

Applicant Submission

2024 December 03



Applicant's Submission – 80R Mahogany Road SE | Plan 2511187; Block 43; Lot 3

Land Use Redesignation Application

On behalf of Hopewell Development (Mahogany Market II) GP Corp., we are seeking approval to redesignate ~2.36 hectares (5.83 acres) of land located in the community Mahogany, from Commercial - Community 2 District C-C2 (f0.75h18) to Mixed Use - General (MU-1) to allow for a mix of residential and ground floor retail.

The intent is to convert the site from solely commercial land use, originally intended for a large format retailer, to mixed-use district that could accommodate medium density development. The intended land use resignation would allow for the option of main floor retail with residential above. The inclusion of medium density residential will add housing options and create a more complete community within the community activity centre.

The owner has accepted an offer to purchase conditioned upon approval of this redesignation application and subdivision.

The proposed land use is in keeping with surrounding uses and provides the ability to add more residential density within existing public transit corridors along Mahogany Street SE and 52 Street SE. Additional residents will also intensify the area providing the potential for greater public transit ridership, helping to better utilize public infrastructure investment. 52 Street SE is also the route of the future Green Line LRT.

Additional multi-residential development will bring more vibrancy to the community and increase the unit type offering in the neighbourhood. It will also provide support for existing and future commercial businesses within the vicinity.

Policy Alignment

The Mahogany ASP Land Use Concept map identifies the subject lands as Core Commercial Centre where the predominant use of land should contain retail and service commercial uses integrated with complementary uses.

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 is consistent with the Core Commercial Centre policy direction of the Mahogany Community Plan.

Conclusion

As the land use is consistent with the general land uses identified in the Mahogany ASP, it is consistent with surrounding land use designation and will provide uses that are in high demand within the surrounding residential community, we respectfully seek the positive recommendation of the City Administration, Calgary Planning Commission, and request City Council's approval for this land use redesignation application.