Calgary

Calgary Planning Commission
Agenda Item: 7.2.3

CITY OF CALGARY
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OCT 01 2020
ITEM: #7.23 CPC2020-1064
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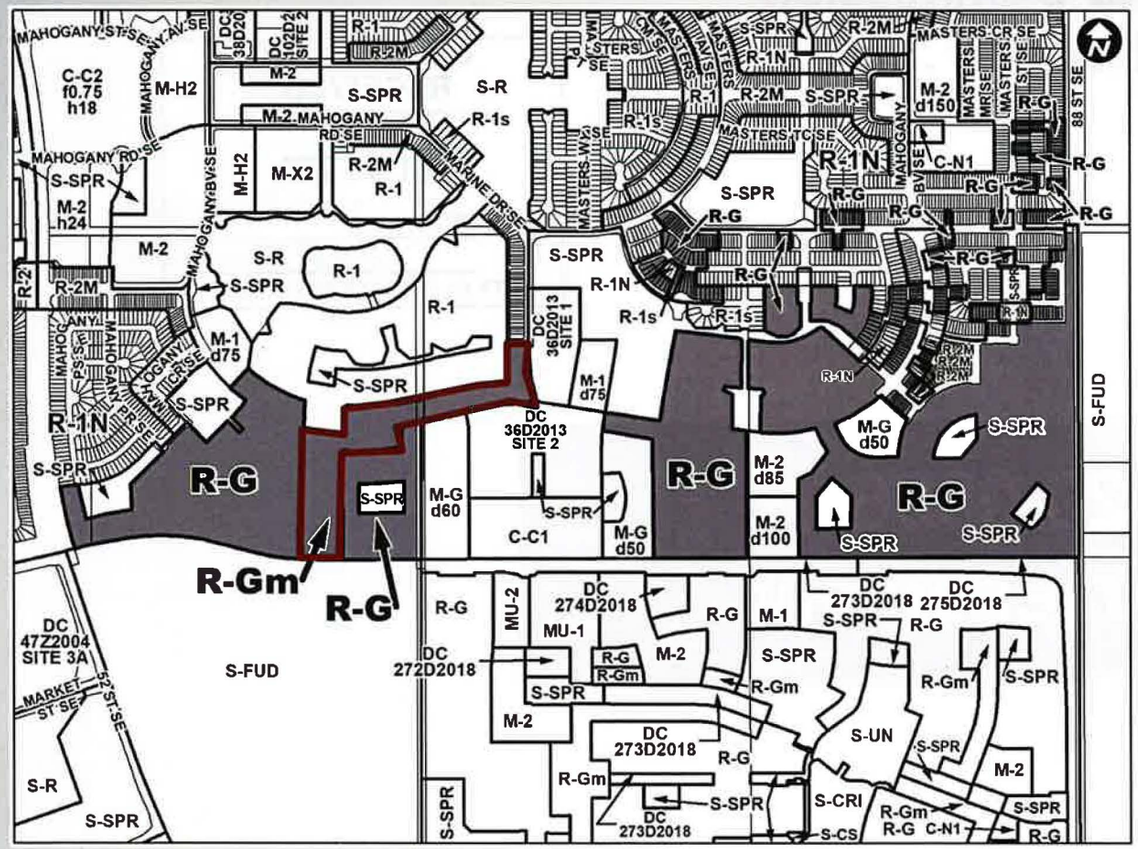
CITY CLERK'S DEPARTMENT

LOC2020-0098
Land Use Amendment



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Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0098

those locations. Administration also requested that additional engagement with the community be conducted and reported back to Administration.

The applicant responded to Administration's request by amending the plans included in Attachment 2 to R-Gm for the lots along Mahogany Parkway SE, eastward along Mahogany Boulevard SE and northward on Marine Drive SE. The applicant also held a virtual town hall to address area residents' concerns, and provided an Outreach Summary, included as Attachment 3 to this report.

Land Use

This application proposes to redesignate approximately 76.87 hectares of land designated as R-1s, R-1N, and R-2M to R-G, and approximately 7.03 hectares of land currently designated R-2M to R-Gm, as detailed in Table 1 below. The R-Gm designation a subset of the R-G District, where attached residential forms are promoted. The R-Gm designation makes Single Detached Dwelling a discretionary use, whereas it is a permitted use in the R-G District.

Table 1: Land Use Proposal

From	To	Area (hectares)	Area (acres)
R-1s	R-G	8.46	20.90
R-1N	R-G	52.83	130.54
R-2M	R-G	15.58	38.51
R-2M	R-Gm	7.03	17.37
Total		83.90	207.32

The R-G/R-Gm District provides additional flexibility with a wider variety of low density uses than the R-1s, R-1N and R-2M Districts such as:

- R-G allows narrower lot widths than R-1s;
- R-1s and R-1N only allow secondary suites as discretionary uses, and R-2M does not allow secondary suites in rowhouses, townhouses or semi-detached units; and
- R-1s and R-1N do not allow semi-detached dwellings and rowhouses.

designation is not expected to result in any change to the number of units within the plan ut the ability for future homeowners to add secondary suites to their residences creates ential for the number of units in the area to increase over time.

posal does not impact the density calculations for the area. The outline plans for the lands were approved with an anticipated density of 22.4 units per hectare (9.04 units per

Approval(s): K. Froese concurs with this report. Author: A. Dean

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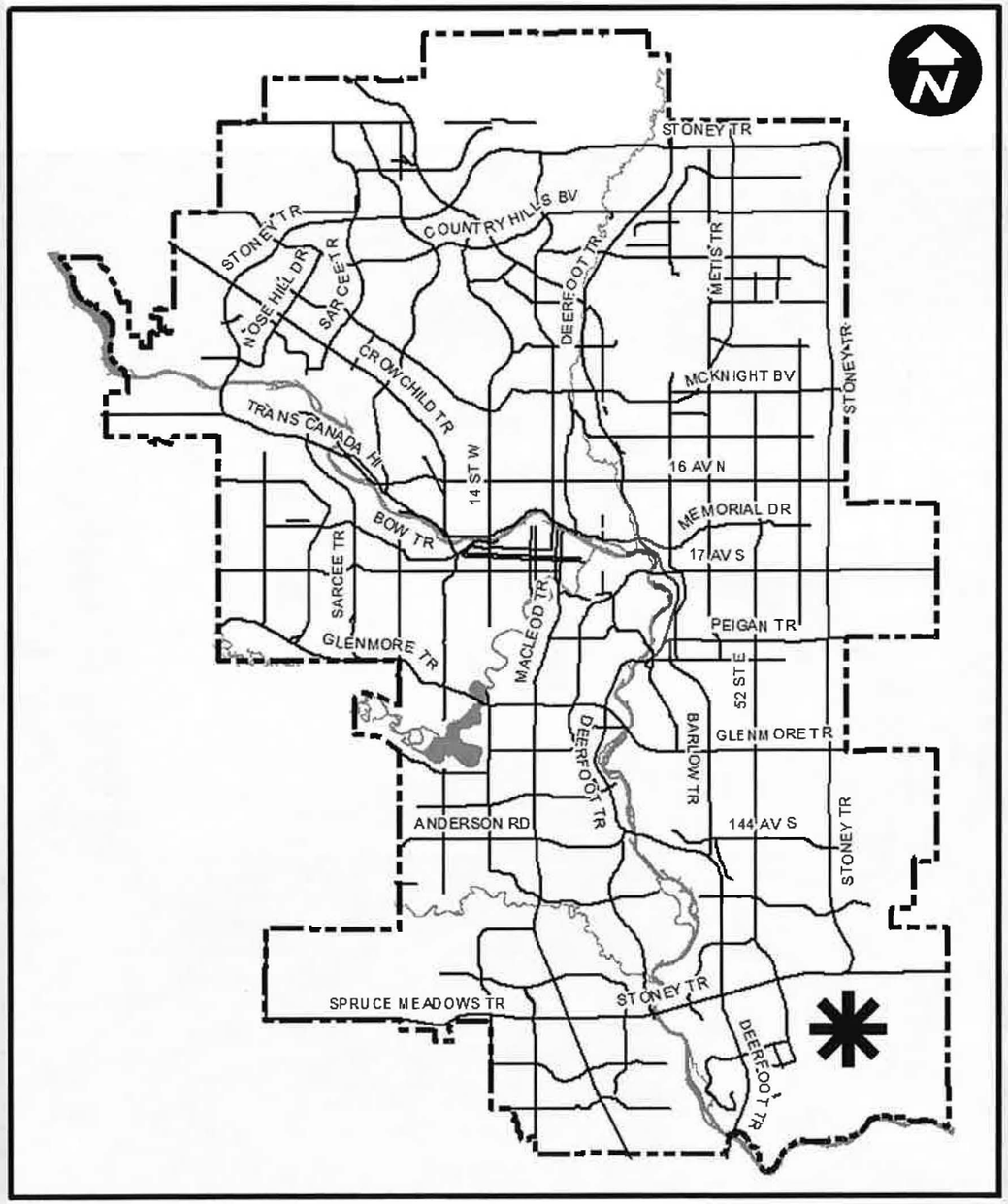
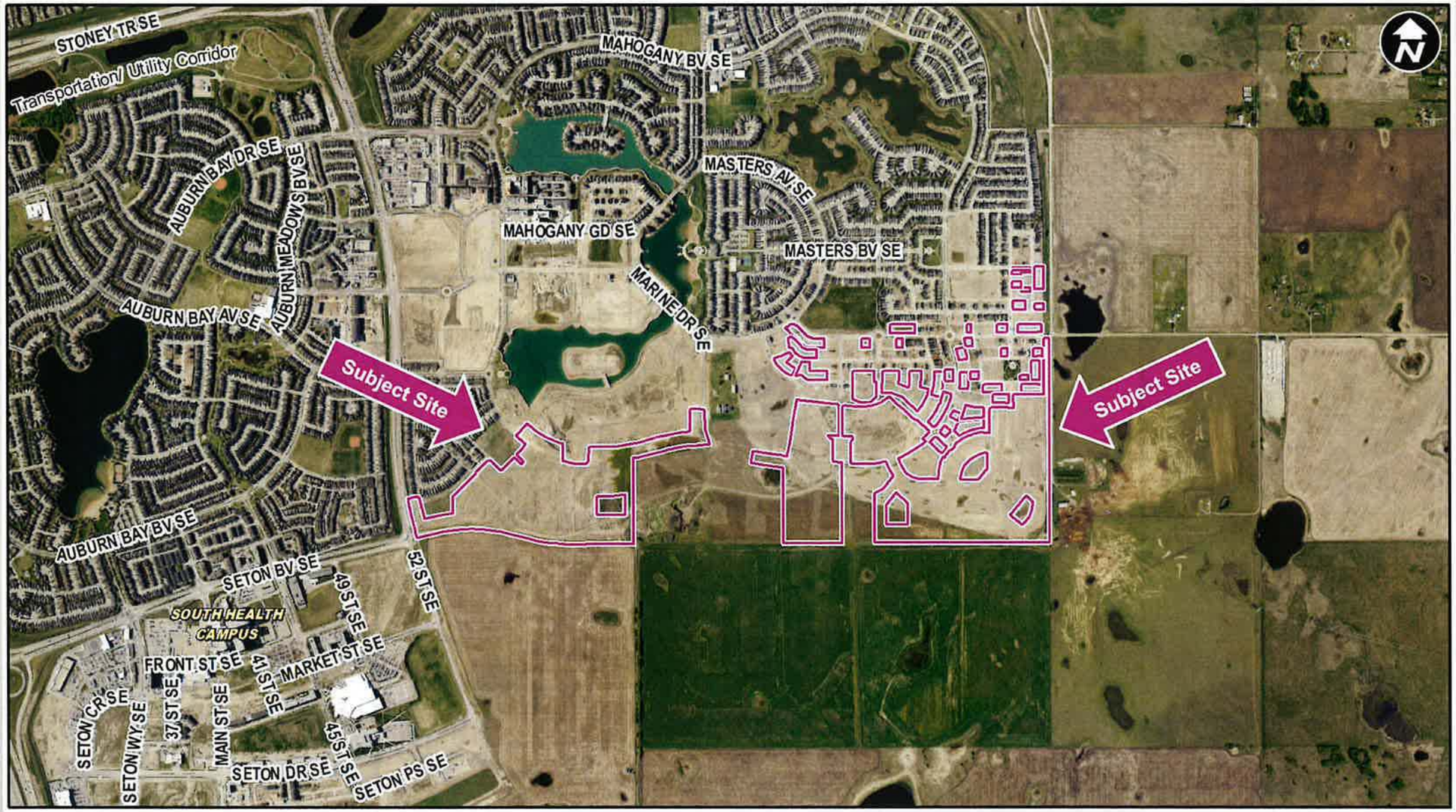
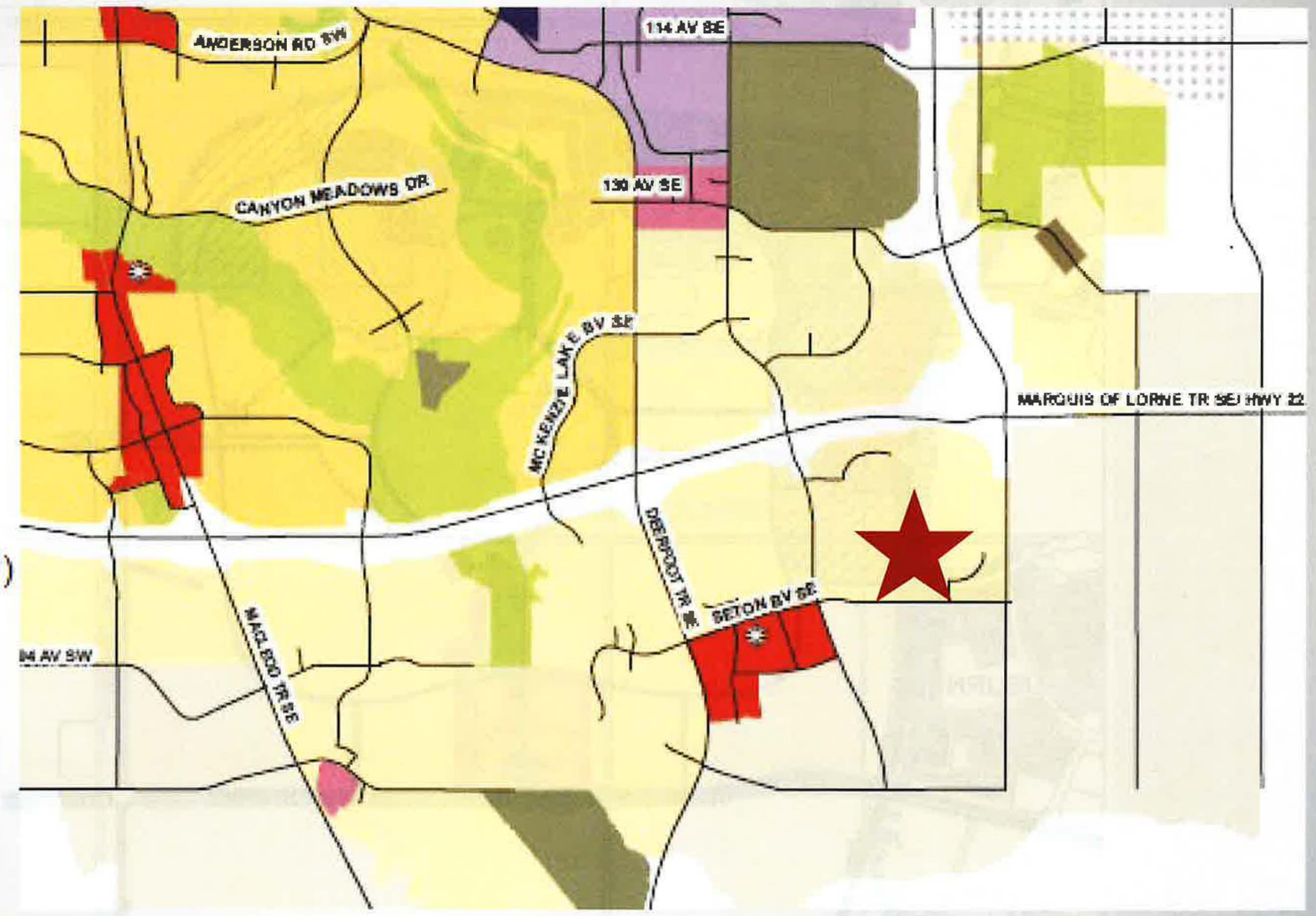
- R-G allows narrower lot widths than R-1s;
- R-1s and R-1N only allow secondary suites as discretionary uses, and R-2M does not allow secondary suites in rowhouses, townhouses ~~or semi-detached units~~; and
- R-1s and R-1N do not allow semi-detached dwellings and rowhouses.

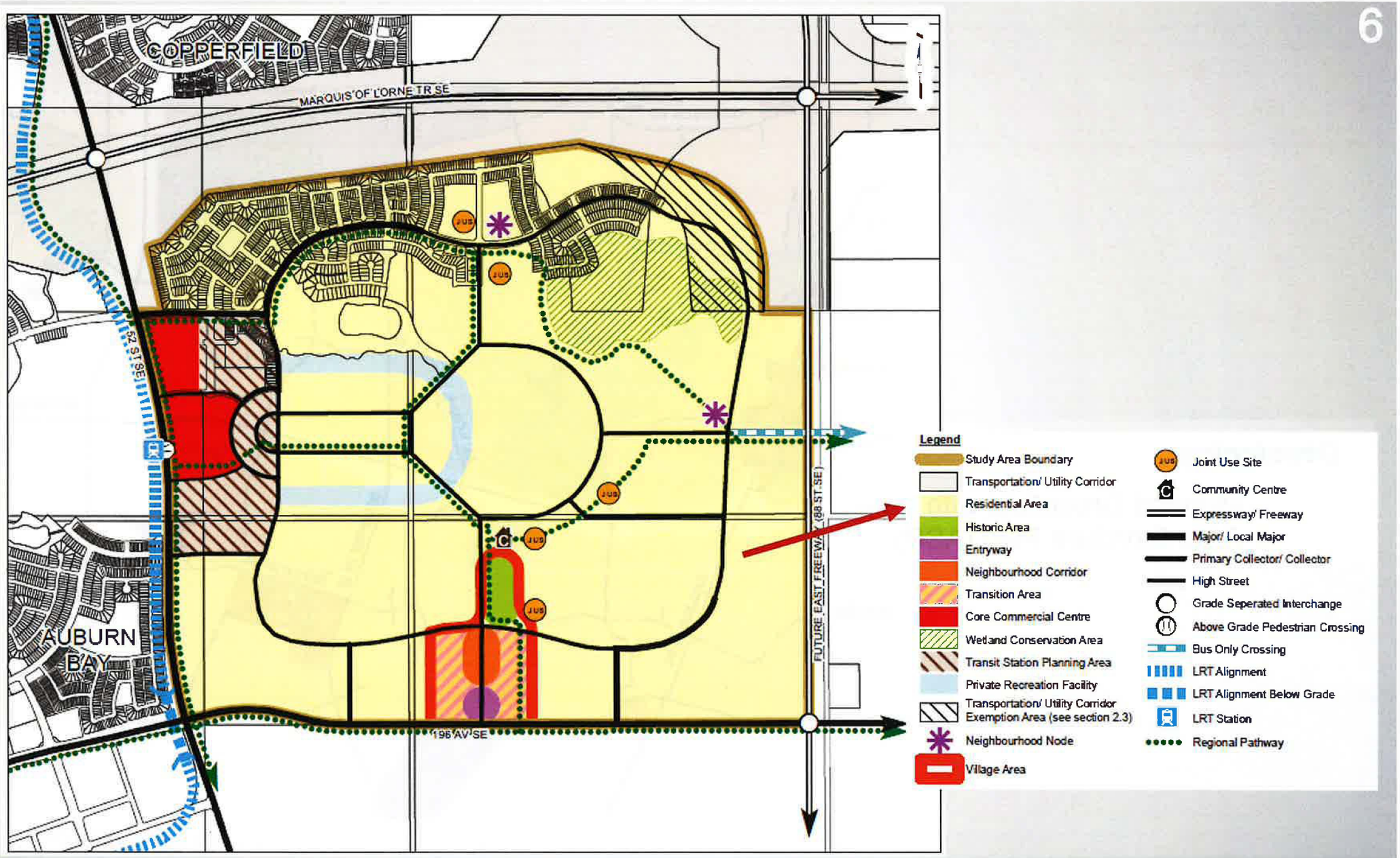

STONEY TR
COUNTRY HILLS BV
STONEY TR
NOSE HILL DR
SARCEE TR
CROWCHILD TR
DEERFOOT TR
METIS TR
MCKNIGHT BV
STONEY TR
TRANS CANADA HI
14 ST W
16 AV N
MEMORIAL DR
BOW TR
17 AV S
SARCEE TR
MACLEOD TR
PEIGAN TR
GLENMORE TR
52 ST E
GLENMORE TR
BARLOW TR
DEERFOOT TR
ANDERSON RD
144 AV S
STONEY TR
SPRUCE MEADOWS TR
STONEY TR
DEERFOOT TR
N

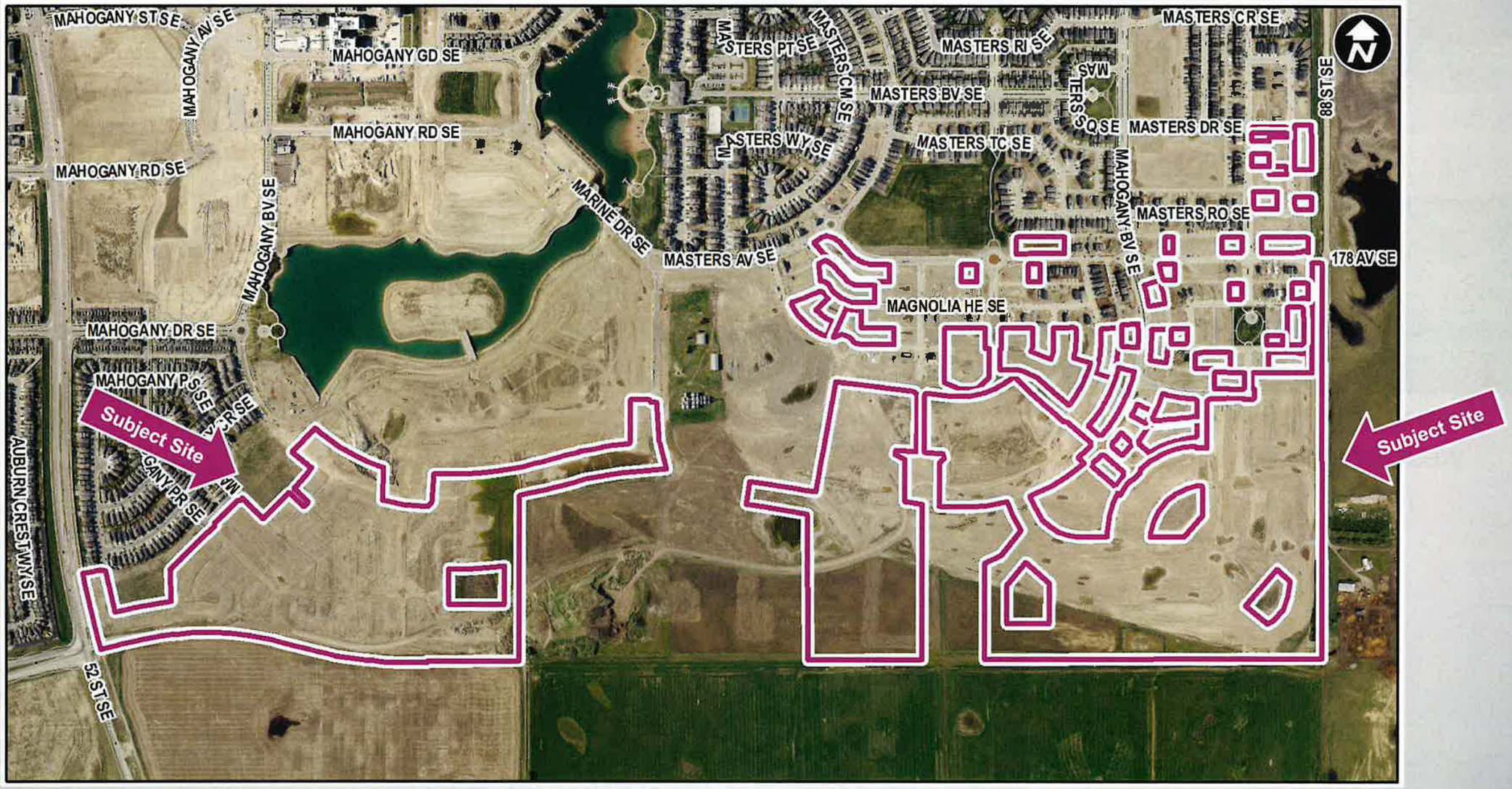

STONEY TR SE
Transportation/ Utility Corridor
MAHOGANY BV SE
AUBURN BAY DR SE
AUBURN MEADOWS BV SE
MASTERS AV SE
MAHOGANY GD SE
MASTERS BV SE
MARINE DR SE
AUBURN BAY AV SE
Subject Site
Subject Site
AUBURN BAY BV SE
SETON BV SE
52 ST SE
49 ST SE
SOUTH HEALTH CAMPUS
FRONT ST SE
MARKET ST SE
41 ST SE
SETON CR SE
37 ST SE
MAIN ST SE
45 ST SE
SETON WY SE
SETON DR SE
SETON PS SE

Developing

Planned Greenfield with Area Structure Plan (ASP)




COPPERFIELD
MARQUIS OF LORNE TR SE
52 ST SE
AUBURN BAY
196 AV SE
FUTURE EAST FREEWAY (88 ST SE)
Legend
Study Area Boundary
Transportation/ Utility Corridor
Residential Area
Historic Area
Entryway
Neighbourhood Corridor
Transition Area
Core Commercial Centre
Wetland Conservation Area
Transit Station Planning Area
Private Recreation Facility
Transportation/ Utility Corridor Exemption Area (see section 2.3)
Neighbourhood Node
Village Area
Joint Use Site
Community Centre
Expressway/ Freeway
Major/ Local Major
Primary Collector/ Collector
High Street
Grade Seperated Interchange
Above Grade Pedestrian Crossing
Bus Only Crossing
LRT Alignment
LRT Alignment Below Grade
LRT Station
Regional Pathway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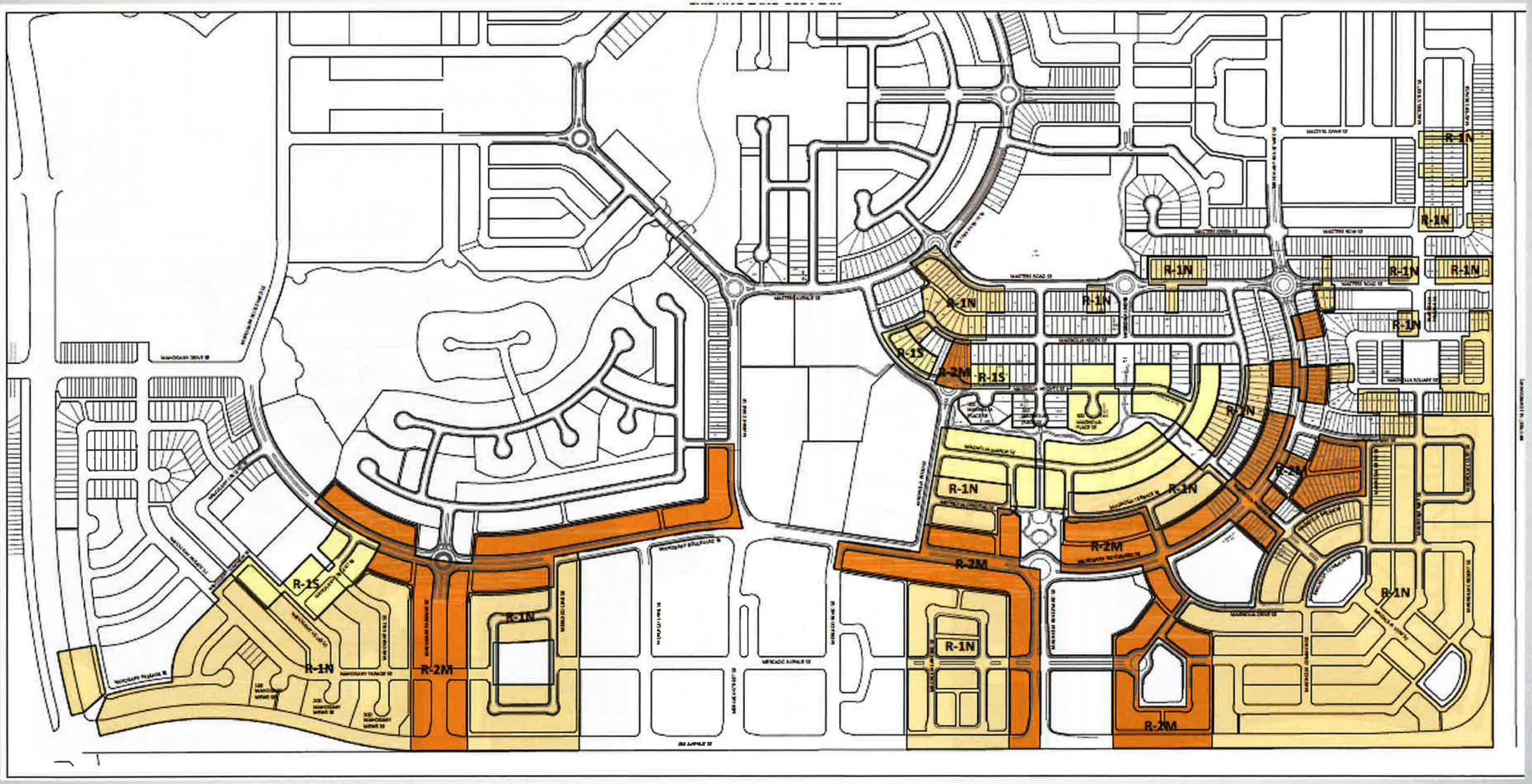
MASTERS CR SE
MASTERS BV SE
MASTERS SQ SE
MASTERS DR SE
MASTERS WY SE
MASTERS TC SE
MASTERS RO SE
MASTERS AV SE
MAGNOLIA HE SE
MAHOGANY BV SE
88 ST SE
178 AV SE
MAHOGANY DR SE
MAHOGANY PS SE
AUBURN CREST WY SE
52 ST SE
Subject Site
Subject Site

View of site from the west looking east

View of site from the east along 88 Street looking west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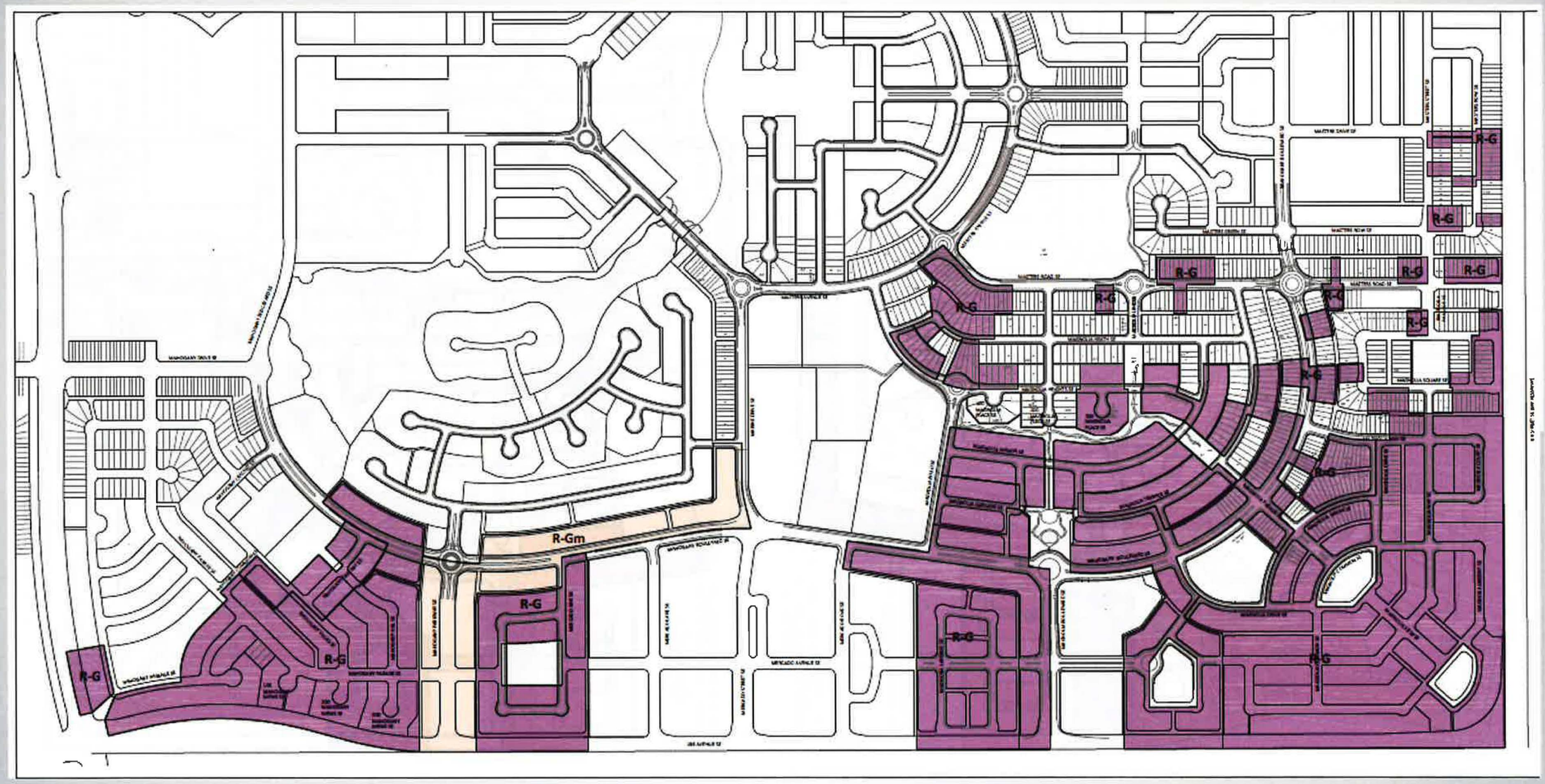
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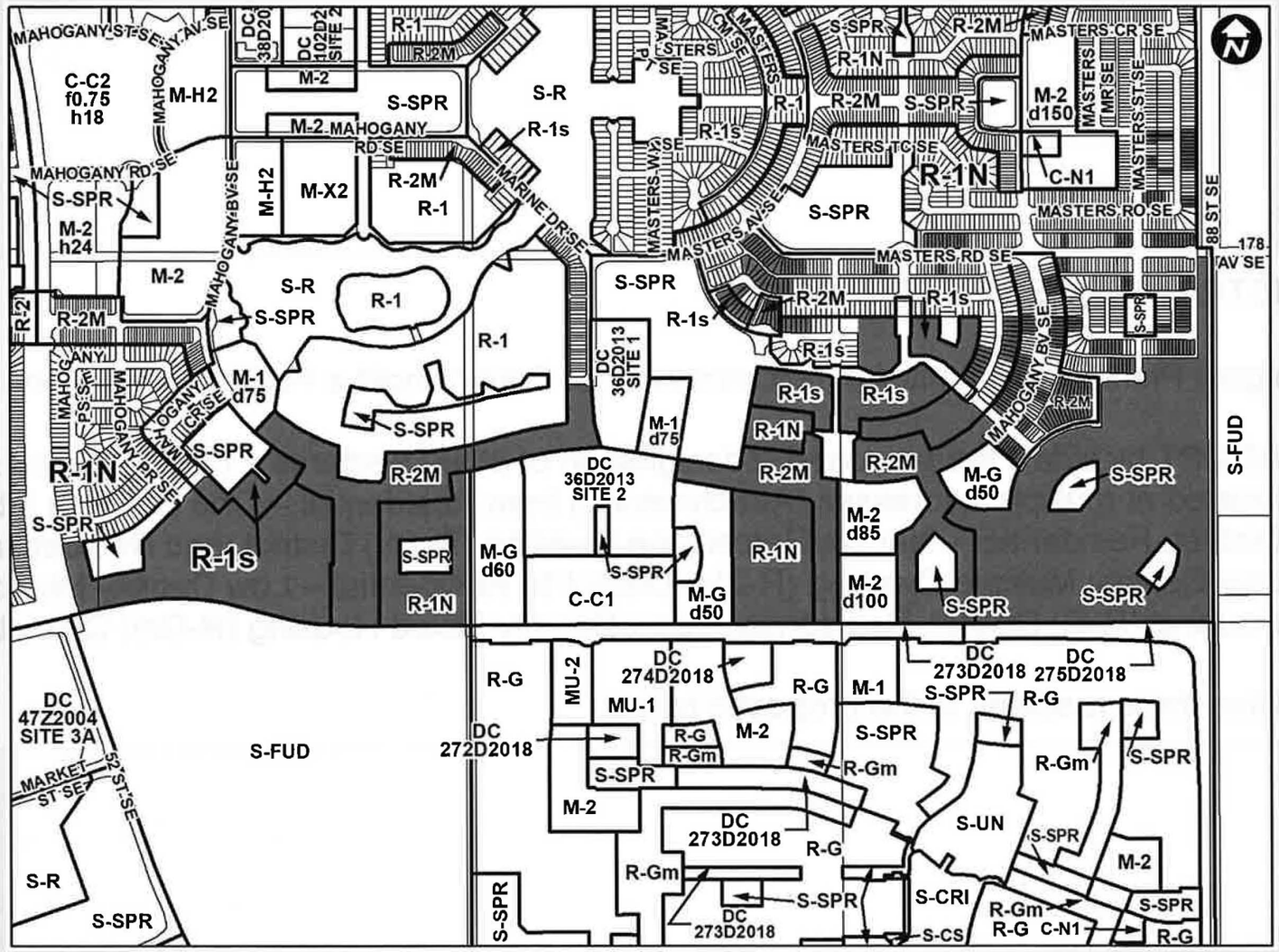
R-Gm

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw the proposed redesignation of 83.90 hectares ± (207.32 acres ±) located at multiple addresses (Attachment 5) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District; and

2. Give three readings to the proposed bylaw.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DC 102D2 SITE 2
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R-2M
MAHOGANY RD SE
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MAHOGANY RD SE
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M-X2
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MARINE DR SE
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MAHOGANY
MAHOGANY CR SE
M-1
d75
S-SPR
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DC 36D2013 SITE 2
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MASTERS WY SE
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MASTERS PL SE
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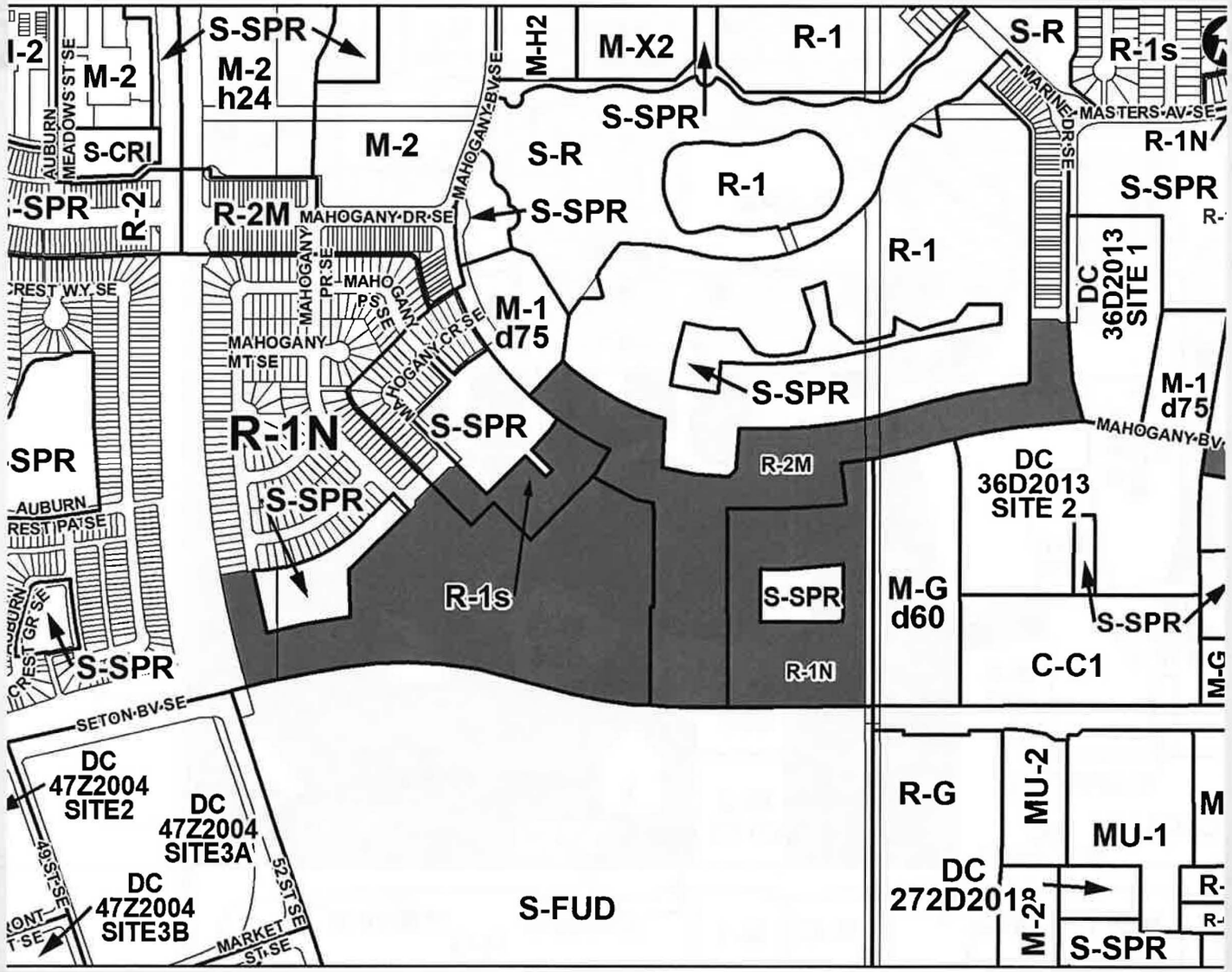
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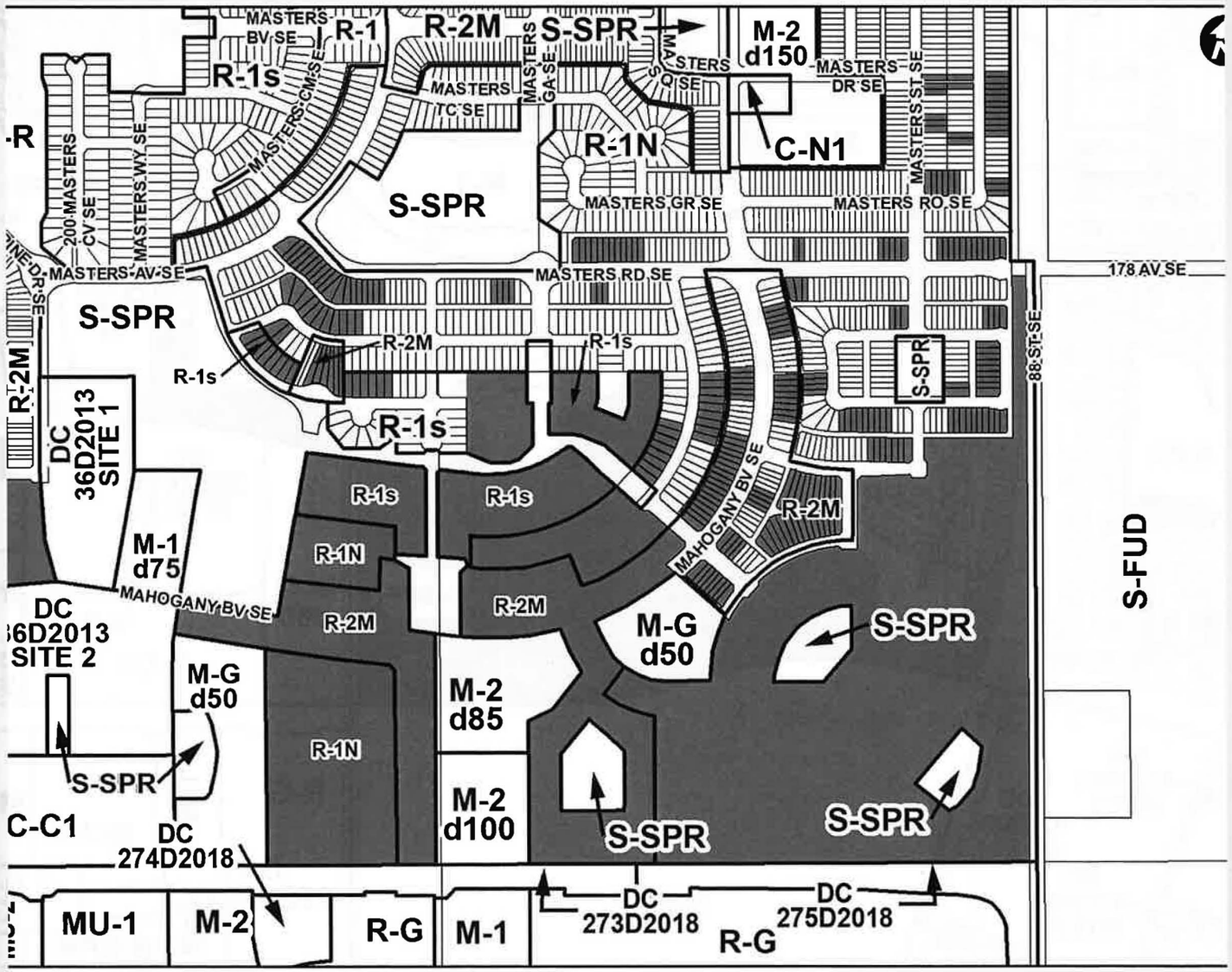
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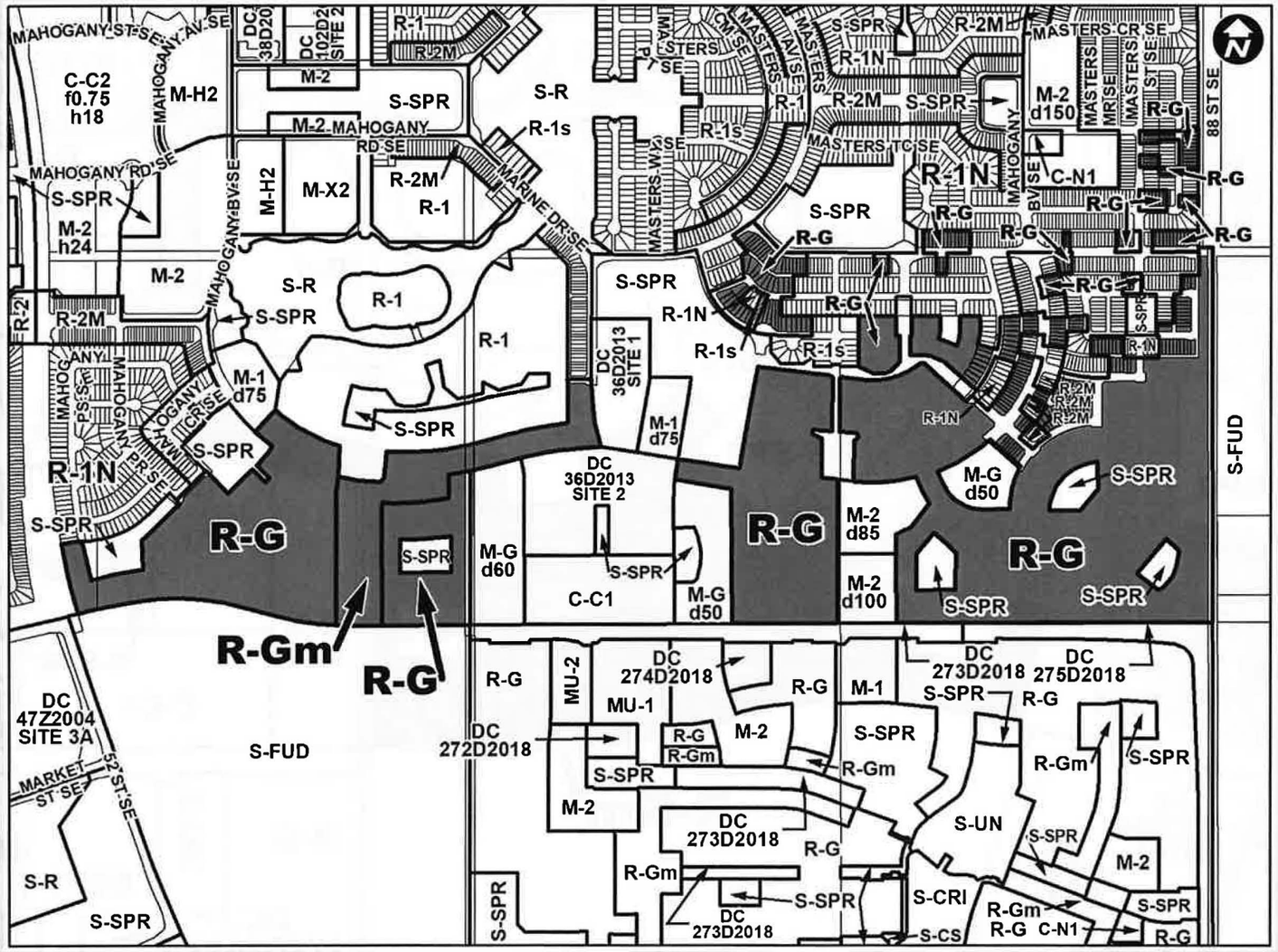
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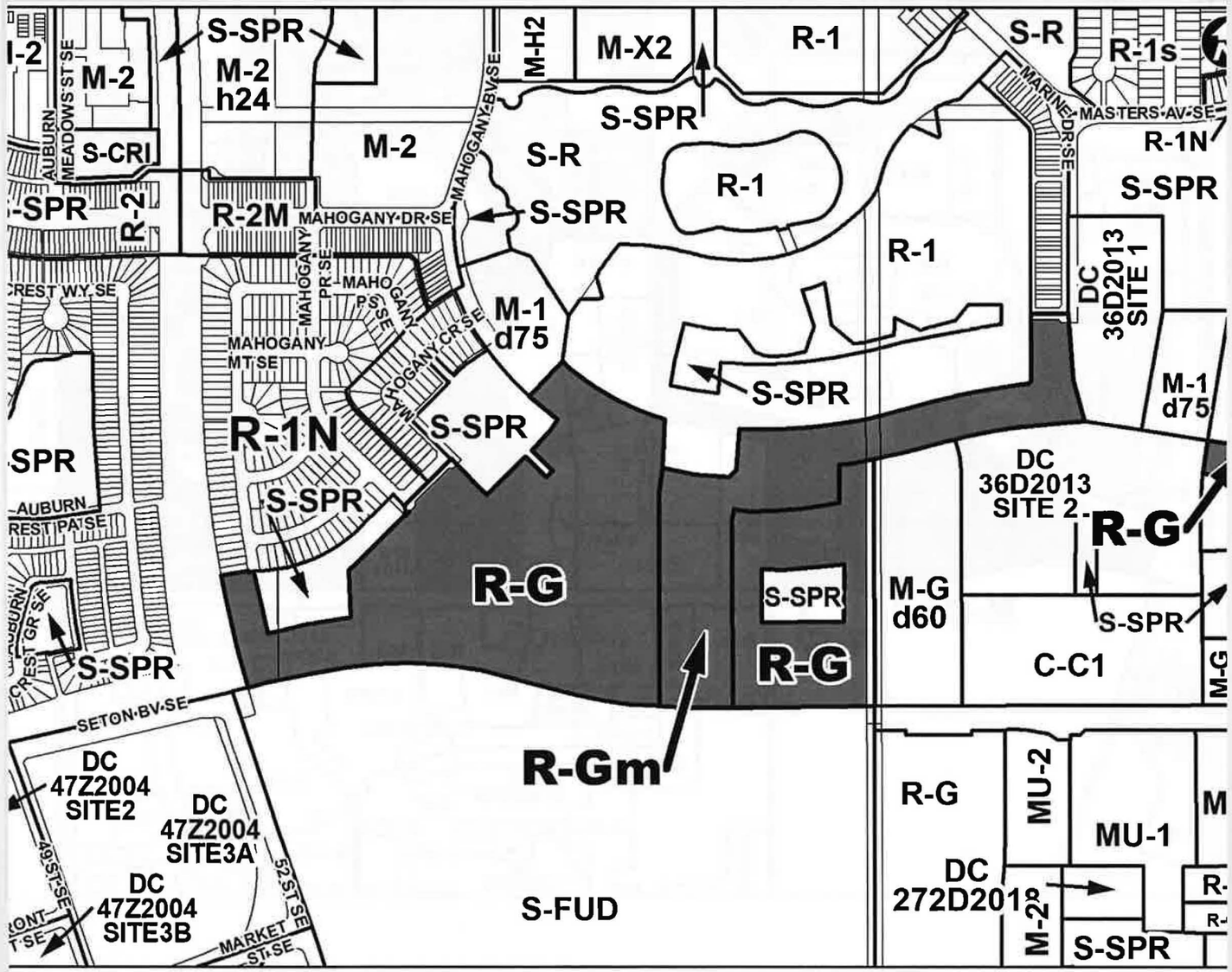
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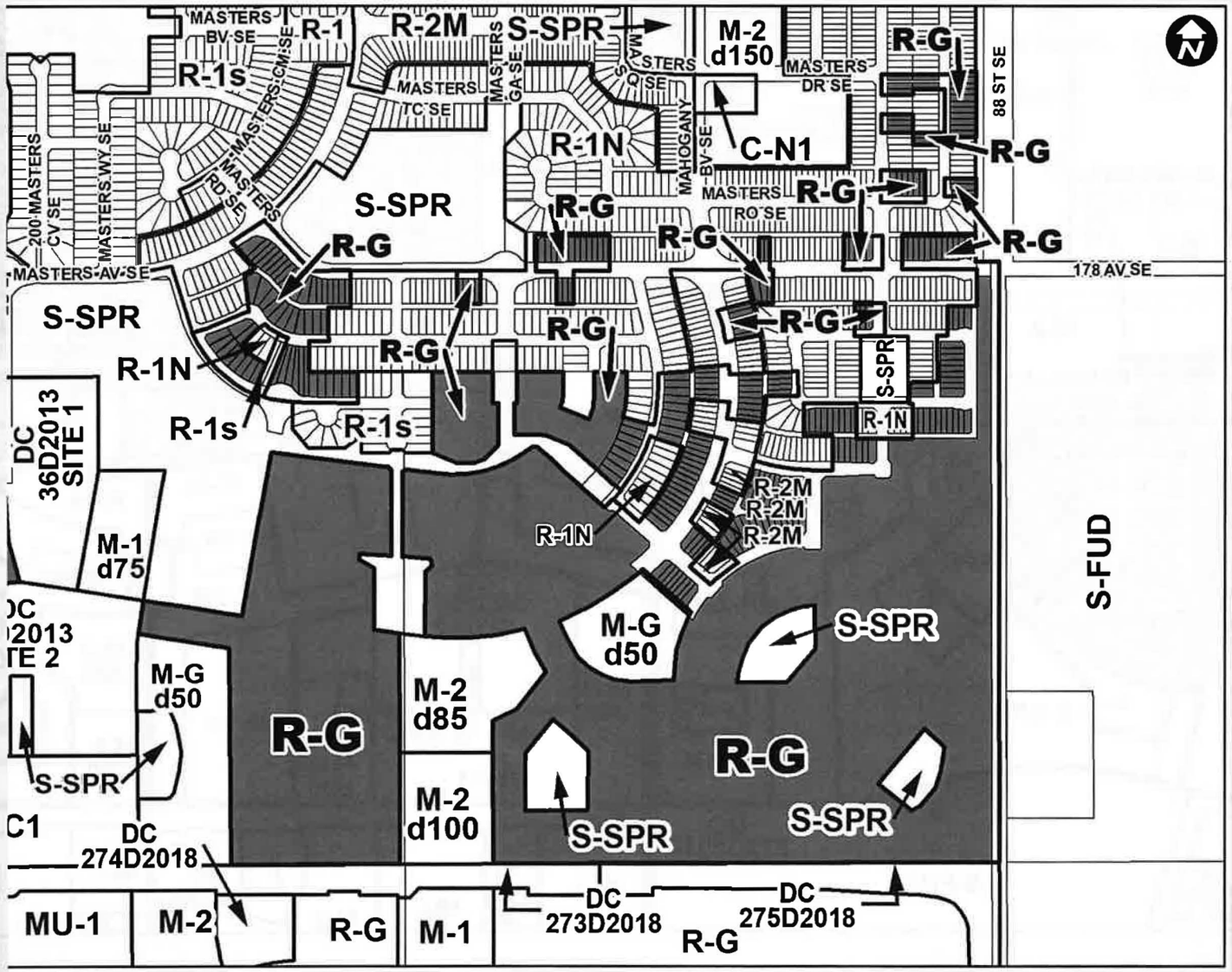
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MASTERS AV SE
178 AV SE
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R-1s
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M-1 d75
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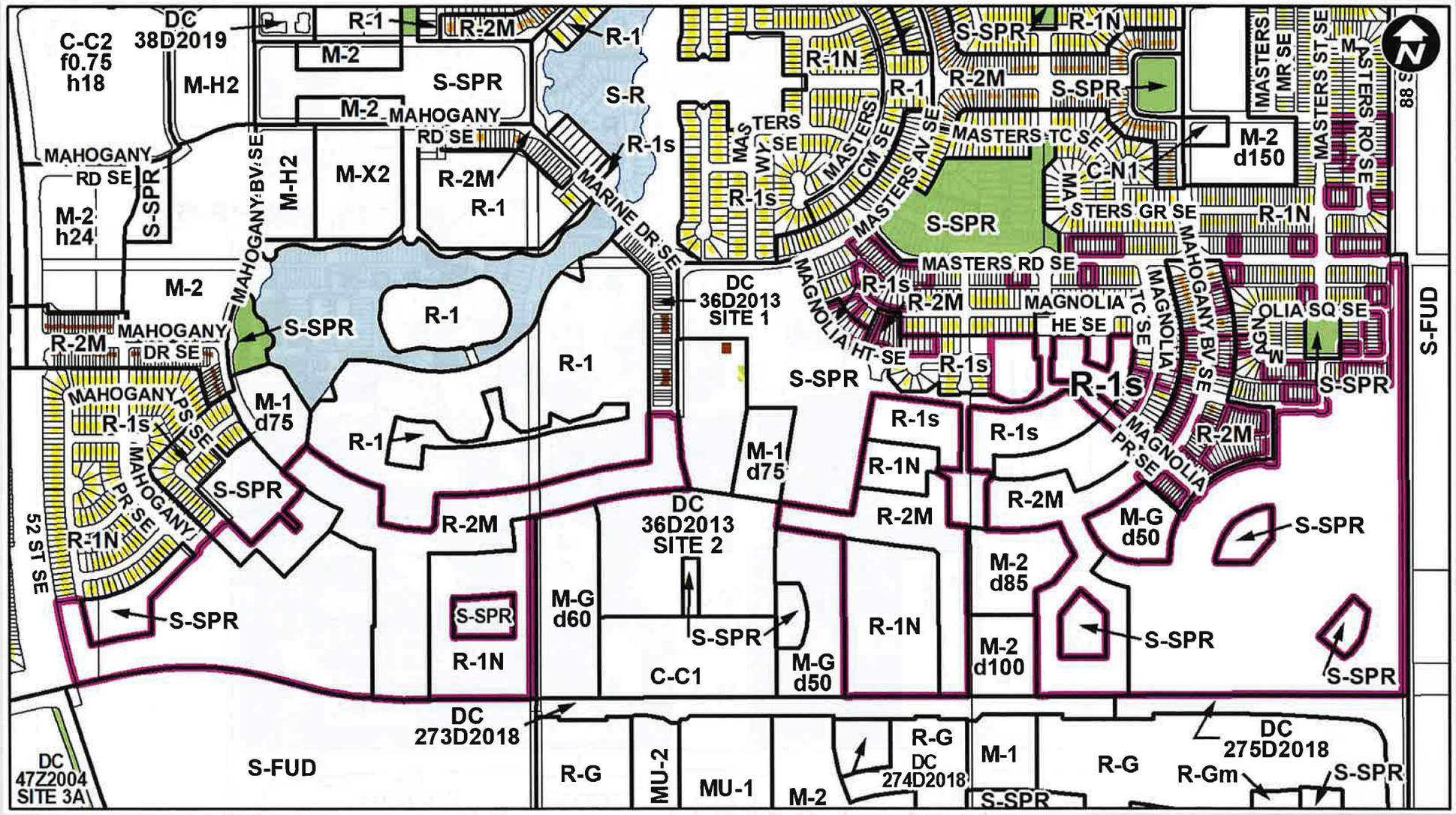

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary