

**Land Use Amendment in Mahogany (Ward 12) at 80R Mahogany Road SE,
 LOC2024-0293**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.36 hectares ± (5.83 acres ±) located at 80R Mahogany Road SE (Plan 2511187, Block 43, Lot 3) from Commercial – Community 2 f0.75h18 (C-C2f0.75h18) District to Mixed Use – General (MU-1f4.0h26) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 150D2025** for the redesignation of 2.36 hectares ± (5.83 acres ±) located at 80R Mahogany Road SE (Plan 2511187, Block 43, Lot 3) from Commercial – Community 2 f0.75h18 (C-C2f0.75h18) District to Mixed Use – General (MU-1f4.0h26) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for street-oriented mixed-use development of up to six storeys.
- The proposal allows for higher density development near a future Green Line Light Rail Transit (LRT) station and aligns with the policies of the *Municipal Development Plan* (MDP) and the *Mahogany Community Plan/Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would provide additional housing and commercial options in the area with convenient access to transit and a wide range of existing commercial and recreational amenities.
- Why does this matter? This proposal would allow for more housing options and at-grade retail uses in the developing community of Mahogany and would allow for more efficient use of existing and planned infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, located in the southeast community of Mahogany, was submitted by B&A Studios on behalf of the landowner, 2641113 Alberta Ltd., on 2024 December 03. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the intent is to amend the existing commercial land use, originally intended for a large format retailer, to mixed-use land use to accommodate multi-residential development with at-grade retail. The proposed Mixed Use – General (MU-1f4.0h26) District would allow for mixed-use development with a maximum building height of 26 metres, or up to six storeys.

The approximately 2.36-hectare (5.83-acre) site is located at the corner of 52 Street SE and Mahogany Street SE. The site serves as one of the primary entrances into the Mahogany Village commercial and residential development. The site is well served by Calgary Transit and

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the site is located approximately 100 metres (about a four-minute walk) east of the proposed Green Line LRT station along 52 Street SE.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and community association was appropriate. The applicant's outreach relied on the City of Calgary's standard notice posting, letters to adjacent residents and information on the City's online Development Map. In addition, the applicant reached out to the Copperfield-Mahogany Community Association (CA) and the Ward 12 Councillor's Office to discuss the proposed land use amendment. Additional details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received seven letters of opposition from the public. The letters of opposition included the following areas of concern:

- height, density (number of units), and noise pollution, and
- parking impacts on the Mahogany commercial centre and adjacent residential buildings.

The Copperfield-Mahogany CA did not respond to the City's request for comments to the proposed land use application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the intended district and associated modifiers, are in alignment with the MDP and local ASP regarding density, height and location considerations. The anticipated parking and traffic safety impacts, relevant to the proposed land use application, have been considered and are acceptable. The building and site design, number of units, traffic safety and on-site parking considerations will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

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IMPLICATIONS

Social

The proposal enables the continuation of higher density residential and commercial development in the community of Mahogany and provides for diversification of housing choice and opportunity for mixed-use development.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial retail space. The proposal would allow additional housing and employment opportunities within Mahogany and the surrounding communities and would support local business.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 150D2025**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform