

## **Applicant's Submission**

Through this application we are seeking to redesignate the subject sites located at 2206 and 2100 10 Avenue SW from C-COR2f3.0h27 to a Direct Control District based in C-COR 2 to accommodate a Self Storage Facility. The Direct Control District allows the addition of the Self Storage Facility use with rules specifically designed to fit the Inner City context of the site and maintain the commercial rules and policies set out in the Sunalta Area Redevelopment Plan.

The subject site is located in the community of Sunalta in the city's southwest quadrant. While the subject site is located in Sunalta, the physical context with Bow Trail to the east, Crowchild Trail to the west and the CPR tracks to the north makes the site conditions unique and severs the site from the surrounding community.

Real Storage Group, a self-storage provider with over 35 locations across the country, is proposing to redevelop the subject site. The first phase of development will occur on the west lot (municipal address 2206 10 Avenue SW) and will accommodate a multi-storey storage facility while some existing buildings on the balance of the site will be reconditioned to allow commercial uses.

Self Storage Facility is not listed as permitted or discretionary uses in the C-COR 2 District. In order to accommodate the proposed development a Land Use Redesignation is required. Traditionally, the City of Calgary and the Land Use Bylaw have characterized Self Storage Facilities as an industrial use. Over the years, the need for accessible self-storage facilities has increased with the development of residential condominiums. The traditional view of self-storage has forced the consumer to find storage solution outside of their communities in the industrial areas of the city. We believe that self-storage can be successfully integrated in the urban fabric. Our application proposes the use of a Direct Control District to include specific rules for self-storage that better fit the urban context.

We are proposing that the Self Storage Facility be considered a commercial use for several reasons. Self Storage Facilities are typically characterized by roll up doors with direct vehicular access to the exterior. This would not be allowed for new buildings under the proposed Direct Control District. Individual access to storage units have to occur from the inside of the building. Eliminating exterior doors and vehicle circulation throughout the site makes this proposed storage facility consistent to a commercial use and compatible to an urban context.

Further, the Self Storage Facility is proposed to be multi-storey and will appear more as an office building than traditional self-storage development. Windows will be present throughout the building to offer transparency and visual interest which is not typically present in industrial buildings.

The applicant and representatives of Real Storage held a pre-application meeting (PE2017-01395), met with Community Association representatives and met with Councillor Woolley prior to the preparation of this application package. We will continue to engage the Councillor's office, Community Association and adjacent neighbours on the application as it progresses.