

# Background and Planning Evaluation

## Background and Site Context

The subject site comprises three undeveloped parcels located on Mahogany Boulevard SE in the developing community of Mahogany. The total site area is approximately 6.96 hectares (17.20 acres). The first parcel is located north of Mahogany Boulevard SE and has a site area of approximately 1.49 hectares (3.69 acres) and is approximately 90 metres wide and 155 metres deep. The second parcel is located east of Mercado Lane SE and south of Mahogany Boulevard SE, has a site area of approximately 2.81 hectares (6.94 acres) and is approximately 145 metres wide and 225 metres deep. The third parcel is located west of Mercado Road SE and south of Mahogany Boulevard SE, has a site area of approximately 2.66 hectares (6.57 acres) and is approximately 175 metres wide and 220 metres deep. Between the east and west sites is Mercado Street SE.

The surrounding context is under development. Areas east and northwest of the subject parcels are characterized by low density housing under construction that is designated Residential – Low Density Mixed Housing (R-G) (R-Gm) District. To the south are undeveloped parcels designated Commercial – Community 1 (C-C1) District, that form part of the future Village Area entryway. To the north is the location of the historic ranch and to the northeast is a future school site designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

The site is served by bus routes 79 (Cranston / Mahogany), 845 (Monsignor J S Smith School / Mahogany) and 863 (All Saints High / Mahogany / Cranston) with stops located approximately 500 metres (an eight-minute walk) to the north on Masters Avenue SE, offering services to retail and commercial services in Mahogany and the Route 302 (BRT Southeast/City Centre) with a Bus Rapid Transit (BRT) stop on 52 Avenue SE. As part of a future phase of the Green Line extension to Seton, the Auburn Bay / Mahogany LRT station is anticipated to be delivered adjacent to the commercial centre located at 52 Avenue SE, approximately 1.5 kilometres (a 25-minute walk) from the subject sites.

## Community Peak Population Table

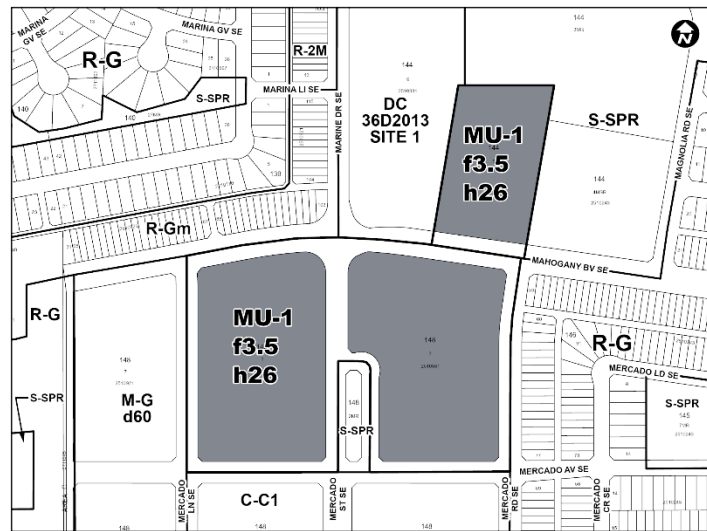
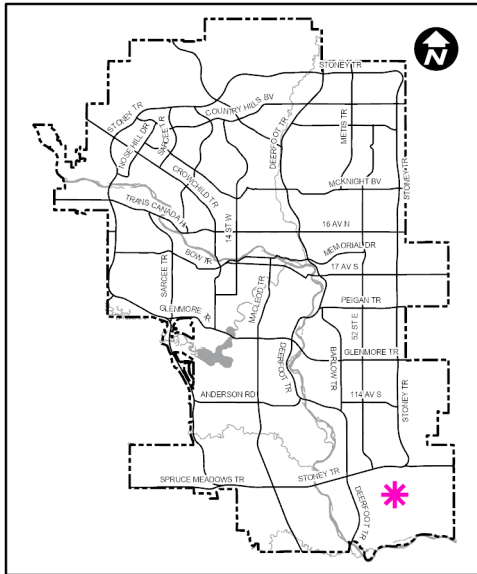
As identified below, the community of Mahogany reached its peak population in 2019.

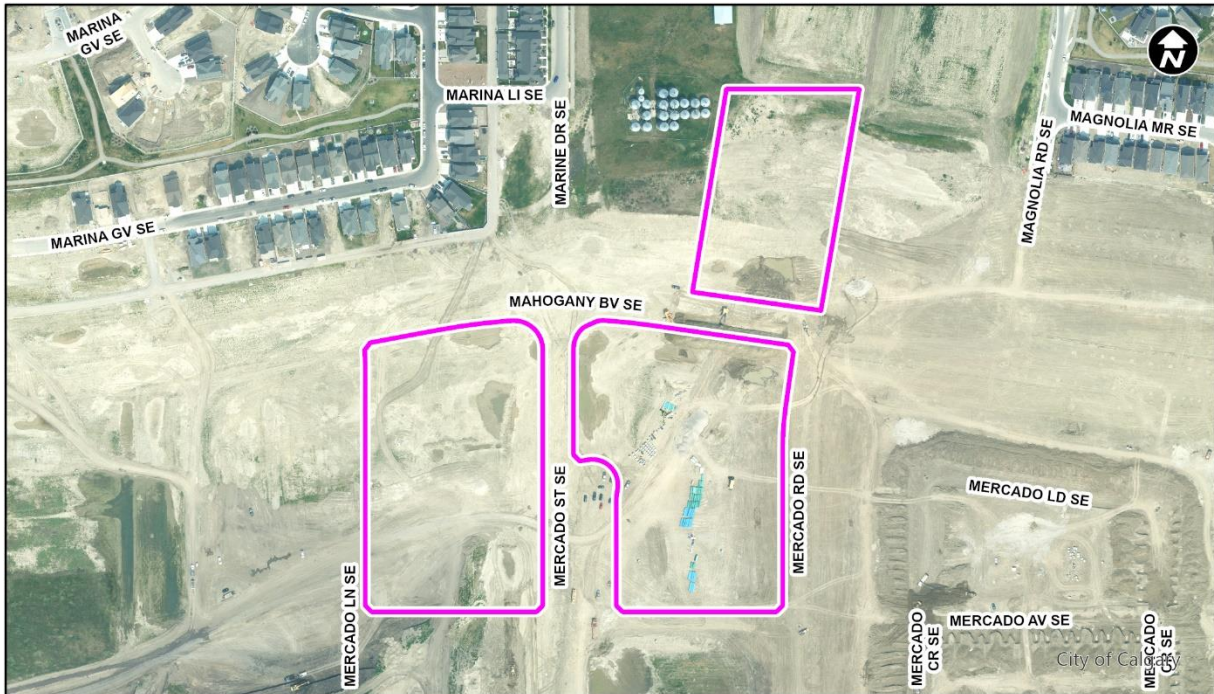
<b>Mahogany</b>	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The land use framework for the area is set out in the approved Mahogany Ollerenshaw Land Stage 2 Outline Plan (LOC2012-0005).

The existing Direct Control (DC) District ([Bylaw 36D2013](#), Site 2) applies to the west and east parcels south of Mahogany Boulevard SE. The Direct Control District is intended to provide for a mix of uses including multi-residential development and commercial uses focused on a commercial street (Mercado Street SE). This includes a maximum allowable building height of 15 metres and maximum floor area ratio (FAR) of 1.0.

The parcel located north of Mahogany Boulevard SE has an existing land use of Multi-Residential – Low Profile (M-1d75) District and is intended to allow for multi-residential development with a density up to 75 units per hectare and a maximum building height of 14 metres.

The proposed Mixed Use – General (MU-1f3.5h26) District supports street-oriented development with opportunities for a mix of residential and commercial uses. The proposed district includes a maximum FAR of 3.5 (approximately 243,700 square metres) and a maximum building height of 26 metres (intended to support development up to six storeys). The proposed district provides flexibility and supports residential and commercial uses within street-oriented buildings and allows for compatible transition with adjacent residential areas.

Administration has reviewed the proposal against the policies in the *Mahogany Community Plan* and have found the proposed MU-1f3.5h26 District to be appropriate in this location. For the parcels south of Mahogany Road SE, while the height is increased, the District provides an appropriate transition to the lower density residential area, while achieving the objectives of the plan. For the parcel north of Mahogany Road SE, the provisions in the proposed MU-1 District allow for a sensitive interface and transition for future development adjacent to the historic ranch and future school site, while still providing flexibility for the future design of the building as a seniors complex or multi-residential building as envisioned in the plan. Altogether, these parcels would support strong, street-oriented development within the Village Area and along the Commercial Street, while also remaining compatible with surrounding development.

In response to the concerns raised, the Applicant reached out to the Mahogany Homeowners Association to discuss the proposal. The Applicant has also undertaken a virtual open house to discuss the proposal and listen to the concerns that have been raised.

Administration has determined that the MU-1f3.5h26 District is appropriate to achieve the development vision of the site and aligns with the policies of the *Mahogany Community Plan*. The MU-1 District supports a wide range of commercial and residential uses and includes frontage requirements that will ensure street-oriented development.

### **Development and Design**

If approved by Council, the rules of the proposed MU-1f3.5h26 District would provide guidance for development of the three parcels, including appropriate uses building height and massing, street frontage, parcel coverage and parking requirements. Given the specific context of this site, additional items that would be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along Mercado Street SE in alignment with the policies for the commercial street in the *Mahogany Community Plan*;
- mix of uses within the building;
- mitigating shadowing, overlooking and privacy concerns; and
- ensuring an appropriate interface with the historic ranch site and the future school site.

### **Transportation**

Pedestrian and vehicular access to the sites will be available via Mahogany Boulevard SE, Mercado Lane SE, Mercado Street SE, Mercado Road SE, Mercado Square SE and Mercado Avenue SE. Mahogany Boulevard SE is classified as a Primary Collector Street. Mercado Lane SE, Mercado Street SE, Mercado Road SE and Mercado Avenue SE are all classified as Collector Streets. Mercado Square SE is classified as a one-way Collector Street. On-street parking adjacent to the sites will be available along Mercado Lane SE, Mercado Street SE, Mercado Road SE, Mercado Square SE and Mercado Avenue SE.

The area is served by Calgary Transit through Route 79 (Cranston / Mahogany), Route 845 (Monsignor J S Smith School / Mahogany), Route 863 (All Saints High / Mahogany / Cranston) with bus stops approximately 260 to 500 metres (a four to eight minute walk) north of the sites on Masters Avenue SE. Route 79 provides transit service every 25 minutes during peak hours. Routes 845 and 863 provide school service. The area will also be served by Calgary Transit with bus stops directly adjacent to the sites along Mahogany Boulevard SE and Mercado Street SE.

### **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 land use 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 have been previously planned with the Mahogany Stage 2 Outline Plan (LOC2012-0005). The proposed land use amendment does not significantly impact the proposed services for the area. Through the review of this application, Administration has confirmed that there is capacity to service the proposal.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is considered to be Developing Residential - Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP indicates that area structure plans that were in existence prior to the adoption of the MDP are recognized as appropriate policies to provide specific direction for development of the local community. This application proposes integrating a mixed-use development within a neighbourhood, using a grid-based pattern of complete streets in the subdivision design that allows for integration by future developments and meets minimum intensity and density targets. This application aligns with applicable MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **Mahogany Community Plan (Statutory – 2006)**

The [Mahogany Community Plan](#) is an ASP that sets out a framework to guide development of the area and recognizes that development concepts within the Plan need to adapt to the changing needs of the community. The land use amendment comprises three parcels that are identified as being within the Village Area on Map 3: Land Use Concept and within Neighbourhood Areas 4 and 5 on Map 2: Neighbourhood Areas. The intent of the Village Area is to accommodate a mix of transit-supportive residential and non-residential uses that are sensitive to the existing context.

Policy 6.3.1.1 speaks to the composition of the Village Area which includes a Historic Area, Neighbourhood Corridor and Transition Area.

The Neighbourhood Corridor is intended to create a small-scale, mixed use and walkable area serving the local community and is to include a traditional retail main street surrounded by multi-residential developments, parks, street-oriented buildings and public transit.

The Transition Area is to provide an appropriate interface between the Neighbourhood Corridor and the Residential Area and should be sensitive to scale, form and character of surrounding areas. The proposed MU-1 District with modifiers will regulate floor area and building height for the parcels south of Mahogany Boulevard SE and aligns with these objectives by enabling medium-density mixed use development inclusive of commercial and residential units that will contribute towards creating a focal point in the community.

The Historic Area is to acknowledge the past uses of the area as a ranch and will comprise educational, recreational and service facilities in conjunction with housing for seniors. The proposed MU-1 District with modifiers to regulate floor area and building height for the parcel north of Mahogany Boulevard SE is consistent with the objectives of the Historic Area by facilitating new delivery of multi-residential or medium-density housing for seniors in a location with accessible services and facilities nearby.

This land use amendment is in alignment with the *Mahogany Community Plan*.