

Applicant Submission

2024 December 19



Applicant's Submission – 1024 Na'a Dr. SW | Plan 1612946; Block 3; Lot 1

Background:

On behalf of Plateau Village Properties and StoreWest Bluebird Partners Ltd. we are seeking approval to redesignate +/- 0.85 hectares (+/- 2.1 acres) of land located in the community Medicine Hill, from Direct Control District to Direct Control District to accommodate the additional use of self-storage.

The intent is to enable the construction of a self-storage facility in combination with other main floor uses that will help activate the main street. The inclusion of the self-storage facility is to help facilitate and accommodate the increased storage needs of multi-residential dwellings in the immediate and neighbouring communities. The lands are currently owned by Plateau Village Properties who have accepted an offer to purchase conditioned upon approval of this redesignation application and subdivision.

Land Use Redesignation Application

The proposed Direct Control District is based on the C-COR1 District with the additional Discretionary Use of Self-Storage, like DC 94D2021 in Mahogany, DC 154D2024 in Fairview Industrial and DC 57D2024 in University District.

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-COR1 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 identified as a Main Street in a Commercial District by the Canada Olympic Park and Adjacent Lands Area Structure Plan. Adding one additional use to the C-COR1 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.