

**Land Use Amendment in Fairview Industrial (Ward 11) at 7810 Macleod Trail SE,
LOC2023-0293**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.82 acres \pm) located at 7810 Macleod Trail SE (Plan 3176HO, Block 6, Lot 6) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a Direct Control (DC) District based on the Commercial – Corridor 3 f1.0h12 (C-COR3f1.8h20) 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 *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The additional use of Self Storage Facility with at-grade commercial opportunities would provide walkable commercial amenities for residents in the area and enable more unit or household space in a higher density residential environment, possibly making higher density living more appealing or manageable for potential residents.
- Why does this matter? Providing self storage and at-grade commercial opportunities within close proximity to higher density residential development may help respond to evolving household needs and support compact development of complete communities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the southeast community of Fairview Industrial, was submitted on 2023 October 3 by B&A Studios on behalf of the landowner, Lansdowne Equity Ventures LTD.

The approximately 0.74 hectare (1.82 acre) site is located on a separate access road on the east side of Macleod Trail, in a triangular parcel between the Canadian Pacific and Kansas City/Light Rail Transit rail line and the Macleod Trail overpass. Shops, services, and amenities are in close proximity, with a high local concentration of residential, employment and retail uses. The site currently contains a vehicle sale and rental establishment with other retail and service uses, such as health care service and retail and consumer service.

As per the Applicant Submission (Attachment 3), the intent of the application is to enable development of a Self Storage Facility with commercial uses at grade on the subject site. Redesignation to a DC District is required to accommodate the proposed use because the only standard districts in the Land Use Bylaw that allow for a Self Storage Facility are industrial districts, which are not a suitable option for the subject site within a more urban context. Also,

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the new use with additional rules for the at-grade use and façade design will support compact development of complete communities by providing storage space while maintaining the commercial and retail nature of the site and further enhancing a walkable environment on the subject site that has limited access.

To ensure the development continues to support the vision of an active and pedestrian-oriented environment, Administration worked with the applicant to ensure the DC District includes rules that reflect the neighbourhood vision and urban design strategy, especially for the at-grade commercial use, active street frontage, and street facing façade design treatment. No development permit has been submitted at this time.

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

ENGAGEMENT AND COMMUNICATION

- 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 the public/interested parties and respective community association was appropriate.

In response, the applicant hosted a virtual meeting with three members of the Fairview Community Association (CA) on 2023 November 10. The Ward 11 Office was contacted to inform the Councillor about the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition expressed concerns over views being obstructed due to the proposed increase in building height.

The Fairview CA replied to Administration's standard circulation form and indicated no objection.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district will allow for a greater diversity of businesses in the area that respond to evolving household needs and support compact development of complete communities.

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 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 close to higher density residential provides a business opportunity within the community. It could also support compact development that makes more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated financial impact.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform