

Applicant's Submission

Introduction

18007 88 Street SE is located in southeast Calgary in the community of Mahogany. This property was part of an outline plan that received approval in 2013 to guide the area for future community development. A 1.84 hectare (4.54 acre) portion (subject site) of the property is currently designated Multi-Residential - At Grade Housing (M-Gd50). This land use application proposes the redesignation of this portion to Residential - Low Density Multiple Dwelling (R-2M).

Purpose of Redesignation

It is intended that the subject site be developed for approximately 38 semi-detached units which would result in a density of approximately 28.4 units per hectare (11.5 units per acre). The current M-Gd50 designation does not allow for semi-detached dwellings and the minimum density allowed under the M-G district is 35.0 units per hectare (14.1 units per acre). In consideration, it is proposed that the subject site be redesignated to R-2M which allows for semi-detached dwellings and does not include a minimum density requirement.

Policy Considerations

The subject site falls under the Mahogany Community Plan and this plan identifies the subject site to be within the Residential Area. The Community Plan anticipates that the predominant form of housing in this area to be single-detached, duplex and semi-detached dwellings. The proposed land use change to allow for semi-detached dwellings on the site would be in conformance with the Mahogany Community Plan.

Summary

The envisioned development for the subject site anticipates the construction of 38 semi-detached units. To allow for this development, it is proposed that the subject site be redesignated to R-2M. This proposal is in compliance with the Mahogany Community Plan. In this regard, we are respectfully requesting the City of Calgary's support for this application.