



Calgary Planning Commission

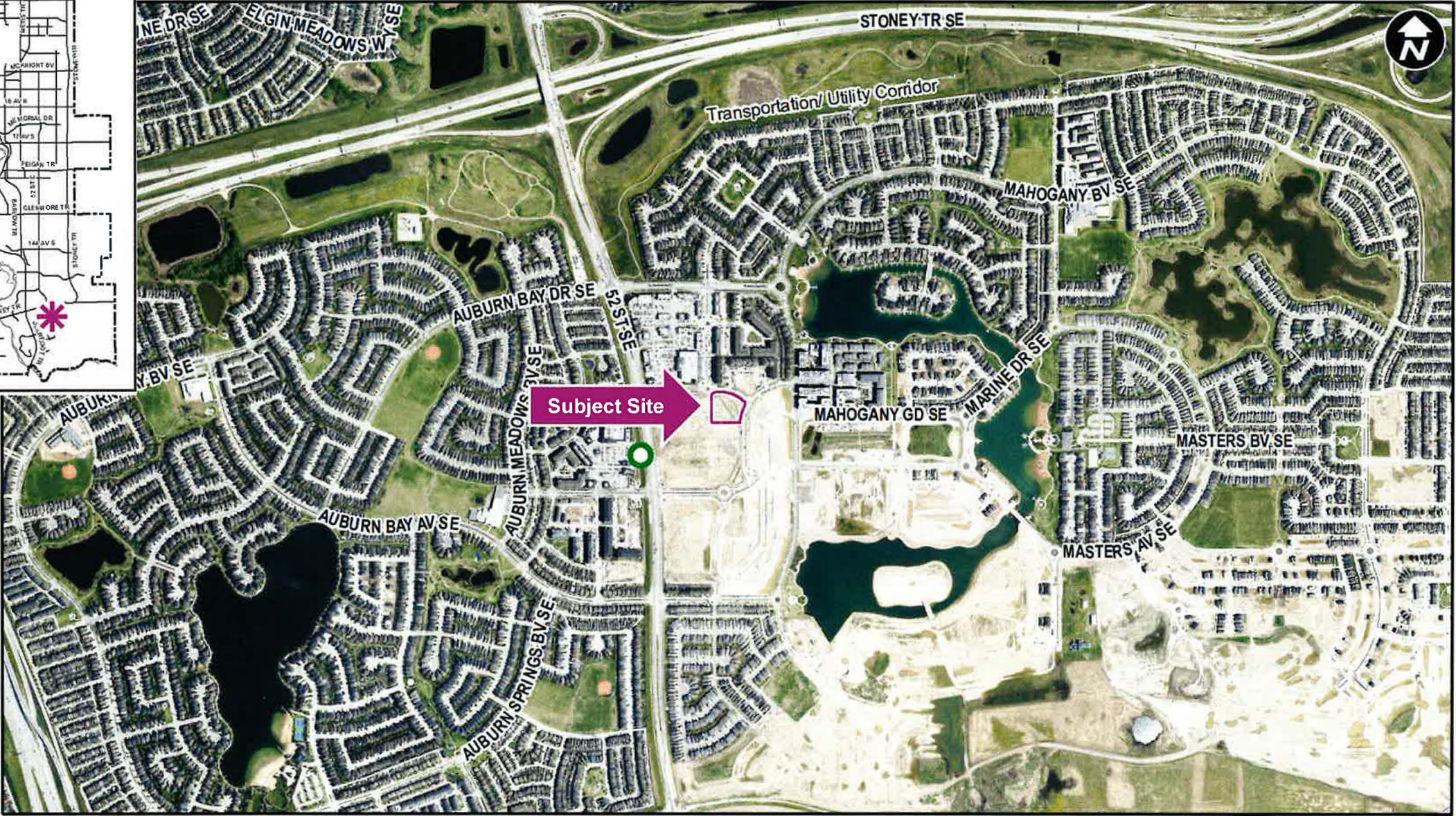
Agenda Item: 7.2.2



LOC2020-0211
Land Use Amendment
May 20, 2021



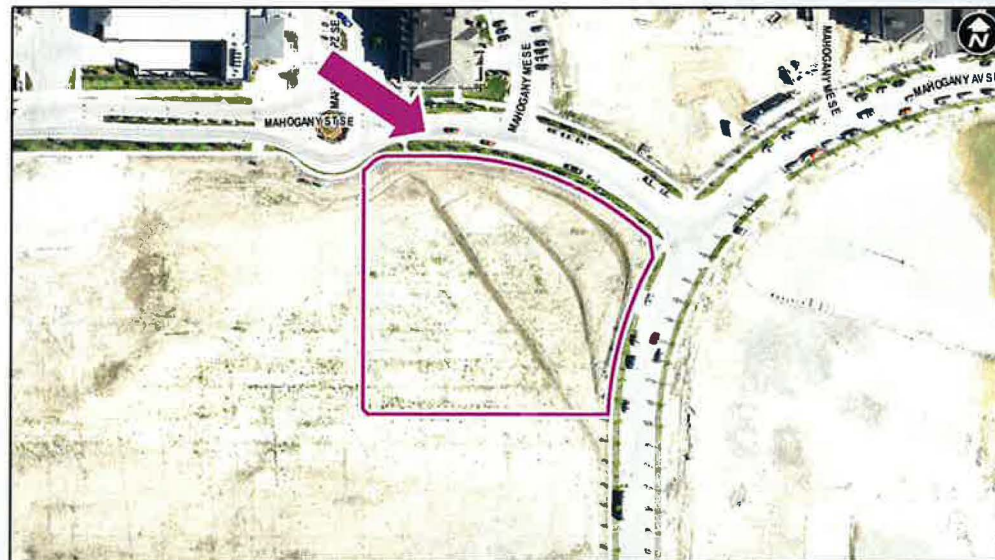
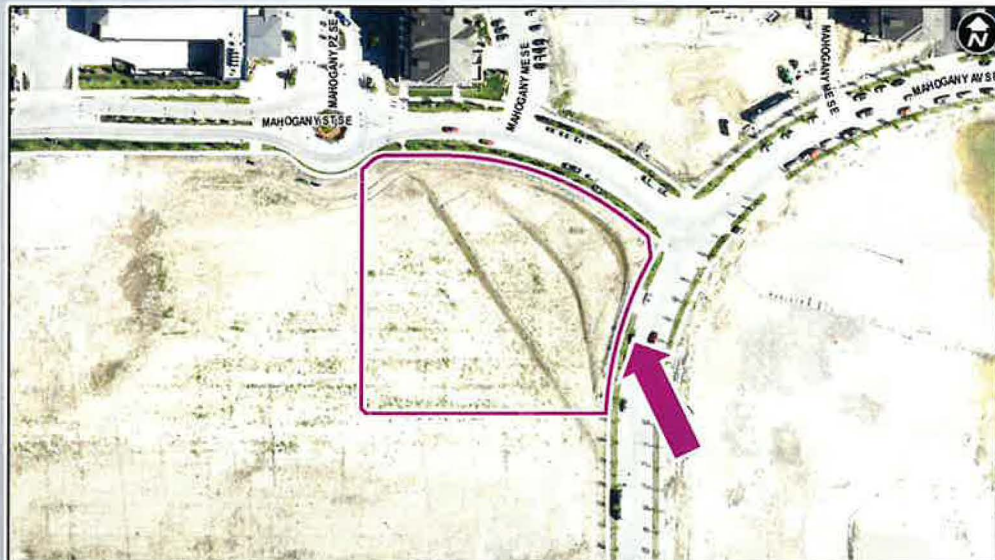
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



View looking northwest

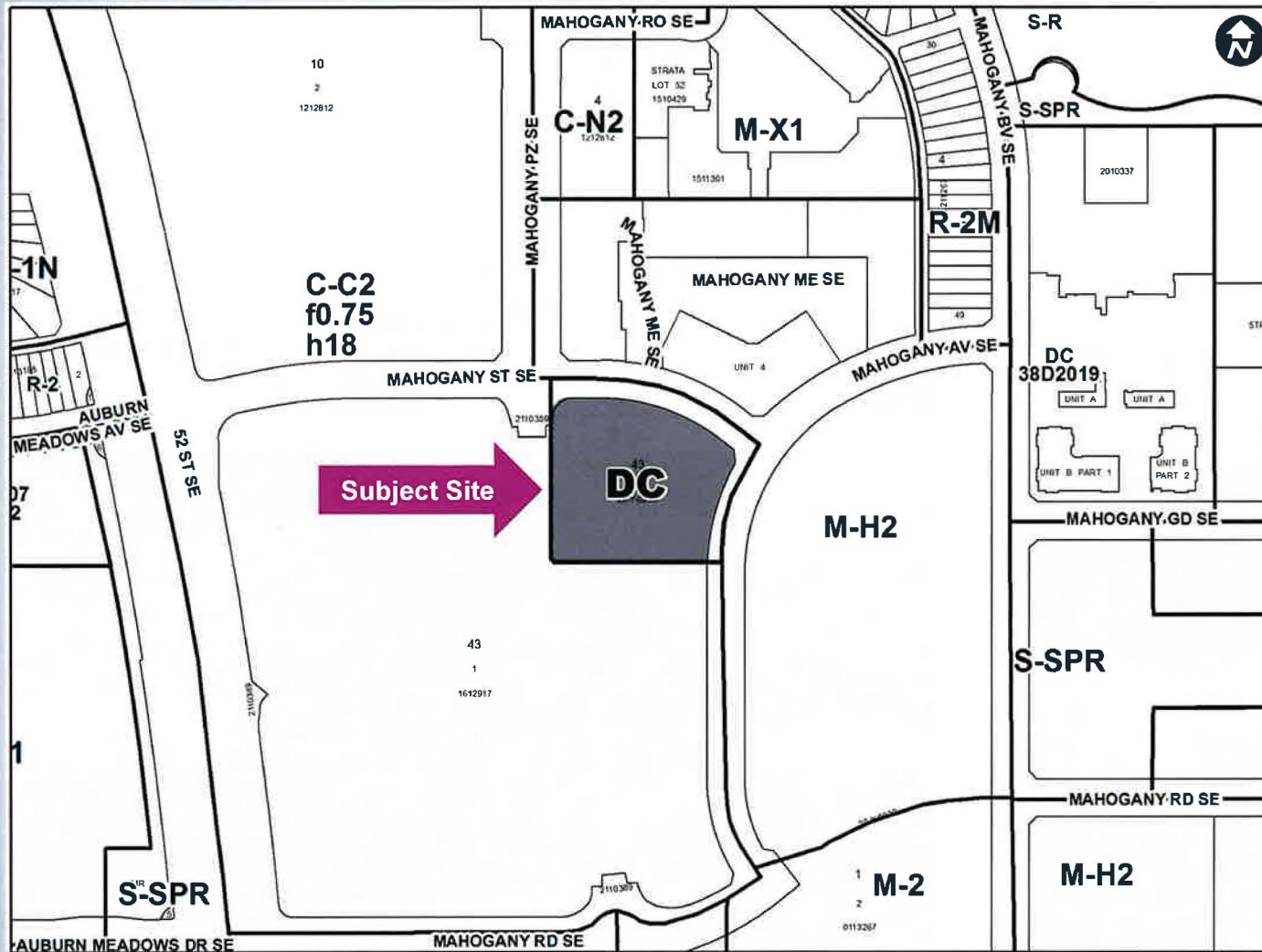


View looking southeast



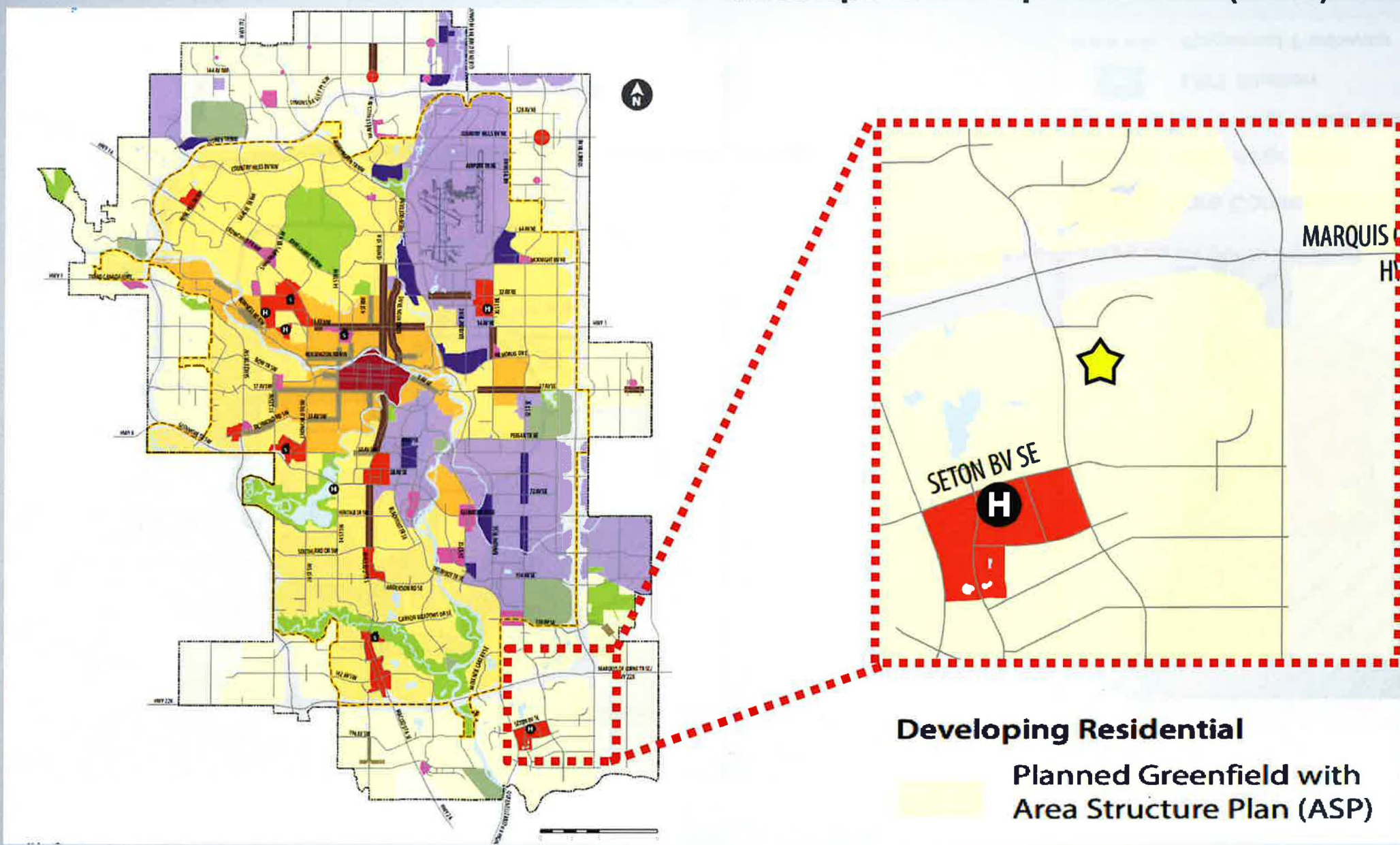
Parcel Size:

**0.81ha
100m x 80m**



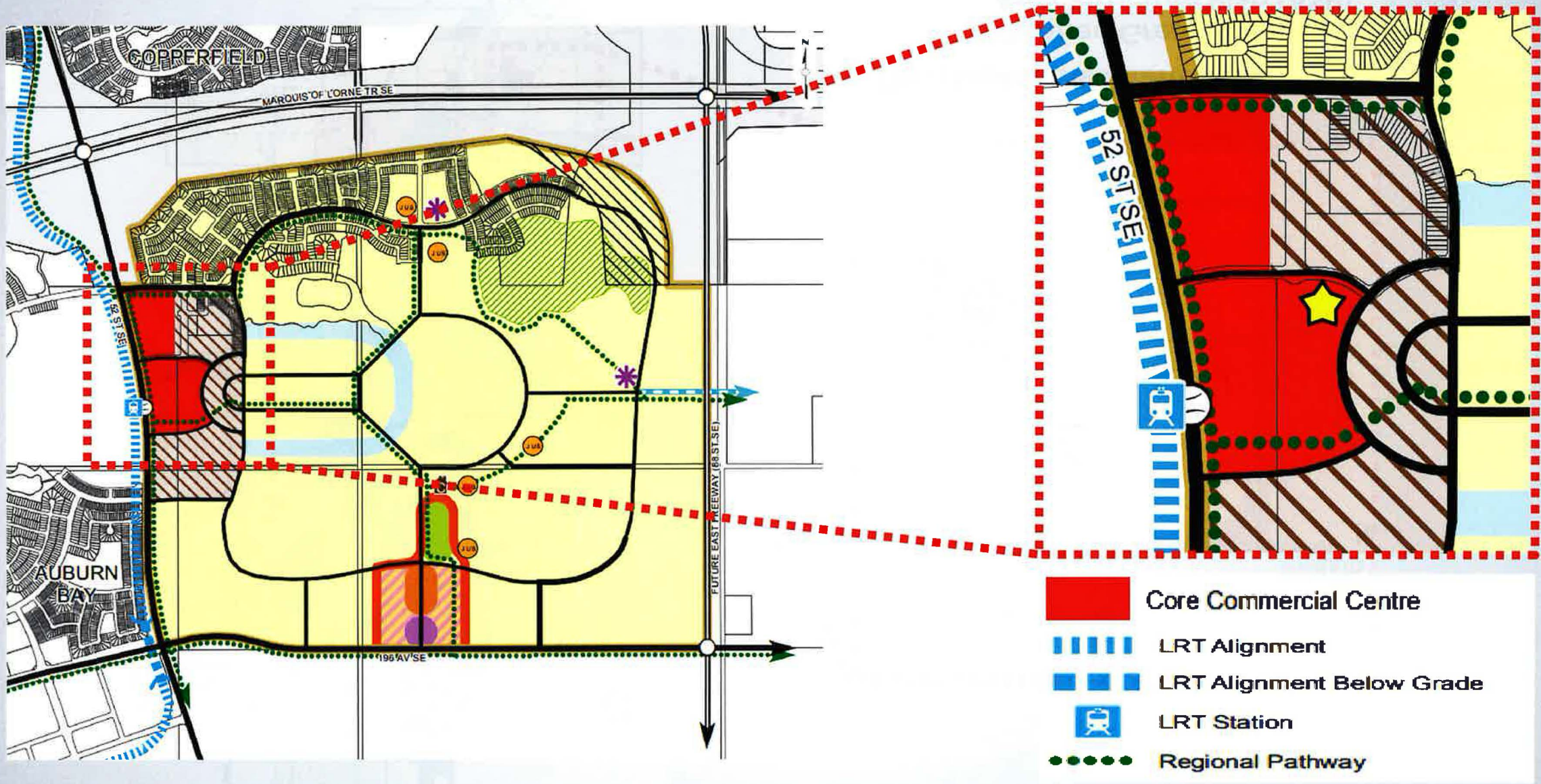
Proposed DC District:

- FAR: 2.0 (change from 0.75),
- Height: 18 metres (no change),
- Requires at-grade commercial uses,
- Limits at-grade auto-oriented & self storage uses,
- Requires internal access to storage units.



Developing Residential

**Planned Greenfield with
Area Structure Plan (ASP)**

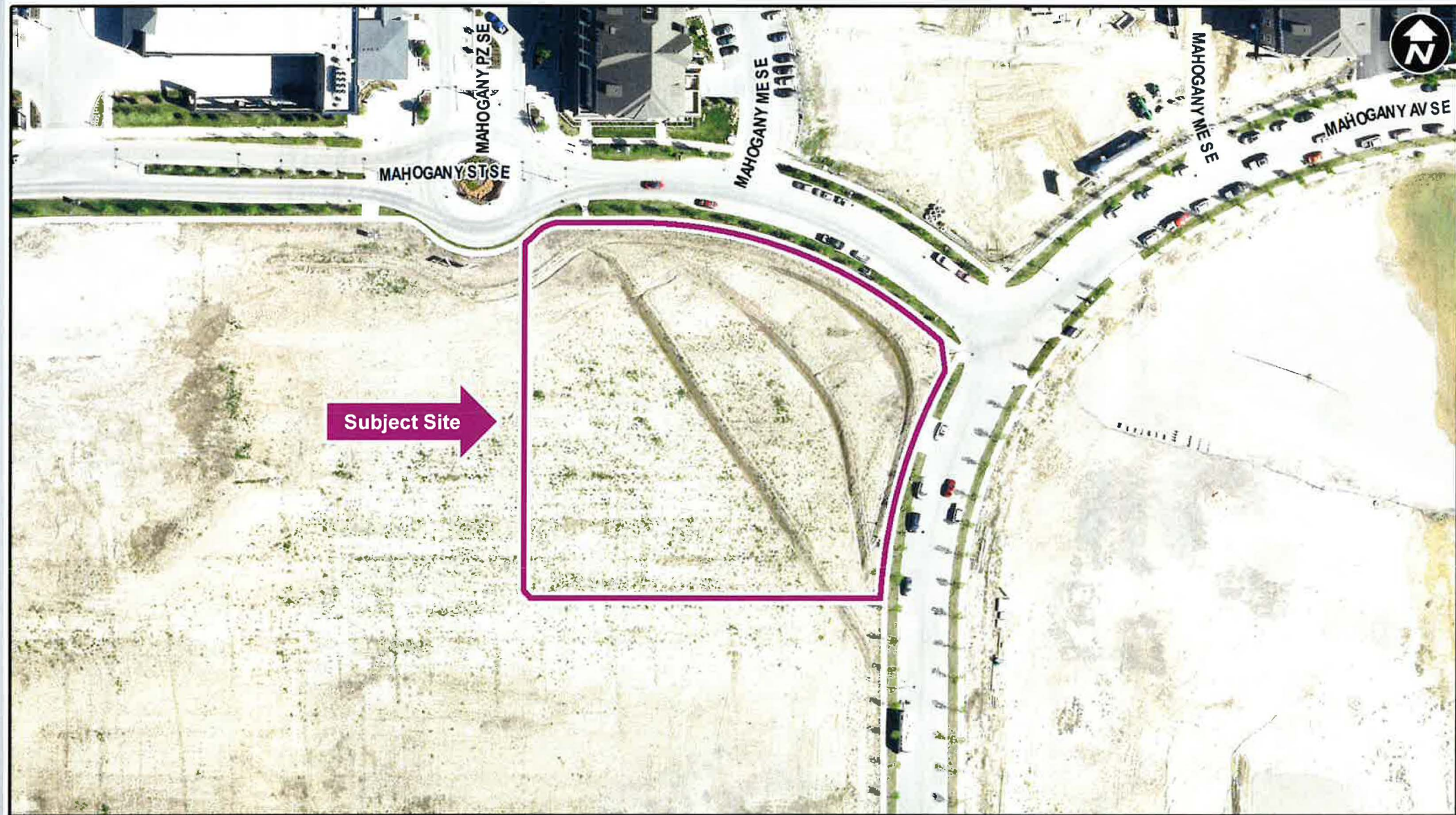


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.81 hectares $\pm$ (2.0 acres $\pm$) located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial Community 2 (C-C2) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines.

Supplementary Slides



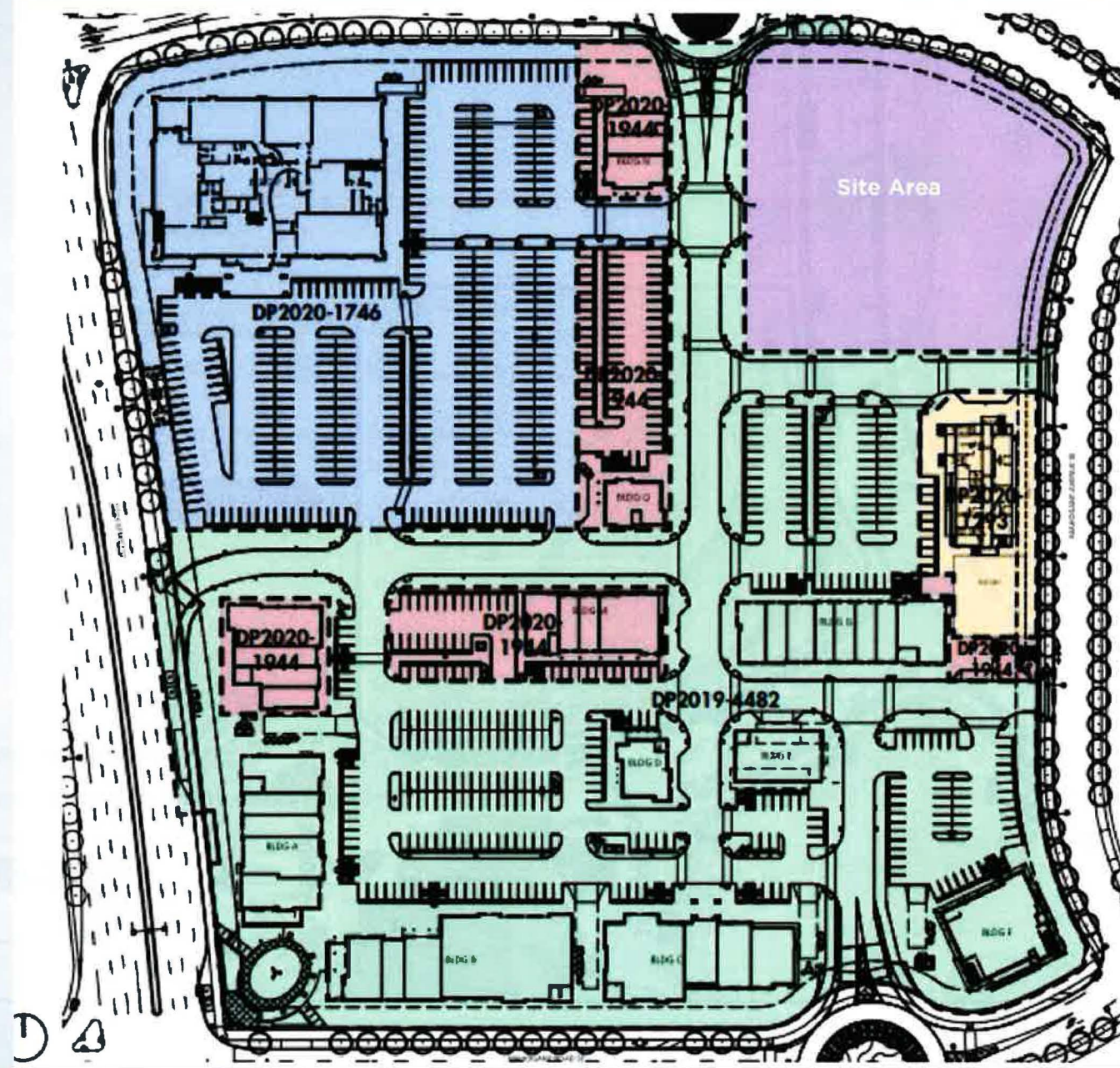




Photo- Cityview, Vaughan Ontario



Photo- Don Mills, Toronto Ontario



Photo- Cityview, Vaughan Ontario



Photo- Don Mills, Toronto Ontario







COMMUNITY VIEW MAHOGANY AVE LOOKING NORTH

