

Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0137

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 5.48 hectares ± (13.54 acres ±) located at 520 and 640 Mahogany Road SE (Plan 1611399, Block 96, Lots 1 and 2) from Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District to DC Direct Control District to accommodate low and medium density residential development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes redesignation of two contiguous parcels to allow for the inclusion of semi-detached dwellings and secondary suites as discretionary uses within a comprehensively planned development.
- The proposal accommodates a variety of housing types and supports demographic diversity of the community, which is in keeping with the applicable policies of the *Municipal Development Plan* and the *Mahogany Community Plan*.
- What does this mean to Calgarians? Provides housing diversity for different lifestyles, which complements the current housing choices available in close proximity to the future Auburn Bay/Mahogany LRT Station, commercial services and community amenities.
- Why does this matter? This will allow people to stay in neighbourhoods as they enter different stages of their life.
- Anticipated development will include electric vehicle charging infrastructure, solar photovoltaic systems, and development that is more efficient than required under the National Energy Code for Buildings 2017.
- There is no previous Council Direction regarding this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Situated Consulting Co on behalf of the landowner 1846167 Alberta Inc (Jayman BUILT) on 2020 September 18. No development permit has been submitted at this time. The subject site is located in the community of Mahogany, situated at the southeast corner of Mahogany Boulevard SE and Mahogany Road SE.

This land use amendment application proposes to facilitate the inclusion of semi-detached “villa-style” dwelling units and unique low-scale apartment buildings within a comprehensively planned development. As indicated in the Applicant Submission (Attachment 3), addressing evolving market conditions and supplying varied housing options for different income and lifestyle groups, the provision of lower density dwelling types complements the existing high density residential development available in a seniors resort-style development (Westman Village) located north of the subject site. Given the subject site's proximity to the future

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Green Line station, and Mahogany's commercial retail facilities, greater opportunities are provided for residents to age in place with greater access to community amenities. The rules of the proposed DC District are based on the Multi Residential – Low Profile (M-1) District. In addition to allowing for medium density multi-residential development, the DC District also allows for the additional discretionary uses of semi-detached dwelling and secondary suites. Maximum building height will be 16.0 metres, and a minimum density requirement of 20 units per hectare, which is aligned with the *Municipal Development Plan's* community targets.

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 review of the 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 communicated with the Copperfield Mahogany Community Association representatives via email and telephone. The Community Association did not communicate any concerns directly related to this land use redesignation application. The Applicant Outreach summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#) and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Copperfield Mahogany Community Association did not provide any comments at the time of writing this report.

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

IMPLICATIONS

Social

The proposal allows for a variety of housing types in close proximity to public transportation, commercial service and neighbourhood amenities, supporting demographic diversity within the community, which increases opportunities for people to remain in their neighbourhood as they enter different stages of their life.

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Environmental

This application anticipates development that will address objectives of the [Climate Resilience Strategy](#): program areas that will be specifically address are Program 1: Energy Performance Standards, Program 3: Renewable and Low-carbon Energy Systems, and Program 4: Electric and Low-emissions Vehicles.

Economic

The proposed land use amendment enables a comprehensively planned development with opportunities for more diverse housing for various lifestyles in close proximity to existing residents, community amenities and the future Auburn Bay/Mahogany LRT Station.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform