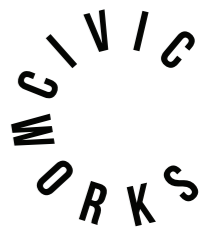


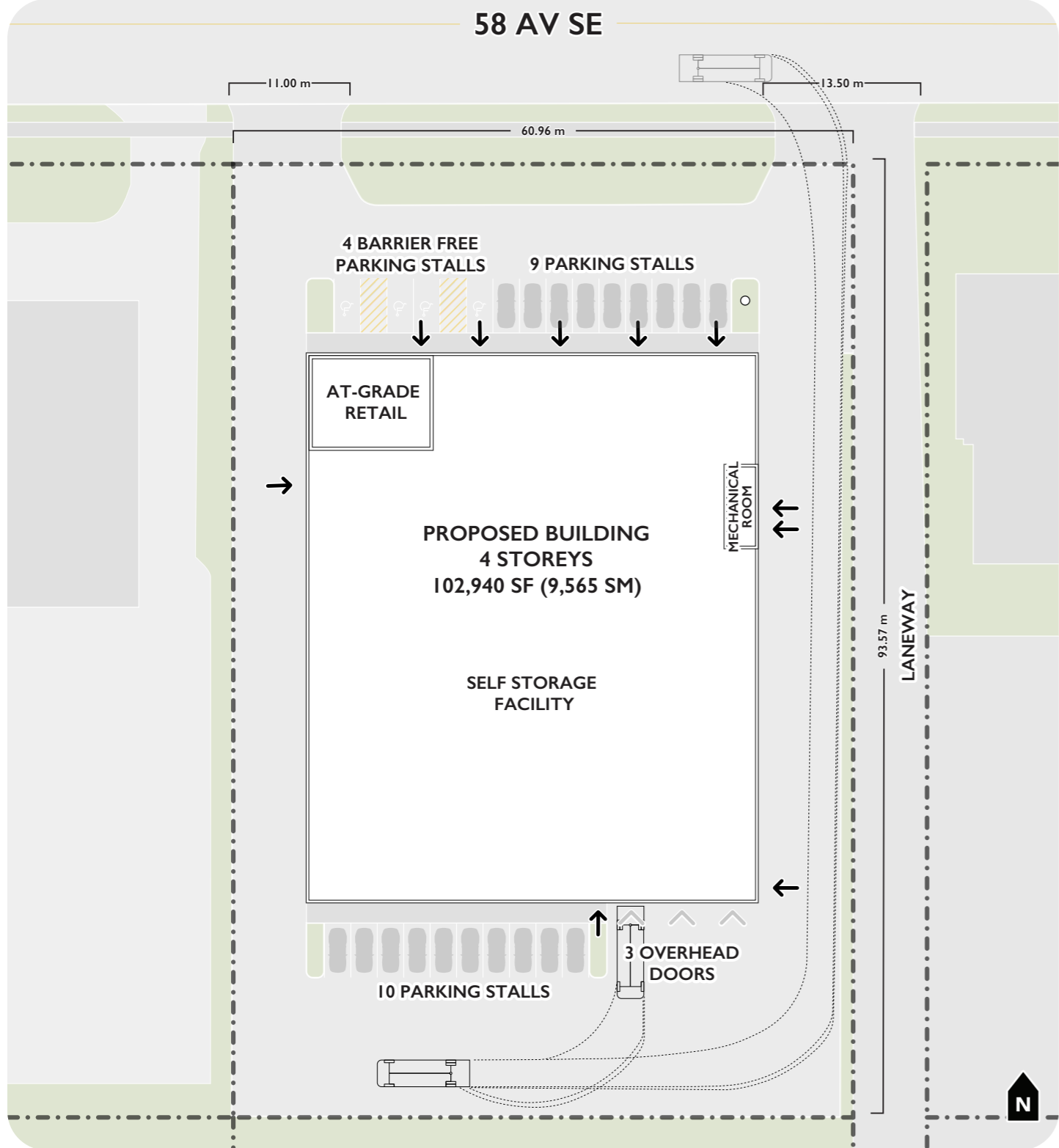


# 423 58 AV SE

Item 7.2.12 | LOC2024-0105 | CPC2024-1143






Public Hearing Presentation | January 14, 2025  
Prepared by CivicWorks

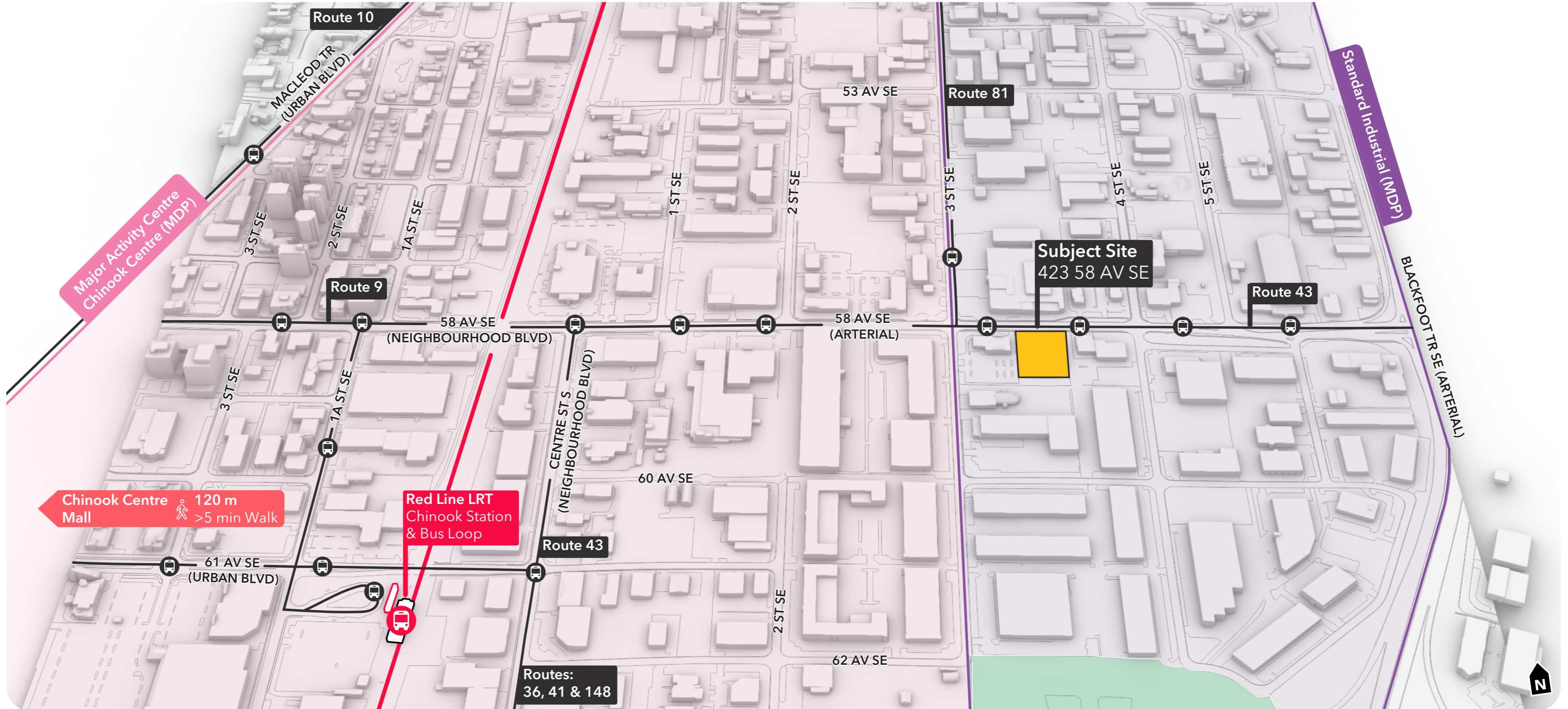




Conceptual visualization is subject to change through the Development Permit review process.

## Direct Control District (Based on I-C District Rules)

-  **18m / 4 Storeys**  
Maximum Building Height
-  **2.0**  
Maximum Floor Area Ratio (FAR)
-  **50%**  
Glass Façade on Ground Floor
-  **±23**  
Parking Stalls
-  **±3**  
Loading Stalls



## Draft Chinook Communities Local Area Plan

**Map 3:**  
Draft Urban Form

**Legend**

Urban Form

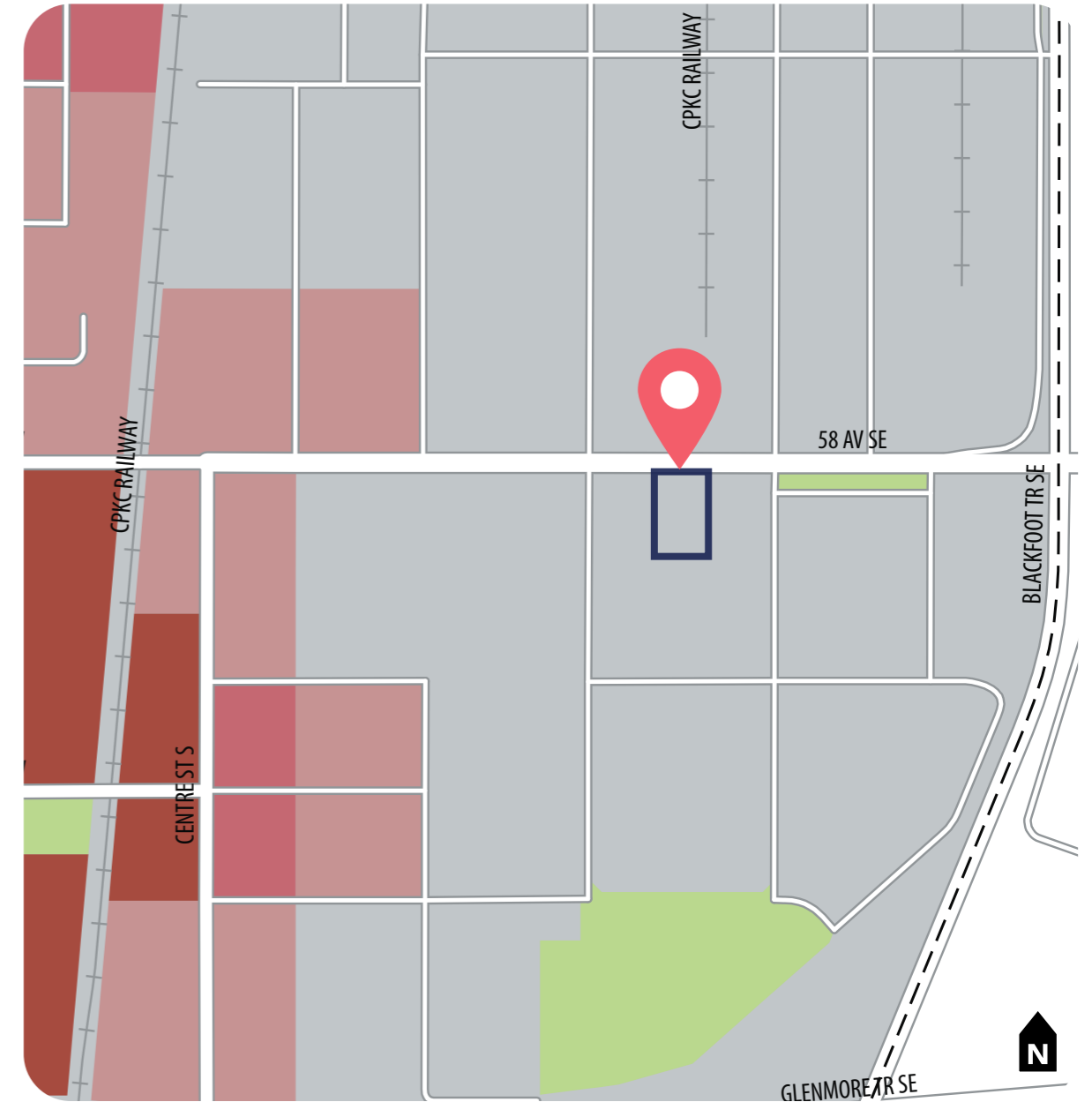
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Industrial Heavy
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- No Urban Form Category



**Map 4:**  
Draft Building Scale

**Legend**

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- No Scale Modifier
- Parks, Civic and Recreation
- Plan Area Boundary



## Custom On-Site Signage

**Proposed Land Use Change**  
 423 58 AV SE  
 C-COR3 to Direct Control (DC) District

**Hello Neighbour**

We are proposing a land use change at 423 58 AV SE to transition the site from the existing Commercial Corridor 3 (C-COR3f1.0h12) District to a Direct Control (DC) District based on the Industrial-Commercial (I-C) District.

The proposed land use change would enable a four-storey self storage facility with at-grade retail, 23 parking stalls (incl. 4 barrier-free stalls), and 3 overhead loading doors located at the rear of the building.



Find Out More  
 engage@civicworks.ca  
 587.747.0317  
 Reference: 423 58 AV SE



City of Calgary Application Information Portal: [dmap.calgary.ca](https://dmap.calgary.ca)

## Brochures to Neighbouring Businesses

**Hello Neighbour**

We are proposing a land use change at 423 58 AV SE to transition the site from the existing Commercial - Corridor 3 (C-COR3f1.0h12) District to the Direct Control (DC) District based on Industrial - Commercial (I-C) District rules.

The proposed land use change would enable the development of a four-storey, self-storage facility with supporting at-grade retail, 23 parking stalls (incl. 4 barrier-free stalls) and 3 loading doors at the rear of the building.

**Find Out More**


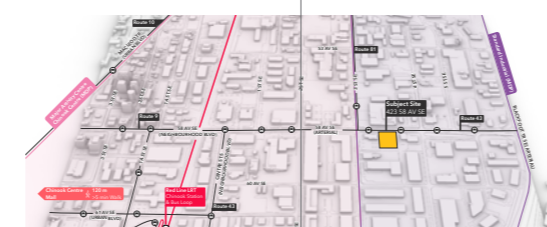
Ronmor is committed to being a good neighbour and working with the communities where we build working with you to realize our vision.

Find out more about our projects and us below.

**Contact Us**  
 Email: [engage@civicworks.ca](mailto:engage@civicworks.ca)  
 Phone: 587.747.0317

**Contact The City of Calgary**  
 Application Information Portal: [dmap.calgary.ca](https://dmap.calgary.ca)  
 Reference: 423 58 AV SE

**Proposed Land Use Change**  
 C-COR3 to DC: 423 58 AV SE

**Land Use Change**

The proposed land use change from the existing Commercial - Corridor 3 (C-COR3f1.0h12) District to the Direct Control (DC) District is well suited to the site, given its strategic location, surrounding context, and lot characteristics. The DC District is crafted based on Industrial - Commercial (I-C) District rules due to flexibility in land uses, surrounding area development and contextual design requirements which ensure that redevelopment is sensitive to surrounding neighbours.

**Policy Alignment**

Calgary's Municipal Development Plan (MDP) classifies the site under the "Standard Industrial" policy area, which encourages industrial and supporting commercial land uses, diverse employment opportunities and compact built forms. The subject site is also within 250m of the "Chinook Centre Major Activity Centre", a city-identified area for growth and redevelopment. The proposed development is fully aligned with city-wide policy.

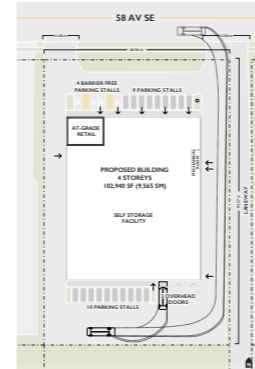
**Planning Rationale**

This site features a number of characteristics that make it well-suited for the proposed land use change. The property is located along 58 AV SE, an Arterial Road and major commercial and industrial corridor in the Manchester Industrial Area.

The site is within a 75m (~1 min. walk) of Route 43 frequent bus service along 58 AV SE and 800m (~10 min. walk) to the Chinook Red Line LRT Station. The availability of nearby frequent transit options provides easy access to the site and encourages alternative mobility options for future users and employees.

The proposal addresses a growing demand for storage solutions which respond to the evolving spatial needs of homes and businesses of all sizes across Calgary. It will also introduce new and innovative commercial / retail options that complement surrounding area development and are well serviced by existing infrastructure and transportation network access.

**Conceptual Site Plan**



Note: This discussion document only. All conditions are conceptual in nature and are intended to be discussed and developed in consultation with the proposed land use development application. The architectural and site design of the proposed development will be determined by the development permit stage.

## Outreach Summary



**Applicant-Led Outreach Summary**

423 58 AV SE  
 LOC2024-0105



Issued July 2024

Launch April 2024

Public Hearing January 2025



Custom On-Site Signage



Project Phonenumber + Email



Application Updates

Ward 9 Councillor's Office



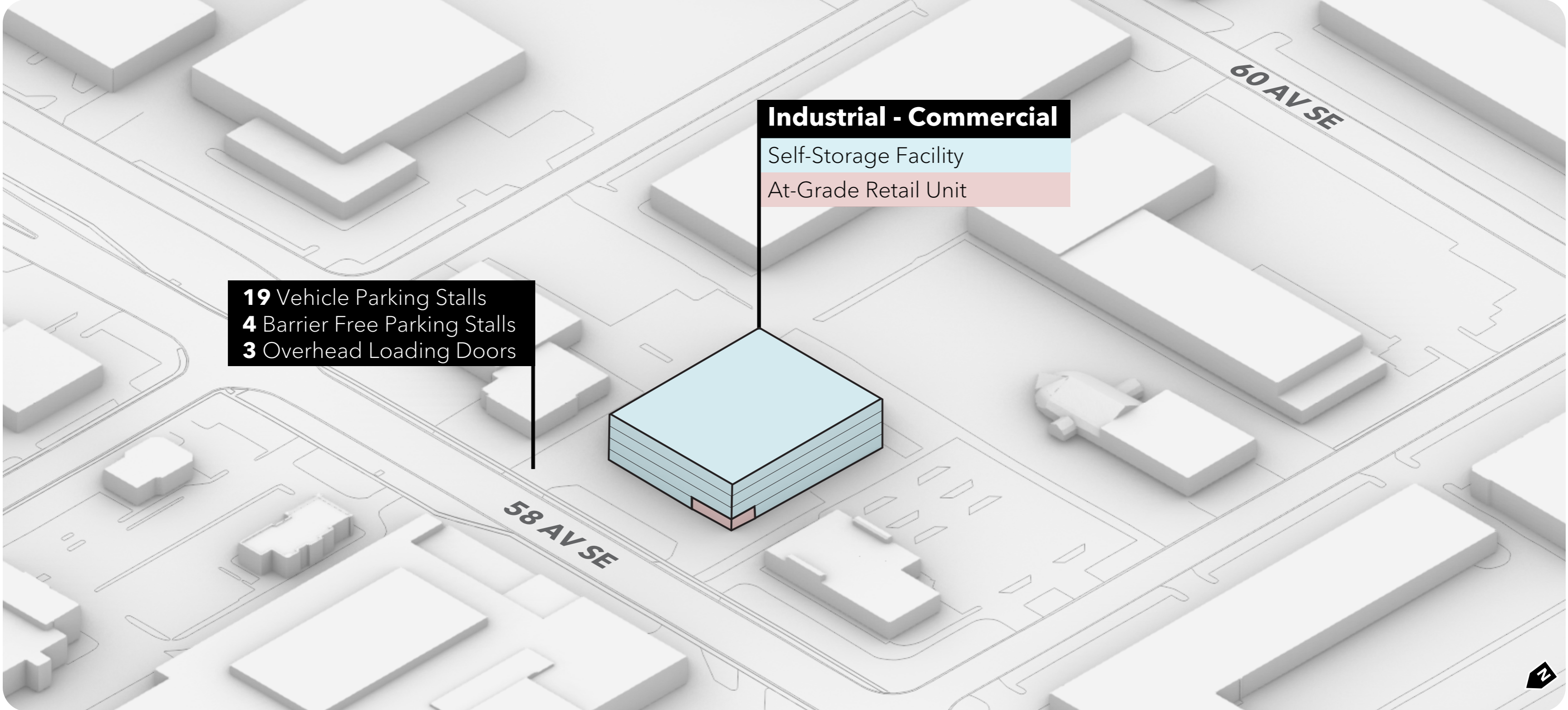
Brochures to Neighbouring Businesses



Applicant-Led Outreach Summary

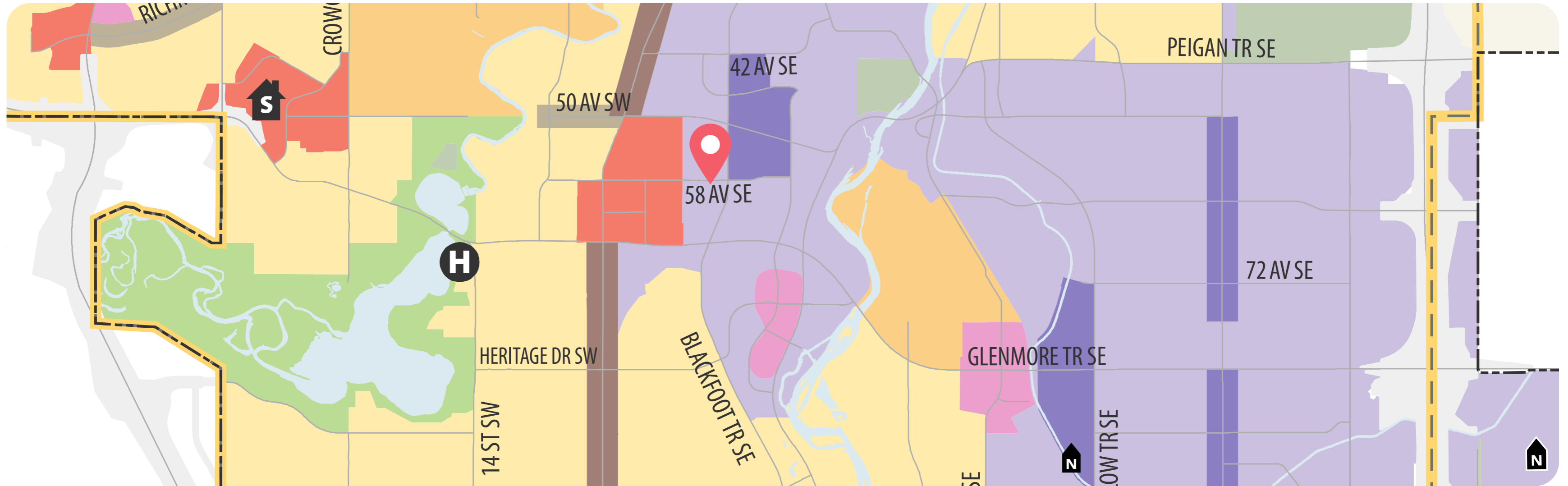


# **Supplementary Slides**









**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Developing Residential**

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

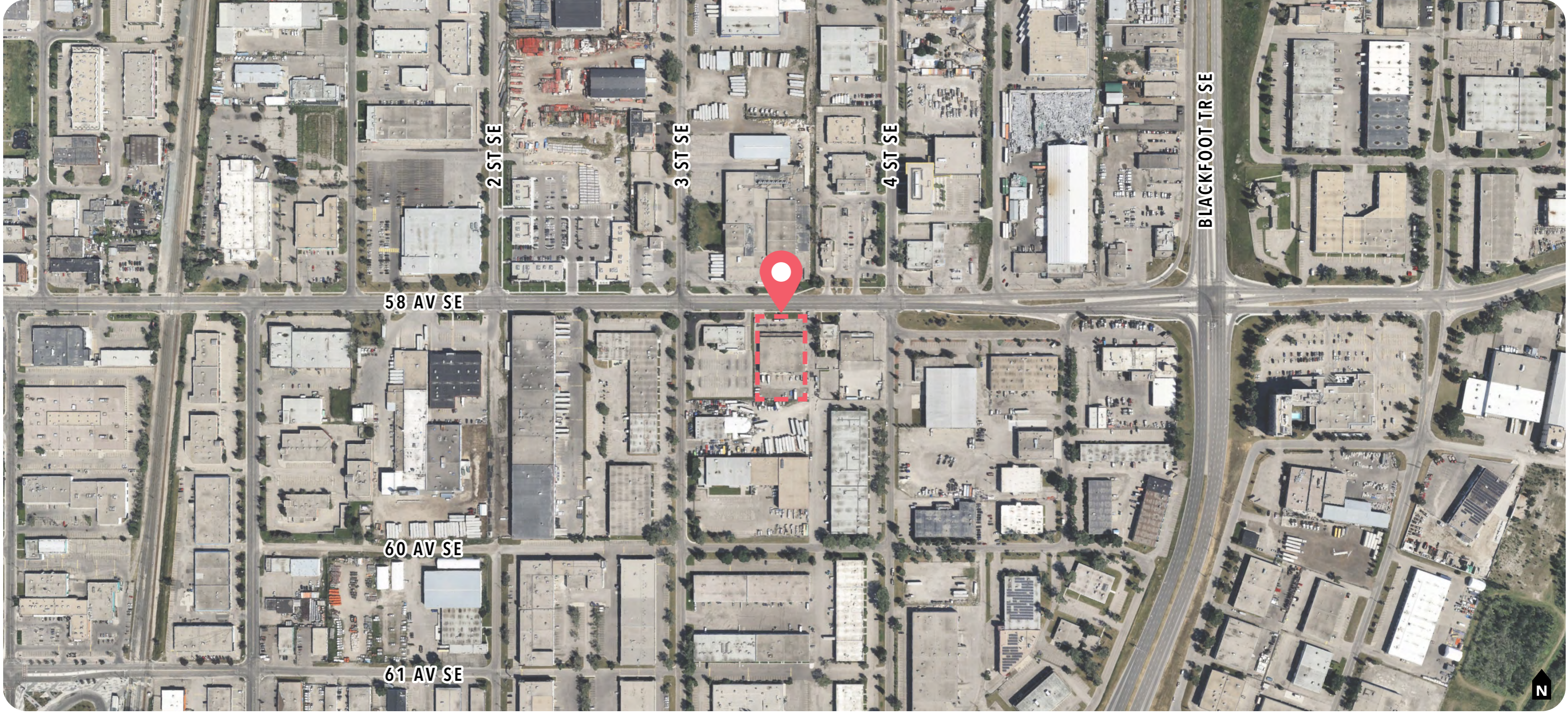
- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

- H Hospital
- S University

- Transportation/Utility Corridor
- City Limits

# Aerial Photo





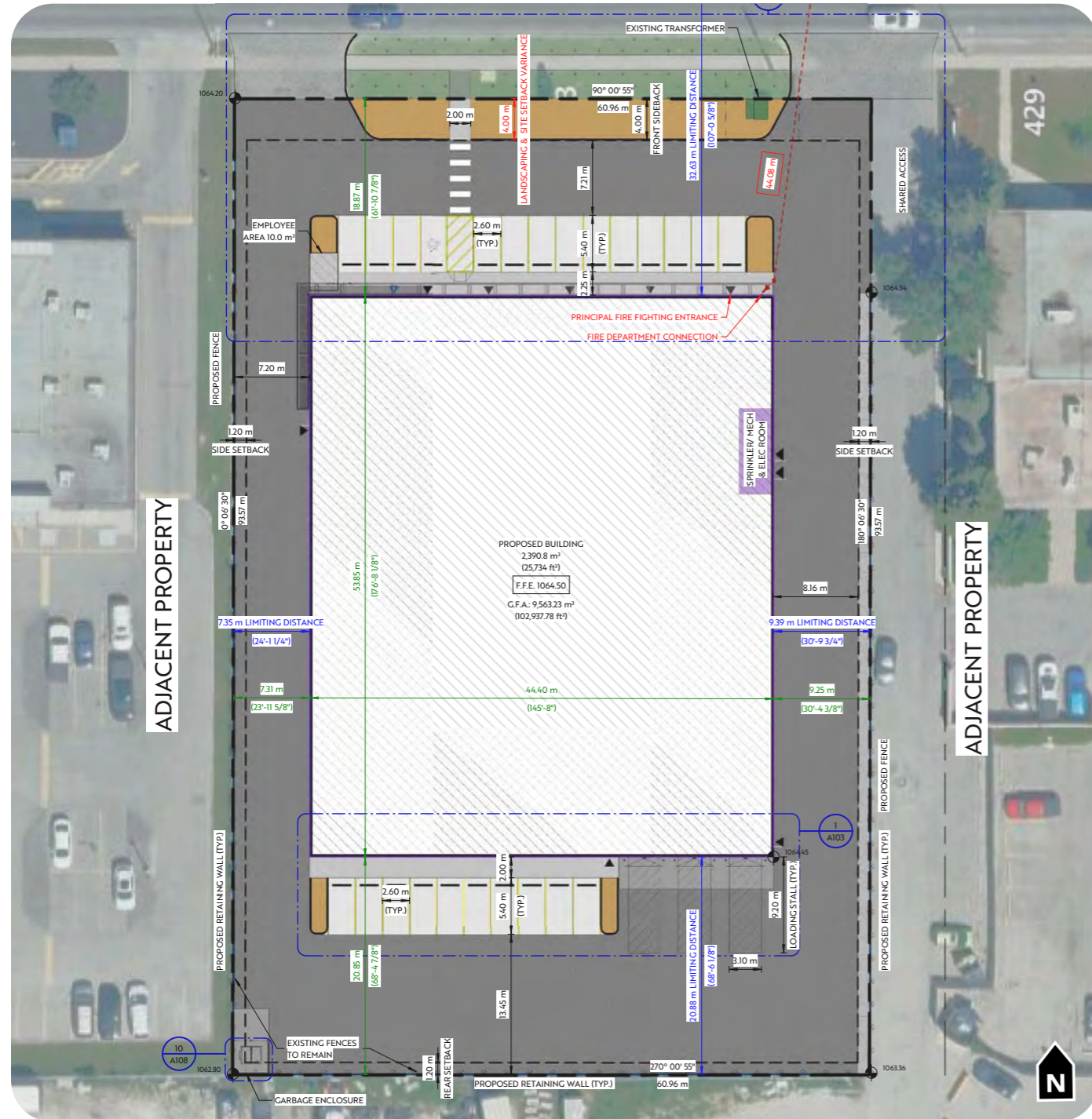
Subject Site (View southeast towards existing building)



Subject Site (View west along 58 AV SE)



Subject Site (View east along 58 AV SE)



Site Plan

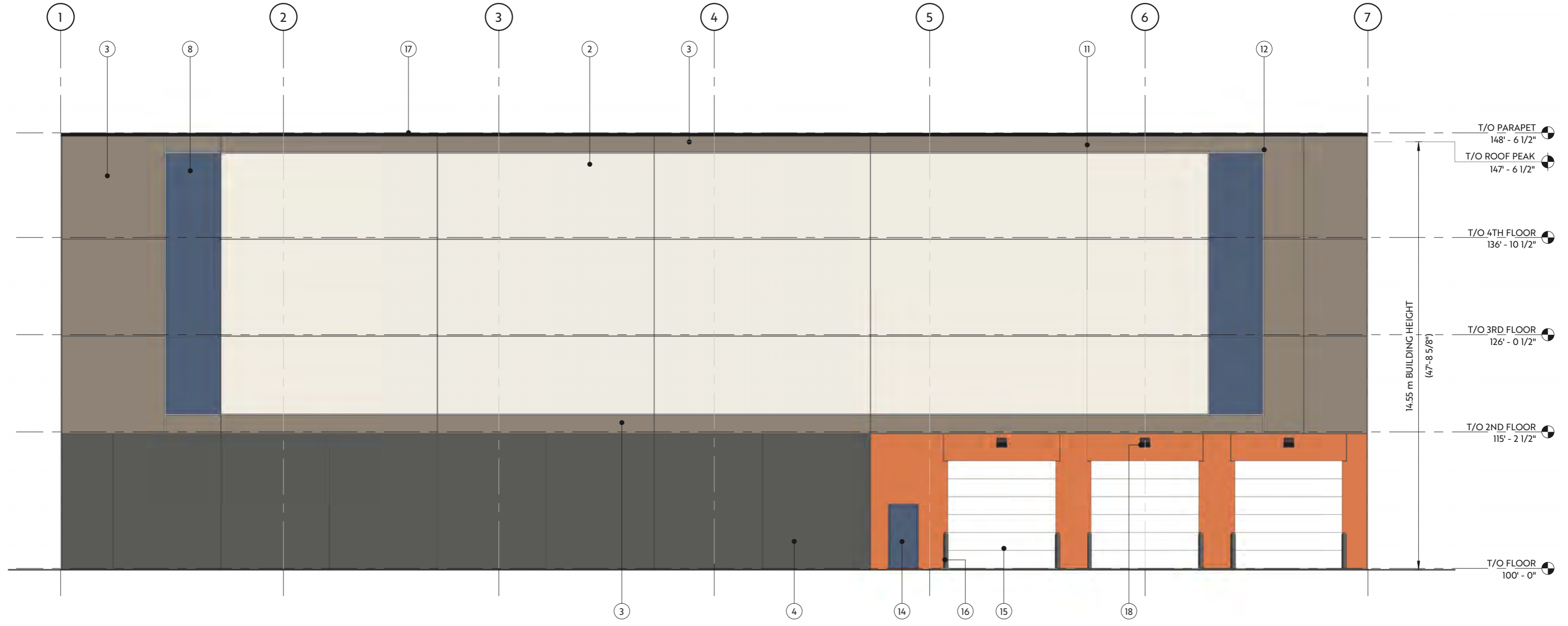


Landscape Plan

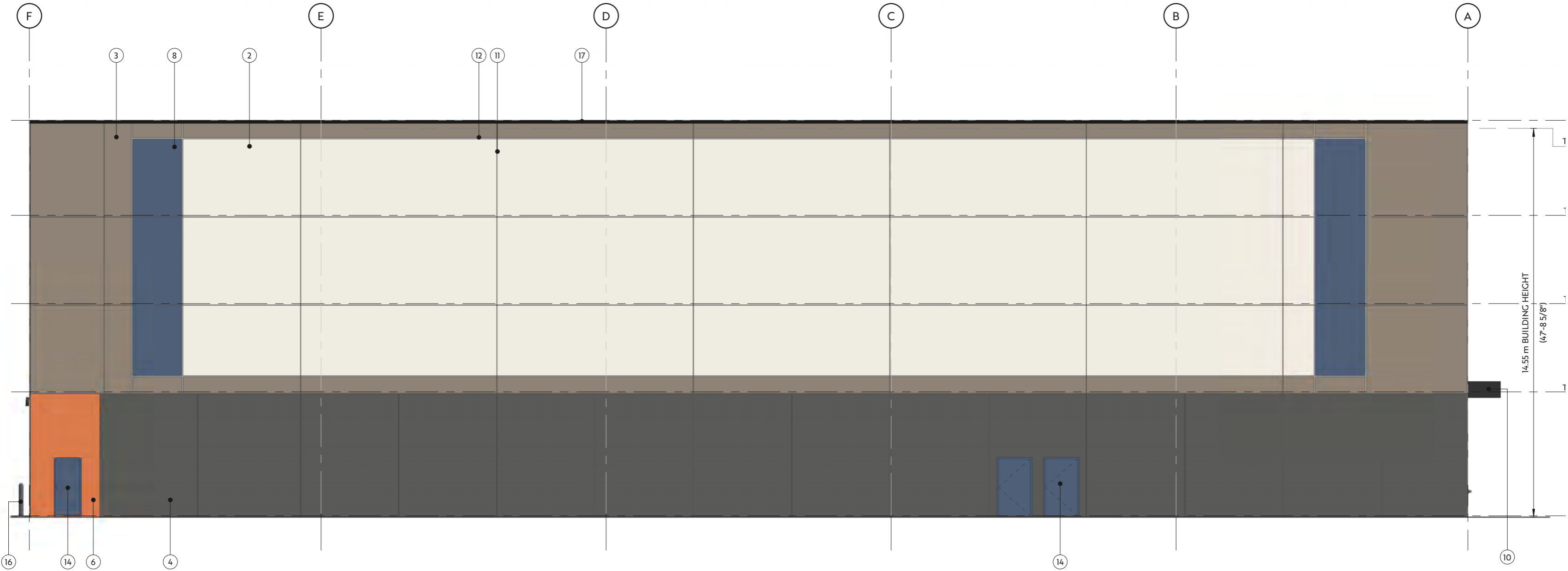


North Elevation





South Elevation



East Elevation



West Elevation