

# Community Association Response

March 14 2024

City of Calgary

Re: LOC2023-0307

1790 3 AVE SE  
215 16 ST SE  
315 16 ST SE

[Asia.walker@calgary.ca](mailto:Asia.walker@calgary.ca)



1803 14 Avenue NE  
Calgary, AB T2E 1G4  
(403) 277- 6201

Dear Asia,

The Crossroads Community Association is firmly against the proposal for the land use changes from industrial business to industrial commercial at the addresses 1790 3 AVE SE, 215 16 ST SE, 315 ST SE located in the community of Mayland Heights.

Our community believes the current zoning of IB must remain and is more appropriate for these sites and location. The current zoning aligns with our community's goals and visions, and the city's MDP and MGA planning principles. I have attached our communities' goals and visions for your reference in support of this letter.

This location(s) is close to downtown (7 kilometers - 10 minute drive, 20 minute bike ride) and has proximity to public transit such as the Barlow Maxbell Train Station within 1 kilometer, a 10- 15 minute walking distance. It should be prioritized for uses that benefit people. Not uses such as storage and vehicle rentals where most customers drive to use the services anyway. This could be in purely industrial locations such as lands close to the airport.

The current IB purpose statement below should be maintained given the properties location- *to have prestige, high quality, manufacturing research and office developments. These parcels ARE IN DESIRABLE LOCATIONS THAT WILL CONTRIBUTE TO EMPLOYMENT CENTRES.* High employment businesses are valuable to our neighborhood as they offer employment and reduce commutes for residents, resulting in a more sustainable and greener economy and aligns with the City MDP and MGA policies.

#### Division 3: Industrial – Business f#h# (I-B f#h#) District

##### Purpose

922 The Industrial – Business District is intended to be characterized by:

- (a) *prestige, high quality, manufacturing, research and office developments;*
- (b) *parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets;*
- (c) *activities contained within buildings;*
- (d) *a limited range of small uses that provide services to the office and industrial uses within the immediate area;*
- (e) *pedestrian pathway connections to and between buildings and to transit;*
- (f) *flexibility in building density established through floor area ratios for individual parcels; and*
- (g) *varying building heights established through maximum building height for individual parcels.*

The previous employer had over 800 employees. This would be a major contributor to employment in our community if it remained as IB as it adjacent to a residential community of 5925<sup>1</sup> residents.

Self-storage, vehicle storage and vehicle rentals does not align with our desires for our community. We want to attract uses that are prestige industrial- not commercial industrial. The below land use takes our community in the wrong direction and further away from a lively mixed use neighborhood.

<sup>1</sup> [Mayland Heights Profile \(calgary.ca\)](https://www.calgary.ca/mayland-heights-profile)

**Division 5: Industrial – Commercial (I-C) District**

**Purpose**

- 953** The Industrial – Commercial District is intended to be characterized by:
- (a) locations on the perimeter of industrial areas, along *major streets* and *expressways*;
  - (b) light industrial *uses* that are unlimited in size;
  - (c) small scale commercial *uses* that are compatible with and complement light industrial *uses*;
  - (d) controls to ensure that *developments* provide a transition between other land use districts and the Industrial – General District or between highly visible industrial *parcels* and the Industrial – General District;
  - (e) setbacks, *screening*, landscaping and *building* design that addresses aesthetic concerns associated with highly visible locations; and
  - (f) *parcels* located within 200.0 metres of a *major street* or *expressway*.

The applicant for this rezoning did not reach out to our community association during this process on their own initiative. It took me, a volunteer to initiate contact. This is very unusual. Typically for all other LOCs in our community the applicant has met with us, asked us how they can benefit our community and our residents. The lack of engagement from U haul, a 12.5 billion dollar company<sup>2</sup> speaks volumes. It tells our community they do not care about us, they don't care about our residents, because if they did, they would have WANTED to meet with us on their own accord and ask how they can HELP us. They could diversify their plans to give something back to our community in this historical and significant location. Our community faces extreme discrimination being in the Northeast and we lack amenities for our residents and their children, places to gather like restaurants, cafes, drinking establishments, library, museums, parks and recreational amenities. U-Haul could diversify their application to give something back to our community.

During the DP process our CA asked to meet with the planner reviewing the application a total of five times to be able to discuss our communities' concerns when it was proposed to become self-storage. The planner from the City of Calgary never engaged with us, never offered to meet with us. Never took our concerns seriously. Never notified us it was approved so we could appeal. As a volunteer and a director for my community association I am extremely disappointed how we have been treated during this process. I have a complete lack of trust that what community associations and residents say has any impact on the city's decisions. The Calgary Herald building becoming U haul is the biggest tragedy of our community and Calgary. It shows how poorly we value our history, our story, our land and our people.



Ruth Twigden

Director of planning and development

Crossroads Community Association  
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<sup>2</sup> [U-Haul Holding | UHAL Stock Price, Company Overview & News \(forbes.com\)](#)