

Applicant Submission

B&A Studios has been retained by the University of Calgary Properties Group (UCPG) to pursue a land use amendment application of approximately 0.79 hectares (1.95 acres) in the community of University District (U/D). The land is located at 104 Smith Street NW and is presently being utilized as a temporary surface parking lot for the main street retail. The block is intended to be subdivided to create a mixed-use parcel facing University Avenue NW and a parcel facing Children's Way NW to accommodate self-storage and complimentary uses. A private lane will provide vehicle access for both parcels. Currently, the site is designated as a Direct Control District based on the Commercial Office (C- O) District with additional discretionary uses.

The land use amendment proposes two Direct Control Districts. The northerly Direct Control District facing University Avenue NW is proposed to be based on the Commercial Corridor 1 District (C-COR1) similar to the other land uses on the "Main Street". The southerly Direct Control District adjacent to Children's Way NW is proposed to be similar to the existing Direct Control District and add the use of **self-storage** with appropriate rules to provide ground floor-oriented uses in order to enliven and support the pedestrian and cycling environment. In addition, the U/D Master Plan incorporates Design Guidelines in which the Urban Design Strategy envisions "a Public Ground Floor" where buildings address the street and include public oriented uses located on the ground floor to increase the social experience and diversity of the community.

University District has been identified as a Major Activity Centre (MAC) within the Municipal Development Plan with the goal of:

- being located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas
- To have the highest density and building heights outside of Greater Downtown, with the broadest range of land uses

To deliver on these attributes, our proposed land use amendment to extend the "Main Street" uses and introduce self-storage as a key support service will enable the continued success of this Major Activity Centre. The site's location north of the Alberta Children's Hospital, on Children's Way NW, proximity to the University of Calgary, as well as its central location within walking distance from numerous existing and planned multi-residential developments and the commercial Main Street, makes the site an ideal location for this important support use.

We request the support of Administration, Calgary Planning Commission and Council for this land use amendment which will enable and support existing and future development in the University District in accordance with the Municipal Development Plan.