

Applicant Submission

CITYTREND was retained to submit a land use redesignation application to redesignate a 3.39 acres (1.373 hectares) parcel located on the southeast corner of Water Street SE and Seton Way SE in the community of Seton.

The redesignation intends to accommodate a mixed-use development with self-storage and commercial uses. The development will build on the synergy between the uses to offer a commercial community that can benefit with the proximity between commercial and storage uses.

A Direct Control District based on the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 is proposed. The Direct Control Bylaw allows the addition of Self-Storage Facility with development rules to ensure that the proposal integrate to the community.

The site has proper access, and all services are available.

The applicant performed a market analysis and concluded that as of today there is a deficit of self-storage spaces for Calgarians in the southeast. Based on this and taking into the account the population growth expected over the short to medium term horizon, adding significant and carefully designed self-storage space is essential to fostering local small businesses in the area, as well as providing a needed service for existing and incoming residents.