


June 21, 2021

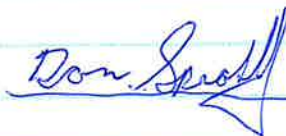
Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
Box ~~200~~ 2100 St M.  
Calgary Alberta T2P 2M5

Regarding the Notice of Public Hearing  
on Planning Matters  
I received by mail June 17, 2021

I, Audrey Sprökkreeff of 208, 10 Mahogany Mews SE  
Calgary Ab T3M 2R1,  
oppose the Redesignation of land at  
80 Mahogany Road SE  
to accommodate a self-storage facility.

  
ASprökkreeff June 21/2021

I, DONALD Sprökkreeff of 208, 10 Mahogany Mews SE  
Calgary Ab T3M 2R1  
oppose the Redesignation of land at  
80 Mahogany Road SE  
to accommodate a self-storage facility.

  
D. Sprökkreeff June 21/2021



## Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Pat

Last name (required) Ropchan

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation Mahogany Bylaw 94D2021

Date of meeting Jul 5, 2021

The Mahogany community has been marketed to home buyers as providing a family friendly lifestyle and the land bordered by Mahogany Street and Mahogany Rd was touted as a location providing quaint shops, restaurants and services (<https://www.hopewellresidential.com/calgary-communities/mahogany/>). I am attaching two photos which I retrieved from our Condo Control portal. It is apparent that the three story structure being proposed is not quaint and does not suit this residential community but would be better located in an area considered to be light industry. The buildings currently under construction on the larger section of land appear to be of no more than one floor. A three story complex will not suit the neighbourhood.

There are several of more suitable areas for this facility not far from Mahogany so it would be no hardship for interested people to drive there: the Seton area near Superstore, theatre or firehall as well as 88th Street SE or 114th Avenue accessible from 52 St SE or Stoney Trail East. Obviously no one walks to a self storage/car wash facility. Rezoning this property to include light industrial facilities will just open the door to future redesignation in our community, will lower property values and change the feel of the community.

Because customers would drive to this facility, Mahogany Street, which is just two lanes, will receive even more traffic than it currently does. There are currently a number of small shops here that already entice vehicle and foot traffic and we don't need more. The entrance to our condo complex (Sandgate) and the small traffic circle on its edge

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

## DISCLAIMER

1/2

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Jun 25, 2021

11:27:45 AM



## Public Submission

City Clerk's Office

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will be even more congested. Waits for the car wash may also block traffic. There have been thefts from storage lockers in our complex. Will this increase because of the self storage facility across the street.

On a more personal note, as a retiree, I have several concerns that affect me directly. I moved to this location for the nice/quaint/trendy and walkable amenities available nearby and for the bright location of my unit in this complex. This structure will be an "eyesore". How will my view be impacted (totally as I am on the second floor) and will I still get as much light? A structure of this kind will take away from the feel of the community and the resale value of condos in the area will decline even more.

Please consider this submission. Thank you for your attention.



**Public Submission**

City Clerk's Office

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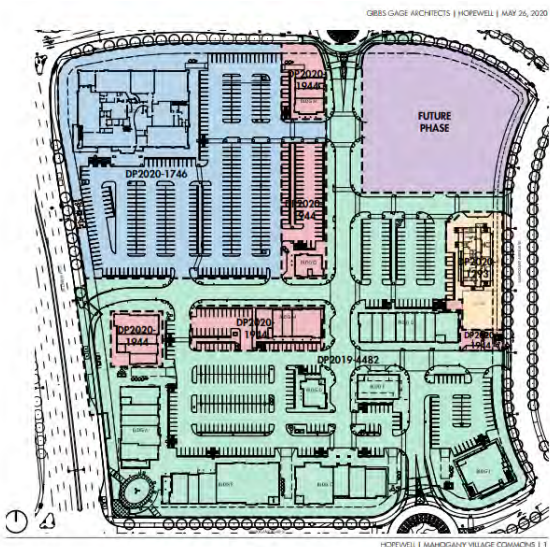
I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Grant
Last name (required)	Mihalcheon
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	LOC2020-0211
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As application speaking in favour of the application.
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# The Proposal

- The proposal is to redesignate ~2.0 acres from C-C2 to DC with a C-C2 base district, the additional use of self storage, increase FAR to 2.0 from 0.75 and includes a minimum retail requirement on the ground floor.
- Maximum Height remains at 18m.
- The remainder of the block will remain C-C2 which allows for uses such as retail, office, multi vehicle car wash, etc.
- C-C2 lands to the north and vacant multi-residential M-H2 to the east and M-2 to the south.



# Old

# versus

# New

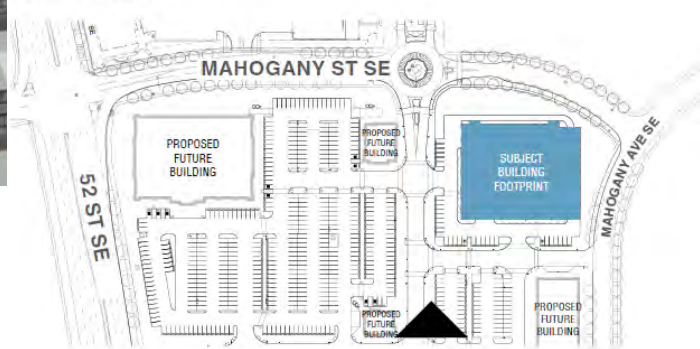


- Women are the primary decision makers when it comes to storage. They wish to access their products in facilities that are clean, well lit, safe, secure, amenity rich and are conveniently located within their communities, not off in an industrial park.
- Allows Millennials and Generation Z to comfortably reside in smaller multi-residential living space with experienced-based living (sporting goods, camping gear, etc).
- Modern, Lifestyle Storage, is designed to blend in with residential and commercial development and be a part of mixed-use communities, not removed from them.

# COMMUNITY VIEW FROM RETAIL AREA

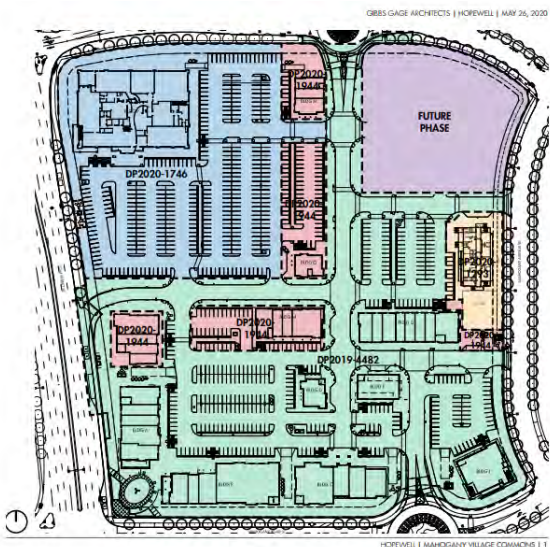


KEY PLAN



# The Proposal

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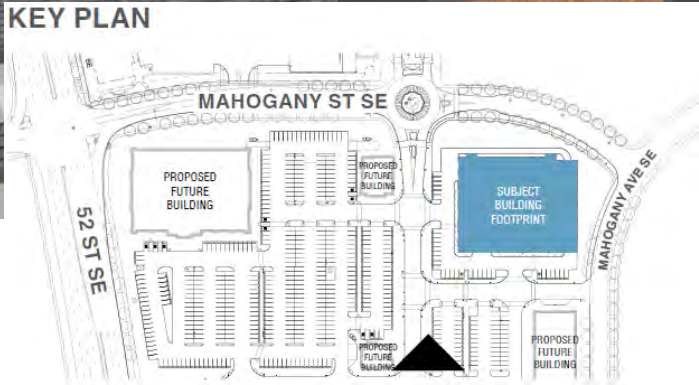


BLUEBIRD MAHOGANY  
AREA CONTEXT PLAN



CONTEXT PLAN

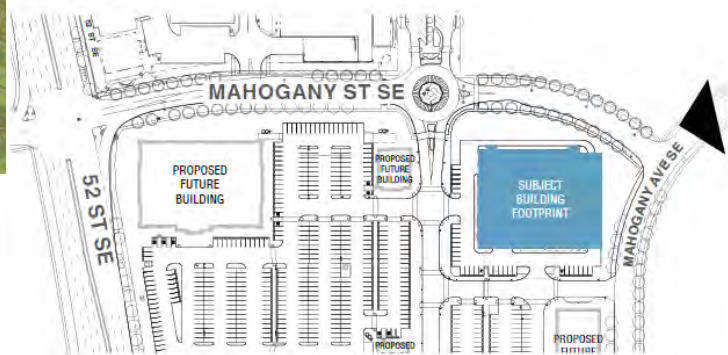
# COMMUNITY VIEW FROM RETAIL AREA



# COMMUNITY VIEW MAHOGANY AVE LOOKING SOUTHWEST



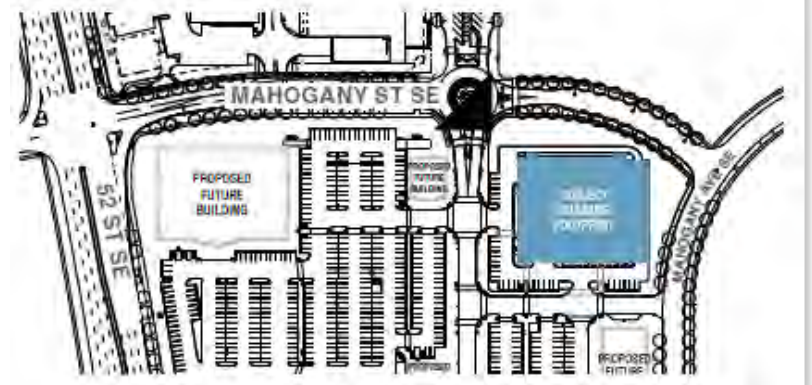
KEY PLAN





# Architectural Concept View From NW

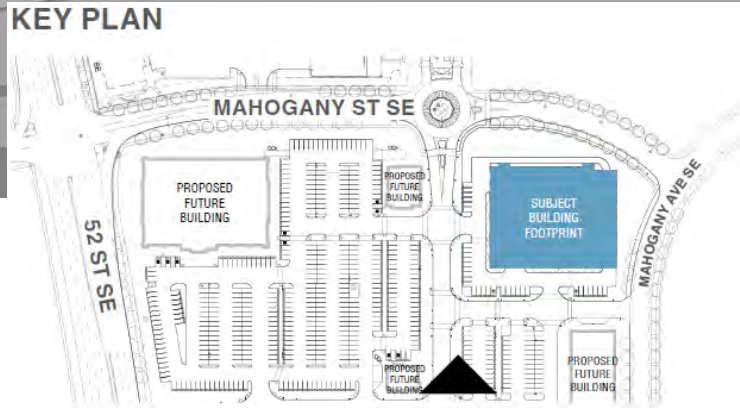
KEY PLAN



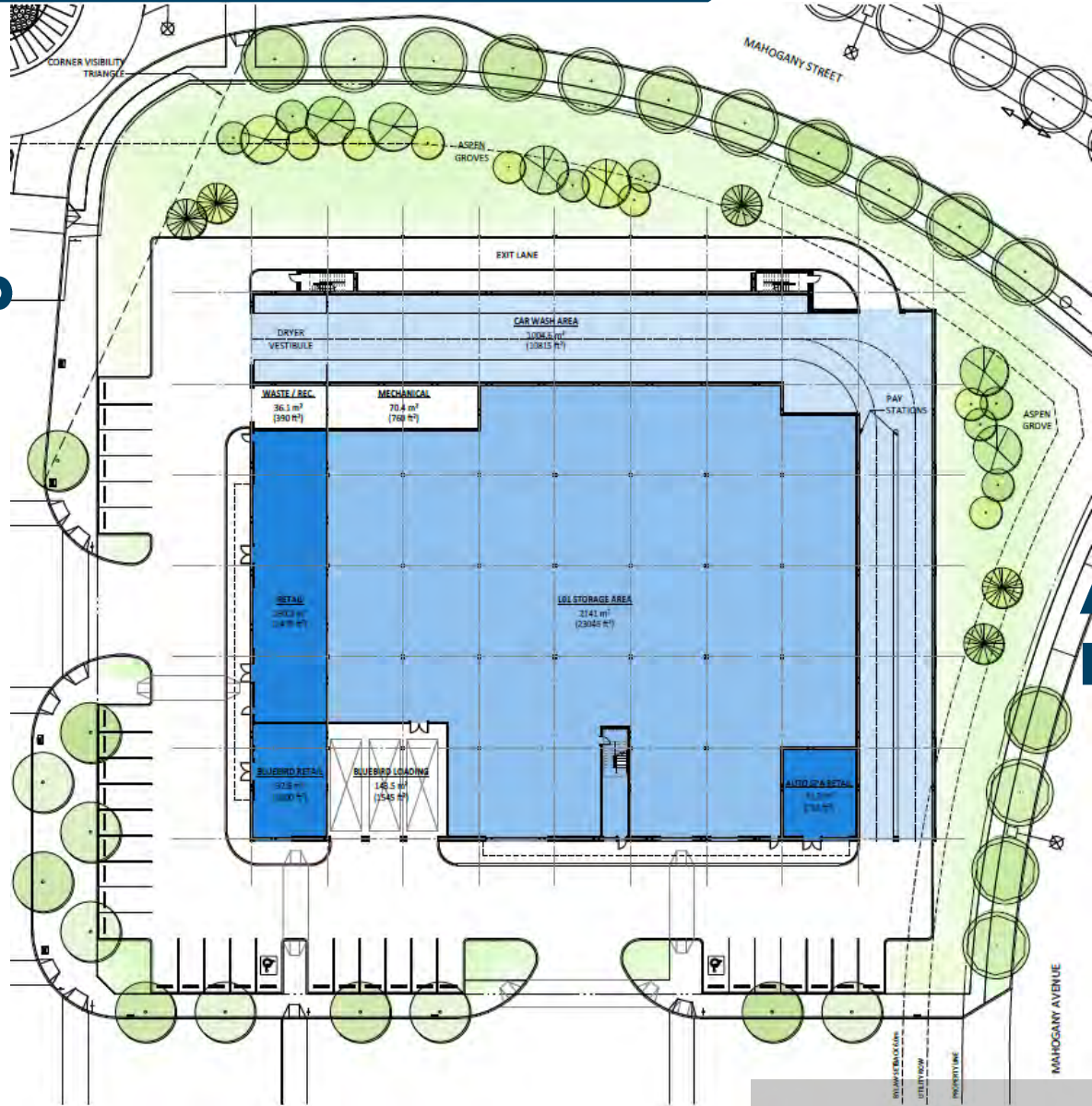
# PEDESTRIAN VIEW RETAIL 'MAIN' ST LOOKING NORTH



KEY PLAN



# Part of the Make-up Of a Mixed-Use Community



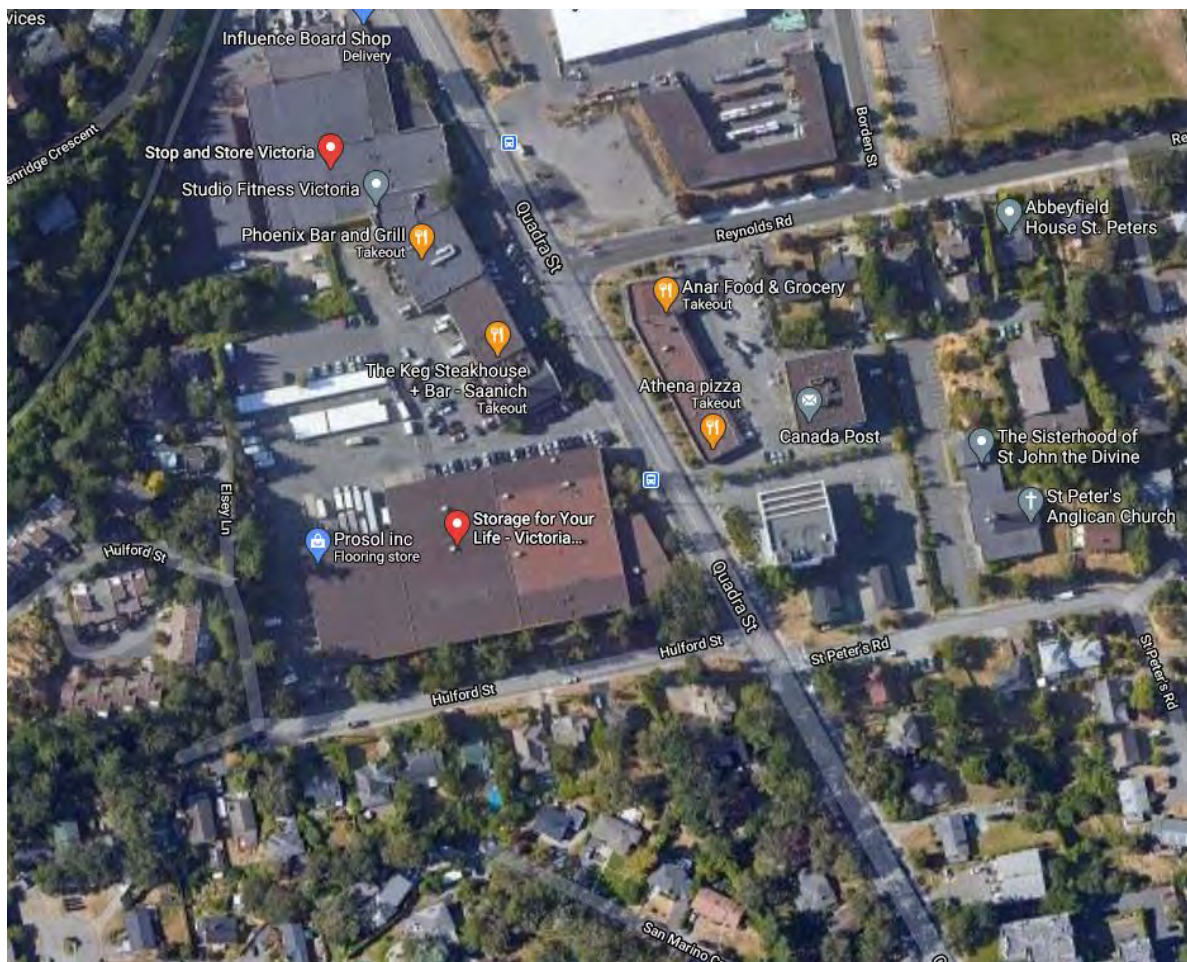
## Activated Street Frontage

# ARCHITECTURAL CONCEPT SITE PLAN



# Proximity to Other Self Storage Areas

# Zoning Districts - Saanich (Victoria, BC)



## (9) Arterial Commercial: C-2

### Permitted Uses

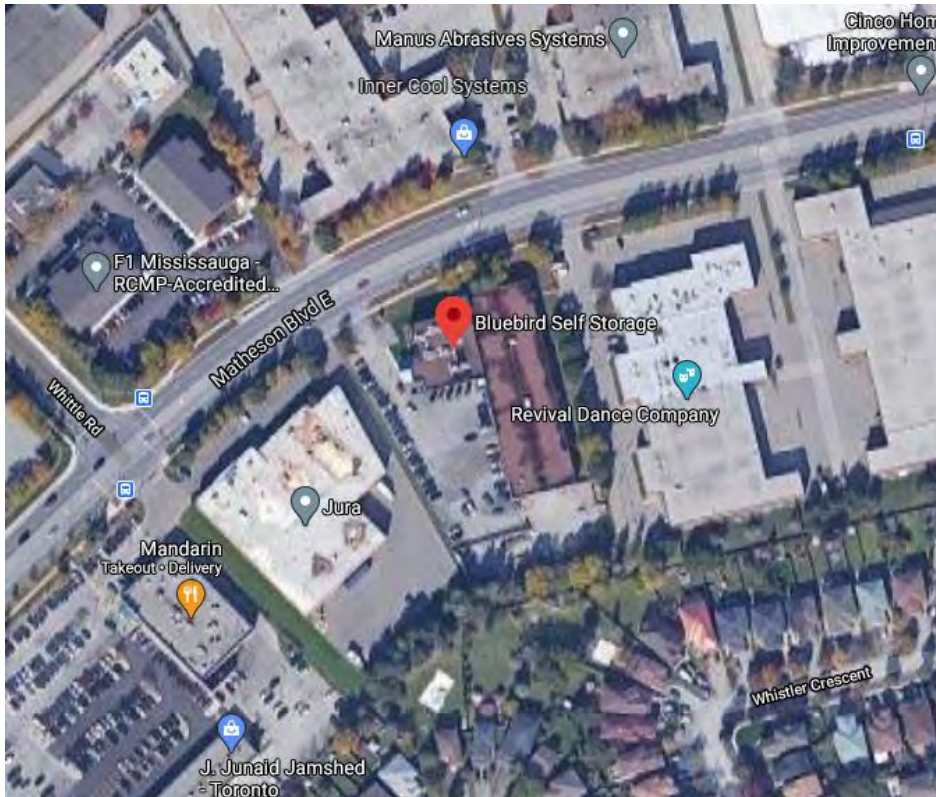
Auction sales  
 Building Supply and storage yards  
 Convenience Store  
 Commercial Display Lots  
 Car wash  
 Daycare  
 Gas Bar  
 Home Improvement sales  
**Mini-warehousing**  
 Minor repair shops  
 Moving and storage businesses  
 Offices  
 Printing and publishing  
 Restaurant, not to exceed 250 m<sup>2</sup>  
 Vehicle sales, rental and service  
 Mobile home and trailer sales



# Zoning Districts - Toronto, ON

## Chapter 50 Commercial Residential Employment

### 50.10 Commercial Residential Employment Zone (CRE)



Some Bluebird locations in Ontario back onto residential back yards.

#### 50.10.20.10 Permitted Use

##### (1) Use - CRE Zone

(A) In the CRE zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 50.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Custom Workshop
- Education Use
- Financial Institution
- Fire Hall
- Hospital
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Respite Care Facility
- Retail Service
- Service Shop
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [ By-law: 1198-2019 ]

(B) In the CRE zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 50.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 50.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Retirement Home
- Student Residence [ By-law: 545-2019 ]

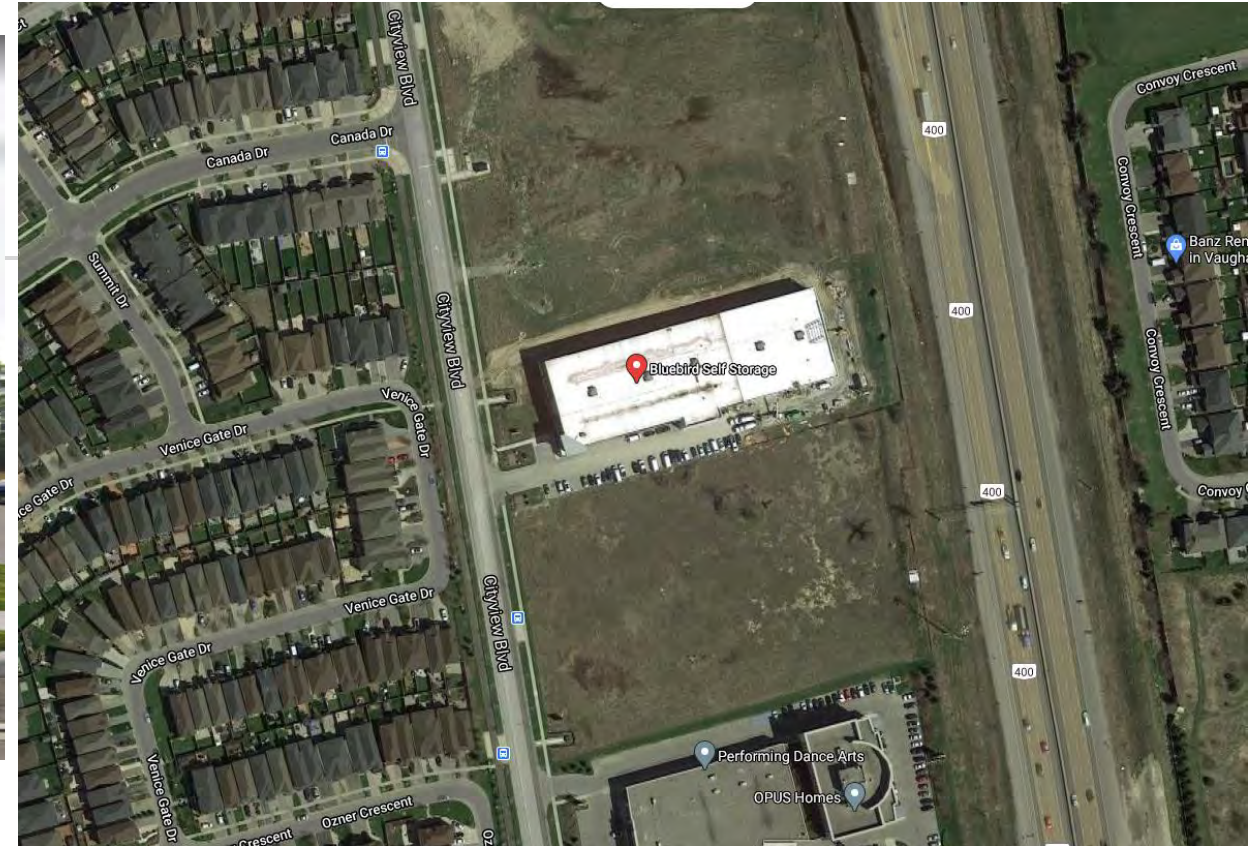
(C) In the CRE zone, the following uses are permitted under the letter "e" in the zone label referred to in regulation 50.5.1.10(3)(A)(iii):

- Beverage Manufacturing Use
- Bindery
- Carpenter's Shop
- Cold Storage
- Computer, Communications, Electronics, or Optical Media Manufacturing Use
- Dry Cleaning or Laundry Plant
- Furniture Manufacturing Use
- Industrial Sales and Service Use
- Medical Equipment and Supplies Manufacturing Use
- Metal Products Manufacturing Use
- Printing Establishment
- Self-storage Warehouse
- Warehouse
- Wholesaling Use

#### 50.10.20.20 Permitted Use - with Conditions

# Service Commercial Bluebird Examples

## 411 Cityview Blvd, Woodbridge, ON



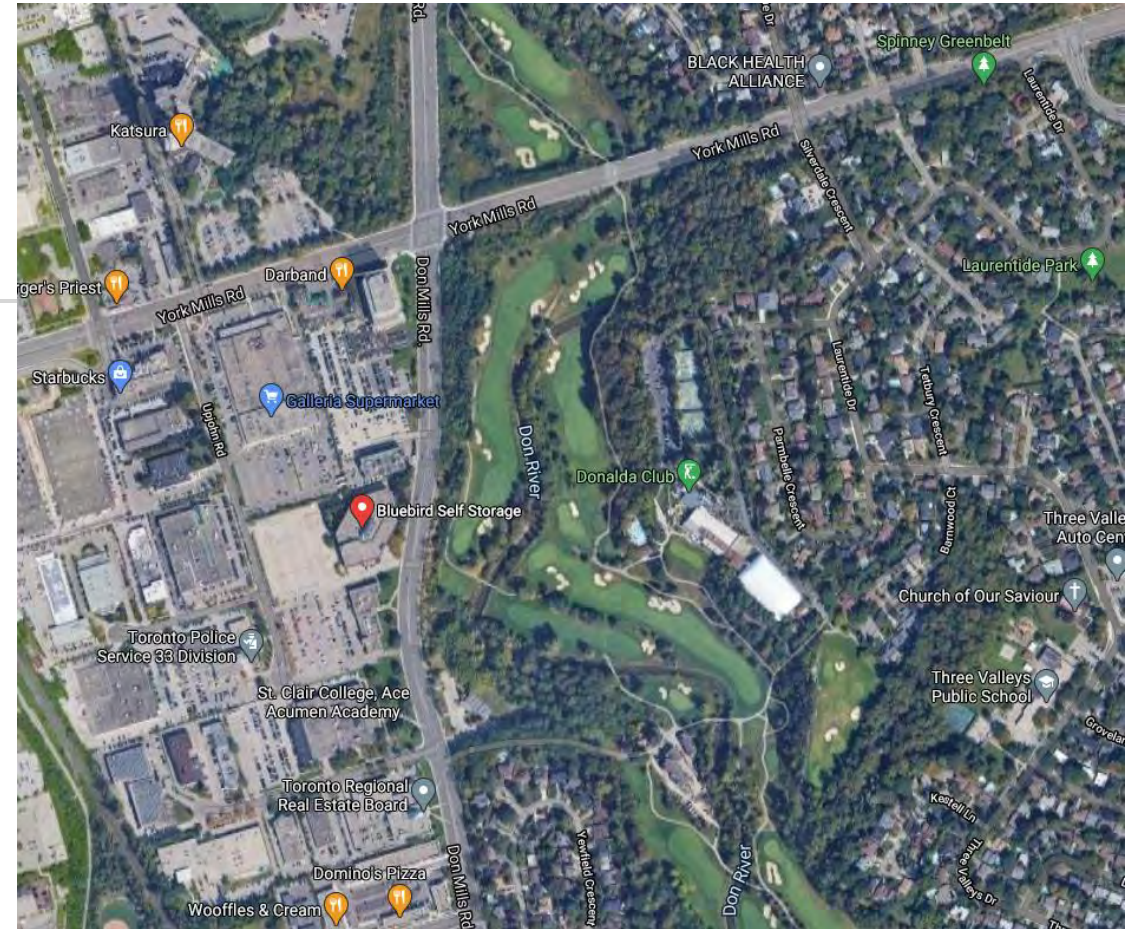
Some sites front onto residential.

# Service Commercial Bluebird Examples

## 1450 Don Mills Road, Toronto, ON



Many locations take on the appearance of an office building.

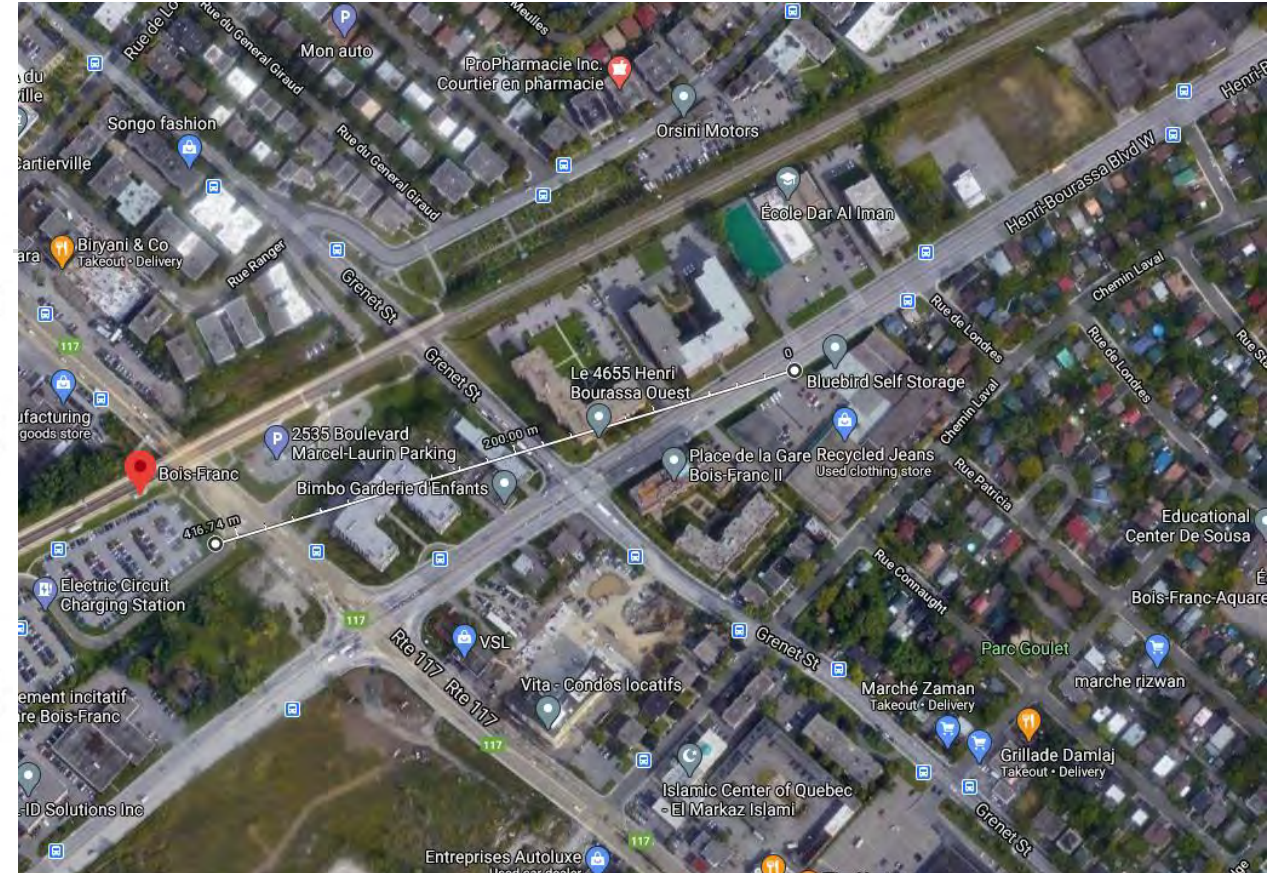


# TOD Bluebird Examples

## Proposed Bois-Franc Station, Montreal

### Henri-Bourassa Blvd

**BOIS-FRANC STATION**  
IMPLEMENTATION PLAN (FOR INFORMATIONAL PURPOSES ONLY)



~450m from the future metro station and adjacent to residential.

# TOD Bluebird Examples Vaughan Metropolitan Centre 8025 Jane Street, Concord, ON



~450m from Vaughan Metropolitan Centre

# TOD Bluebird Examples - Vaughan Metropolitan Centre

SMARTCENTRES PLACE

## WAL-MART RELOCATION



- 400 acres / 32,000 residential units / 1.6mm sf of office / 542,000 sf of retail / new Subway Station.
- Bluebird is currently under construction.

- One of the largest mixed-use developments underway in North America that includes an entire distinct downtown containing a mix of uses, civic attractions, cultural facilities and a critical mass of people.



# TOD Bluebird Examples - Vaughan Metropolitan Centre

