

LAND USE AMENDMENT  
MAHOGANY (WARD 12)  
MAGNOLIA HEIGHTS SE AND MAGNOLIA ROAD SE  
BYLAW 198D2015

MAP 23SSE

**EXECUTIVE SUMMARY**

This application is for a land use amendment to correct a mapping error that was made on the previous land use amendment. This application would bring the land use on the site into alignment with the intent of Bylaw 36D2013, as well as the approved Outline Plan that accompanied the previous land use.

**PREVIOUS COUNCIL DIRECTION**

At the 2013 May 06 Public Hearing, Bylaw 36D2013 was approved by Council.

**ADMINISTRATION RECOMMENDATION(S)**

2015 October 08

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 198D2015; and

1. **ADOPT** the proposed redesignation of 0.37 hectares  $\pm$  (0.91 acres  $\pm$ ) located at 18080 – 72 Street SE (Portion of NW 1/4 Section 23-22-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – One Dwelling (R-1s) 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 198D2015.

**REASON(S) FOR RECOMMENDATION:**

This application will enable the land use for the area to come into alignment with the approved Outline Plan and the intent of the original Land Use Amendment.

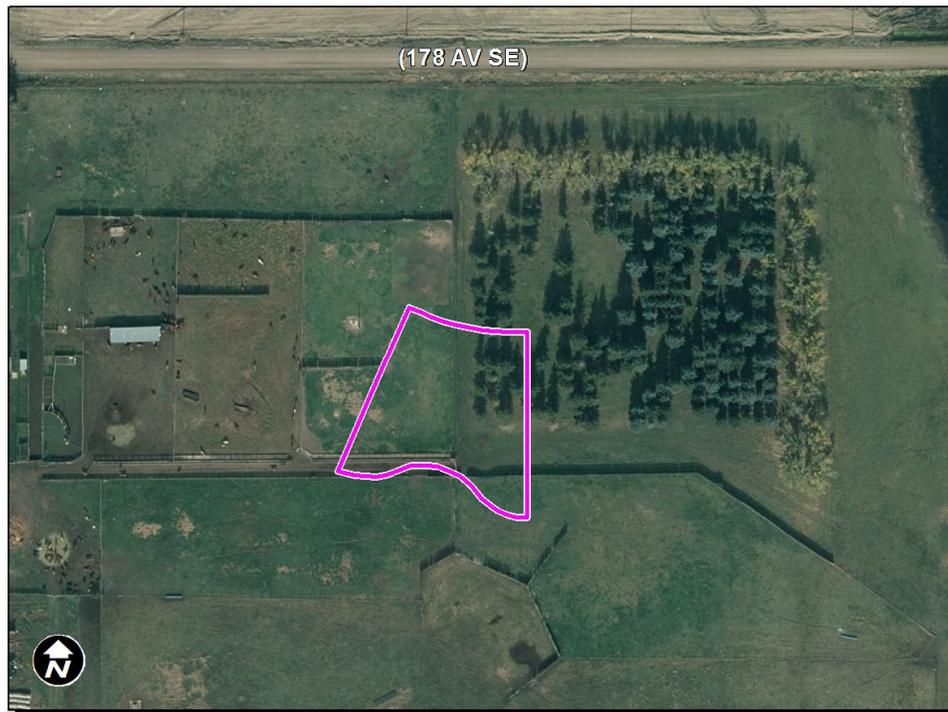
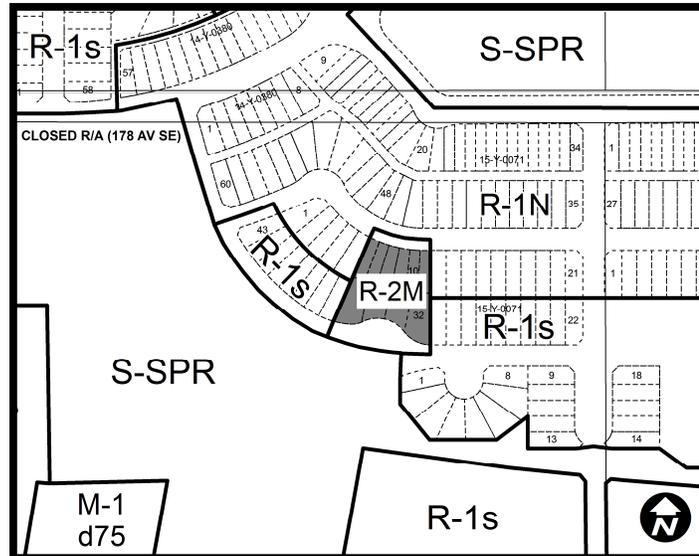
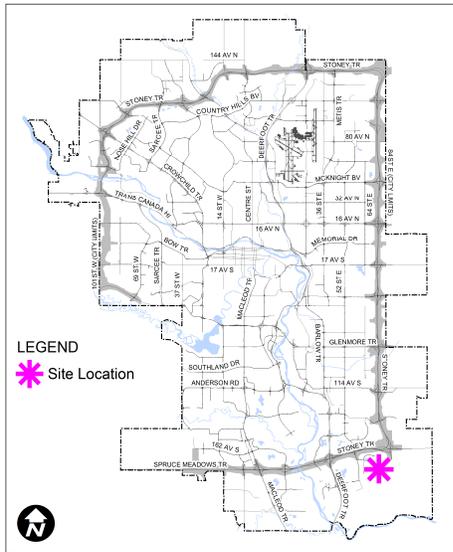
**ATTACHMENT**

1. Proposed Bylaw 198D2015

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.37 hectares  $\pm$  (0.91 acres  $\pm$ ) located at 18080 – 72 Street SE (Portion of NW 1/4 Section 23-22-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – One Dwelling (R-1s) District **to** Residential – Low Density Multiple Dwelling (R-2M) District.

**Moved by: S. Keating**

**Carried: 7 – 0**

Absent: N. Nenshi and G.-C. Carra

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**Applicant:**

The City of Calgary

**Landowner:**

HJA Mahogany GP Ltd

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	N	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Y	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Y	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	N	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	N	5
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	5
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	N	6

\*Issue - Yes, No or Resolved

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject area is located within Mahogany Phase 101, within approved Outline Plan (attached as APPENDIX II). The Outline Plan was approved and a recommendation of approval for the land use was given by Calgary Planning Commission at its 2013 February 28 meeting.

Bylaw 36D2013 for the land use amendment associated with the land use amendment contained an error, in which this area was not identified as being redesignated to R-M2 as shown on the outline plan.

### **LAND USE DISTRICTS**

This area was identified on the approved Outline Plan as Residential – Low Density Multiple Dwelling (R-2M) District to accommodate single and/or semi-detached residential units.

### **LEGISLATION & POLICY**

This area is identified in the Municipal Development Plan (MDP) as Planned Greenfield with Area Structure Plan (ASP). This application is in conformance with both the MDP and the Mahogany Community Plan.

### **TRANSPORTATION NETWORKS**

Access to the future residential lots will be taken from Magnolia Heath SE to the north, and from Magnolia Heights SE to the south, where the lots are not directly adjacent to the roundabout. This area will continue to be subject to all applicable outline plan conditions from LOC2012-0005, which will be applied as required at the Tentative Plan stage.

### **UTILITIES & SERVICING**

Servicing arrangements will be made to the satisfaction of the Manager, Development Engineering.

### **ENVIRONMENTAL ISSUES**

There are no environmental concerns with the subject area. Environmental Site Assessments (ESAs) were reviewed with the previous Outline Plan and are reviewed with each Tentative Plan application.

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**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

None.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

This application was not circulated to the Community Association due to its technical nature.

**Citizen Comments**

The owner of the subject area also owns all of the lands surrounding it and so no adjacent owners were circulated.

**Public Meetings**

No public meetings were required nor held in conjunction with this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application is for the redesignation of a 0.4 hectare (1.0 acre) site from the current Residential – Narrow Parcel One Dwelling (R-1N) and Residential – One Dwelling (R-1s) District to Residential – Low Density Multiple Dwelling (R-2M) District. This Land Use Amendment is the result of a mapping error in the map that was included on Bylaw 36D2013, associated with LOC2012-0005.

The map for the Land Use Bylaw omitted a portion of the area intended to be redesignated R-2M, and included a portion of the land in question as R-1s mistakenly. This land was shown as R-2M on the Outline Plan that was approved with that Land Use Amendment. Due to the fact that this was an administrative error, this City-initiated Land Use Amendment application has been made to remedy the error.

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APPENDIX II

