

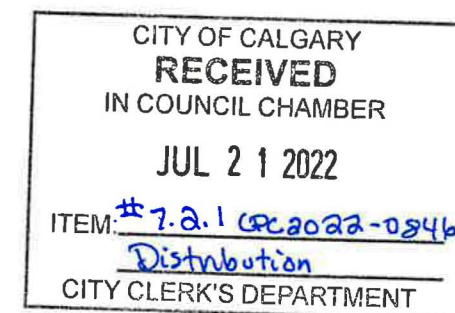


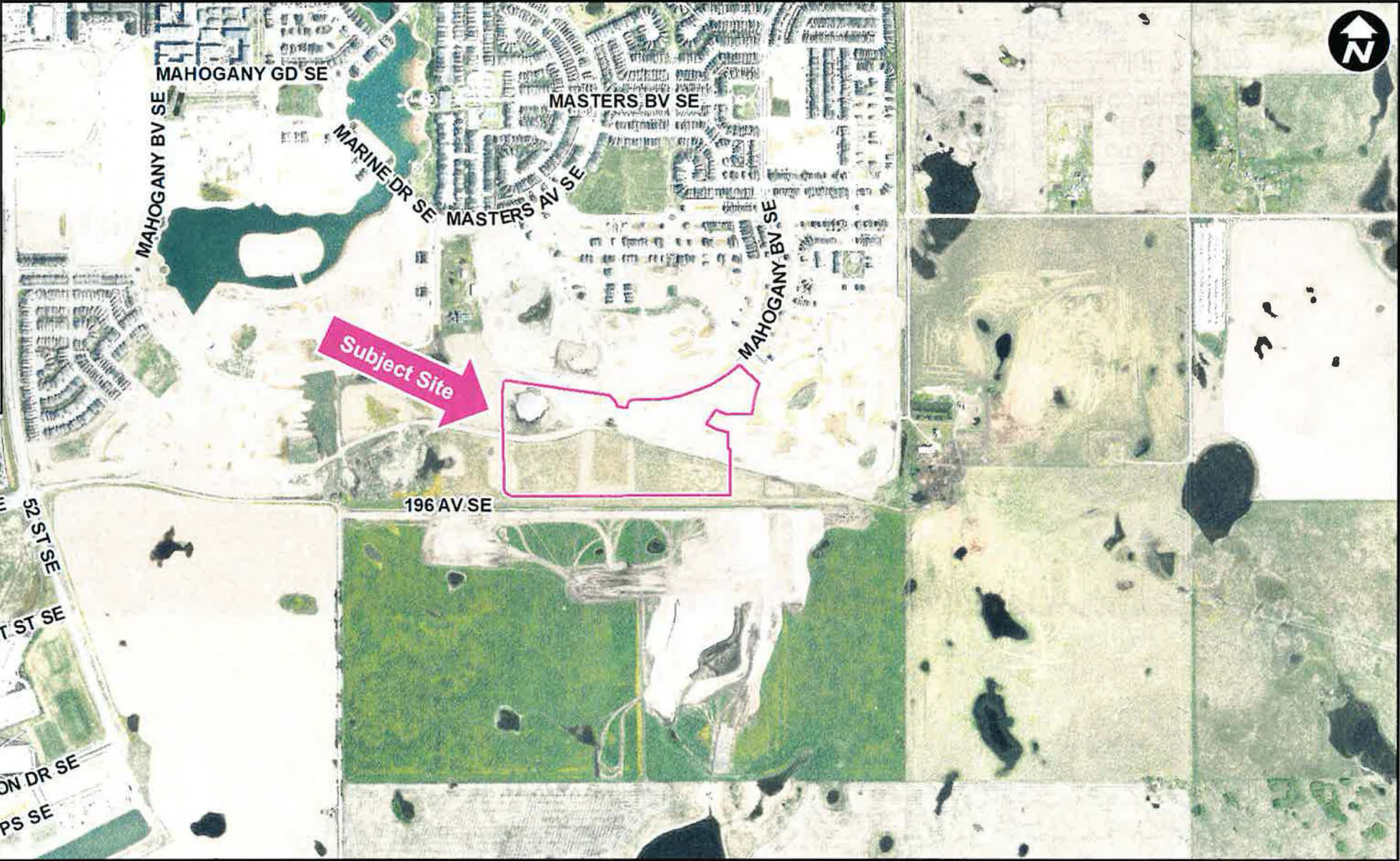
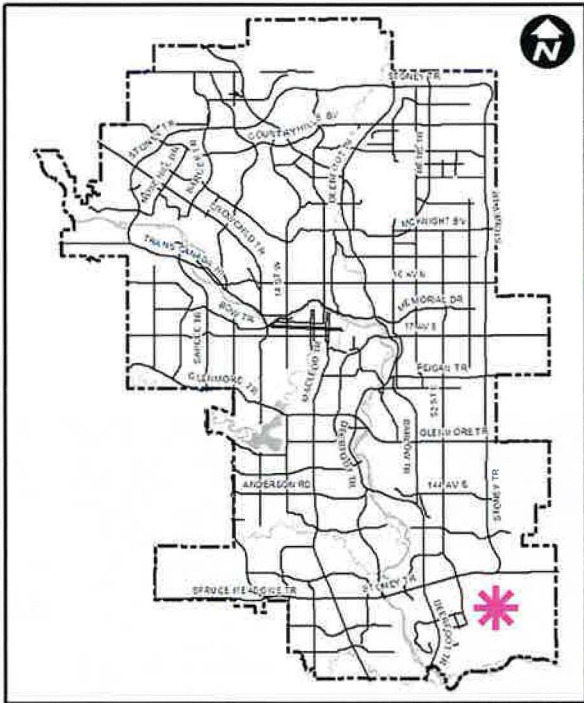
Calgary Planning Commission

Agenda Item: 7.2.1

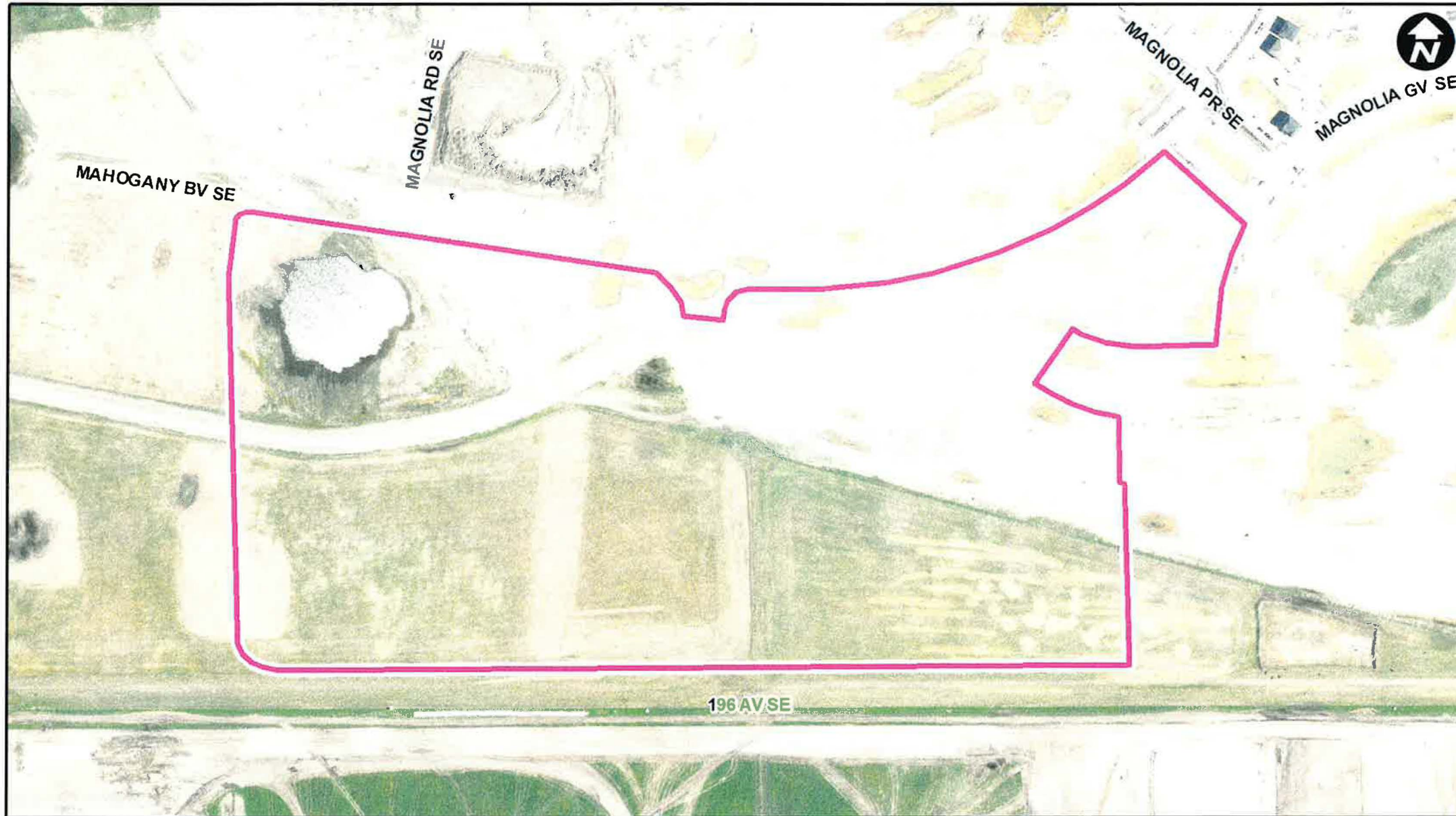
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LOC2021-0162
Outline Plan Amendment and Land Use Amendment
July 21, 2022





- 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

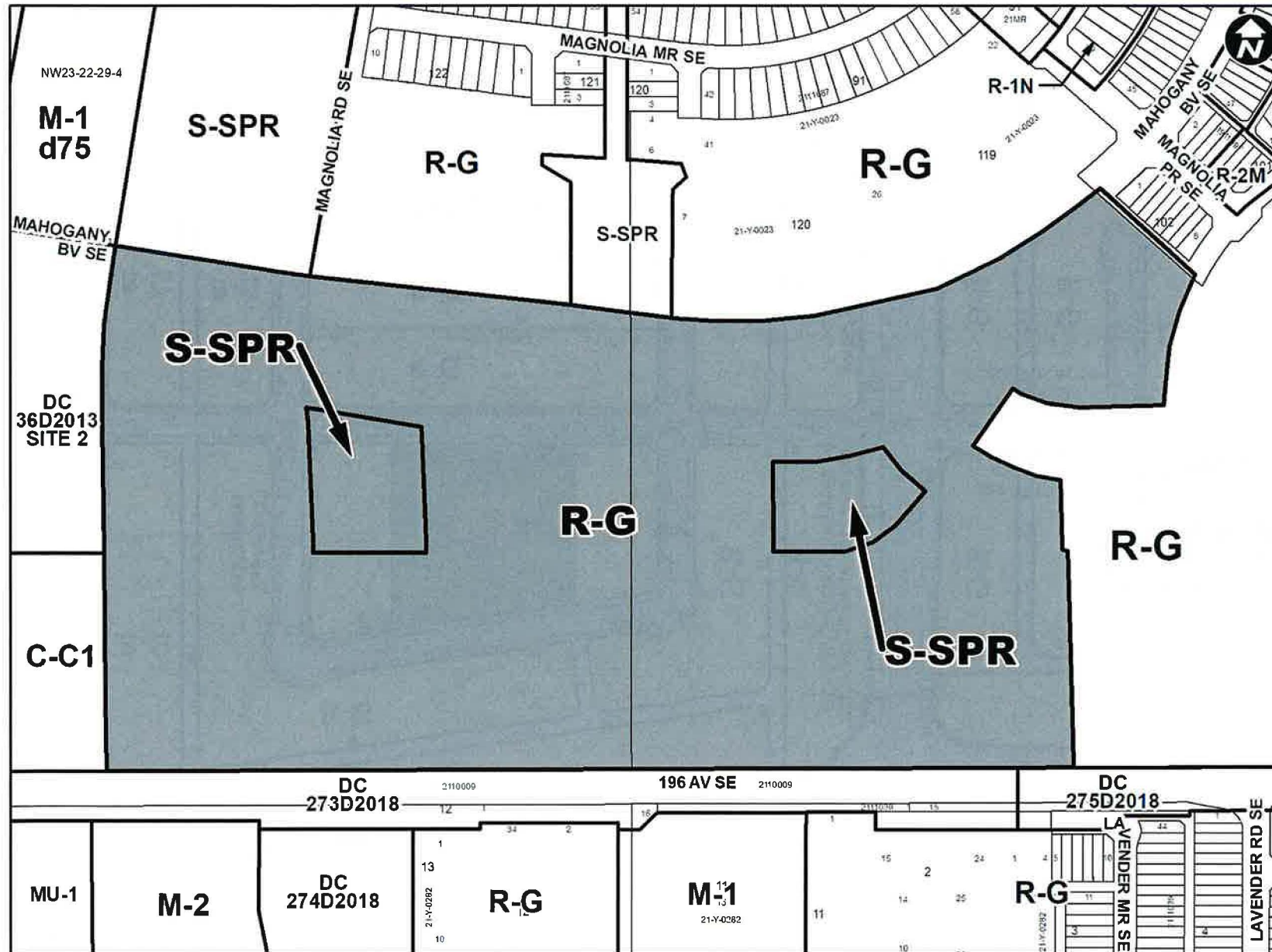


Add legend here

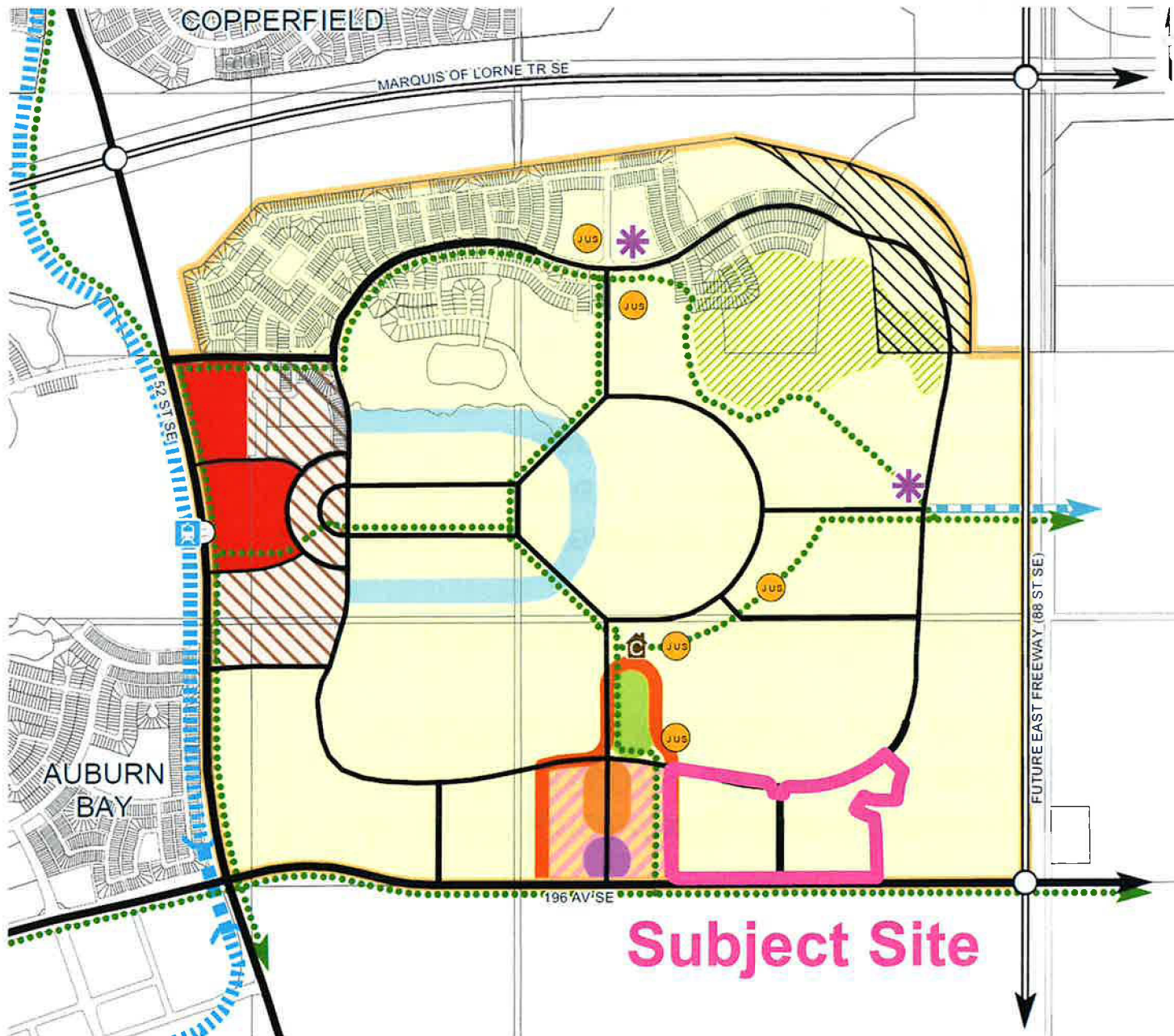
Parcel Size:

19.94 ha
XXm x **XXm**

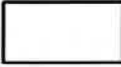




Proposed **R-G**
and **S-SPR** Districts



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

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18007 – 88 Street SE and 18080 – 72 Street SE, to subdivide 19.95 hectares $\pm$ (49.30 acres $\pm$), with conditions (Attachment 2 of the report).

That Calgary Planning Commission recommends that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.83 hectares $\pm$ (26.75 acres $\pm$) located at 18007 – 88 Street SE and 18080 – 72 Street SE from Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Supplementary Slides

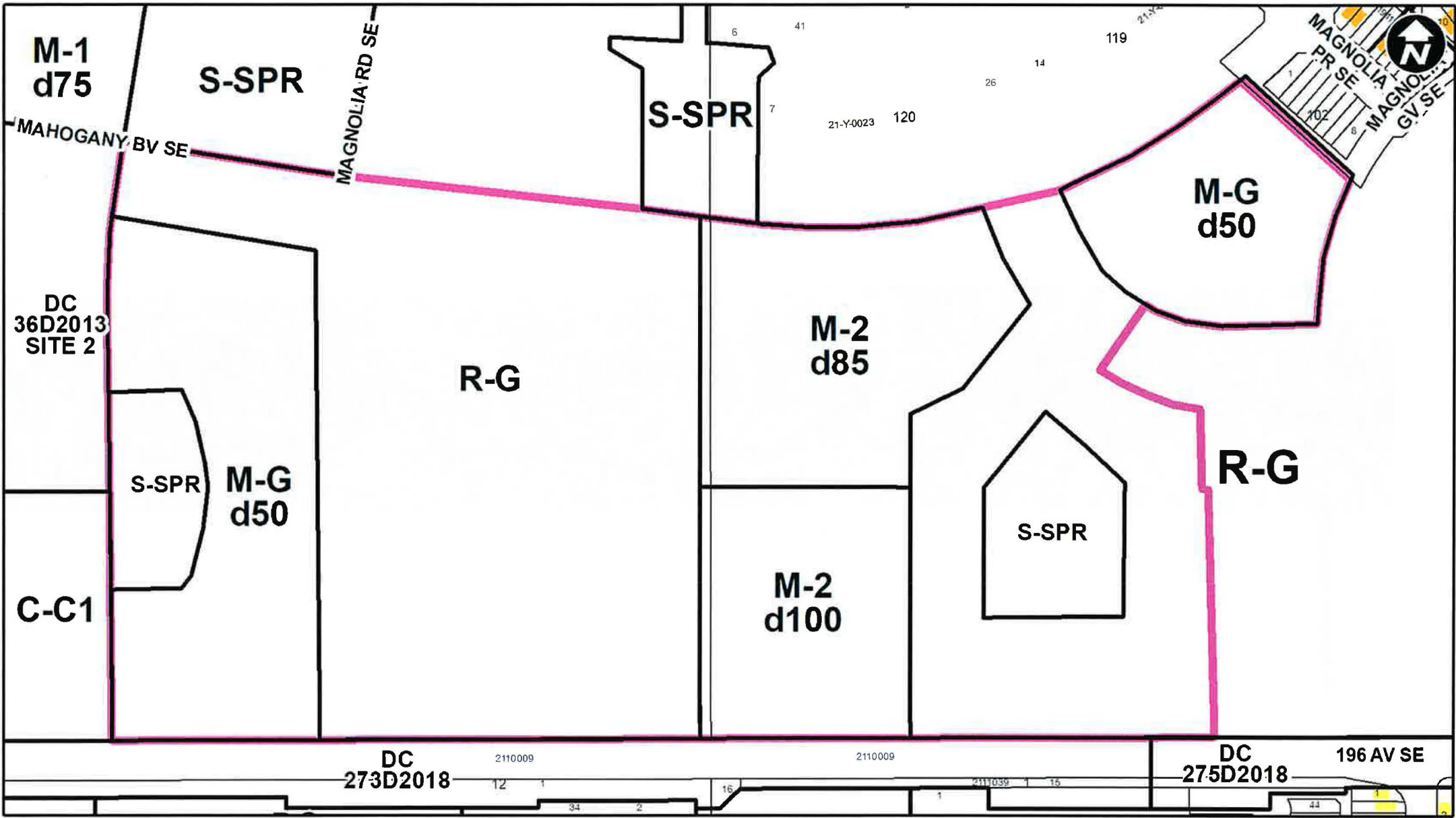


View of the subject site looking northeast



View of the subject site looking north

- 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



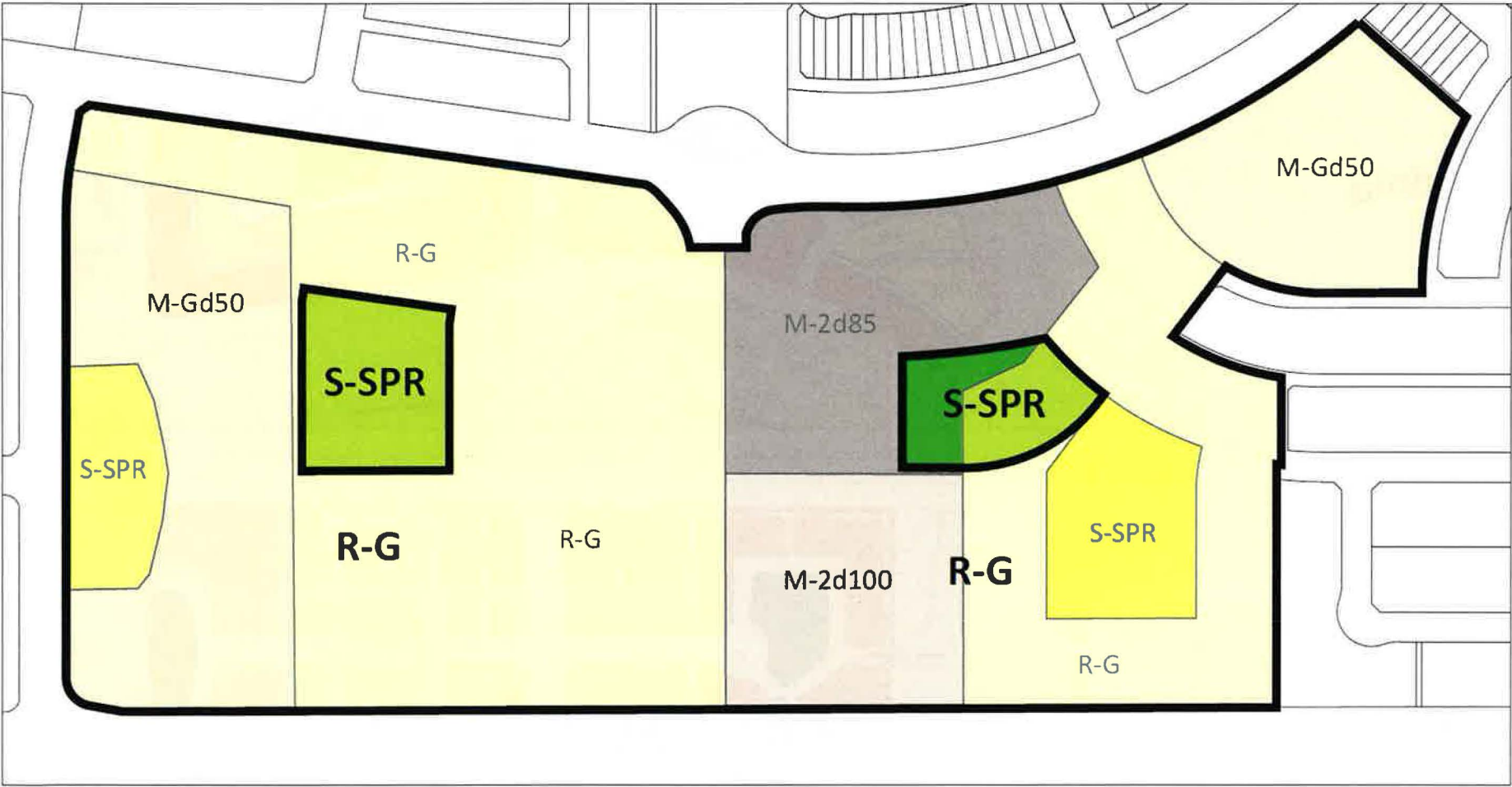


Existing Outline Plan



Proposed Outline Plan

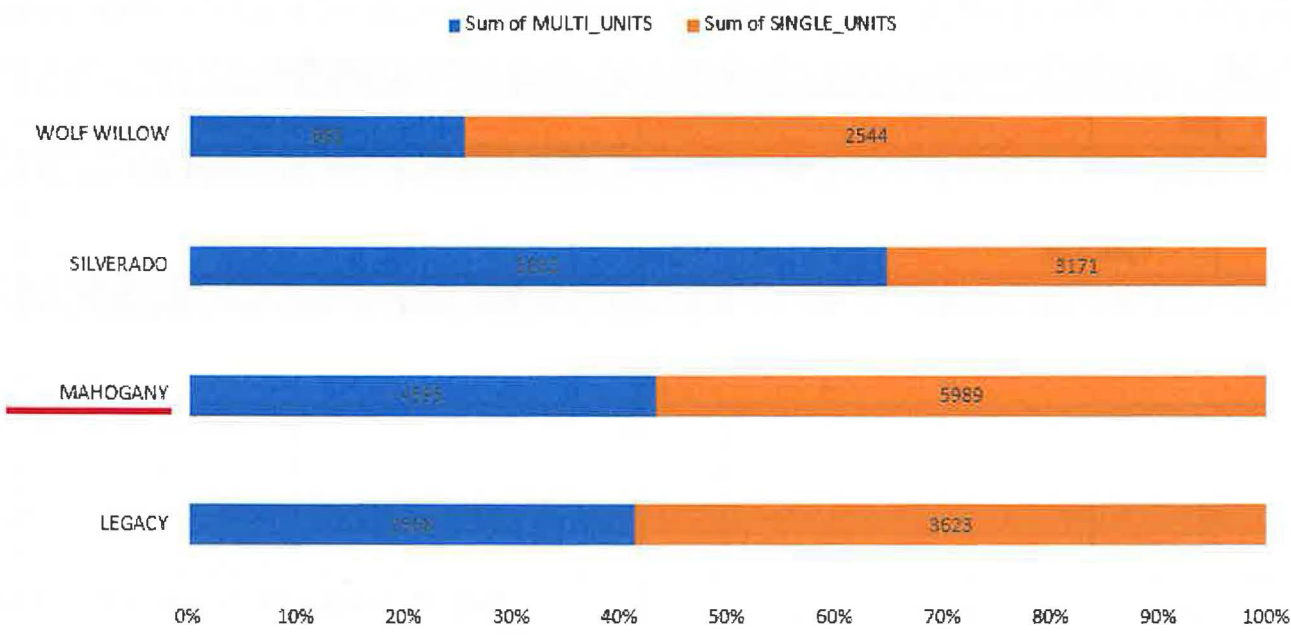
Overlay land use map



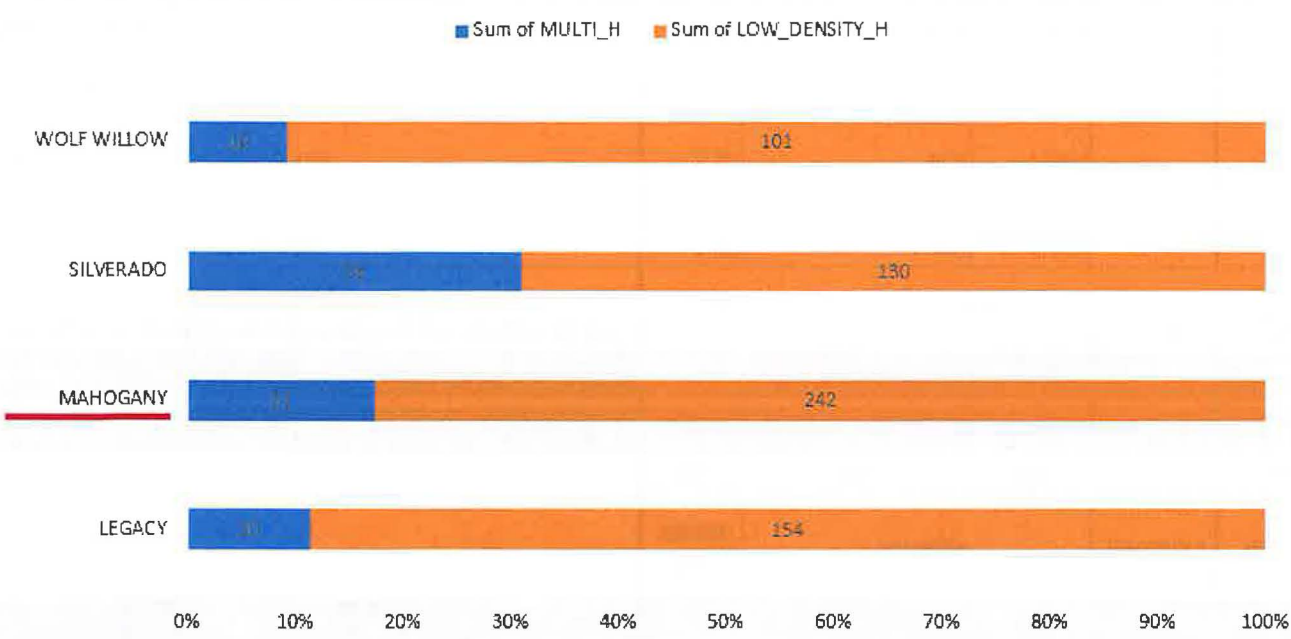
The dark black lines show the proposed land use and the light lines show the land uses currently in place.

OUTLINE PLAN STATISTICS		Original Plan					
	Lot Width	Frontage		Hectares	Acres	Number of Lots/Units	% of GDA
	(m)	(m)	(ft)	(+/-)	(+/-)		
Total Gross Developable Area				19.94	49.26		100.0%
Residential				13.42	33.15		67.3%
Residential - Low Density Mixed Housing District (R-G)				6.66	16.45		
Frontage (measured at mid-block)							
Anticipated number of laned lots	7.50	1,103	3,619		9.39	147 units	
Maximum number of lots	5.00					221 units	
Anticipated number of laned lots	8.50	873	2,864		7.06	103 units	
Anticipated number of laneless lots							
Maximum number of lots	7.50					116 units	
Total Frontage		1,976	6,483				
Multi - Residential - Low Profile (M-Gd50)				3.6	8.9		
Anticipated number of units @ 20upa	20 upa					178 units	
Multi - Residential - Medium Profile (M-2d85)				2.0	4.9		
Anticipated number of units @ 35upa	35 upa					172 units	
Multi - Residential - Medium Profile (M-2d100)				1.2	2.9		
Anticipated number of units @ 40upa	40 upa					117 units	
Total Number of Units							
Anticipated						716 units	
Maximum						804 units	
Density							
Anticipated			35.9 upha		14.5 upa		
Maximum			40.3 upha		16.3 upa		
Open Space			0.9		2.3		4.7%
S-SPR (MR) Neighborhood Parks			0.9		2.3		
Roadways and Lanes				5.59	13.81		28.0%

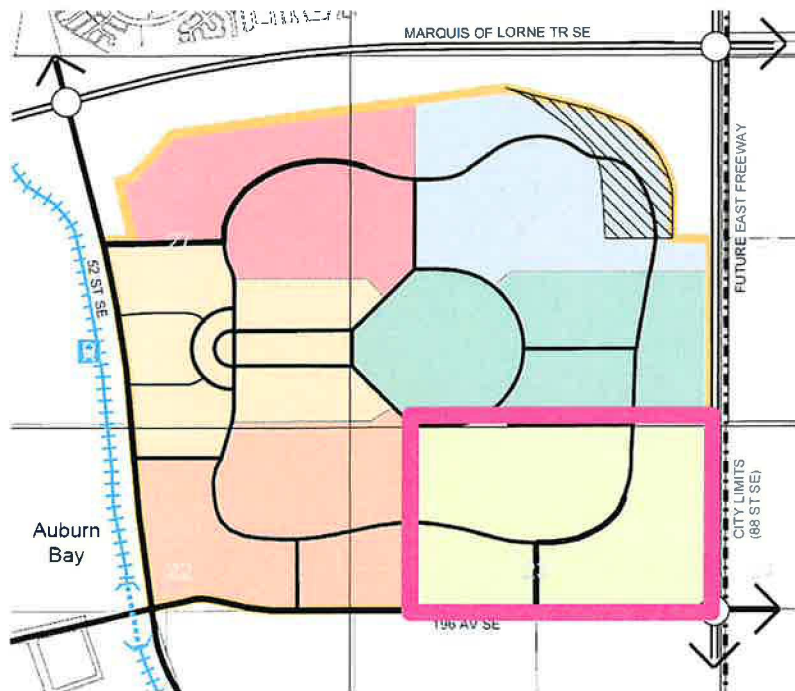
Revised Option						
Lot Width	Frontage		Hectares	Acres	Number of Lots/Units	% of GDA
(m)	(m)	(ft)	(+/-)	(+/-)		
			19.94	49.26		100.0%
			13.50	33.35		67.7%
			13.50	33.35		
Frontage (measured at mid-block)						
7.00	1,380	4,528		11.58	197 units	
7.70	1,185	3,888		10.29	154 units	
9.00	1,265	4,150		11.48	141 units	
5.00	3,830	12,566			766 units	
	3,830	12,566				
					492 units	
					766 units	
				24.7 upha	10.0 upa	
				38.4 upha	15.6 upa	
			0.93	2.30		4.7%
			0.93	2.30		
			5.51	13.61		27.6%



By units (multi-residential vs single/semi units)



And by hectares



Mahogany Community Plan
Neighbourhood Areas

Outline Plan – Neighbourhood Density 17



	Neighborhood 4 Area Comparison					
	Approved Plan			Revised Plan		
		ha	ac		ha	ac
	Total Area	126.49	312.55	Total Area	126.49	312.55
Stage 1	344 units			344 units		
Stage 2	Total Antipated Units	2387 units		Total Antipated Units	2158 units	
	Total Antipated Units	2731 units		Total Antipated Units	2502 units	
	Density	8.74 upa		Density	8.01 upa	