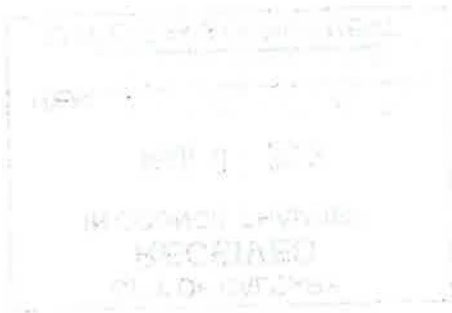


DC LAND USE AMENDMENT PERMITTING MODERN **SELF STORAGE**

ADDRESS: 19651 56 STREET SE



Bow City Storage



The Location

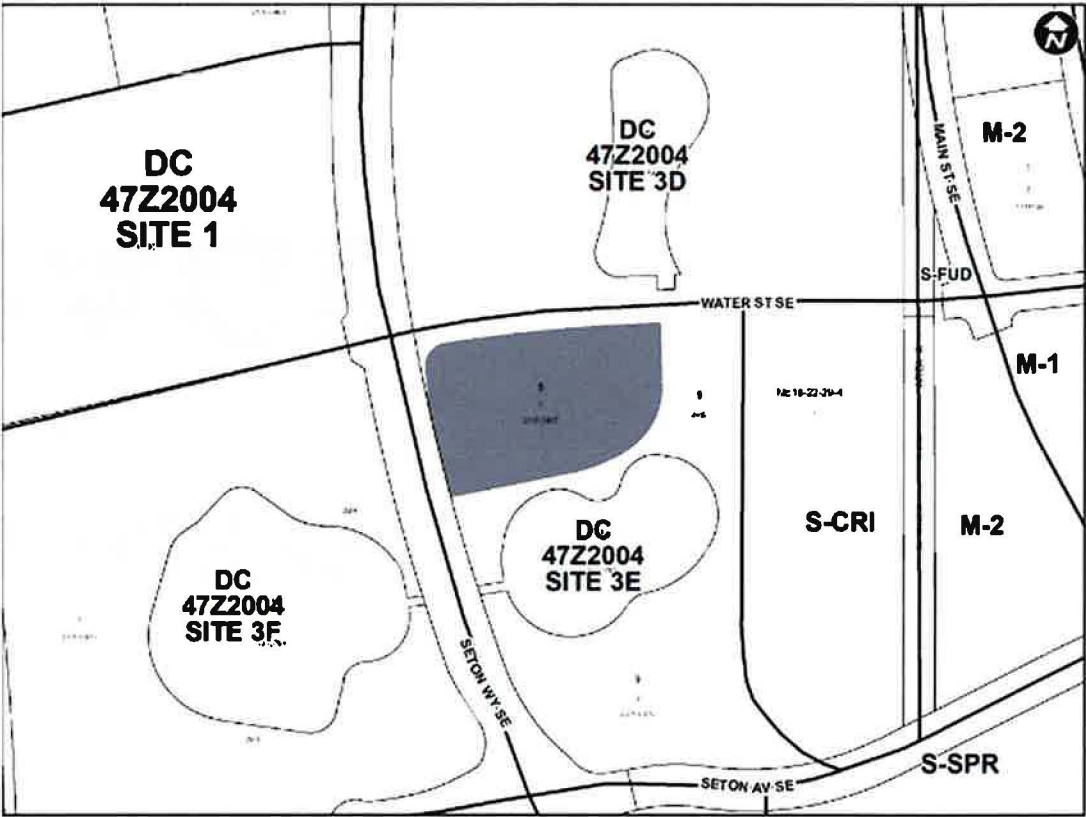
The Location

The site is on the corner of Water Street SE and Seton Way SE. Superstore is directly to the West, across Seton Way SE.

The Zoning

Current zoning is C-2 Zoning permitting manufacturing and/or offices (2P80). The proposed Direct Control is based on a C-C2 zoning with Self Storage as a discretionary use.

map



Corner Activation

The design will include a strong architectural element on the corner of Water Street SE and Seton Way SE.

Pedestrian

The proposal suggests activating Water Street and Seton Way by introducing commercial activities at the ground level.

Mixed Use Building

The corner building will include retail uses at grade.

Aerial Map



CPTED

At the Development Permit stage, the design team will implement CPTED strategies to ensure a safe site.

Transition

The Self Storage building could transition to office uses allowing a proper transition once the LRT is in place.



Looking West along Water Street

Example of a Modern Self Storage Building

Urban Self Storage

Self Storage is a valued amenity in modern higher density neighbourhoods with smaller living spaces, while also supporting small and medium size businesses.

Modern architecture for Urban Self Storage creates an attractive building in an Urban setting.

Cost Effective

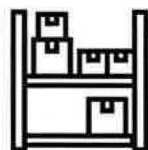
Renting a storage unit space is more cost effective than owning or renting a larger living space

Convenient

Nearby located storage space is desirable by customers and reduces travel time

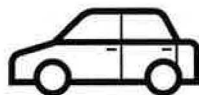


Benefits of Self Storage in Seton



Clean

Self Storage facilities keep communities clean



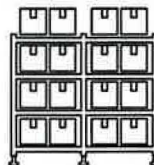
low traffic

Traffic to and from a storage facility is less than regular retail



low noise

There is next to no noise generated from an urban self storage facility



supports small business

Small business entrepreneurs can run their business from home with offsite storage space



supports high density living

Convenient and accessible self storage supports smaller living spaces lacking in storage space

Bow City Storage

Locally Owned and Operated

Ownership group has a long history of developing and operating self storage facilities. Operated by a local team of storage professionals

Currently owns and operates Bow City Storage in Sunalta

Strives to partner with local service providers

Supports local community events and is an active member of BeLocal

About Bow City Storage

