

Applicant Submission

Applicant's Submission – 7810 Macleod Trail SE | Plan 3176HO; Block 6; Lot 6

Background:

On behalf of Lansdowne Equity Ventures Ltd. and Storebird Acquisitions Ltd., we are seeking approval to redesignate ± 0.74 hectares (± 1.82 acres) of land located in Fairview Industrial, to Direct Control District to accommodate the additional use of self-storage.

The site is located on a service road on the east side of Macleod Trail SE, wedged between the CP/LRT rail lines and the Macleod Trail rail line overpass. The lands are currently owned by Lansdowne Equity Ventures Ltd. who have accepted an offer to purchase conditioned upon approval of this redesignation application.

Land Use Redesignation Application

The proposed Direct Control District is based on the C-COR3 District with the additional Discretionary Use of Self-Storage, increasing the floor area ratio to 1.8, and increased building height to 20m, slightly higher than was approved for a similar Direct Control District (DC 94D2021) in Mahogany.

Although self-storage is allowed in various stock Industrial land use districts, we did not feel it would be appropriate to introduce an industrial land use district along an Urban Main Street or alarm the public about the potential for other industrial type uses that are not being contemplated for the site. The proposed Direct Control District based on the C-COR3 District, as currently designated, will maintain the commercial and retail nature of the street.

Self-storage is considered a commercial use in many other Canadian municipalities and its presence can assist in densifying the area by removing a disincentive towards higher density residential development, which is the lack of storage space. It also provides inventory storage options for retail and trades businesses, frees up space in garages for vehicles and frees up living space enabling people to comfortably live and work from home.

Policy Alignment

The parcel is not within any boundaries of an area redevelopment plan, however, is part of the Heritage Communities Local Area Plan where lands adjacent to Macleod Trail is vision a “Commercial Corridor” and “Urban Main Street”. Adding one additional use to the C-COR3 base district will ensure the commercial make-up of the street is maintained while providing convenient access to a service highly sought by businesses and residents in the area.

Conclusion

As the proposal meets planning policy and will help facilitate residential intensification, we respectfully seek the positive recommendation of the City Administration, Calgary Planning Commission, and request City Council's approval for this land use redesignation application.