

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

EXECUTIVE SUMMARY

This land use amendment application was submitted to The City of Calgary by Village Cannabis on behalf of the landowners, Westman Village Lyric Inc and Westman Village Calligraphy Inc (Jayman BUILT) on 2018 September 26. This application proposes to redesignate the subject parcel from a DC Direct Control District (Bylaw 102D2018) to a DC Direct Control District with the same rules and uses as the existing DC Direct Control District, with the additional uses of:

- Cannabis Counselling; and
- Cannabis Store.

The proposal is consistent with applicable policies of the *Municipal Development Plan* and the *Mahogany Community Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 11 Mahogany Circle SE, 226 Mahogany Garden SE and 2231 and 2255 Mahogany Boulevard SE (Condominium Plan 1811825, Unit A; Condominium Plan 1811825, Unit B; Plan 1811825, Condominium Units 1-457; Plan 1810748, Block 27, Strata Lot 5) from DC Direct Control District **to** DC Direct Control District to allow for Cannabis Counselling and Cannabis Store uses, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 29:

That Council hold a Public Hearing: and

1. Adopt, by Bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 11 Mahogany Circle SE, 226 Mahogany Garden SE and 2231 and 2255 Mahogany Boulevard SE (Condominium Plan 1811825, Unit A; Condominium Plan 1811825, Unit B; Plan 1811825, Condominium Units 1-457; Plan 1810748, Block 27, Strata Lot 5) from DC Direct Control District to DC Direct Control District to allow for Cannabis Counselling and Cannabis Store uses, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw **38D2019**.

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

Excerpt from the Minutes of the 2018 November 29 Regular Meeting of the Calgary Planning Commission:

“A revised page 4 of 6 of Report CPC2018-1344 was distributed.”

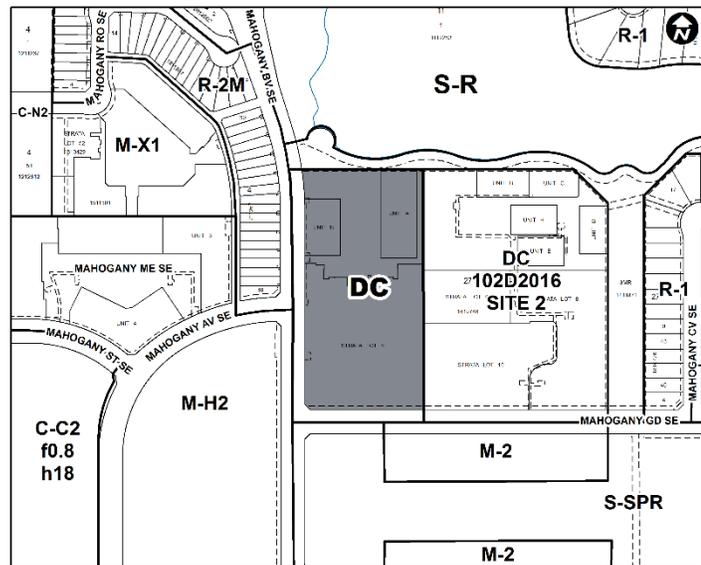
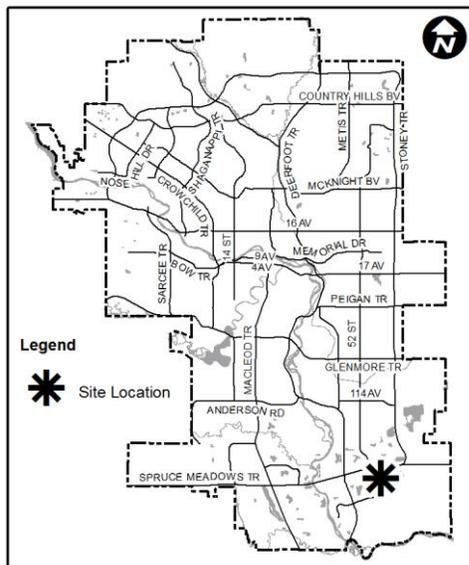
PREVIOUS COUNCIL DIRECTION / POLICY

None.

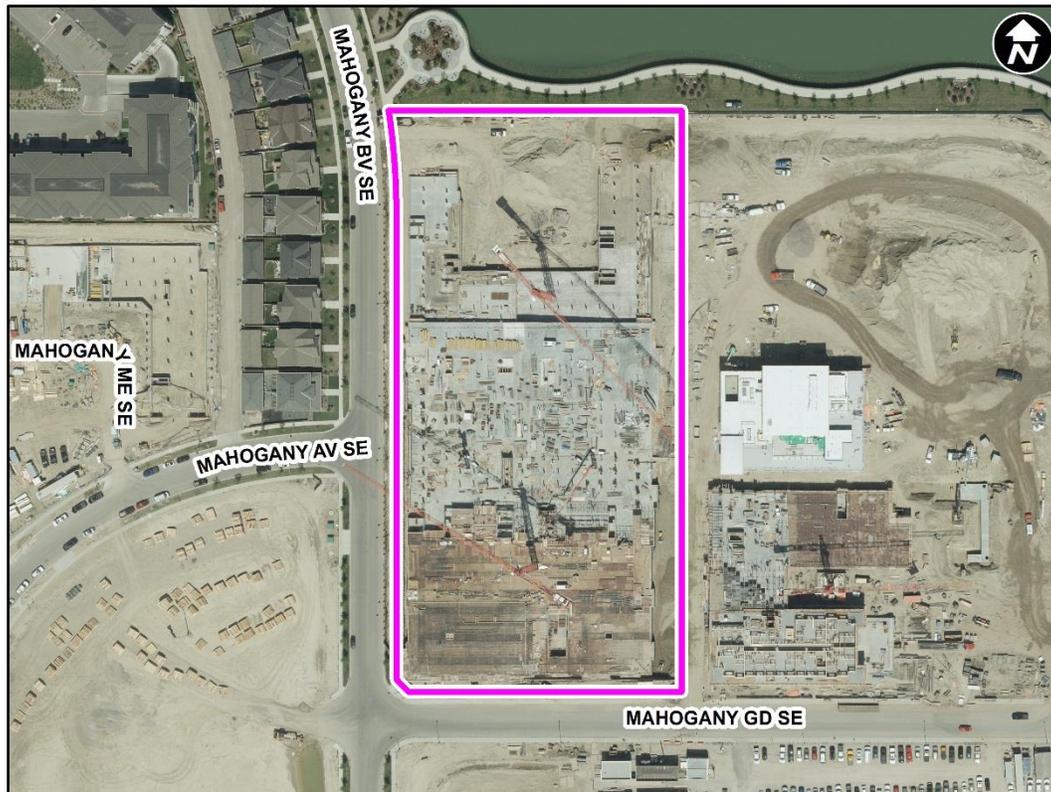
BACKGROUND

As noted in the Applicant’s Submission (Attachment 1), the applicant is intending to accommodate a proposed Cannabis Store use. A change of use development permit application (DP2018-4101) for a Cannabis Store use was submitted on 2018 August 28, and is under review.

Location Maps



Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216



Site Context

The subject site is located in the southeast community of Mahogany, at the corner of Mahogany Boulevard SE and Mahogany Gardens SE. The site is the western portion of a comprehensive development called Westman Village. Lands to the north and east of Westman Village are parks. To the east of the park is undeveloped low density residential designated land. To the south out Westman Village, there is undeveloped multi-residential designated land. To the west of Westman Village is a strip of developed low density designated land, multi-residential designated land, and commercial designated land.

The subject site's total area is approximately 2.17 hectares \pm (5.36 acres \pm) of the 5.51 hectare \pm (13.61 acre \pm) Westman Village site. The subject site is under construction, with six multi-residential buildings, a standalone restaurant, and a retail main street.

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

As identified in *Figure 1*, Mahogany's peak population was in 2017 with 8,444 residents.

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 (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for the addition of two uses in a direct control based on a Multi-Residential District of *Land Use Bylaw 1P2007*, that would allow for Cannabis Counselling and Cannabis Store uses. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application is to redesignate a portion of the Westman Village site from the existing DC Direct Control (Bylaw 102D2016), based on the Multi Residential – High Density Medium Rise (M-H2) District of *Land Use Bylaw 1P2007*. The eastern portion of the existing DC Direct Control (Bylaw 102D2016), based on the Multi Residential – High Density Low Rise (M-H1) District of *Land Use Bylaw 1P2007*. The intent of Bylaw 102D2016 is to accommodate primarily multi-residential development with additional commercial, medical and recreational uses to serve local residents. Given that the proposed additional uses are commercial and medical and are intended to serve local residents, the proposed additional uses are consistent with the existing direct control district and allows the existing pattern of development to continue.

Development and Site Design

The built form of the Westman Village site is medium-rise, pedestrian-oriented development. Parking for the site is primarily located underground, with short-term, at-grade parking available for patrons of businesses on the retail main street.

Stakeholder Engagement, Research and Communication

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

Four letters in opposition of the proposed land use redesignation were received from the public by the Calgary Planning Commission report submission date.

No comments were received from the Copperfield-Mahogany Community Association by the Calgary Planning Commission report submission date.

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

Environmental

An environmental site assessment was not required for this land use redesignation application

Transportation Networks

Transportation impact assessments and parking studies were **not required** for this land use redesignation application.

Vehicular access to the site is available from Mahogany Boulevard SE and Mahogany Gardens SE.

The site is approximately 200 metres walking distance from a Calgary Transit bus stop location on Mahogany Boulevard SE that is served by route 468.

There are public pathways to the north and east of the site.

Utilities and Servicing

The site is developed and has access to with water, sanitary, and storm services. The existing site services are adequate to support this proposed land use amendment application.

Stakeholder Engagement, Research and Communication

Consistent with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the Applicant or Administration in association with this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

The site is located within the City, Town area of the 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 (Statutory, 2009)

The subject site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP) area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). Subsection 3.6.1.a. of the MDP states, “The ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community...” While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Mahogany Community Plan (Statutory, 2007)

The site is within a “Residential Area” on Land Use Map (Map 3) of the *Mahogany Community Plan* (MCP). The “Residential Area” policies allow for neighbourhood commercial uses and other similar and accessory uses determined to be compatible and appropriate. Multi-residential development in the “Residential Area” is generally encouraged to be pedestrian-oriented. While the MCP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Social, Environmental, Economic (External)

No environmental studies were required for this land use redesignation 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 significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Mahogany Community Plan* and is consistent with the intent of the existing direct control district.

**Planning & Development Report to
Calgary Planning Commission
2018 November 29**

**ISC: UNRESTRICTED
CORRECTED CPC2018-1344
Page 7 of 7**

Land Use Amendment in Mahogany (Ward 14) at Multiple Addresses, LOC2018-0216

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 38D2019**
3. **Public Submissions**