

**Land use Amendment in University District (Ward 7) at 104 Smith Street NW,
 LOC2023-0095**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (1.00 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).
2. Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.95 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 21:**

That Council:

1. Give three readings to **Proposed Bylaw 56D2024** for the redesignation of 0.40 hectares \pm (1.00 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).
2. Give three readings to **Proposed Bylaw 57D2024** for the redesignation of 0.39 hectares \pm (0.95 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use application seeks to replace the existing Direct Control (DC) District with two new DC Districts to allow for the development of a Self Storage Facility with at grade commercial opportunities fronting Children's Way NW, provide for a mixed use development fronting University Avenue NW, and account for future subdivision of the parcel.
- The proposed land use amendments support a wide variety of uses within a Major Activity Centre (MAC) and are in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Area Plan* (SSCAP).
- What does this mean to Calgarians? Expanding the range of commercial and service uses in the community will help provide opportunities for people to live, work, shop and recreate locally to meet their daily needs.
- Why does this matter? Providing self storage and at grade commercial opportunities close to higher density residential development may help respond to evolving household needs and support compact development of complete communities.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, located in the northwest community of University District, was submitted by B&A Studios on behalf of the landowner, the Governors of the University of Calgary, on 2023 April 11. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the applicant intends to subdivide the parcel and develop a mixed use building facing University Avenue NW and a self storage facility with additional ground floor uses facing Children's Way NW. A private lane will provide vehicle access for both parcels.

The approximately 0.79 hectare (1.95 acre) site is located on the southwest corner of University Avenue NW and McLaurin Street NW, directly west of the urban format Save On Foods and north of the Alberta Children's Hospital. Shops, services, and amenities are in close proximity, with a high local concentration of residential, employment and retail uses. The site is presently being utilized as a temporary surface parking lot for the high street retail along University Avenue NW.

Redesignation to a new DC District is required to accommodate the proposed self storage use on the south portion of the parcel. To ensure the development continues to support the University District vision of a complete, vibrant and sustainable mixed use community with a high quality of life for residents, Administration worked with the applicant to ensure the DC District includes rules that reflect the neighbourhood vision and urban design strategy.

Redesignation to a separate new DC District is required on the north portion of the parcel to provide for a mixed use development that extends the high street retail environment along University Avenue NW. The proposed DC District is modelled on an existing DC District that covers large portions of University District's retail high street.

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 was appropriate. In response, the applicant hosted an engagement session on 2023 June 21. Outreach also included signage posted onsite and invitations sent to residents, condo boards, and property managers in advance of the scheduled outreach event. The Applicant Outreach Summary can be found in Attachment 5.

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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.

No public comments were received at the time of writing this report. There is no community association for the subject area.

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

IMPLICATIONS

Social

The proposed land use districts will allow for a greater diversity of businesses in University District that contribute to its status as a major mixed-use destination and complete community.

Environmental

The applicant has indicated that they plan to pursue roof top garden plots and solar panels as part of a future development permit which will align with the [Calgary Climate Strategy – Pathways to 2050](#) (Mitigation Program D - Renewable Energy, and Adaptation Focus Area A – Climate Resilient Communities).

Economic

The new DC Districts allow for greater clarity that will assist in future development permit reviews and timely decisions. The ability to develop a storage facility close to higher density residential and several employment hubs will also support compact development that makes more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 56D2024**
3. **Proposed Bylaw 57D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**
7. **Public Submission**

**Planning and Development Services Report to
Calgary Planning Commission
2023 December 21**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform