

Land Use Amendment in Seton (Ward 12) at 19651 – 56 Street SE, LOC2022-0136

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.37 hectares \pm (3.39 acres \pm) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from Direct Control (DC) District to Direct Control (DC) District to accommodate the use of self storage facility, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 26:

That Council give three readings to **Proposed Bylaw 35D2023** for the redesignation of 1.37 hectares \pm (3.39 acres \pm) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from Direct Control (DC) District to Direct Control (DC) District to accommodate the use of self storage facility, with guidelines (Attachment 4).

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a Direct Control (DC) District based on the Commercial – Community (C-C2) District to allow for development of a Self Storage Facility with at-grade commercial opportunities.
- The proposed land use district is compatible with adjacent land uses in the area and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Southeast Centre Area Structure Plan* (ASP).
- What does this mean to Calgarians? The additional use of Self Storage Facility with at-grade commercial opportunities would allow residents to walk to commercial amenities and free up household space in a higher density residential environment.
- Why does this matter? Providing self storage and at-grade commercial opportunities within close proximity to higher density residential development may incentivize higher density residential living by allowing residents to more easily live in smaller dwelling units.
- No development permit has been submitted at this time.
- There is no previous Council Direction in relation to this proposal.

DISCUSSION

This land use amendment application was submitted on 2022 July 26 by CITYTREND on behalf of the landowner, Carma LTD. As per the Applicant Submission (Attachment 2), the intent of the application is to develop a Self Storage Facility with commercial uses.

The 1.37 hectare site is situated at the southeast corner of the intersection of Water Street SE and Seton Way SE in the community of Seton. A future Green Line LRT Station is situated approximately 200 metres (three-minute walk) southeast of the subject site.

The application was originally submitted to Administration proposing self storage uses along with other commercial uses with a maximum building height of 23 metres (no change from the existing maximum) and a maximum Floor Area Ratio (FAR) of 2.0 (no change from the existing

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maximum). The applicant indicated they intend to apply for a four storey Self Storage Facility at the northwest corner of the subject site along with the provision of three one storey buildings containing additional self storage and commercial uses at the development permit stage.

To ensure the subject site contributes to a pedestrian and transit-oriented environment, Administration and the applicant worked together to revise the proposal to ensure the DC District complies with the relevant statutory and Transit Oriented Development (TOD) policy

guidance for the area. Changes to the original DC District submission include a requirement for at least 10% of the gross floor area of the ground floor of the intended four storey self storage building at the northwest corner of the subject site to be dedicated to commercial uses.

No development permit submission has been made at this time. A future development permit submission will be reviewed by the Urban Design Review Panel to ensure the building and site design further enhance the TOD area.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. The applicant posted a sign on the property and met with a neighbour group regarding their proposal. No comments were received directly from the outreach. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- self storage uses being incompatible with nearby residential and commercial areas;
- walkability of future development; and
- lack of pleasing outdoor spaces in the community.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and worked with the applicant to ensure compliance with the statutory and non-statutory policy for the area.

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Administration has determined the proposal to be appropriate. The building and site design will be reviewed at the development permit stage.

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 proposed DC District may incentivize higher density residential living in the community by allowing residents to more easily live in smaller dwelling units.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with the applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate a self storage facility with at-grade commercial opportunities at this location provides a business opportunity within the community of Seton.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 35D2023**
5. **Public Submissions**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform