

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
Corrected CPC2020-1064

Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0098

EXECUTIVE SUMMARY

This land use amendment application was submitted by B & A Planning Group on behalf of HJA Mahogany GP Ltd and Hopewell Mahogany Land Corporation on 2020 July 06. These areas were designated as residential under the original outline plans and were intended to accommodate low and medium density residential development.

This application seeks to redesignate the subject lands in line with the original intent of the outline plan, but with the additional flexibility provided by the Residential – Low Density Mixed Housing (R-G and R-Gm) District. The application proposes:

- Additional flexibility in housing types, including the potential for secondary suites in semi-detached and rowhouses with the proposed R-Gm District; and
- No anticipated change in the number of units to be developed.

The proposal aligns with applicable policies of the *Mahogany Community Plan* (the Plan) and the *Municipal Development Plan* (MDP).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 83.90 hectares \pm (207.32 acres \pm) located at multiple addresses (Attachment 5) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by B & A Planning Group on behalf of HJA Mahogany GP Ltd and Hopewell Mahogany Land Corporation on 2020 July 06. The application area falls within three previously-approved outline plan areas; Hopewell Mahogany Stage 2 Outline Plan, Ollerenshaw Stage 2 Outline Plan, and Mahogany East Lands Outline Plan (LOC2006-0132, LOC2011-0065, LOC2012-0005). This land use amendment application does not propose any changes to those approved outline plans.

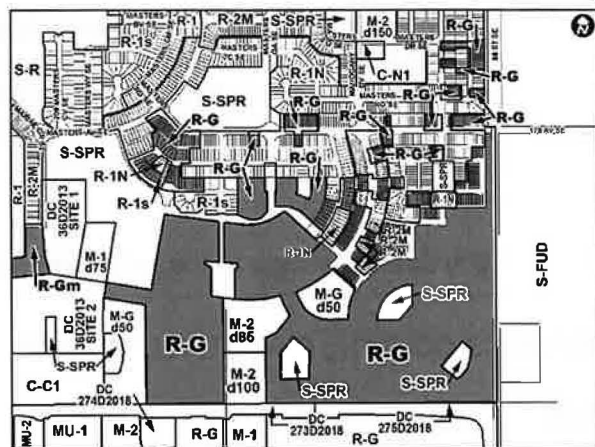
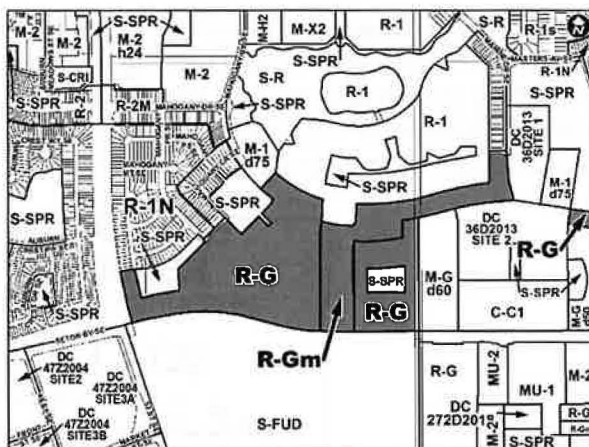
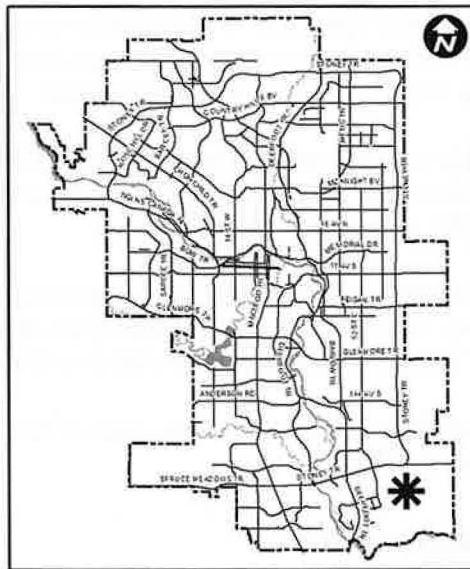


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Location Maps



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Site Context

The subject sites are located in the southern portion of the developing community of Mahogany. Low density residential development that is either under construction or recently completed exists in the areas adjacent to the development sites. The application area consists of several large portions of land as well as groupings of parcels with subdivision approval and servicing established. The subject land has been graded and is generally flat, containing no significant vegetation.

Mahogany is bounded on the south side by 196 Avenue SE, with the future community of Rangeview south of 196 Avenue SE. To the west, 52 Street SE bounds Mahogany, with the future Green Line LRT right-of-way adjacent to the west side of 52 Street SE. North of Mahogany, the Transportation and Utility Corridor containing Stoney Trail, and the community of Copperfield exist. The eastern boundary of the community is formed by 88 Street SE, with undeveloped land designated as Special Purpose – Future Urban Development (S-FUD) District further east.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was originally submitted by the applicant with all parcels proposed to be redesignated to R-G. Administration requested that the applicant explore opportunities to include some R-Gm areas near the “Village Area” as identified in the policy plan and along the main entry roads into the community, in order to support a higher intensity of development in those locations. Administration also requested that additional engagement with the community be conducted and reported back to Administration.

The applicant responded to Administration’s request by amending the plans included in Attachment 2 to R-Gm for the lots along Mahogany Parkway SE, eastward along Mahogany Boulevard SE and northward on Marine Drive SE. The applicant also held a virtual town hall to address area residents’ concerns, and provided an Outreach Summary, included as Attachment 3 to this report.

Land Use

This application proposes to redesignate approximately 76.87 hectares of land designated as R-1s, R-1N, and R-2M to R-G, and approximately 7.03 hectares of land currently designated R-2M to R-Gm, as detailed in Table 1 below. The R-Gm designation a subset of the R-G District, where attached residential forms are promoted. The R-Gm designation makes Single Detached Dwelling a discretionary use, whereas it is a permitted use in the R-G District.

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Table 1: Land Use Proposal

From	To	Area (hectares)	Area (acres)
R-1s	R-G	8.46	20.90
R-1N	R-G	52.83	130.54
R-2M	R-G	15.58	38.51
R-2M	R-Gm	7.03	17.37
Total		83.90	207.32

The R-G/R-Gm District provides additional flexibility with a wider variety of low density uses than the R-1s, R-1N and R-2M Districts such as:

- R-G allows narrower lot widths than R-1s;
- R-1s and R-1N only allow secondary suites as discretionary uses, and R-2M does not allow secondary suites in rowhouses or townhouses; and
- R-1s and R-1N do not allow semi-detached dwellings and rowhouses.

Density

This redesignation is not expected to result in any change to the number of units within the plan area, but the ability for future homeowners to add secondary suites to their residences creates the potential for the number of units in the area to increase over time.

The proposal does not impact the density calculations for the area. The outline plans for the subject lands were approved with an anticipated density of 22.4 units per hectare (9.04 units per acre) exceeding the 20.0 units per hectare (8.0 units per acre) requirement in the MDP for new communities as well as the requirement for a minimum of 17.0 units per gross developable hectare (7.0 units per acre) in the *Mahogany Community Plan*.

Development and Site Design

The areas currently designated R-1s, R-1N and R-2M are expected to develop with the same low density residential uses under the R-G designation. The proposed R-Gm sites are expected to develop in accordance with the intent of the R-Gm District to accommodate attached housing forms, and will be required to meet any applicable policies, as discussed in the Strategic Alignment section below.

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Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

Transportation

Pedestrian and vehicular access to the multiple sites is available via the local street network determined at the Outline Plan stages. Local transit service is provided to the community of Mahogany by Transit Route 468 in this developing community. Along 52 Street SE, Route 302 provides BRT connection to the McKenzie Towne bus hub and downtown Calgary. There is no anticipated change in the number of units within the plan area, therefore a Transportation Impact Analysis was not required as a part of this Land Use amendment.

Utilities and Servicing

As this land use amendment is not expected to substantially change the anticipated number of units, there will be minimal impact to downstream infrastructure. Hydrant coverage and minor local water network are expected to be adequate.

All lots will be individually serviced and connected to public mains. Under separate application(s), servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration received 64 comments in opposition to the application as a result of the request for comments for this application. The most common concerns noted were with traffic, a perceived reduction in property values, concerns with increased density in the area and the potential for a change in the housing type, particularly with regards to secondary suites and rental units. Other concerns noted related to parking, noise, and safety concerns related to both increased traffic and the perceived association of crime with rental units.

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Administration has reviewed these concerns and has determined the proposal to be appropriate for the site considering the intent that the area will develop in line with the original plans for the area.

At Administration's suggestion, the applicant also hosted a virtual Town Hall on 2020 August 19 to further engage with residents of the area. The outreach summary, outlining the engagement activities that the applicant undertook in conjunction with this application, is included in Attachment 3 of this report. All but one of the letters of concern noted above were received prior to the virtual meeting on 2020 August 19.

The application was sent to the Copperfield-Mahogany Community Association, who submitted comments included in Attachment 4 identifying a concern with the increase in units that the redesignation could allow, but otherwise accepting the application as "housekeeping."

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use redesignation builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP), as Planned Greenfield with Area Structure Plan (ASP) area. The MDP provides guidance for the development of new communities through the policies of the *Mahogany Community Plan*.

The overall community of Mahogany will continue to meet the density goals of the MDP by providing a mix of residential housing types at densities exceeding the MDP target of 20 units per hectare (8 units per acre).

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Mahogany Community Plan (Statutory – 2007)

The subject lands are identified as part of Neighbourhoods 3, 4, and 5 on Map 2: Neighbourhood Areas and as a Residential Area on Map 3: Land Use Concept within the Mahogany Community Plan. Map 3 also identifies a Village Area adjacent to the intersection of Marine Drive SE and Mahogany Boulevard SE, across from land that is part of this application. That land is proposed to be redesignated to R-Gm (from the current R-2M) in order to provide a transitional land use for this area from the higher intensity Village Area.

The policies for Residential Areas in the ASP call for predominantly one and two dwelling residential uses, with a variety of low to medium density residential forms. The Plan also lists policies that guide the design of the Residential Area and multi-dwelling development within it, which will be implemented at the development permit stage.

The ASP requires a minimum density in the community of 17.3 units per gross developable hectare (7 units per gross developable acre). As noted above, this application does not propose any change to the density, and so it is expected to continue to achieve a density of 22.4 units per hectare (9.04 units per acre) as approved in the original outline plans, exceeding the ASP requirements.

Climate Resilience Strategy (2018)

The Climate Resilience Strategy identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

This land use amendment proposes districts that enable a range and mix of housing types, densities and uses that promote socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no known risks associated with this land use amendment proposal.

REASON(S) FOR RECOMMENDATION(S):

This application proposes land use districts that allow more housing flexibility while remaining compatible with the character of the community, and that are in alignment with all applicable policies in the *Municipal Development Plan* and the *Mahogany Community Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Land Use Amendment Plan
3. Outreach Summary
4. Community Association Comments
5. Address List