

Public Hearing of Council

Agenda Item: 7.2.4



LOC2024-0147 / CPC2024-1275 Land Use Amendment

February 4, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 0 4 2025
ITEM 7.2.4 CDC 2624-1275
GITY GLERK'S DEPARTMENT

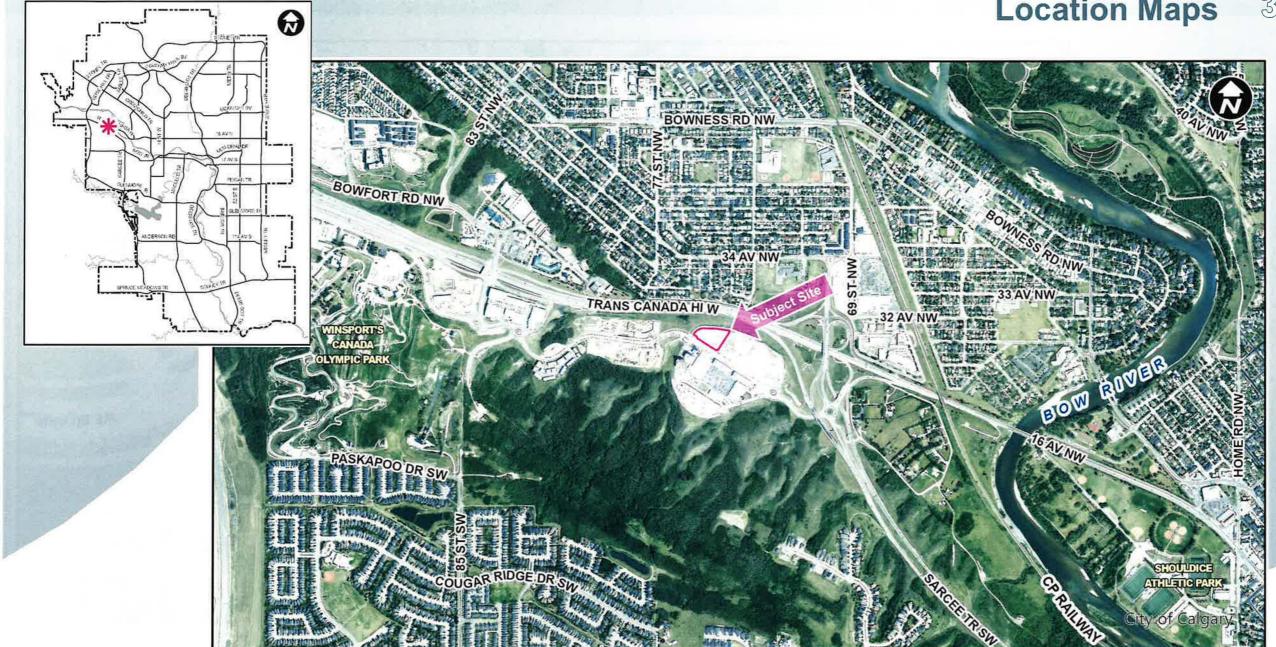
ISC: Unrestricted

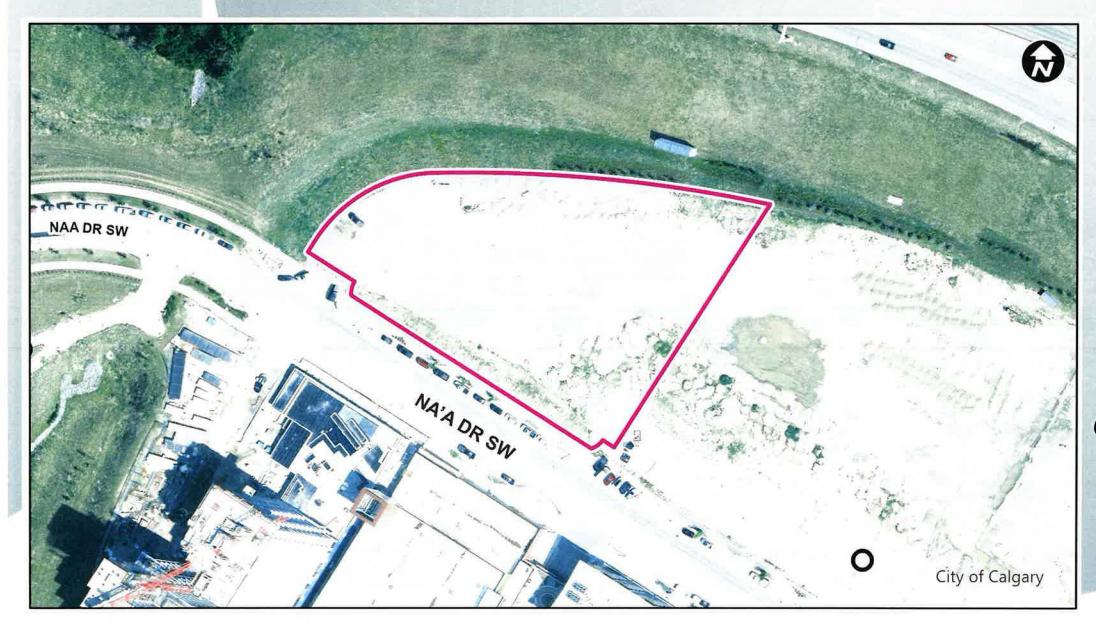
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 35D2025** 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).

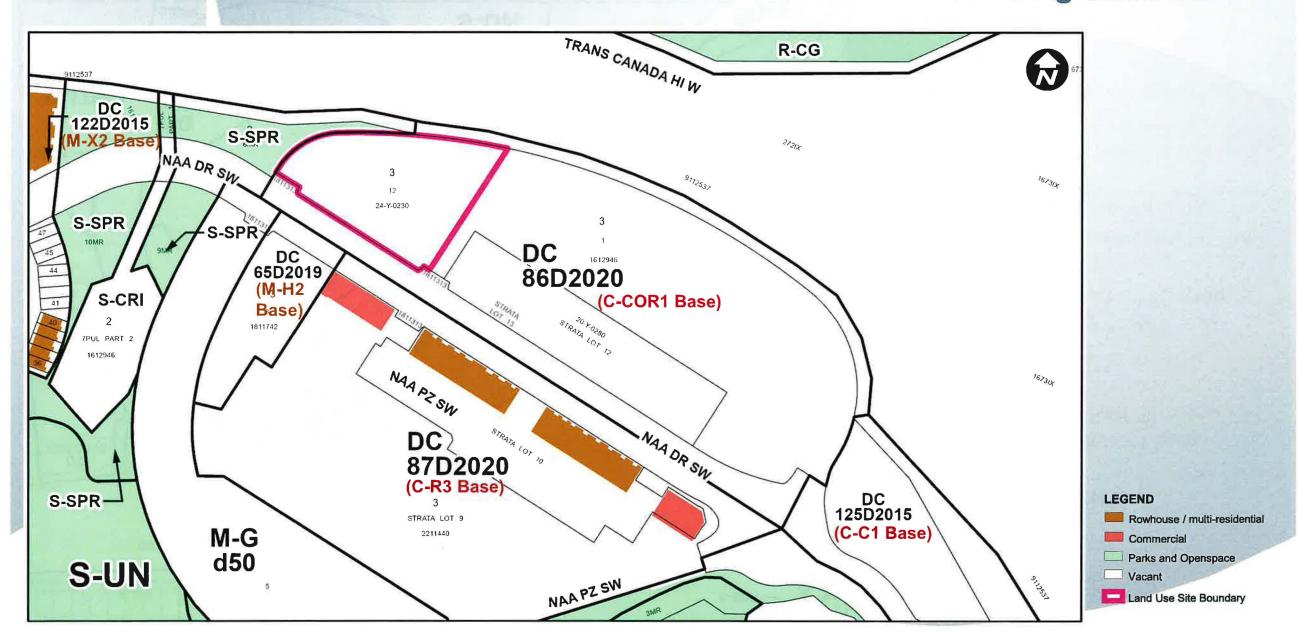




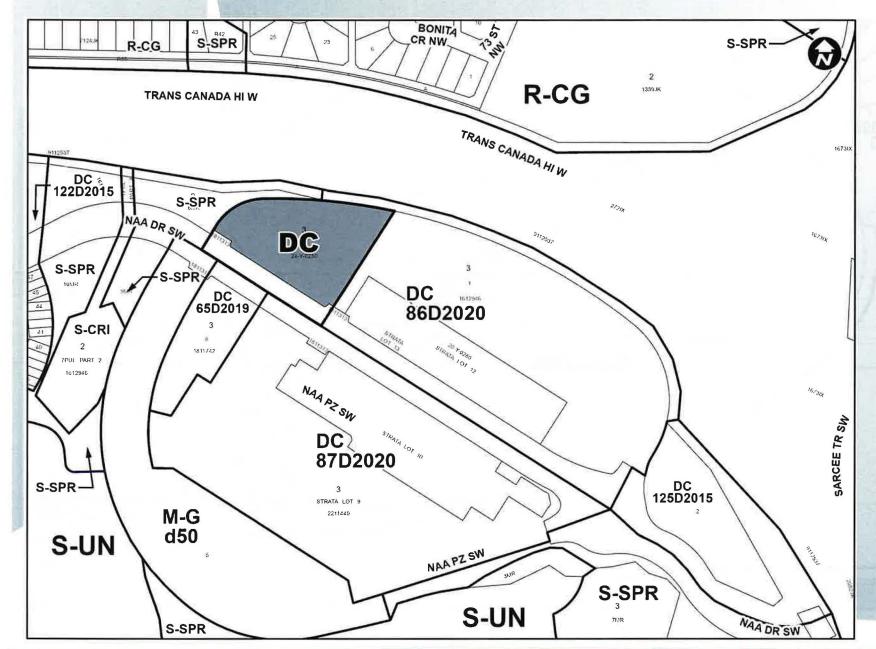


O Bus Stop

Parcel Size: 0.85 ha



Proposed Land Use Map



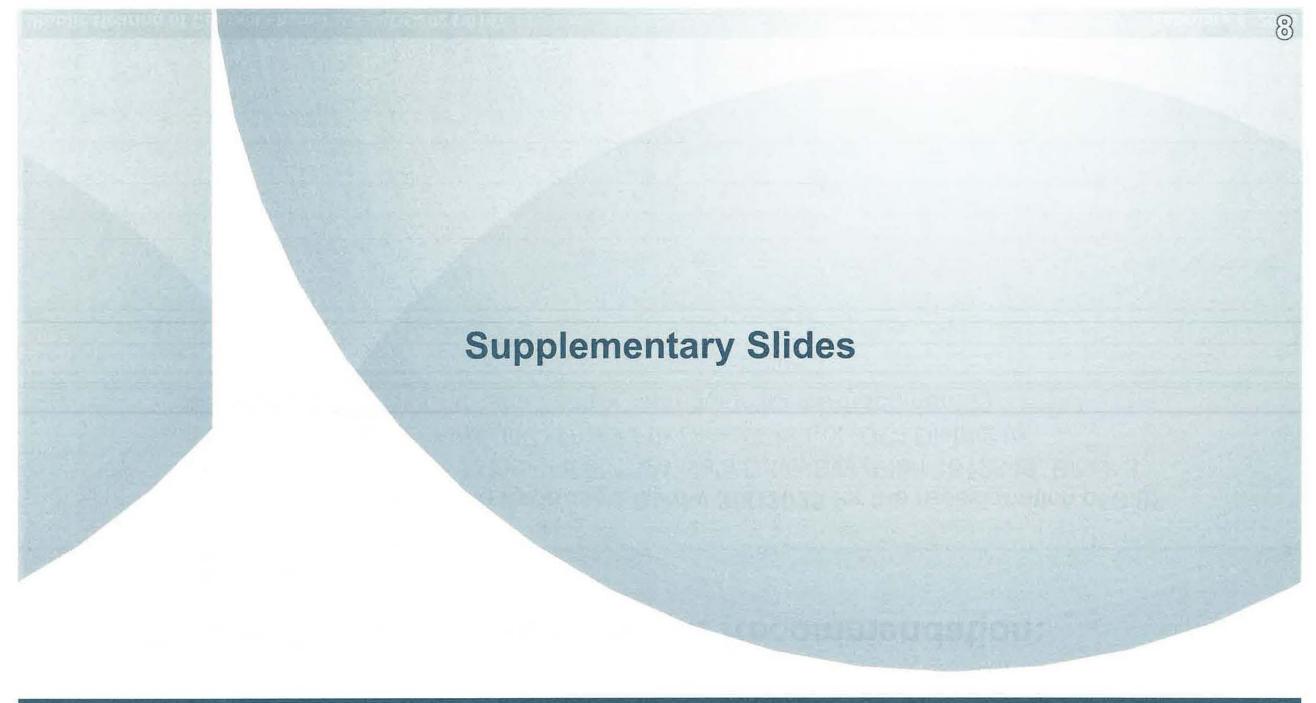
Proposed DC District:

- 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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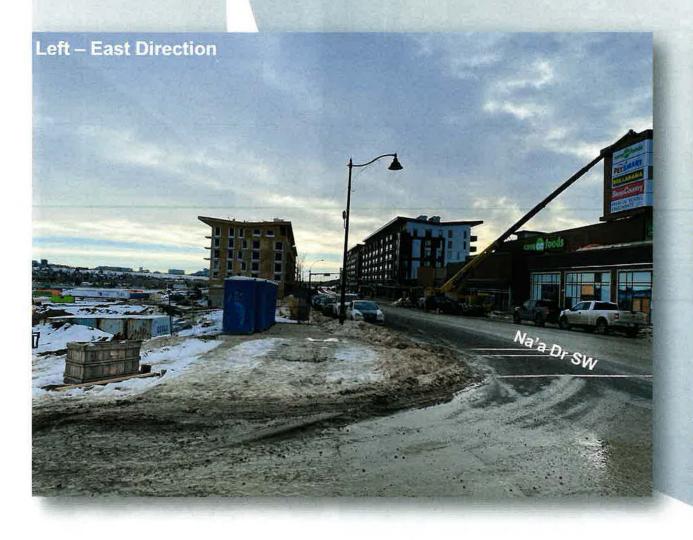
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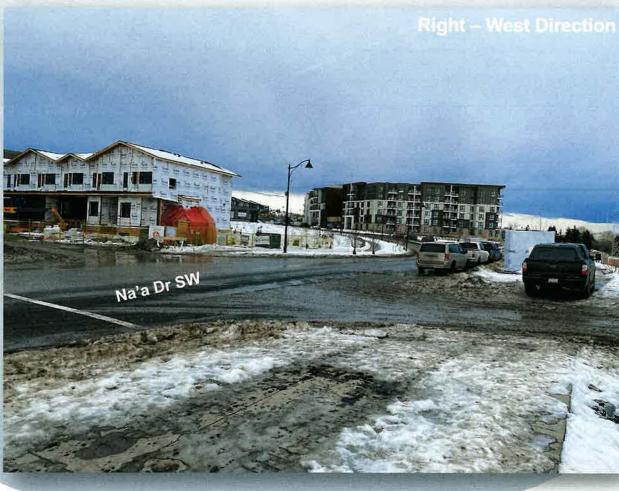




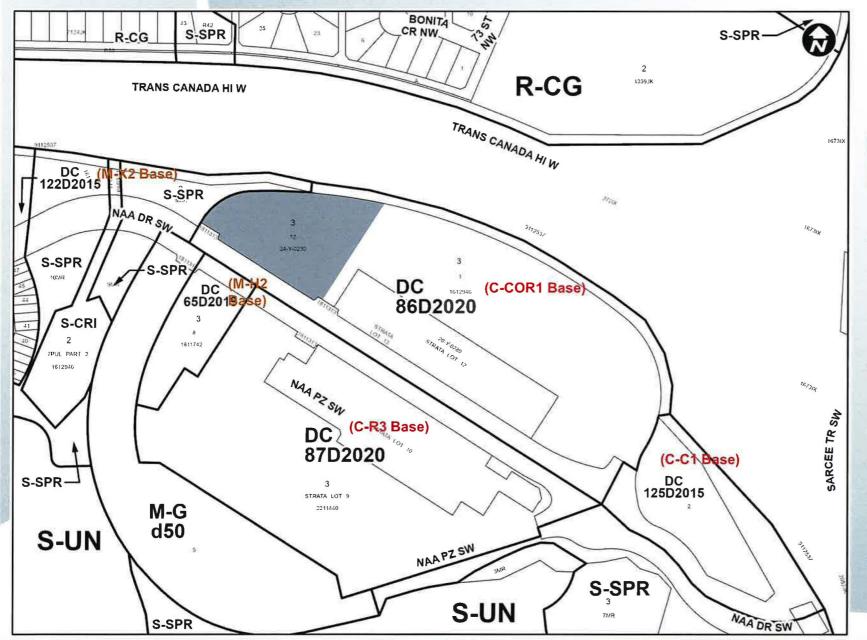


Site Photo 10





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