

# Applicant Submission



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## Development Permit Applicant Statement

**Project:** Bluebird Self Storage Facility w/ Retail and Office Spaces

**Location:** 1152 Na'a Drive SW

**Applicant:** Axiom Architecture Inc.

**Date:** March 24, 2026

## Introduction & Purpose of Application

This application is for a Development Permit to construct a new self-storage building located at **1152 Na'a Drive SW**. The proposed development is intended to provide a self-storage facility with additional office space and is designed to enhance the surrounding area by providing modern, efficient, and accessible space for businesses and community use.

The intent of this application is to ensure compliance with the **City of Calgary Land Use Bylaw**, relevant Area Redevelopment Plans (ARP) or Area Structure Plans (ASP), and to align with the **Municipal Development Plan and Calgary Climate Strategy goals for sustainable growth**.

## Site Context and Surrounding Area

The subject site is located within the **Medicine Hills** area and is currently zoned **Direct Control – 35D2025 (C-COR1)**. It is surrounded by:

- **North:** Trans-Canada Highway (Hwy 1) and Residential Neighborhood
- **South:** Residential Apartments and Mixed-use Commercial Buildings
- **East:** Residential Apartments/Condos
- **West:** Green Space and Residential Apartments

This location was selected due to the high population density of the Medicine Hill area. The building provides services to residents, takes advantage of existing transit routes, encourages walkability. The inclusion of storefront retail of the self-storage facility, strengthens the mixed-use character of the corridor, supports nearby residential development, and contributes to a more active and pedestrian-friendly streetscape.

As the building is located near major corridors, the building acts as a visual gateway into Medicine Hill and to the City of Calgary. The development has been designed to minimize impacts on surrounding properties by incorporating appropriate setbacks, landscaping buffers, and traffic flow considerations.

## Project Description

The proposed industrial building will be 122,348.88sqft (11,366.58sqm), consisting of 5 storeys of Self Storage with additional office space facing Na'a Drive SW.

Key design elements include:

- **Architectural Style:**
  - The building uses varied materials and colours, façade articulation, and bold design elements to transcend conventional self-storage architecture.
  - Rhythmic patterns, modern textures, and integrated lighting create a refined, urban character, that pays respect to indigenous visual cues, resourced from the history of Medicine Hill.

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- **Cultural and Historical Aspects:**
  - The design of the building incorporates a large mural composition on two facades that references the natural and cultural history of the site.
  - Throughout the process, the mural design was developed in consultation with the Indigenous Relations Office (Lorna Crowshoe) at the City of Calgary.
  - Specifically, the image speaks to the intimate connection the Blackfoot People have with the land as well as the significance of their historical relationship with the plains bison, a vision that was reviewed and endorsed by the Blackfoot Knowledge Keeper, Duane Mistaken Chief.
  - Cultural symbology presented throughout the building façade design creates a unifying element that reinforces local site context. The cultural design brings a visual framework to life and contributes to an important gateway experience to our city from the west, presenting a strong, artistic component at a scale that has significant design impact.
  - The cultural elements are consistent with and speak the same design language established throughout the development of the broader site. This project continues the story of the bison, and the Blackfoot People as told through the vehicle of public realm design.
- **Height:**
  - 17.3m (56'-2 ½") – within the maximum height [20.0m (65'-7 13/32")] allowed by the Land Use Bylaw.
- **Building Placement:**
  - Designed to enhance the street frontage and encourage pedestrian activity.
- **Parking & Access:**
  - Vehicle access is provided via Na'a Drive SW.
  - Parking stalls: 21 stalls, meeting City of Calgary minimum standards.
  - Bicycle parking: 2 stalls to encourage alternative transportation, meeting City of Calgary minimum standards.
- **Landscaping:**
  - Native, drought-tolerant plantings to align with the City's sustainability goals.
  - Green buffers along property edges to reduce visual impact.
- **Buffalo Pound Historic Plaque:**
  - A historic plaque to be installed within the public realm of development. (Final location to be determined)
  - Plaque to tell a brief story about the buffalo pound as represented by the Mural along the North and East sides of the building.

#### Alignment with City of Calgary Policies & Bylaws

This project has been designed to **comply with applicable policies and regulations**, including:

- **Land Use Bylaw 1P2007:** Ensuring conformance with setback, height, and parking requirements.
- **Municipal Development Plan (MDP):** Supporting mixed-use, compact, and sustainable growth.

- **Calgary Climate Strategy:** Incorporating durable and low-maintenance materials that reduce life-cycle environmental impact. The exterior envelope is composed of durable insulated concrete and weather-resistant materials. The design considers energy-efficient systems, including LED lighting and HVAC controls, supporting reduced energy consumption.

By aligning with these policies, this development will contribute to a vibrant, economically sustainable, and environmentally conscious community.

#### Community Benefits and Considerations

The proposed development will provide several benefits to the surrounding area, including:

- Increased local employment opportunities.
- Modern, accessible space for businesses and community services.
- Improved streetscape and pedestrian experience through enhanced landscaping and building placement.
- Support for public transit use with nearby bus routes and walkable design.
- Integration of low-impact development features, such as efficient stormwater management.

Potential impacts, such as traffic, noise, and light pollution, have been carefully considered and mitigated through thoughtful design, landscaping, and site planning.

#### Conclusion

This proposed development represents a responsible, sustainable investment in the community and aligns with the City of Calgary's long-term vision for growth and development.

We respectfully request approval of this Development Permit so that we may proceed with delivering a high-quality building that will enhance the local area, support economic growth, and meet community needs.

Thank you for your consideration.

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