

**Land Use Amendment in Mahogany (Ward 12) at 80 Mahogany Road SE,
 LOC2020-0211**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.81 hectares ± (2.0 acres ±) located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial – Community 2 (C-C2f0.75h18) District to Direct Control District to accommodate a Self Storage Facility, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 20:

That Council hold a Public Hearing and give three readings to **Proposed Bylaw 94D2021** for the redesignation of 0.81 hectares ± (2.0 acres ±) located at 80 Mahogany Road SE (Portion of Plan 1612917, Block 43, Lot 1) from Commercial – Community 2 (C-C2f0.75h18) District to Direct Control District to accommodate a Self Storage Facility, with guidelines (Attachment 4).

Opposition to Recommendations:

Against: Commissioner Pollen and Commissioner Palmiere

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a Direct Control District based on the Commercial – Community 2 (C-C2) District to allow for development of a Self Storage Facility with at-grade commercial opportunities.
- The proposed land use district is compatible with adjacent land uses in area and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The additional use of Self Storage Facility with at-grade commercial opportunities would allow residents to walk to commercial amenities and free up household space in a higher density residential environment. It is anticipated that the proposed development could be converted to a more intensive use in the future if self storage is no longer the desired use for the site.
- Why does this matter? Providing self storage and at-grade commercial opportunities within close proximity to higher density residential development may incentivize higher density residential living by allow residents to more easily live in smaller dwelling units. The ability to convert the building to a more intensive use over time also allows the proposed building to adapt to the community's changing needs.
- There is no previous Council Direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application, located in the southeast community of Mahogany, was submitted on 2020 December 22 by B&A Planning Group on behalf of the landowner, Hopewell

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Development. As per the Applicant Submission (Attachment 2), the intent of the application is to enable development of a 12,000 square metre Self Storage Facility.

The amendment application was originally submitted to Administration as a Self Storage Facility with a maximum building height of 18 metres (no change from the existing maximum height from the current C-C2 district) and a maximum Floor Area Ratio (FAR) of 2.0 (a change from the existing maximum FAR of 0.75). The applicant also indicated they intend to apply for a Car Wash – Multi-Vehicle (currently listed as a discretionary use in the base C-C2 district) on a portion of the ground floor at the development permit stage. To ensure the subject site continues to support a pedestrian-oriented, active Transit Oriented Development (TOD) environment, Administration and the applicant worked together to revise the proposal to ensure the DC District complied with the relevant statutory and TOD policy guidance for the area. Administration also ensured the revised DC District addressed the planning concerns brought forward by the residents. Changes to the original DC District submission include a requirement for a portion of the ground floor of the building to be dedicated to commercial uses, a combined limit for the amount of self storage and auto oriented uses that can exist on the ground floor of the building, and a design requirement for all access to the individual storage compartments to be entirely internal to the building. The visual appearance of the building, including external façade selections, massing, and parking design, is expected to appear similar to a three to four storey office building to further enhance the visual appearance of the TOD site.

The developer has indicated they intend to design and construct the anticipated Self Storage Facility in a way that allows the building to be converted to a more intensive use in the future, should the Self Storage Facility no longer be the desired use for the site.

No development permit submission has been made at this time. A future development permit submission will be reviewed by the Urban Design Review Panel (UDRP) at the development permit stage to ensure the building and site design further enhance the TOD area.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant notice posted the site on 2021 January 11, delivered flyers to adjacent condominium buildings, shared the project in the “What’s Up Mahogany” community newsletter, hosted an online survey for two weeks and held a virtual open house on 2021 March 11 attended by 38 people. The applicant also reached out

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to the Mahogany – Copperfield Community Association, but no comments were received. A general breakdown of the resident concerns is listed below:

- loss of views due to the height of the proposed structure;
- increased traffic generation and property crime;
- lack of commercial amenities and potential for decreased property values; and
- noise generated from a potential car wash on the main floor.

Overall, the applicant’s engagement resulted in positive and negative feedback. A detailed summary of the engagement is provided in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration’s practices, Administration circulated this application to key stakeholders, published the application [online](#), sent notification letters to adjacent landowners, and ensured the applicant notice posted the site.

Administration received 70 objections from residents in the area and five letters of support to the proposed Self Storage Facility. A general breakdown of the objections raised about the proposed Self Storage Facility to Administration are listed below:

- self storage not aligning with the commercial vision residents have for the area;
- noise generated from a potential car wash on the main floor;
- an increase in traffic generation, property crime, and decreasing property values; and
- the possibility of using “unsightly” sea-containers to store items in.

Administration reached out to the Mahogany – Copperfield Community Association on three separate occasions through mail, telephone, and email. No comments were received from the Community Association.

Administration has reviewed the relevant policies, planning issues and resident concerns and worked with the applicant to revise the original submission to ensure compliance with the statutory and non-statutory policy for the area. Administration supports this application as it generally supports the TOD nature of the larger area and accommodates the future transition of the development to a more intensive use.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District may incentivize higher density residential living in the community by allowing residents to more easily live in smaller dwelling units.

Environmental

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This application does not include any actions that specifically address objectives of the Climate Resilience Strategy. Further opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to operate a self storage facility with at-grade commercial opportunities at this location provides a business opportunity within the community of Mahogany.

Service and Financial Implications

No anticipated financial impacts.

RISK

There is a chance the proposed use may not transition over time to a more intensive use. If the use does not transition as anticipated, the requirement for at-grade commercial uses will help mitigate the effects of a less intensive use on the upper floors of the structure.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 94D2021**
5. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform