

LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016

MAP 27SSE

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate two parcels in the community of Mahogany 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 based on Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – High Density Low Rise (M-H1) District with additional discretionary commercial, medical and recreational uses.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2016 March 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 102D2016; and

1. **ADOPT** the proposed redesignation of 5.51 hectares  $\pm$  (13.6 acres  $\pm$ ) located at 184 and 240 Mahogany Garden SE (Plan 1411871, Block 27, 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 multi-residential development with additional discretionary commercial, medical and recreational uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 102D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with applicable municipal policies including the Municipal Development Plan (MDP) and Mahogany Community Plan (CP). The additional proposed discretionary uses are compatible with the M-H1 and M-H2 base districts, their suite of allowable uses and the mix of future uses proposed for the site.

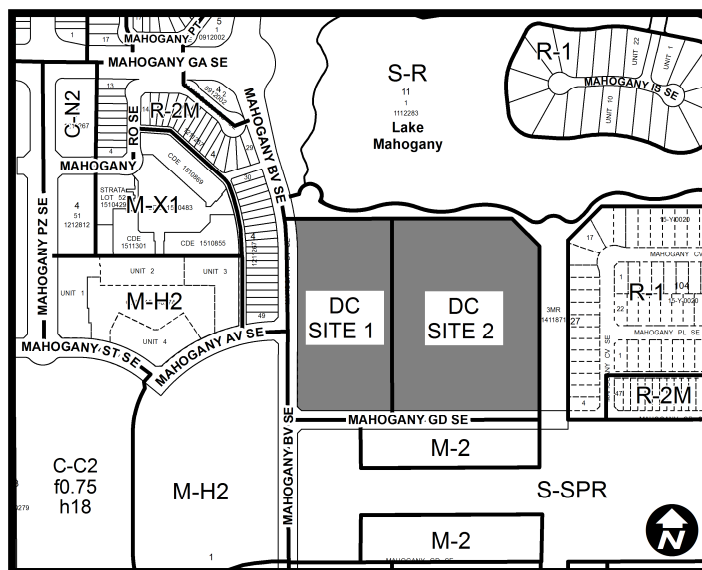
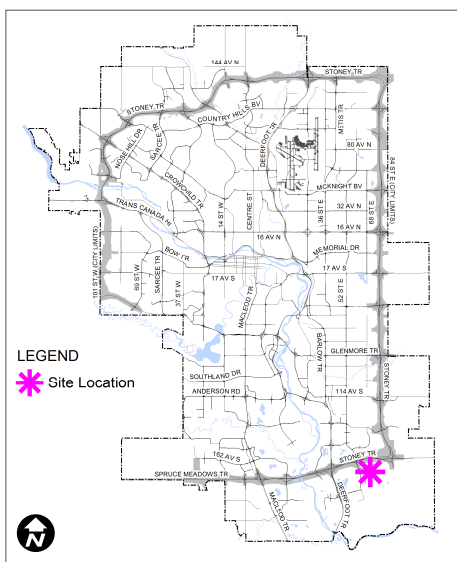
**ATTACHMENTS**

1. Proposed Bylaw 102D2016
2. Public Submission

LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016

MAP 27SSE

LOCATION MAPS



LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016

MAP 27SSE

**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.51 hectares  $\pm$  (13.6 acres  $\pm$ ) located at 184 and 240 Mahogany Garden SE (Plan 1411871, Block 27, 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 multi-residential development with additional discretionary commercial, medical and recreational uses (APPENDIX II).

**Moved by: M. Foht**

**Carried: 9 – 0**

Reasons for Approval from Mr. Foht:

- I supported this application for the following reasons:
  - The use of multi-generational residential uses integrated on one site is desirable.
  - The mixed use nature is going to allow services and retail uses to serve the immediate residents and the community.
  - A great model for future multi-family/multi-residential developments.

**LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016**

**MAP 27SSE**

**Applicant:**

NORR Architect Planners

**Landowner:**

1840031 Alberta Inc (Jayman Modus Ltd)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is 5.5 hectares (13.6 acres) in size and is located at the northeast corner of Mahogany Boulevard and Mahogany Garden SE. The western portion of the site is designated as an M-H2 District and the eastern portion of the site is designated as an M-X2 District.

A private lake and recreational area are situated to the north and east of the site. A Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District are located directly to the south and are currently vacant. The Transit Station Planning Area for the future Auburn Bay/Mahogany LRT Station is west of the site and is predominantly intended for retail and service commercial uses and low to medium density residential uses. Lands directly to the west of the site with an M-H2 designation are vacant and lands with a Residential – Low Density Multiple Dwelling (R-2M) designation are built.

**LAND USE DISTRICTS**

The current land use allows for M-H2 development on the western portion of the site and M-X2 on the eastern portion of the site. The land use amendment application proposes to change the designation to DC Direct Control District to facilitate a revised development vision and allow for:

- an M-H1 base district on the eastern portion of the site in order to accommodate a six storey built form through an increase in the building height and floor area ratio; and
- additional discretionary commercial, medical and recreational uses on both the western and eastern portions of the site (APPENDIX II).

The additional discretionary uses are complementary to the overall suite of base district uses and appropriate uses for the area. Concurrent development permit applications submitted for the site propose multi-residential development, an Assisted Living use as well as a central amenity building. Given that an Assisted Living use is anticipated for the subject site, on-site location of the additional discretionary uses is appropriate as these uses would better enable those with reduced mobility to access commercial uses, health services and recreational opportunities.

**LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016**

**MAP 27SSE**

---

Future development changes to the site, including the potential introduction of commercial, medical and recreational uses, would be considered by way of a discretionary development permit with resultant opportunities for public involvement in the process. Additionally, in recognition of the comprehensive nature of the development, the Development Authority will consider parking relaxations, shared parking, and off-site parking arrangements at the development permit stage in conjunction with a parking study and analysis.

## **LEGISLATION & POLICY**

### Municipal Development Plan (MDP) (Approved by Council 2009)

The subject site is within a Planned Greenfield with Area Structure Plan (ASP) typology of the MDP. The MDP recognizes that ASPs in existence prior to approval of the MDP provide specific direction relative to the local area context (MDP Section 1.4.4).

### Mahogany Community Plan (CP) (Approved by Council 2006)

The site is identified as a Residential Policy Area in the ASP for the community of Mahogany, the Mahogany CP. The Residential Policy Area is to be comprised of low to medium density housing, neighborhood commercial uses, recreational uses and alternative and special needs housing (CP Section 6.1.2). Special needs housing includes affordable housing, special care facilities and senior citizen housing, which are to be located and designed in a compatible and integrated manner with adjacent residential development (CP Section 8.1.2).

## **TRANSPORTATION NETWORKS**

A Transportation Impact Assessment in support of the proposal was submitted and reviewed to the satisfaction of Transportation Planning. Detailed Transportation Impact Assessment and parking studies may also be required at the development permit stage with developer/owner(s) responsible for any requirements or improvements necessary to support development.

Mahogany Boulevard and Mahogany Garden SE are classified as collector roadways. Future vehicular access to the site will be determined at development permit stage.

The site is located approximately 450 metres to the east of the future Auburn Bay/Mahogany LRT Station.

## **UTILITIES & SERVICING**

Water, storm and sanitary sewer mains are available to service the site. All future site servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning.

**LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016**

**MAP 27SSE**

---

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

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

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received by CPC report submission date.

**Citizen Comments**

Two letters of opposition received from community residents express concern regarding:

- the introduction of additional commercial uses,
- resultant vehicular volume, access and noise; and
- overall building height, massing and potential shadowing.

**Public Meetings**

The Applicant hosted an information session on 2015 November 24, with approximately 20 community residents in attendance. Administration was not in attendance. The Applicant reported that feedback was primarily positive any concerns were best addressed at development permit stage.

**LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016**

**MAP 27SSE**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject parcels are located in Mahogany and include 5.5 ha (13.6 ac) of land. The site is currently undeveloped and designated Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District.

The proposed land use amendment will facilitate the development vision which is to create a compact, pedestrian-oriented development that includes a variety of medium density housing options, support commercial uses and a high quality public realm. This vision includes rental and condominium apartments, a seniors' residence offering a continuum of care, townhouses and an amenity building with a fitness facility and social spaces available to all residents.

A land use amendment is required to allow a more diverse range of uses across the entire site and enable taller buildings (up to 26 metres) on the eastern half of the site. To accomplish this, Direct Control (DC) Districts are requested based on the M-H1 and M-H2 districts. These Direct Control districts will add several discretionary uses to the districts including Medical Clinic, Indoor Recreational Facility and restaurants of various sizes. In addition, the proposed DC district for the eastern portion of the site will increase the building height from 16 metres to 26 metres to accommodate the desired 6 storey built form.

Overall, the proposed land use amendment is consistent with the intent of the original M-H2 and M-X2 land use designations. It also continues to fulfill policy in the Municipal Development Plan and Mahogany Community Plan by offering housing diversity at densities that will contribute to a vibrant community. The proposed development averages approximately 156 units per hectare (63 units per acre) thereby meeting the overall density targets of the current land use. The site is within easy walking distance of the future transit station on 52 Street and the commercial core of Mahogany which make it ideal for multi-residential development. In addition, it is situated adjacent to the lake and other parks and open spaces which offer residents ample opportunities for outdoor recreation. For these reasons we respectfully request Calgary Planning Commission and City Council's support of this application.

LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016

MAP 27SSE

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) accommodate primarily **Multi-Residential Development** with additional commercial, medical and recreational **uses** to serve local residents.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Site 1**

2.17 ha± (5.36 ac±)

**Application**

- 4 The provisions in sections 5 through 7 apply only to Site 1.

**Permitted Uses**

- 5 The **permitted uses** of the Multi Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the Multi Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
  - (a) **Fitness Centre;**
  - (b) **Indoor Recreation Facility;**
  - (c) **Instructional Facility;**
  - (d) **Liquor Store;**
  - (e) **Medical Clinic;**
  - (f) **Restaurant: Food Service Only – Large;**
  - (g) **Restaurant: Food Service Only – Medium;**
  - (h) **Restaurant: Licensed – Large;**
  - (i) **Restaurant: Licensed – Medium; and**
  - (j) **Social Organization.**



LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAHOGANY BOULEVARD SE AND MAHOGANY GARDEN SE  
BYLAW 102D2016

MAP 27SSE

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified, the rules of the Multi Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

**Site 2**

3.34 ha± (8.25 ac±)

**Application**

- 8 The provisions in sections 9 through 11 apply only to Site 2.

**Permitted Uses**

- 9 The **permitted uses** of the Multi Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 10 The **discretionary uses** of the Multi Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Fitness Centre;**
- (b) **Indoor Recreation Facility;**
- (c) **Instructional Facility;**
- (d) **Liquor Store;**
- (e) **Medical Clinic;**
- (f) **Restaurant: Food Service Only – Large;**
- (g) **Restaurant: Food Service Only – Medium;**
- (h) **Restaurant: Licensed – Large;**
- (i) **Restaurant: Licensed – Medium; and**
- (j) **Social Organization.**

**Bylaw 1P2007 District Rules**

- 11 Unless otherwise specified, the rules of the Multi Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.