Slides

LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary



East Springbank Area Structure Plan

Map 2

Land Use

