

Planning and Development Services Report to
Calgary Planning Commission
2022 July 21

ISC: UNRESTRICTED
CPC2022-0846
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Land Use Amendment and Outline Plan in Mahogany (Ward 12) at 18007 – 88 Street SE and 18080 – 72 Street SE, LOC2021-0162

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4), to subdivide 19.95 hectares \pm (49.30 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommends that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.83 hectares \pm (26.75 acres \pm) located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 21:

That Council give three readings to **Proposed Bylaw 138D2022** for the redesignation of 10.83 hectares \pm (26.75 acres \pm) located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2022 July 21:

“Moved by Commissioner Palmiere

That with respect to Report CPC2022-0846, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4), to subdivide 19.95 hectares \pm (49.30 acres \pm), with conditions (Attachment 2).

...

For: Director Fromherz, Commissioner Mortezaee, Commissioner Pollen, Commissioner Palmiere, Councillor Dhaliwal, Commissioner Hawryluk, and Commissioner Tiedemann
(7)

MOTION CARRIED”

Approval: **S. Lockwood** concurs with this report. Author: **C. Wolfe**
City Clerks: S. Lancashire/ J. Clement

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HIGHLIGHTS

- This application seeks to amend a portion of approved Outline Plan LOC2006-0132 to propose a new subdivision framework and redesignate lands to allow for residential development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Mahogany Community Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for diversity in housing opportunities, and compact development in a greenfield setting with good use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This outline plan and land use amendment application was submitted on 2021 October 08 by B&A Planning Group on behalf of the landowner, Hopewell Mahogany Land Corporation. The approximately 19.95 hectares (49.30 acres) site is located in the community of Mahogany in the southeast quadrant of the city. The subject site is currently rough-graded and undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain outline plan and land use amendment approval to accommodate low-scale residential development in Mahogany. The intent is to amend the plans for a portion of the neighbourhood area in a way that is complementary to and interconnected with the surrounding parts of the wider community. The proposed outline plan (Attachment 4) and the associated proposed Land Use District Map (Attachment 5) are anticipated to have 488 units as shown in the proposed Outline Plan Data Sheet (Attachment 6). Though the new outline plan proposes a reduction of 288 units from what is currently approved, it would achieve a density of 24.4 units per hectare (9.9 units per acre). The site and wider plan area will still meet the minimum density requirements if these changes are approved. Pedestrians would be able to circulate through the development using a system of sidewalks and pathways.

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 proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant reached out to the

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Copperfield-Mahogany Community Association and adjacent landowners. The Copperfield-Mahogany Community Association stated that they have no concerns, and no other concerns were raised through that outreach. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

This application was circulated to the Copperfield-Mahogany Community Association; however, no comments were received. No letters were received from the public.

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

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms, providing for a range of housing opportunities.

Environmental

This application does not address the objectives of the [Climate Resilience Strategy](#). No significant new green or climate-resilient measures have been added beyond what was proposed originally through the Mahogany outline plan (LOC2006-0132).

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 138D2022**

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- 9. CPC Member Comments**
- 10. Public Submissions**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform