

LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
52 STREET SE AND MAHOGANY ROAD SE  
BYLAW 78D2015

MAP 27SSE

**EXECUTIVE SUMMARY**

This application is for a Land Use Amendment for a portion of the Mahogany “Urban Village” adjacent to 52 Street SE and across from the future Auburn Bay LRT station. The application proposes a reconfiguration of the street layout and open space location in conjunction with land use redesignations to bring the area into alignment with the Developer’s current vision for the area.

**PREVIOUS COUNCIL DIRECTION**

Land use for the entire (426 hectare/1053 acre) Mahogany community was approved by Calgary Planning Commission at its 2007 May 03 meeting, and the associated land uses were subsequently approved by City Council at its 2007 June 11 Public Hearing.

**ADMINISTRATION RECOMMENDATION(S)**

2015 April 09

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 78D2015; and

1. **ADOPT** the proposed redesignation of 17.18 hectares ± (42.44 acres ±) located at 17650R and 18150R – 56 Street SE and 17525 and 17979 – 72 Street SE (Portion of Plan 0113267, Block 1, Lots 2 and 5; Portion of Plan 0513961, Block 1, Lot 1; Portion of NE 1/4 Section 22-22-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – High Density Medium Rise (M-H2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose- School, Park and Community Reserve (S-SPR) District **to** Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Medium Profile (M-2h24) District, Multi-Residential – High Density Medium Rise (M-H2) District, Commercial – Community 2 (C-C2f0.75h18) District and Special – Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 78D2015.

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**MAP 27SSE**

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**REASON(S) FOR RECOMMENDATION:**

This application proposes land uses that are compatible with Transit Oriented Development guidelines and could provide a variety of low and medium density housing types that support the goals of both the Mahogany Community Plan and the Municipal Development Plan.

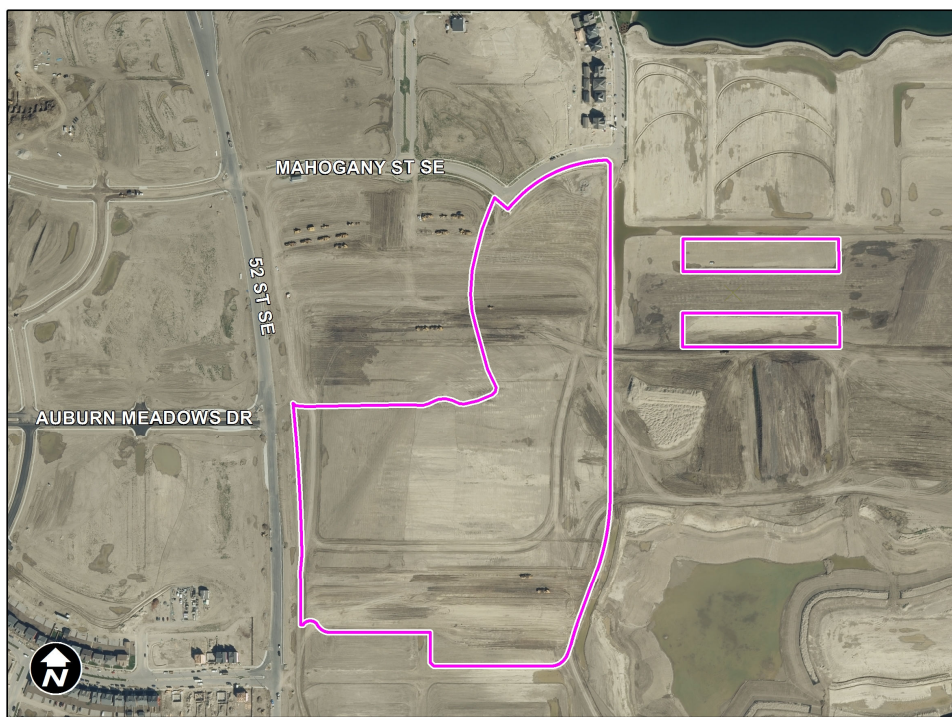
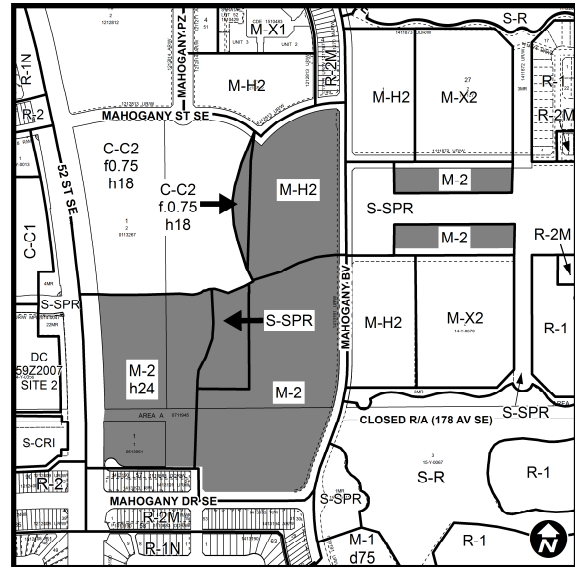
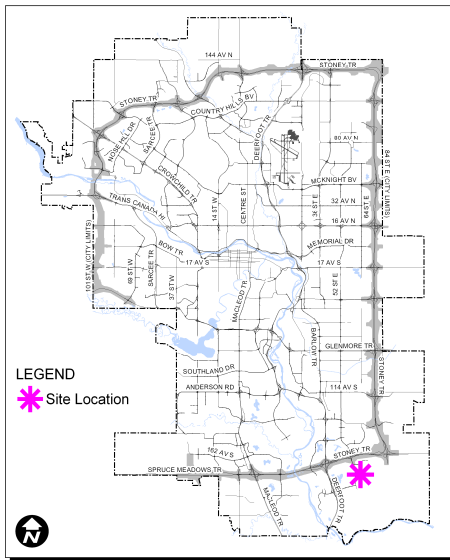
**ATTACHMENT**

1. Proposed Bylaw 78D2015

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MAP 27SSE

LOCATION MAPS



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BYLAW 78D2015**

**MAP 27SSE**

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 17.18 hectares  $\pm$  (42.44 acres  $\pm$ ) located at 17650R and 18150R – 56 Street SE, 17525 and 17979 – 72 Street SE, (Portion of Plan 0113267, Block 1, Lots 2 and 5; Portion of Plan 0513961, Block 1, Lot 1; Portion of NE 1/4 Section 22-22-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – High Density Medium Rise (M-H2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose- School, Park and Community Reserve (S-SPR) District **to** Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Medium Profile (M-2h24) District, Multi-Residential – High Density Medium Rise (M-H2) District, Commercial – Community 2 (C-C2f0.75h18) District, Special – Purpose – School, Park and Community Reserve (S-SPR) District.

**Moved by: M. Logan**

**Carried: 5 – 0**

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Applicant:

Stantec Consulting

Landowner:

Hopewell Mahogany Land Corporation

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	N	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	N	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	N	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	Y	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	N	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	N	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	N	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

This application proposes a Land Use Amendment for a 17.18 hectares  $\pm$  (42.44 acres  $\pm$ ) portion of Mahogany, located adjacent to 52 Street SE and across from the future Light Rail Transit (LRT) Station. The previous Mahogany application, LOC2006-0132, for the 426 hectare (1,053 acre) Mahogany community was approved by Calgary Planning Commission in 2007. Due to changes in market demand and shifting development trends, the applicant has proposed the reconfiguration of the street layout and a number of the medium and high density residential development areas.

The changes proposed by this application are not expected to significantly change the anticipated density of the community from the previously approved plan. This application proposes a minimum anticipated density of 58.34 units per hectare  $\pm$  (23.6 units per acre  $\pm$ ), which is in line with the currently approved density for these sites.

**LAND USE DISTRICTS**

This application proposes the redesignation and reconfiguration of several portions of the Mahogany Urban Village. The residential portions located along Mahogany Gardens SE (on both the north and south sides of the central green space) would be redesignated from R-2M to M-2 and are proposed to be increased in depth in order to accommodate the construction of a multi-residential development with accessibility to underground parking.

The (S-SPR) MR parcel previously approved at the terminus of the Central Green space is being relocated to the corner of Mahogany Road SE and Mahogany Row SE, which also incorporates the MR area that is being lost due to the enlargement of the M-2 parcels previously described, along Mahogany Gardens SE. That portion of the plan area that was formerly approved as an MR space, along with the two previously approved M-X1 parcels, is proposed to become a single, larger M-H2 parcel. The re-alignment of Mahogany Avenue SE adjacent to this parcel would also create a small, orphaned, portion of land that is proposed to be redesignated to C-C2 and would be incorporated into the adjacent C-C2 site to form a slightly more regular parcel shape.

The large block of land located south and east of the intersection of 52 Street SE and Mahogany Road SE is currently designated M-X2 adjacent to 52 Street SE and internal to that block, M-H2 along Mahogany Road SE, and R-2M fronting both Mahogany Drive SE and Mahogany Boulevard SE. This block would be divided into two M-2 parcels separated by a new, north-south public road with a height modifier of 24 to allow for six-storey building(s) on the parcel adjacent to 52 Street SE, directly across from the future LRT station.

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**LEGISLATION & POLICY**

The Municipal Development Plan identifies this area as Planned Greenfield Community with Area Structure Plan, allowing the Community Plan or Area Structure Plan to set out more detailed policies to guide development of the community. The Mahogany Community Plan includes the subject site in Neighbourhood Area 6, and identifies it as a Transit Station Planning Area, calling for Transit Oriented Development (TOD) with a minimum density over the entire Transit Station Planning Area of 61.9 units per gross developable hectare (25 units per acre), with the highest densities nearest to the Transit Station and gradually tapering away from it. This application proposes an anticipated density of 58.34 units per hectare ±, with a maximum achievable density of 110.76 units per hectare ±. The anticipated density of 58 ± units per hectare, when taken in conjunction with the remainder of the Transit Station Planning Area (that is not part of this proposal), is expected to meet or exceed the targets set out in the Community Plan.

**TRANSPORTATION NETWORKS**

The subject site is bounded on the west by 52 Street SE, directly adjacent to the current Bus Rapid Transit (BRT)/future LRT station located on the west side of 52 Street SE in the Auburn Bay community.

A Transportation Impact Assessment (TIA) was reviewed and approved for this application.

**UTILITIES & SERVICING**

Service connections are available to service this site from 52 Street SE. Servicing will be to the satisfaction of the Manager, Development Engineering and will be determined at the subdivision/development permit stage(s).

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

This site is not subject to any growth management concerns.

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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

This application was circulated to the Marquis de Lorne Community Association and no comments were received.

### **Citizen Comments**

Adjacent owners were circulated this application and no comments were received.

### **Public Meetings**

No public meetings were required nor held in conjunction with this application.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject applications, on behalf of Hopewell Mahogany Land Corp., are for Outline Plan approval by Calgary Planning Commission and Land Use Redesignation by Calgary City Council.

Located in the southeast of Calgary, in the approved Mahogany Community Plan; these comprehensive applications are for a minor amendment to the Mahogany Urban Village in the approved Outline Plan LOC2006-0132 (approved May 3, 2007) and Land Use Redesignation.

As the City of Calgary continues to experience population growth, residential demand has been increasing, and forms of medium to higher density residential development have undergone some evolution since approval of the Mahogany Outline Plan in 2007. The redesign of the Mahogany Urban Village component of the approved Outline Plan responds to these changes by providing a variety of housing forms to meet a wide range of household, lifestyle and demographic needs through a more appropriate and current palette of built form and unit typologies, while retaining overall density and population targets. By providing a mixture of medium-rise developments including freehold townhomes, ground-oriented townhomes lining parks or integrated with larger building complexes, and apartment units, a greater assortment of housing options are provided. The southern portion of the plan area proposes a layout with increased parcel delineation. This provides for a greater ability to comprehensively plan and develop these parcels, and introduces functional public open space to this cell, and an enhanced open space and visual linkage to Mahogany Lake. This cell also benefits from the reallocation of public roads to this area for improved mobility, urban realm quality and accessibility. The eastern portion of the plan previously consisted of two lands uses: M-H2 and M-X2. The redesignation of a portion of this area provides for a larger M-H2 site which can be comprehensively designed and developed.

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MAP 27SSE

APPENDIX II

OUTLINE PLAN

