

# Applicant Submission

2024 July 2

**Project Location:** 423 58 AV SE  
**Existing Land Use:** Commercial - Corridor 3 (C-COR3f1.0h12) District  
**Proposed Land Use:** Direct Control (DC) District based on I-C District rules

## APPLICATION SUMMARY

On behalf of Hampton Development Ltd. (Ronmor Developers Inc.), CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 423 58 AV SE from the existing Commercial - Corridor 3 (C-COR3f1.0h12) District to a Direct Control (DC) District based on Industrial - Commercial (I-C) District rules. The application seeks to realize the vision for a new Self Storage Facility with at-grade commercial use in the Manchester Industrial area.

## WHAT IS PROPOSED?

A land use change is needed to support the proposal for a four-storey light industrial - commercial development, featuring a Self Storage Facility and at-grade commercial use. A brief summary of key project details is shown below:

**Building Height:** 4 storeys (Maximum 18.0 metre building height proposed)  
**Floor Area Ratio:** Maximum 2.0 Floor Area Ratio proposed  
**Commercial Units:** 1 Commercial Retail Unit (CRU) at grade  
**Vehicle Parking Stalls:** 23 (incl. 4 Barrier-Free Parking Stalls)  
**Overhead Loading Doors:** 3

A future Development Permit (DP) application will be submitted by the project team to support the development vision. The DP application will be reviewed for completeness by The City of Calgary and available to surrounding area residents and businesses, as well as the broader public, for additional review and comment.

## PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Higher Activity Street:** The project site is located along 58 AV SE, a higher order Arterial Street that connects surrounding area communities and generally sees higher levels of vehicle activity.

**Nearby Transit Service:** The project site is within  $\pm 75\text{m}$  (~1 min. walk) of Route 43 frequent bus service along 58 AV SE,  $\pm 175\text{m}$  (~2 min. walk) of Route 81 local bus service, and  $\pm 800\text{m}$  (~10 min. walk) to the Chinook Red Line LRT Station. The availability of various transit route options within walking distance to the site provides easy access and encourages alternative modes of transportation for future employees and users.

**Nearby Activity Centre:** The project site is within  $\pm 200\text{m}$  of the "Chinook Centre Major Activity Centre", as identified in Calgary's *Municipal Development Plan (MDP)*. Major Activity Centres represent municipally-identified locations for future growth to accommodate a broad mix of residential, commercial and light industrial uses.

**Nearby Commercial / Employment Activity:** The project site is located along 58 AV SE, a major commercial corridor and employment node in the Manchester Industrial Area. The site is also within ±200m of the "Chinook Centre Major Activity Centre", featuring a range of commercial and light industrial uses that are easily accessible by car, transit or alternative modes.

#### **ALIGNMENT WITH CALGARY'S GROWTH PLANS**

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with city-wide goals and policies. The MDP designates the site under the "Standard Industrial" policy area which encourages: the contribution of industrial and commercial uses to a strong and prosperous economy (Policy 2.1.2 [a]); efficient use of infrastructure with more compact built forms (Policy 2.2.4 [a]); diverse employment opportunities that are integrated into the community and accessible via a broad range of mobility options (Policy 2.2.4 [b]); and the protection of industrial land supply across Calgary (Policy 3.7.1[a]).

#### **EMERGENT LOCAL AREA PLAN**

The City of Calgary is now actively working on a new comprehensive planning document called the *Chinook Communities Local Area Plan (LAP)*. This emergent LAP will establish community planning goals and objectives for Manchester and surrounding communities over the next ±30 years. The Chinook Communities LAP is still in the refinement/engagement stages and is not expected to be approved until 2025. No other local area policy applies to the subject site.

#### **APPLICANT-LED OUTREACH**

Ronmor and the Applicant team are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area businesses, and broader community with opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about proposed land use changes in our city.

Each application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and mailers delivered to businesses within ±200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office, with opportunities to share feedback, find out more about the project or meet with the Applicant team as needed.

As our outreach process draws to a close and we approach key decision points, an *Applicant-led Outreach Summary* will be shared with local residents, businesses, the Ward Councillor's Office and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

#### **CONCLUSION**

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and will introduce new and innovative commercial / retail options that complement surrounding area development and are well serviced by existing infrastructure and transportation networks.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing 423 58 AV SE.