

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0700
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**Land Use Amendment in Mahogany (Ward 12) at 18007 – 88 Street SE,
LOC2018-0061, Bylaw 210D2018**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Brown & Associates Planning Group on 2018 March 14, on behalf of the landowner HJA Mahogany GP Ltd. The application proposes to redesignate a 1.84 hectare \pm (4.55 acres \pm) portion of the property from Multi-Residential – At Grade Housing (M-Gd50) District to Residential – Low Density Multiple Dwelling (R-2M) District to allow for:

- a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites and Rowhouse Buildings;
- a maximum building height of 11 metres (a decrease from the current maximum of 13 metres);
- a potential reduction of density, as there is no minimum density requirement (where the present designation has a minimum density of 35 units per hectare); and
- the uses listed in the R-2M designation.

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan* (MCP).

ADMINISTRATION'S RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 18007 – 88 Street SE (a portion of NE1/4 23-22-29-4) from Multi-Residential – At Grade Housing (M-Gd50) District **to** Residential – Low Density Multiple Dwelling (R-2M) District; and
2. Give three readings to the proposed bylaw.

Moved by: E. Woolley

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 210D2018; and

1. **ADOPT** the proposed redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 18007 – 88 Street SE (a portion of NE1/4 23-22-29-4) from Multi-Residential – At Grade Housing (M-Gd50) District **to** Residential – Low Density Multiple Dwelling (R-2M) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 210D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

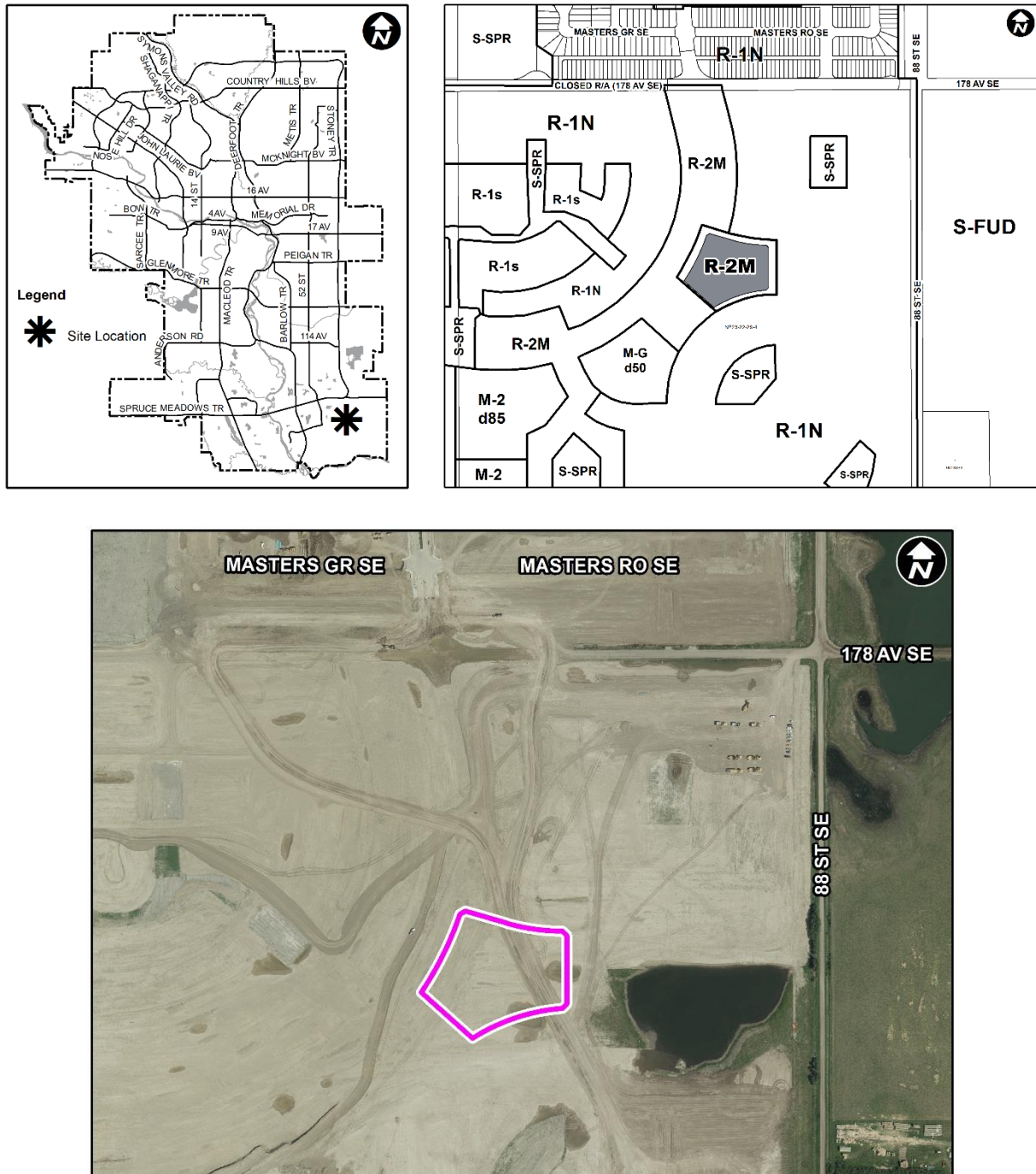
The applicant is contemplating the future development of Semi-detached Dwellings on the site. In 2013 May, Council approved the land use amendment and outline plan, LOC2012-2005, for a larger outline plan area. For this small portion of the outline plan, the applicant has indicated that 38 units are conceptualized, with a density of 28.4 units per hectare when considering developable area (11.5 units per acre). The original approval anticipated 2,387 units over the entire outline plan area (66 units on the subject parcel), constituting 23 units per hectare. This application anticipates a reduction of 0.3 units per hectare from the existing designation, resulting in an overall neighbourhood density of 22.7 units per hectare. This exceeds the *Mahogany Community Plan* minimum density requirement of 17.3 units per hectare.

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Location Maps



Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE, LOC2018-0061, Bylaw 210D2018

Site Context

The subject site is located in the community of Mahogany, south of Masters Road SE and west of 88 Street SE. The approved outline plan for the area identifies the surrounding land uses as R-2M and R-1N to accommodate a mix of low density residential developments. The property and surrounding area remains undeveloped.

The existing outline plan's total area is approximately 64.56 hectares \pm (159.53 acres \pm). This land use amendment application affects approximately 1.84 hectares \pm (4.55 acres \pm) of the outline plan area.

As identified in *Figure 1*, the population of the still growing new community of Mahogany peaked in 2017. Accordingly, the community continues to experience ongoing growth and development.

Figure 1: Community Peak Population

Mahogany	
Peak Population Year	2017
Peak Population	8,444
2017 Current Population	8,444
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through [Mahogany](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to meet the minimum density requirements of the *Municipal Development Plan* for the overall outline plan area. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing designation of Multi-Residential – At Grade Housing (M-Gd50) District is a multi-residential designation in the developing area. The designation allows for multi-residential development of low height and low density, and permits Multi-Residential Development –Minor, as well as a number of community uses. The M-Gd50 District allows for a maximum building height of 13 metres and density of 50 units per hectare

The proposed Residential – Low Density Multiple Dwelling (R-2M) District is intended for developing, low density residential areas, and allows for a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites, and Rowhouse Buildings. The district allows for a maximum building height of 11 metres and has no minimum density requirement.

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Implementation

The proposed redesignation is intended to accommodate 38 Semi-detached Dwellings. The following table provides a comparison between the density already approved on the site and the anticipated density with the proposed land use amendment. It is noted that the *Mahogany Community Plan* requires a minimum density of 17.3 units per gross developable residential hectare, which is exceeded in both the approved and the proposed plans.

	Existing Land Use	Proposed Land Use
Gross Developable Residential Area	103.7 hectares	103.7 hectares
Total Anticipated Number of Units	2387 units	2361 units
Anticipated Overall Density	23.0 uph	22.7 uph
Percentage of Multi-residential	43.7%	40%

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was not required for this land use amendment. The parcel is accessed via Mahogany Boulevard SE, a primary collector that is a planned transit route for buses, providing connection to the larger regional network.

Utilities and Servicing

The proposed land use change does not impact the utilities and servicing previously identified in association with the approved Outline Plan (LOC2012-2005). Servicing details will be determined and constructed in association with the applicable subdivision application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

None of the stakeholders circulated had any objections to the proposal.

No letters of objection or support were received by Administration.

Engagement

No public meetings were held by the applicant or Administration.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (MDP) (Statutory, 2009)

The parcel is located within the Developing – Planned Greenfield Area as identified on Map 1: Urban Structure, of the *Municipal Development Plan* (MDP). Both City-Wide policies and Planned Greenfield Area policies apply. Planned Greenfield Areas are communities that have been planned since the 1990s and that are still being developed. These communities are typically characterized as relatively low density residential neighbourhoods containing single-family housing and smaller pockets of multi-residential development. The MDP recognizes ASPs that were in existence prior to the adoption of the MDP as appropriate policies for the specific direction of the community.

The proposed land use amendment is in keeping with the policies of the MDP.

Mahogany Community Plan (MCP) (Statutory, 2000)

Within the *Mahogany Community Plan* (MCP), the site is identified as Neighbourhood Area 4, and is expected to have a population of 4,200 people. The MCP identifies the predominant use of land within the residential area as Single and Semi-detached Dwellings, encouraging Semi-detached Dwellings, with higher densities located where determined to be appropriate.

The MCP identifies a minimum neighbourhood density of 17.3 units per hectare (7.0 units per gross developable acre). The proposed land use redesignation anticipates an overall neighbourhood density of 22.7 units per hectare, exceeding requirements of the MCP.

The MCP includes policies that limit block lengths, require sidewalks and encourage connectivity that supports safe pedestrian, bicycle and vehicular movement in residential neighbourhoods. In response, the applicant has been advised that as per the conditions for LOC2012-0005, all R-2M lots abutting a lane and fronting Mahogany Boulevard SE shall only have direct vehicular access from the lane (no front drive garages), and that a restrictive covenant shall be registered against the titles of those lots to that effect.

The proposal is in keeping with the intent of the MCP in that it maintains minimum density requirements and anticipates a built form envisioned for Neighbourhood Area 4 as per the MCP.

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Social, Environmental, Economic (External)

The proposed redesignation is intended to accommodate Semi-detached Dwellings, and will continue to provide of a range of multi-residential and low density residential land uses, providing different housing forms to meet the needs of a range of people.

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no anticipated risks with the proposed land use amendment.

REASONS FOR RECOMMENDATIONS:

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan*. The redesignation represents a minor change from the existing, approved outline plan for this neighbourhood of Mahogany, and maintains the minimum density requirements of the MDP.

ATTACHMENT

1. Applicant's Submission
2. Proposed Bylaw 210D2018