

Applicant Submission

Company Name (if applicable):

WSP Canada

LOC Number (office use only):

Applicant's Name:

Brittany Shewchuk

Date:

January 24, 2024

U-haul has proposed an adaptive reuse of the existing Calgary Herald building located at 215 16 St SE, Calgary, into an indoor, self-storage facility and a truck and trailer sharing facility. In the short term, the adaptive reuse intends to retain the existing building to immediately accommodate office, retail, self storage, and vehicle rental (minor) uses. In the long term, the client would like to be able to rent U-Haul trucks, which would fall under the Vehicle rental (major) use. This adaptive reuse fits well into the Mayland Industrial neighbourhood; the subject site is surrounded by a self-storage facility, a moving supply store, as well as logistics operations.

The subject site is currently zoned as **Industrial – Business (I-B f1.0)** with **Self Storage Facility and Vehicle Rental – Minor** listed as discretionary uses through the I-B Zoning. **Self Storage Facility and Vehicle Rental – Minor** discretionary uses are now permitted on this site as per Change of Use DP # DP2023-07088 approved as of December 08, 2023, supporting the intended adaptive reuse of the existing building. The current zoning district (I-B) as per the Land-Use By-law 1P-2007, does not permit the **Vehicle Rental – Major**, either as a permitted or discretionary use, therefore, a rezoning to standard **Industrial - Commercial** is being proposed. The standard **Industrial - Commercial** zoning allows for **Vehicle Rental – Major** as a discretionary use, which would help accommodate the rental of U-Haul trucks in the longer term.

The client is open to additional landscaping on the site plan as suggested by the planning team, to further screen the parking location of the U-Haul trucks. However, the grade difference in respect to the location of the on-site truck parking also ensures that parked trucks are not noticeable from the key corridors of Memorial Drive and Deerfoot Trail.

The adaptive reuse of the building will:

- Prevent the manufacturing & transport of 4,407.10 tons of metal; equivalent to the steel used to make 4,443 passenger cars;
- Avoid the use of 14,664.80 tons of concrete; equivalent to 296 miles of concrete blocks laid end to end;
- Prevent 19,126.3 tons of construction waste and debris from the landfill; equivalent to 736 dump trucks travelling 15,448 miles; and
- Prevent 23,578,476 lbs. of greenhouse gas emissions, equivalent to yearly carbon emissions from 1809 large SUVs/Pickups.