

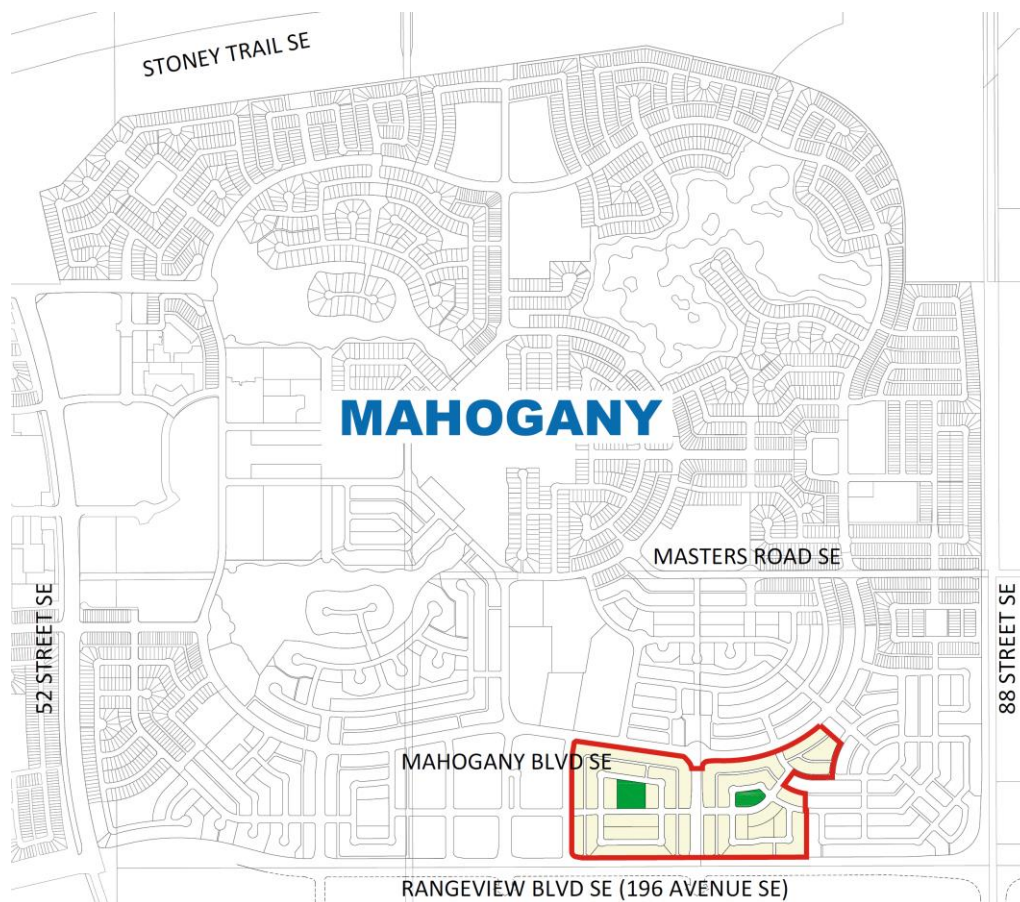
Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast developing community of Mahogany. The site is within the south-central portion of Mahogany, as shown on the Context Map below. Lands surrounding the site are developing with single detached dwellings on narrow lots designated Residential – Low Density Mixed Housing (R-G) District, and open spaces designated Special Purpose – School, Park and Community Reserve (S-SPR) District. The site is approximately 19.95 hectares (49.30 acres) in size, with irregular dimensions of approximately 650 metres in width and 310 metres in length. The majority of the site is rough-graded and undeveloped.

The Village Area of the *Mahogany Community Plan* is located to the west of the subject site. The Village Area will be a destination containing a mix of transit-supportive residential and non-residential uses that will provide services and amenities to future residents of the subject site. The developing community of Rangeview is located directly south of the site. Westman Village in Mahogany is approximately 1.5 kilometers to the northwest of the site and Seton Town Centre is approximately 2.5 kilometers to the west.

Figure 1: Context Map



Community Peak Population Table

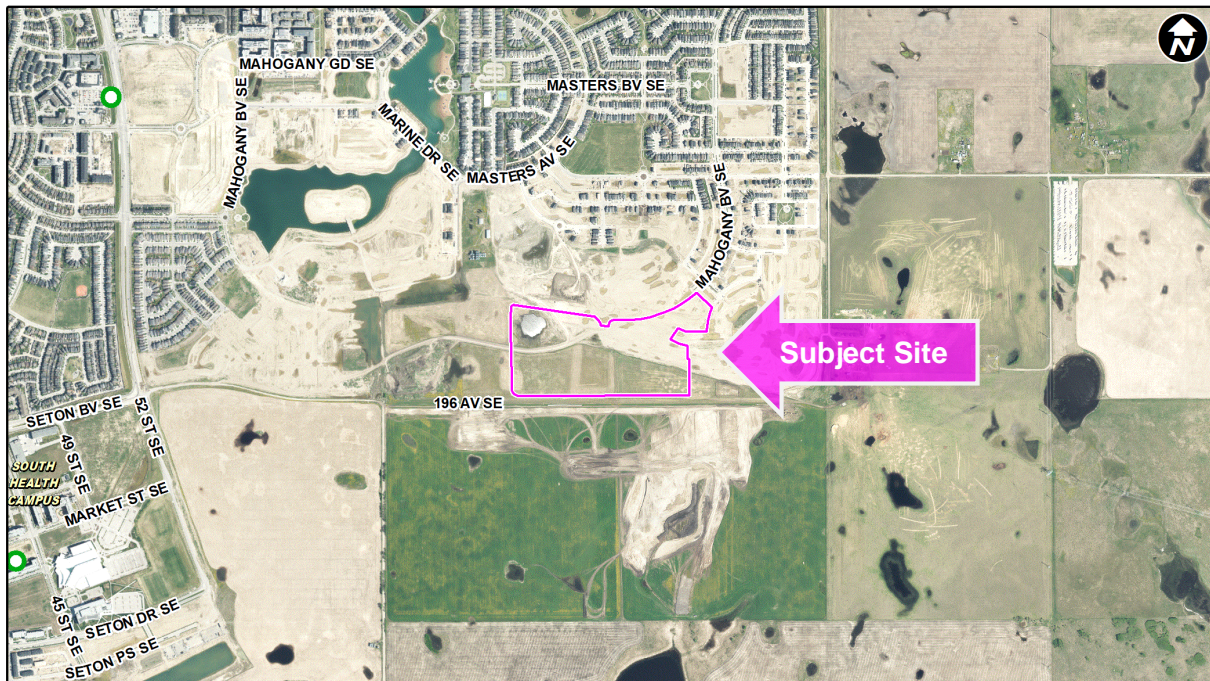
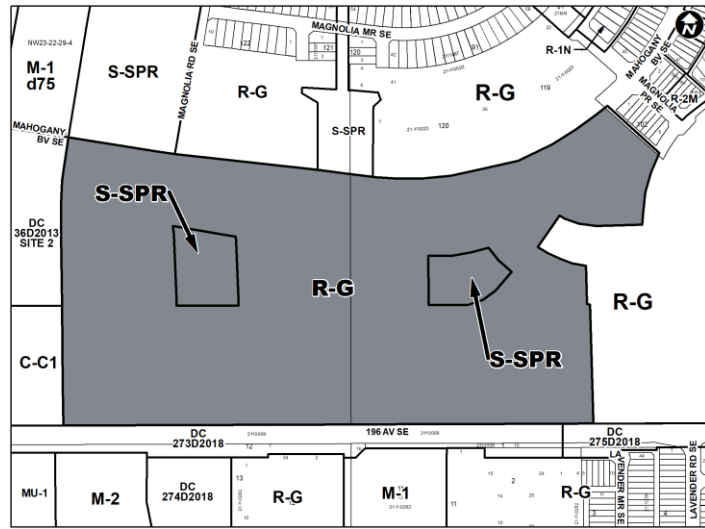
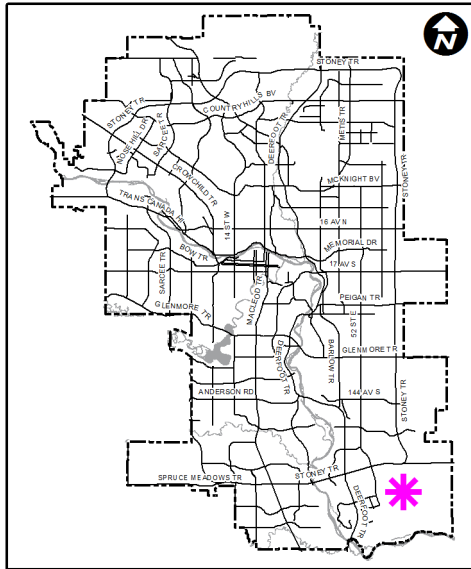
As identified below, the community of Mahogany reached its peak population in 2019.

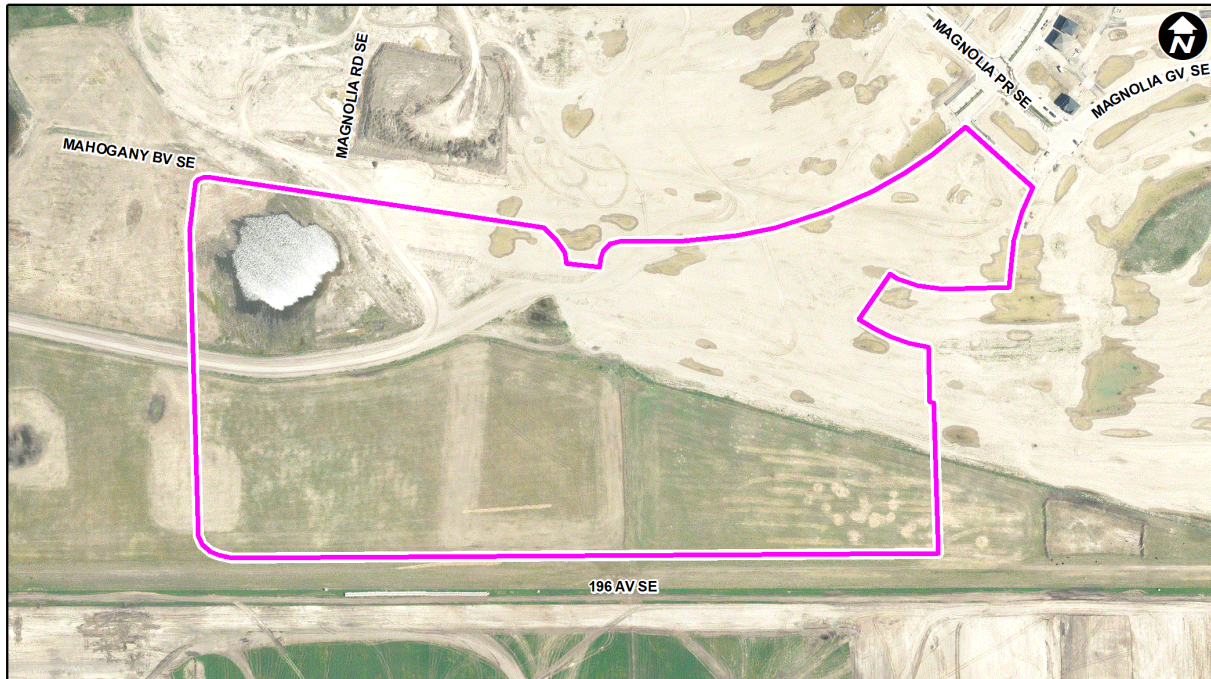
Mahogany	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mahogany Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

There are multiple existing land use designations on this site. The R-G District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and S-SPR District were intended for multi-residential development with amenities including limited support commercial uses and local open spaces.

The proposed R-G District is intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings with the potential for secondary suites. Units within the subject site that develop secondary suites would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This District is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act (MGA)*.

Subdivision Design

This application proposes to change the subdivision layout and land use designation for a portion of the area which was previously approved through the Mahogany Stage 2 Outline Plan (LOC2012-0005). Layout changes proposed with this application are the addition and

realignment of streets to better support the redesignation to the R-G District, and a new open space pattern.

Two neighbourhood parks are proposed, and they are central to each half of the subject site. The park spaces for this area have moved from their original places to fit the new layout. The one in the west half of the site would include landscaping, pathways and a playground and the one in the east half would include landscaping with active and passive recreation features.

Density and Housing Diversity

The current anticipated density for all of Mahogany Stage 2 (LOC2012-0005) is approximately 22.98 units per hectare (9.30 units per acre). The subject site, which represents a portion of Stage II, is proposed to have 228 fewer units (or 488 units in total). If this proposed outline plan and associated land use amendment are adopted, the future density for all of Mahogany Stage 2 would be reduced to approximately 20.81 units per hectare (8.42 units per acre) and the future density of the subject site would be reduced from 35.82 units per hectare (14.50 units per acre) to 24.46 units per hectare (9.90 units per acre). However, these figures remain above the *Municipal Development Plan* (MDP) requirement of 20 units per hectare (eight units per gross developable acre) and also above the Mahogany Community Plan (ASP) requirement of 17.3 units per gross developable hectare (seven units per gross developable acre). The MDP does have a provision that allows Area Structure Plans (ASPs) adopted before it to remain in effect, so the lower density figure is the regulation. This application, while reducing density, still allows Mahogany to meet density requirements of the ASP at both the site and neighbourhood level.

This application will reduce the housing diversity of the community. Current trends indicate that the single detached / multi-residential unit divide in Mahogany is 71 percent single detached and 29 percent multi-residential. To achieve the Municipal Development Plan policies related to housing diversity, the split should be 60 percent single detached and 40 percent multi-residential. However, since the MDP does have a provision that allows ASPs adopted before it to remain in effect, and the Mahogany Community Plan does have policies that encourage increased housing diversity, there is no requirement for a particular ratio. This application, while reducing housing diversity, still meets applicable policy requirements.

Transportation

The community has access from both Rangeview Boulevard SE and Mahogany Boulevard SE which distributes the local traffic effectively and evenly. The proposed active transportation network includes regional pathways and local multi-use pathways which allows for excellent bicycle and pedestrian connectivity. The planned internal streets have short links which provide convenient pedestrian connections for the community. Customized road cross-sections have been utilized to accommodate unique circumstances and requirements, such as a wider three metre multi-use pathway and three metre regional pathway. Transit service for the community will be provided along 196 Avenue SE, Mahogany Boulevard SE, and Magnolia Boulevard SE.

A Transportation Impact Assessment (TIA) was submitted and reviewed and helped determine the off-site and on-site transportation network requirements. At the earliest subdivision stage, a connection from Mahogany Blvd SE to Rangeview Boulevard SE is required to provide an additional regional connection for the Mahogany community.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Mahogany Stage 2 Outline Plan (LOC2012-0005). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Utilities and Servicing

The overall utilities and servicing for this development area were previously planned with the Mahogany Stage 2 Outline Plan (LOC2012-0005). The proposed minor change in use, density, and layout does not significantly impact the proposed services for the area which have been reviewed to confirm they have capacity to service the proposed development. The servicing plans would be updated to match the new layout for this portion of the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed outline plan and land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The *Mahogany Community Plan* is therefore the appropriate policy plan to provide specific direction for development of these subject lands. The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures. The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application would allow for a range of low-density housing types which aligns with the intent of the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Mahogany Community Plan (Statutory – 2007)

The [Mahogany Community Plan](#) was adopted as an Area Structure Plan (ASP) in 2007. The subject site is identified as a Residential Area in the ASP on Map 3: Land Use Concept. Single detached housing, semi-detached housing and low to medium-density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to, semi-detached and duplex dwelling units, multi-dwelling housing and secondary suites. The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (seven units per gross developable acre) and this site and the wider area exceed that requirement. The proposed outline plan and land use redesignation are supported under the policies of the ASP.