Calgary Planning Commission

Agenda Item: 7.2.4

LOC2024-0147 / CPC2024-1275
Land Use Amendment

January 9, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 09 2025
ITEM: 7.2.4 CPC2024-1275
Distrib-Presentation
CITY CLERK'S DEPARTMENT

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RECEIVED
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RECOMMENDATIONS:

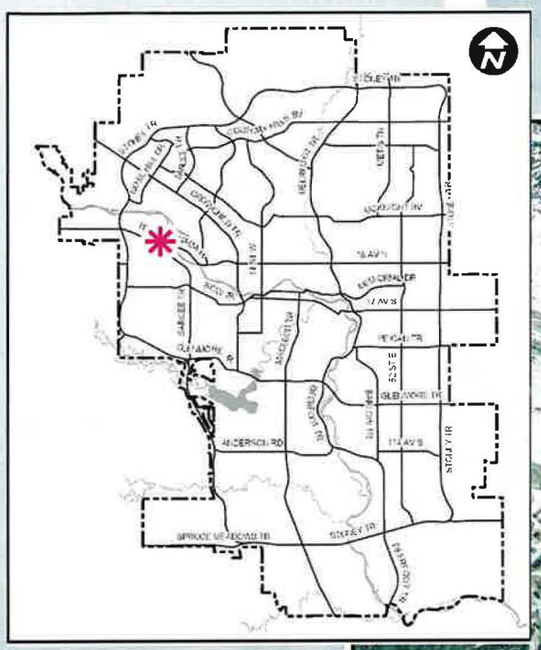
That Calgary Planning Commission:

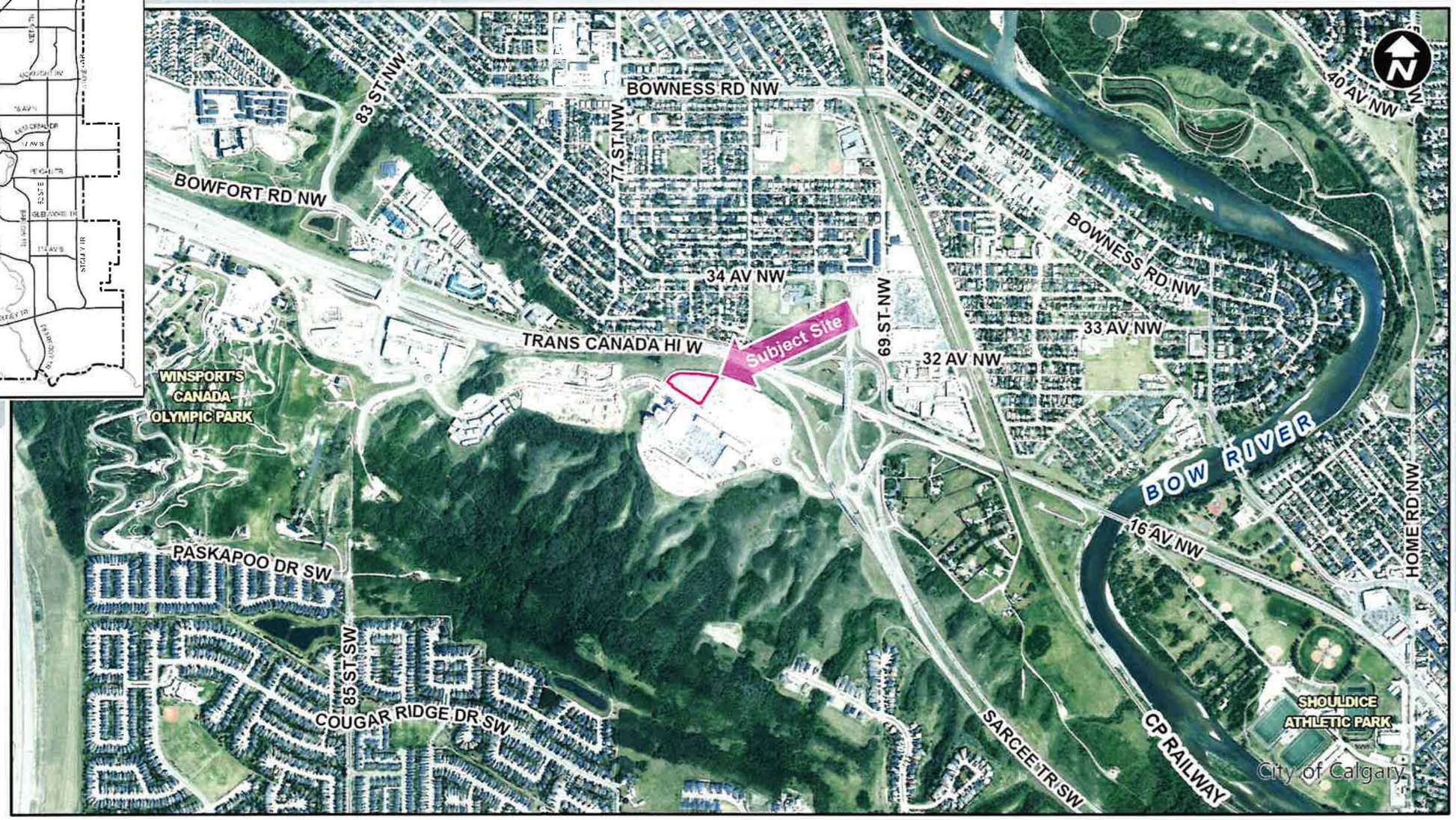
1. Forward this report (CPC2024-1275) to the 2025 February 4 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

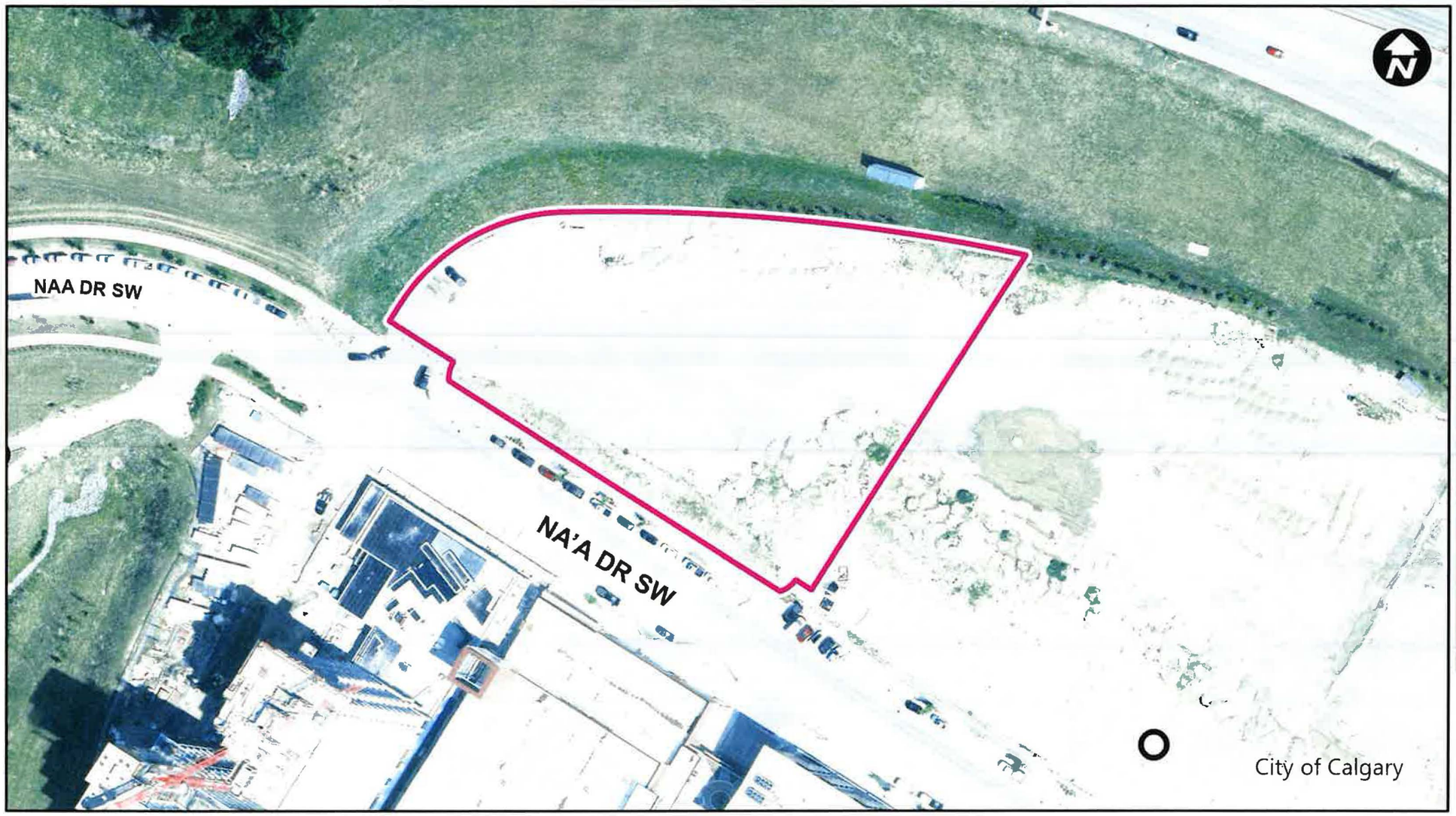
2. Give three readings to the proposed bylaw for the redesignation of 0.85 hectares ± (2.10 acres ±) located at 1024 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2).

Location Maps





Location Map



LEGEND

Bus Stop

Parcel Size:

0.85 ha (2.10 ac)

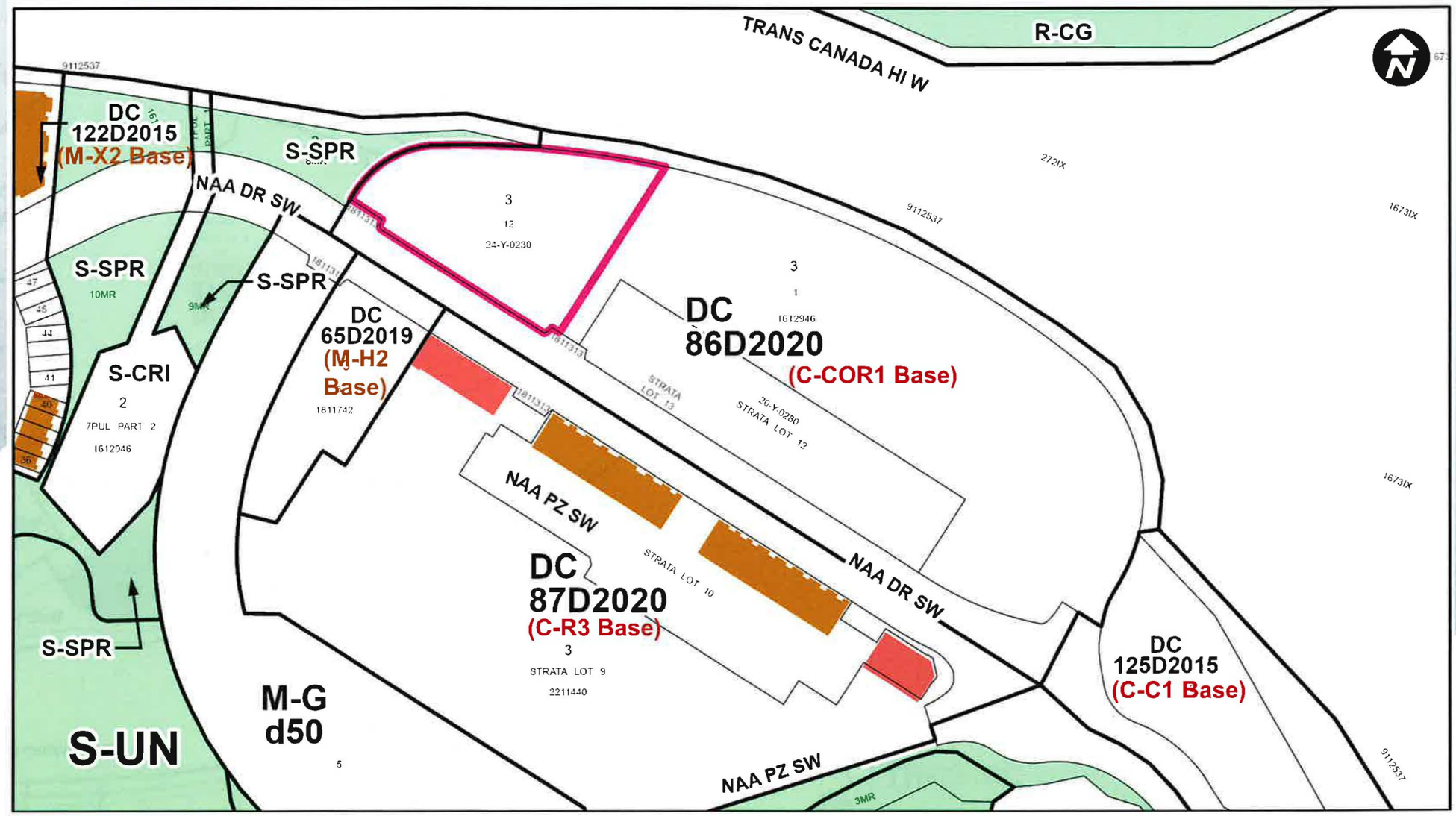
Site Photo (Facing South)

Site Photo

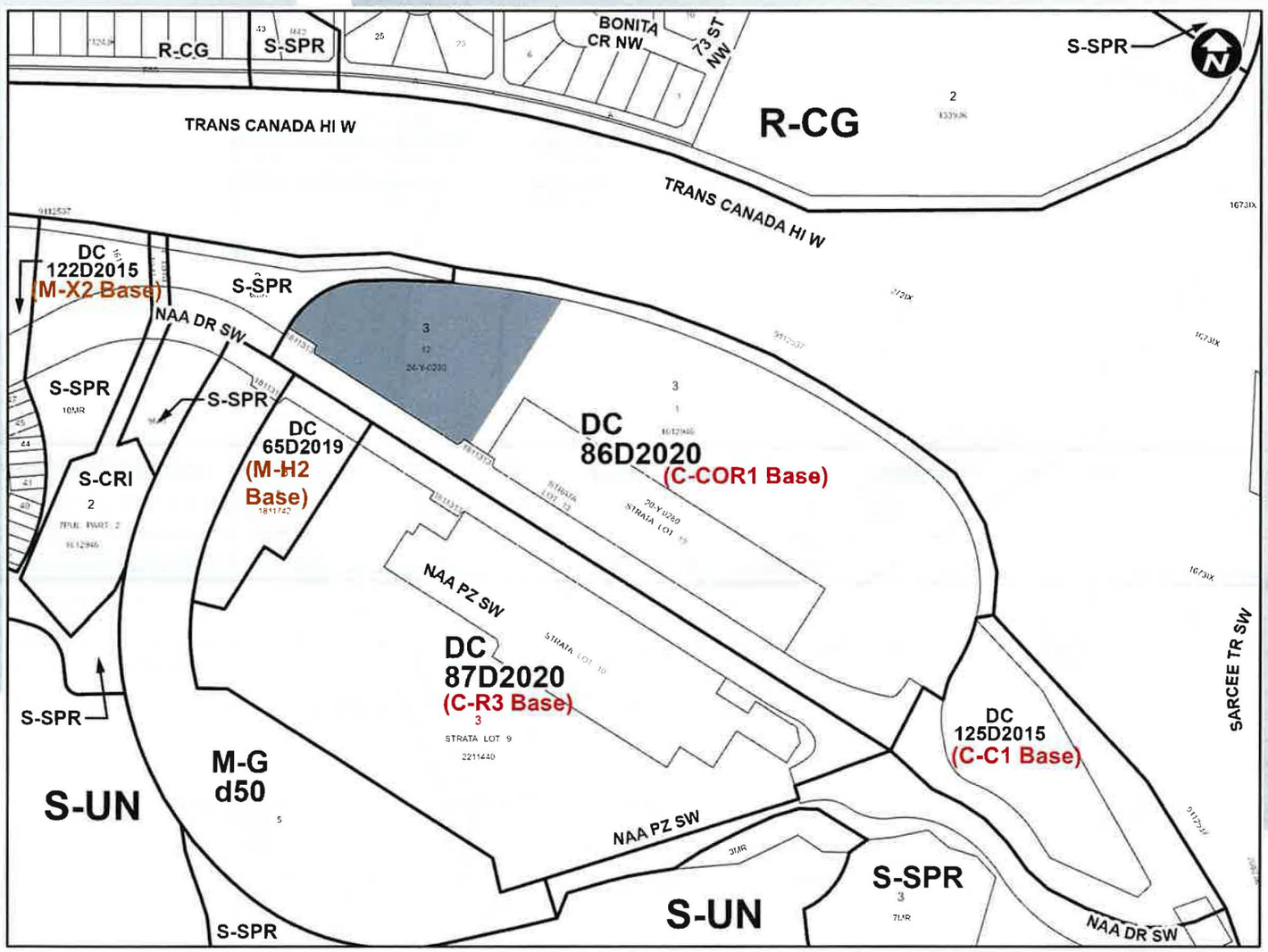
Left – East Direction

Right – West Direction

Surrounding Land Use



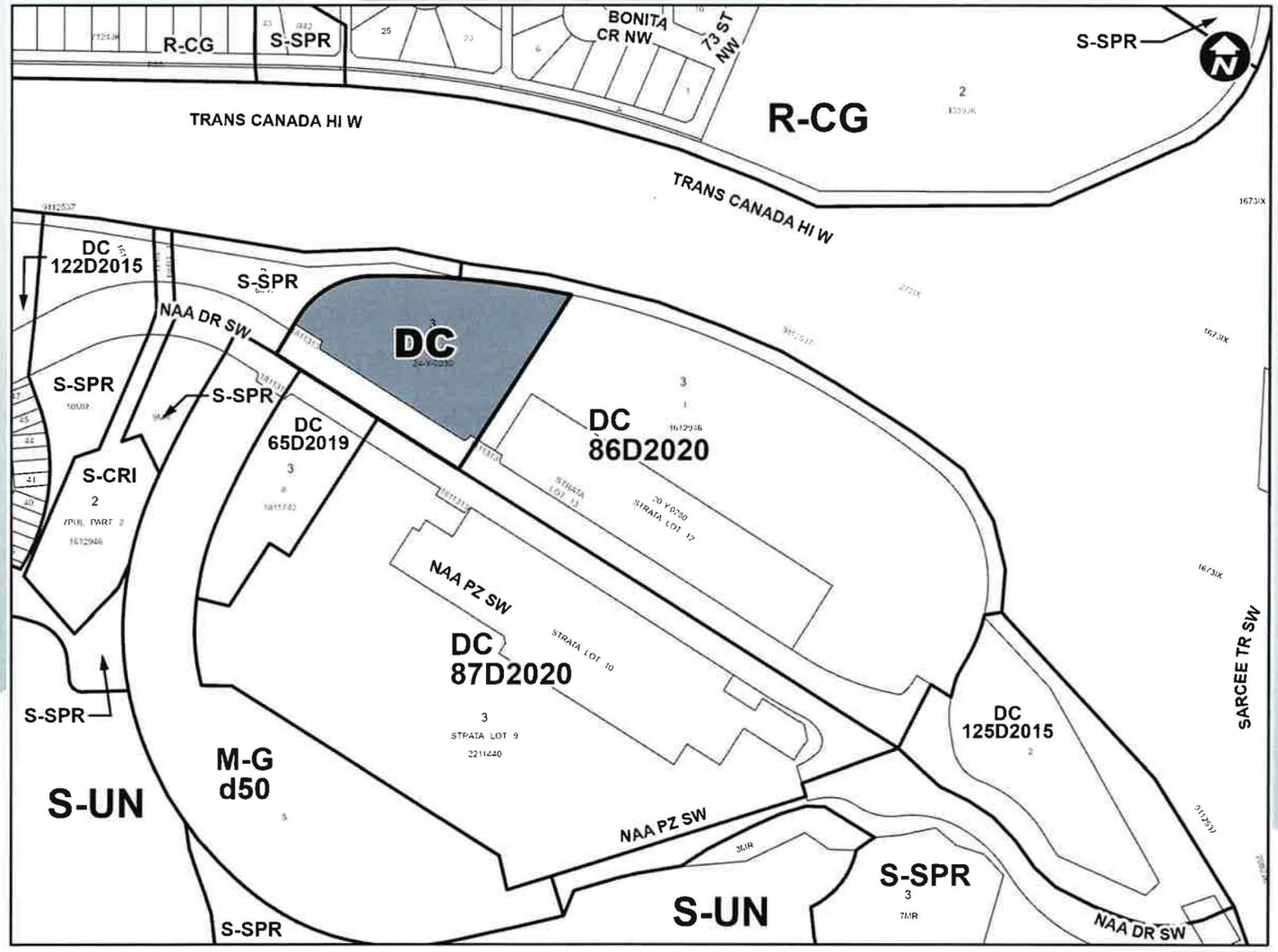
Existing Land Use Map



Existing Direct Control (DC) District:

- Based on Commercial – Corridor 1 (C-COR1) District base
- Allows a mix of residential and commercial uses
- Maximum building height = 50 metres
- No maximum building floor area requirement

Proposed Land Use Map



Proposed DC District:

- Same C-COR1 District base with additional use of Self Storage Facility
- Maximum building height = 20 metres (a decrease of 30 metres)
- 2.0 FAR = Maximum building floor area of 17,000 square metres
- Guidelines to promote active retail uses on the ground floor and to regulate building design and appearance.

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Supplementary Slides

Policy Amendment(s)