

Background and Planning Evaluation

Background and Site Context

The subject site is located along the western boundary of Mahogany at the corner of Mahogany Street SE and 52 Street SE. The site is approximately 2.36 hectares (5.83 acres) in size and has approximately 150 metres of frontage along Mahogany Street SE and 135 metres of frontage along 52 Street SE. Vehicular access is provided from Mahogany Street SE from an existing round-about to the north and from 52 Street SE to the southwest via a right-in only driveway.

Parcels to the north and south are designated Commercial – Community 2 f0.75h18 (C-C2f0.75h18) District which provides a variety of commercial retail opportunities that range in size and scale from small multi-bay retail buildings to large-format grocery store-style development. Parcels to the east include mixed-use and multi-residential development which are designated Multi-Residential – High Density Medium Rise (M-H2 District), Multi-Residential – Low Profile Support Commercial (M-X1) District and Multi-Residential – Medium Profile (M-2) District which accommodate a variety of four-five storey multi-residential and mixed-use buildings. A Direct Control ([Bylaw 94D2021](#)) District is located immediately east of the subject site and accommodates a Self-Storage Facility and Car Wash that includes at-grade retail and flexible office space along the west and south edges of the building. The subject site is also located approximately 100 metres east (about a four-minute walk) of the future planned Mahogany Green Line LRT station located along 52 Street SE. The site is also within close walking distance to various recreational amenities including Mahogany Lake to the east.

Community Peak Population Table

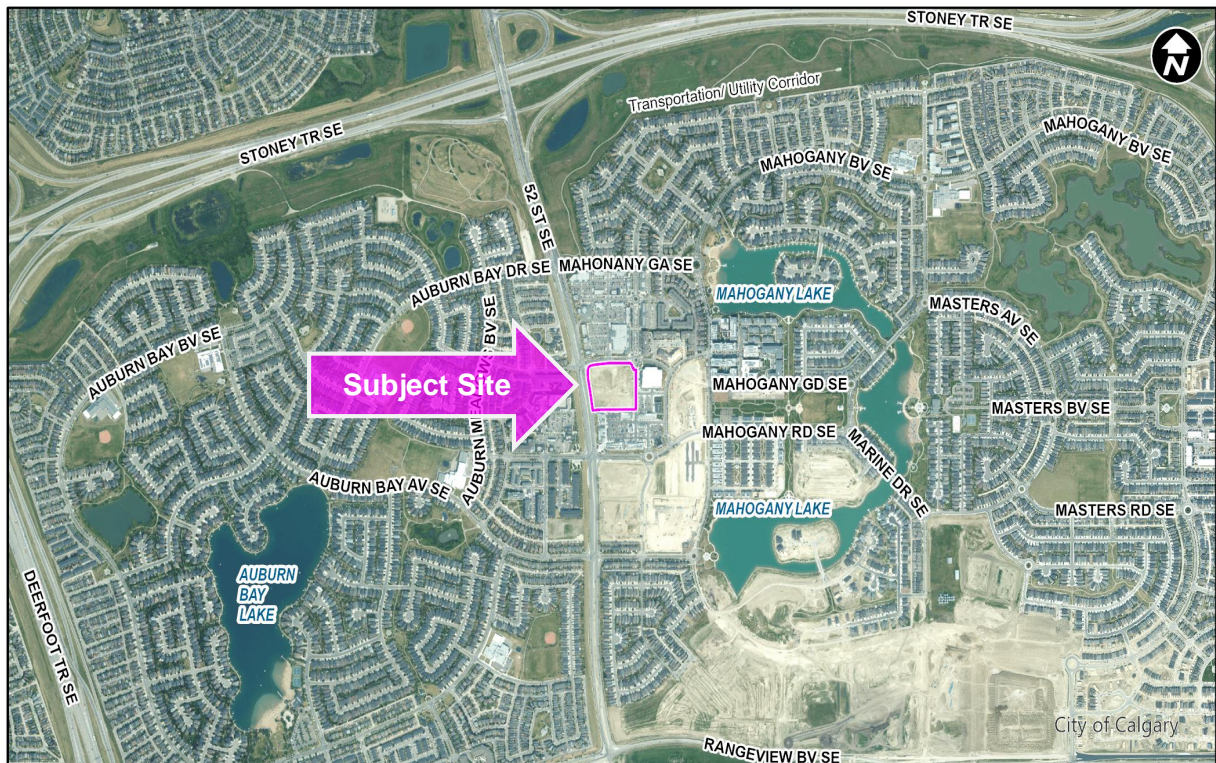
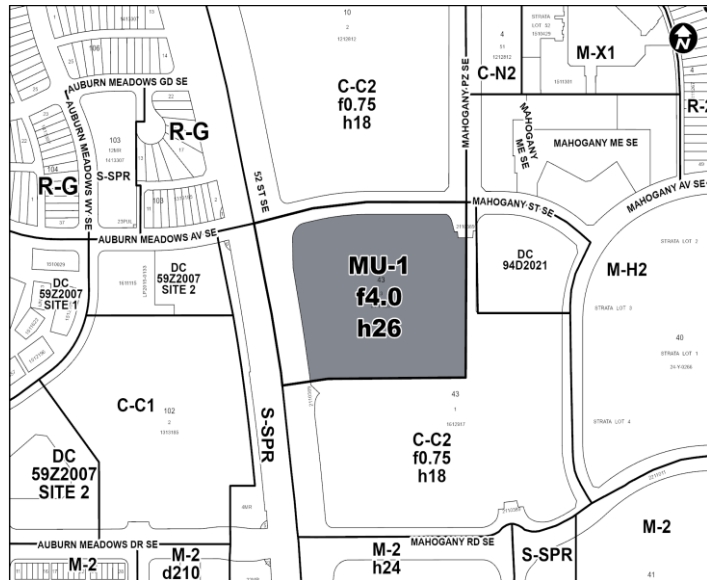
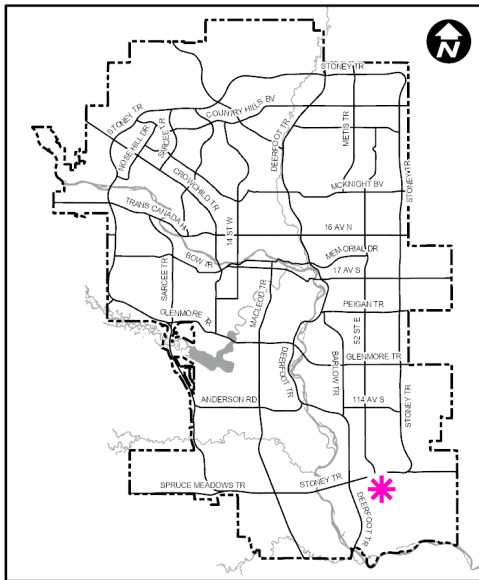
As identified below, the community of Mahogany reached its peak population in 2019.

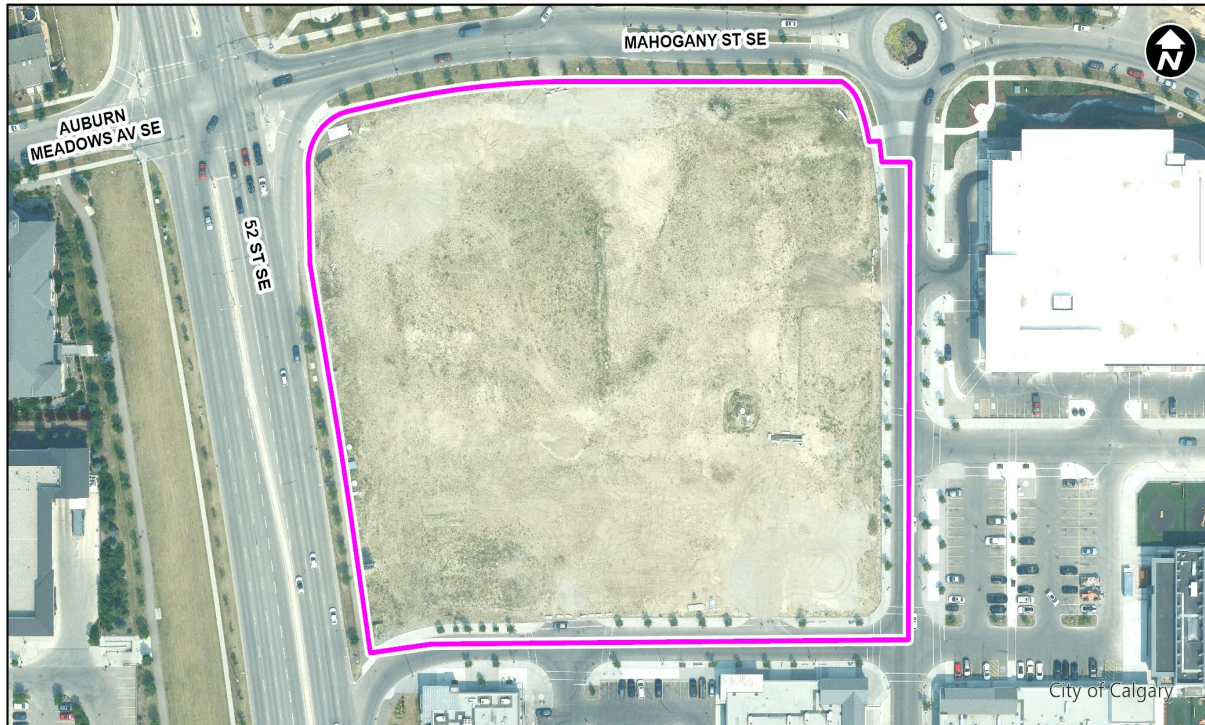
Mahogany	
Peak Population Year	2019
Peak Population	11,784
2019 Current Population	11,784
Difference in Population (Number)	±0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing C-C2f0.75h18 District is characterized by larger commercial developments that allow for a wide range of commercial uses. The district allows for a maximum building height of 18 metres and a maximum floor area ratio (FAR) of 0.75 which could accommodate a maximum building floor area of 17,700 square metres.

The proposed Mixed Use – General (MU-1f4.0h26) District is intended to accommodate a mix of residential and commercial uses, either in the same building or in multiple buildings. The proposed height modifier of 26 metres would allow a maximum building height of approximately six storeys, and the district is designed to be adjacent to and accommodate a wide variety of compatible uses with specific rules for setbacks and maximum heights at the shared property line or lane. The proposed district will allow for a maximum building floor area of approximately 94,400 square metres through a floor area ratio modifier of 4.0.

The Mixed Use – Active Frontage (MU-2) District was also considered; however, the MU-2 District requires commercial uses to be located at grade along the commercial street to promote activity at the street level. The proposed MU-1 District could achieve the same result of an active frontage through the use of Administration's discretion at the development permit stage.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f4.0h26 District will provide guidance for future site development including appropriate ground level uses and interface, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- articulation of building form and physical appearance;
- appropriate amenity space for the residents;
- location and size of ground floor commercial retail uses and pedestrian-oriented interface along Mahogany Road SE and internal access roads; and
- mitigating shadowing, and parking concerns to adjacent developments.

Transportation

Pedestrian access to the site is available from 52 Street SE, Mahogany Road SE as well as Mahogany Plaza SE. An Always Available for All Ages and Abilities (5A) Network connection is immediately adjacent to the site on 52 Street SE and another proposed on the north side of Mahogany Road SE. The area is served by Calgary Transit Route 79 (Cranston / Mahogany) immediately adjacent to the site on Mahogany Road and Route 53 (52 Street), approximately 80 metres to the north on 52 Street SE. The future Green Line Auburn Bay/Mahogany LRT Station is planned to be on the west side of 52 Street SE, north of Mahogany Road SE. On-street parking is not available on 52 Street SE but is unrestricted immediately adjacent to the site on Mahogany Road and Mahogany Plaza. Direct vehicular access to the site will be available from Mahogany Road and/or Mahogany Plaza SE.

A Transportation Impact Assessment Memo was completed for this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water services exist to the site. As per the related subdivision application (SB2024-0201), sanitary and storm main extensions in Mahogany Street SE will be constructed at development permit stage to provide access to sanitary and storm servicing for the subject land.

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 [Municipal Development Plan](#) (MDP) identifies the subject site as part of the "Developing Residential - Planned Greenfield within Area Structure Plan" area as identified on Map 1: Urban Structure in the MDP. These areas are primarily comprised of residential communities that have been planned and are still being developed. The proposal to redesignate the subject site from the C-C2 District to MU-1 District to accommodate mixed-use development is generally consistent with the applicable policies of the MDP.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) (Guidelines) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

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 approval stages.

Mahogany Community Plan (Statutory – 2006)

The [Mahogany Community Plan/Area Structure Plan](#) (ASP) identifies the subject site as located in the “Core Commercial Centre” on Map 3: Land Use Concept. The purpose of the Core Commercial Centre is to create a community-oriented commercial development that is strategically located within the community. The area is designed to create a cohesive shopping, living and leisure environment that incorporates complementary and compatible institutional, recreational, office and employment-oriented uses, and mixed-use buildings. The proposal to redesignate the site from the C-C2f0.75h18 District to the MU-1f4.0h26 District to enable mixed-use development is consistent with the Core Commercial Centre policy direction of the *Mahogany Community Plan*.