



Public Hearing of Council

Agenda Item: 7.2.5



LOC2024-0293 / CPC2025-0711

Land Use Amendment

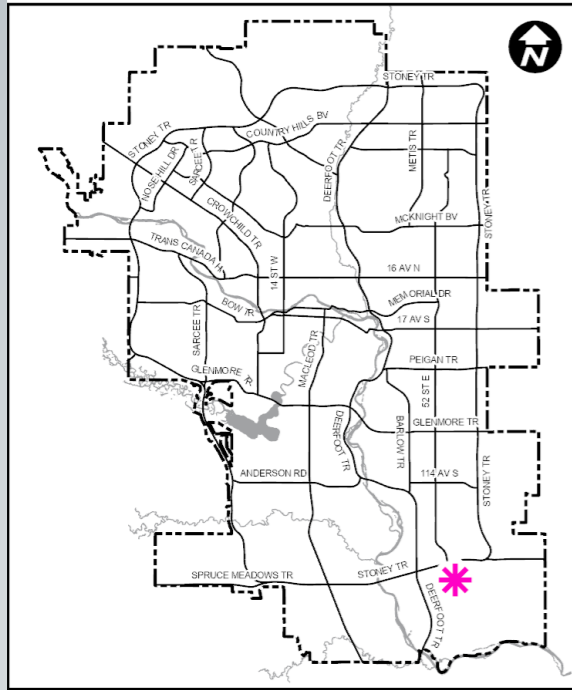
September 9, 2025

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 SEP 09 2025
 ITEM: 7-2-5 CPC 2025-0711
 61516 - Presentation
 CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

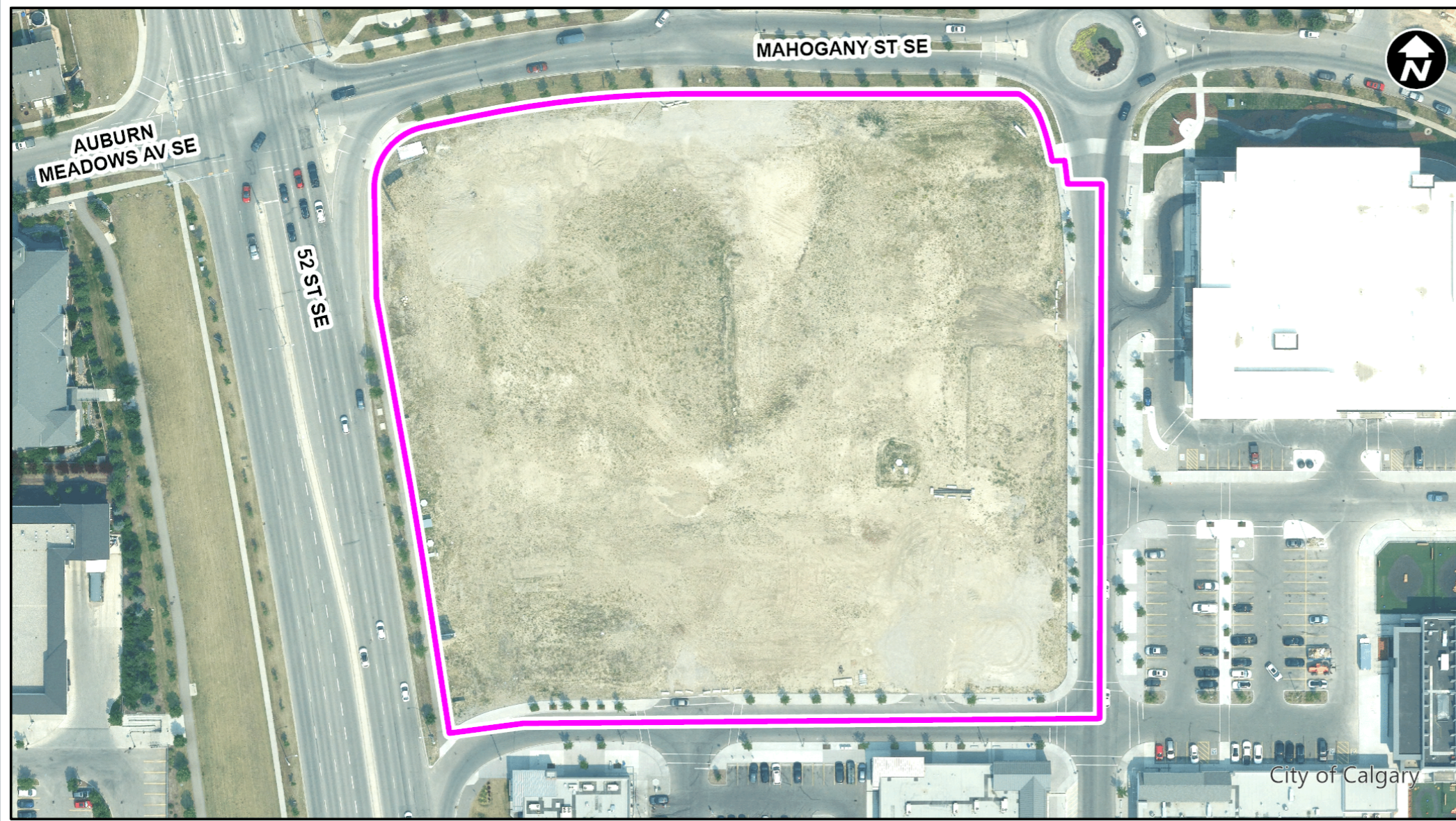
That Council:

Give three readings to **Proposed Bylaw 150D2025** for the redesignation of 2.36 hectares \pm (5.83 acres \pm) 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



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

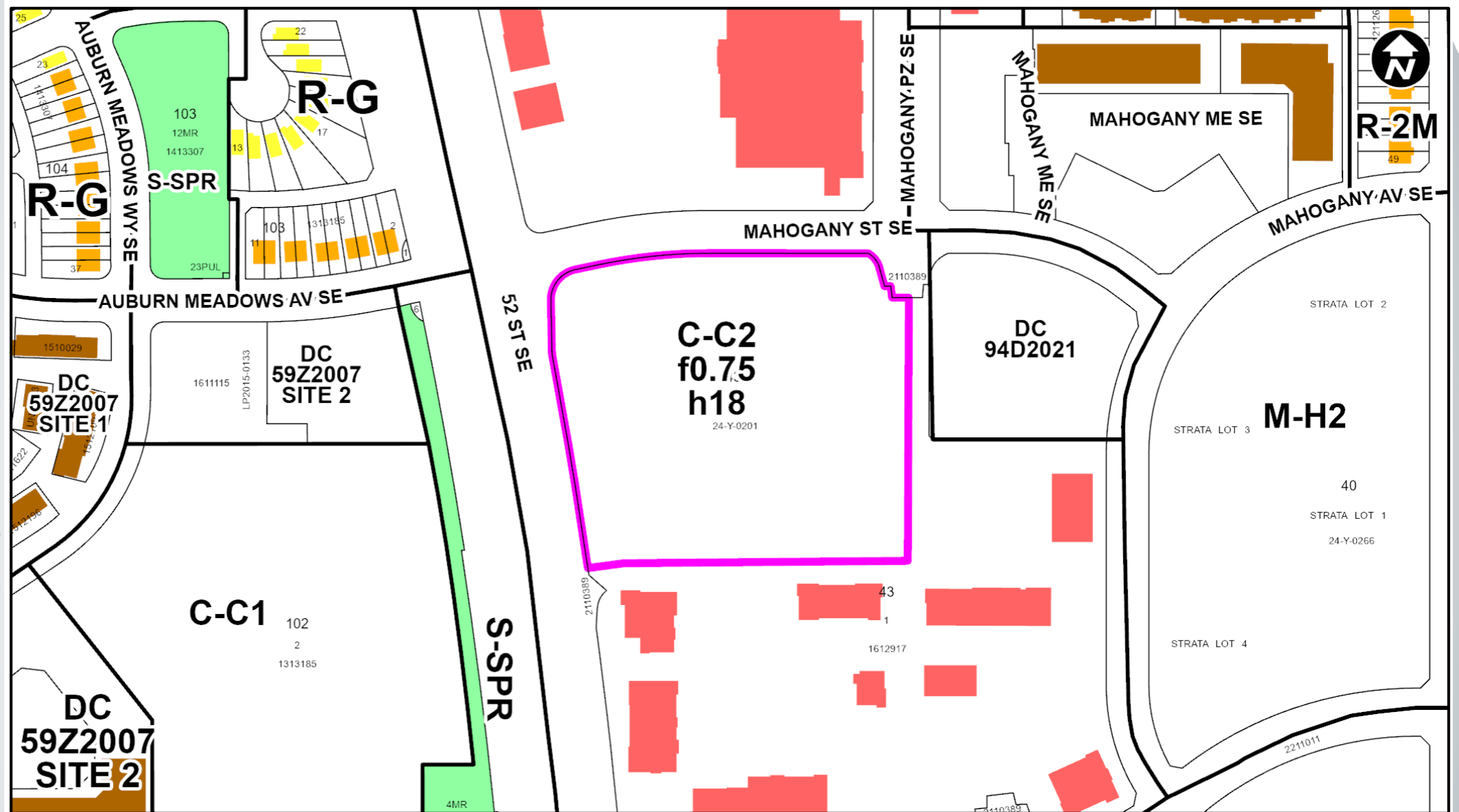


Parcel Size:

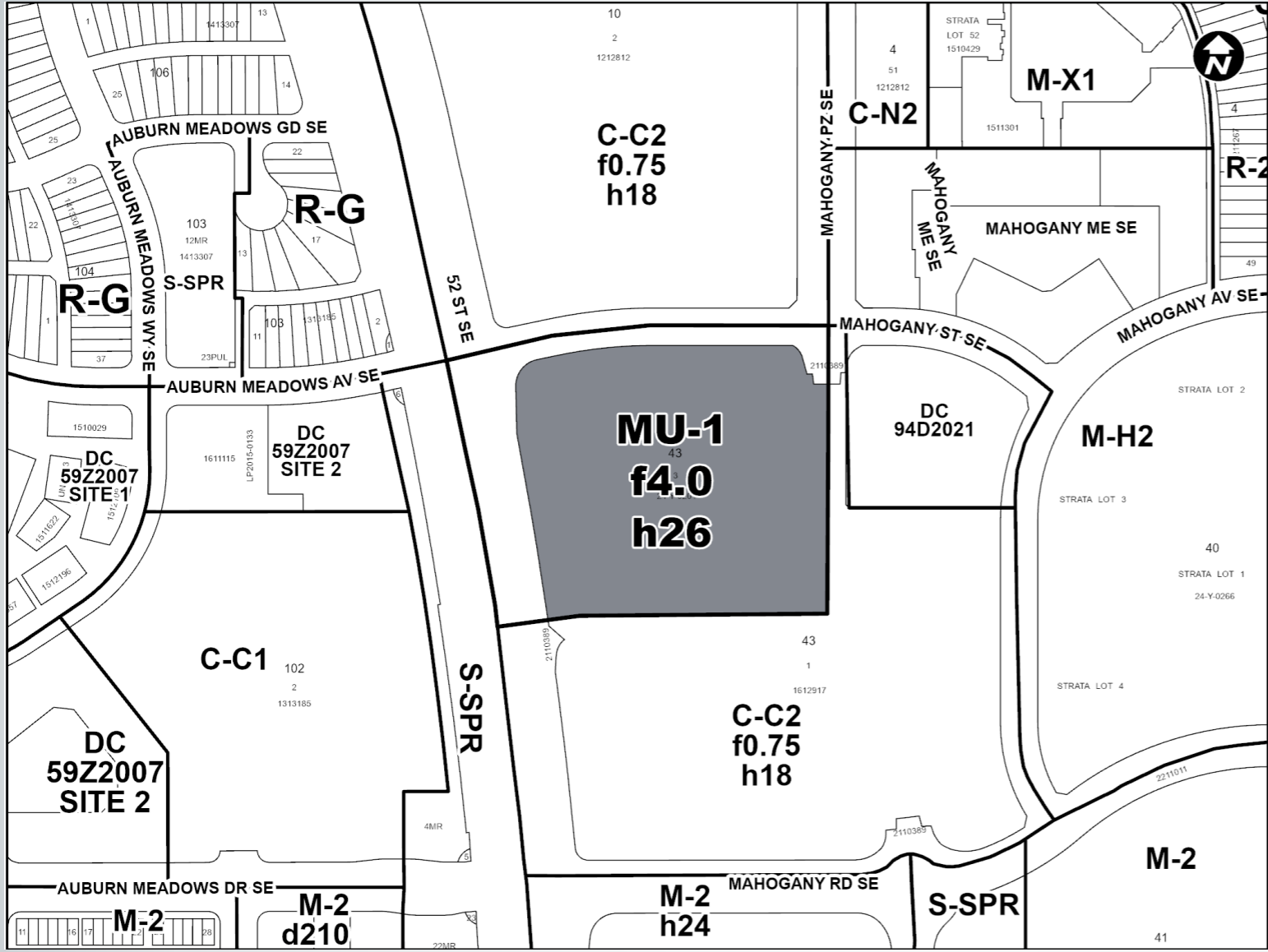
2.36 ha

150m x 135m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map



Proposed Mixed Use – General (MU-1f4.0h26) District:

- Mix of retail/commercial and residential uses in one building or multiple buildings
- Building Height: 26 metres (approximately 6 storeys)
- Floor Area Ratio (FAR): 4.0 (94,400 square metres)

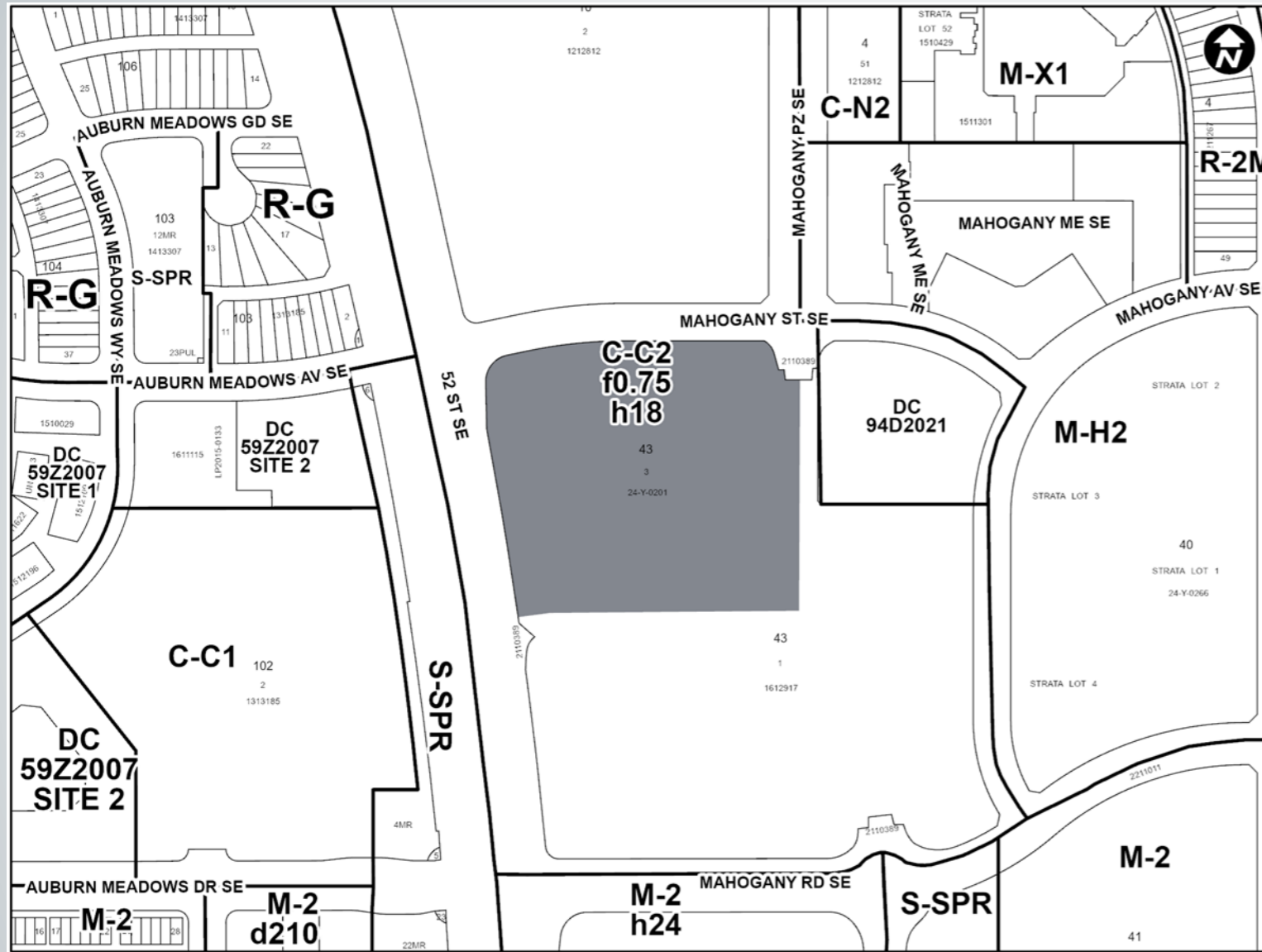
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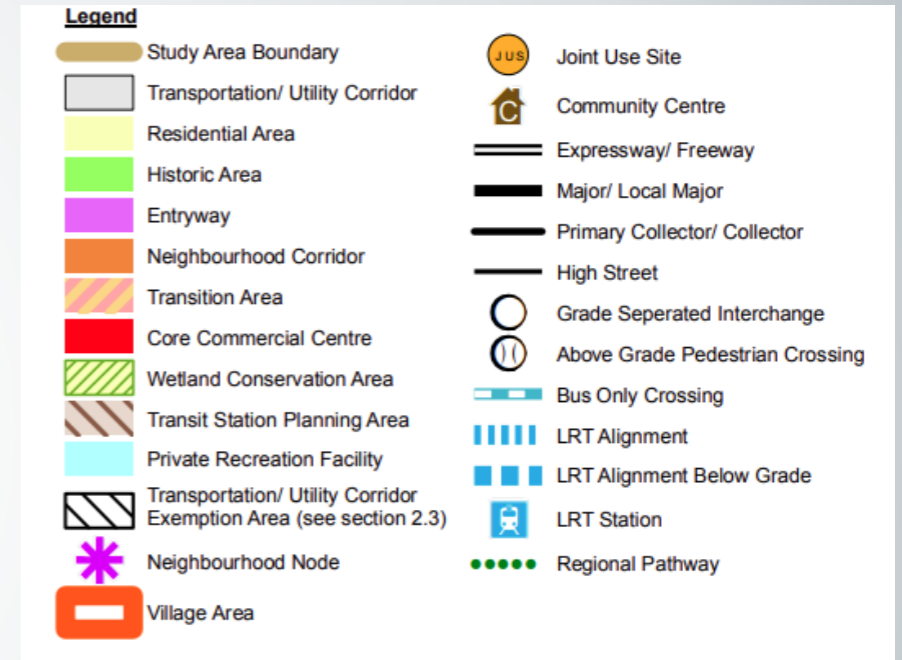
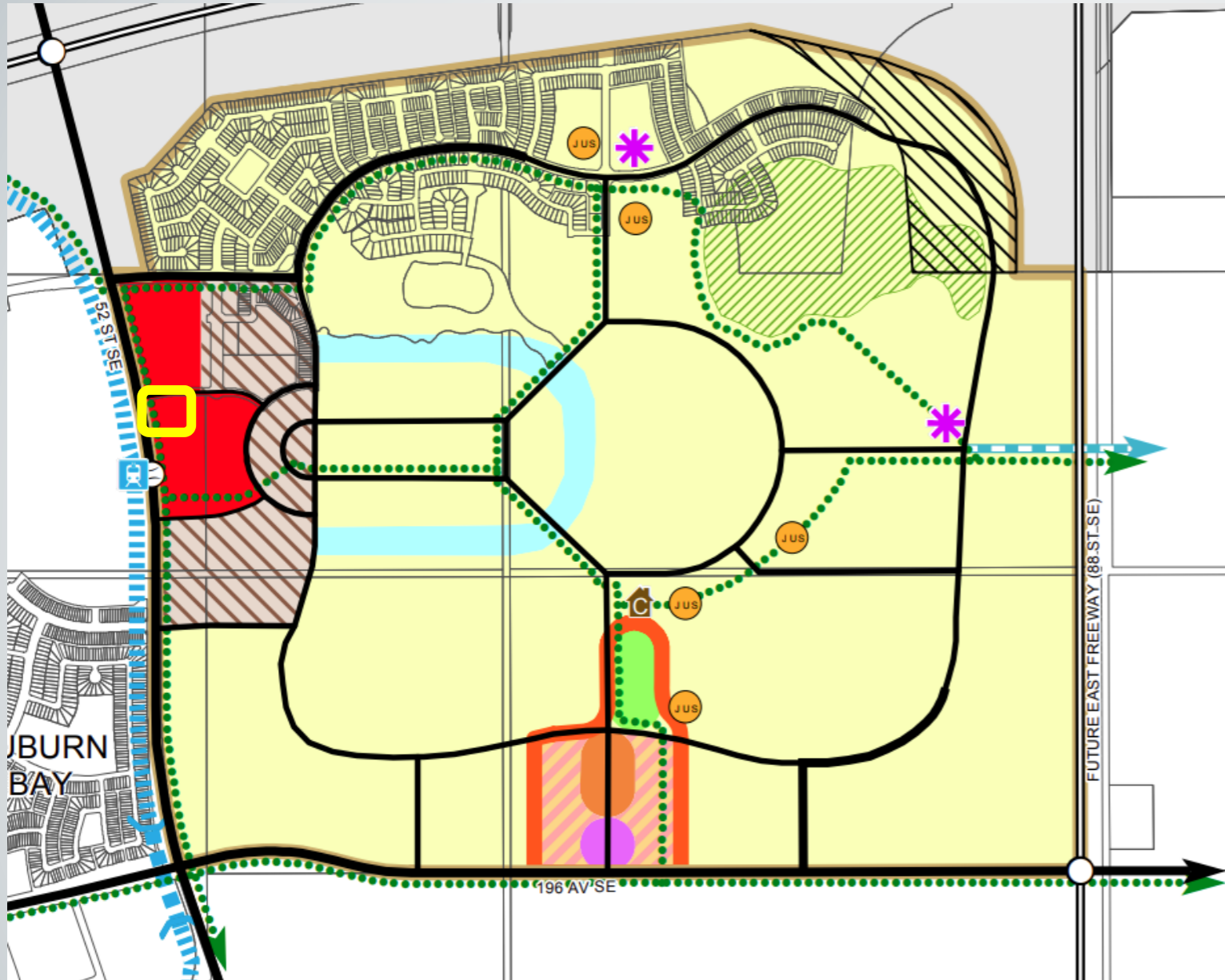
Supplementary Slides

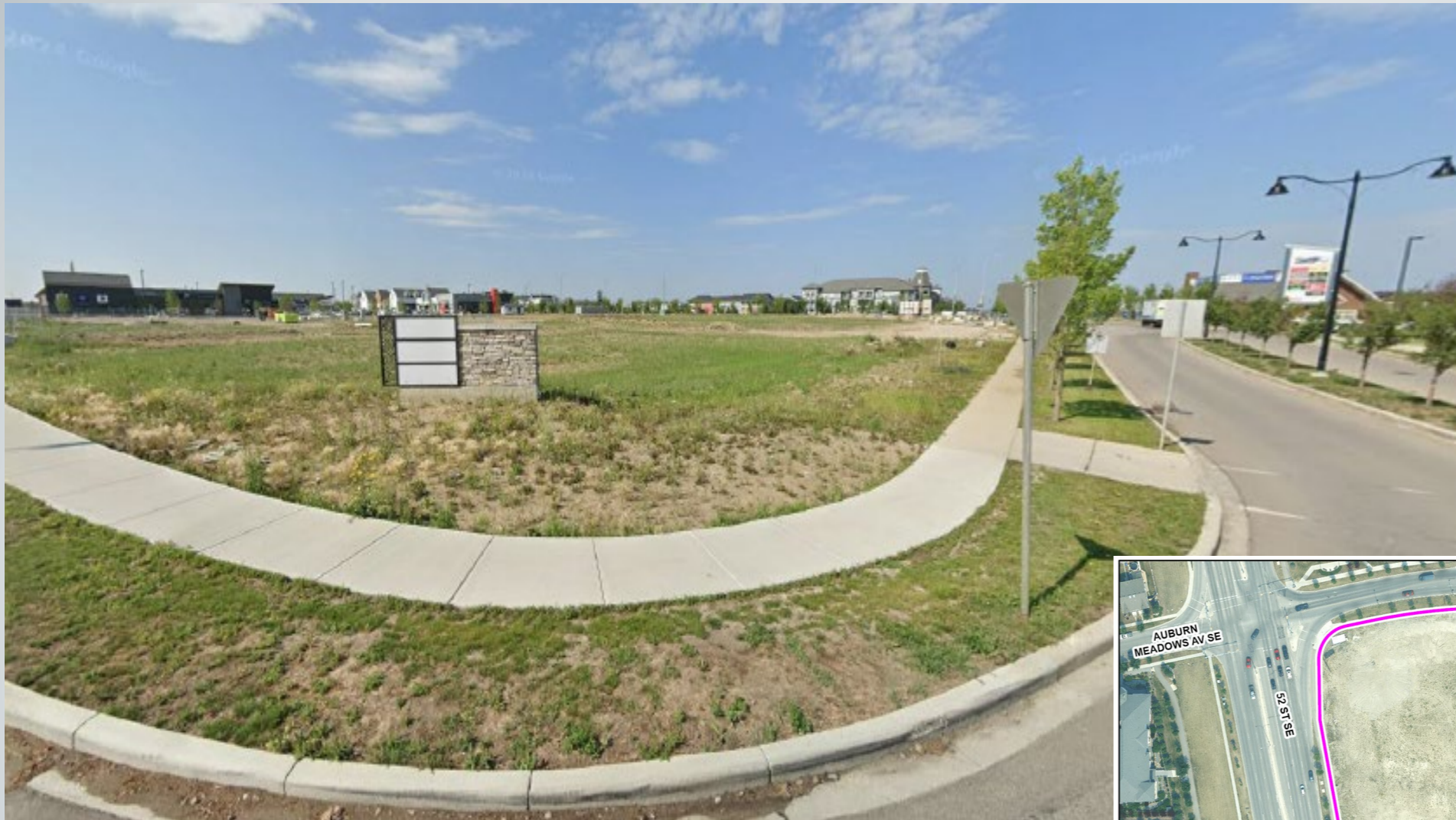
Existing Land Use Map



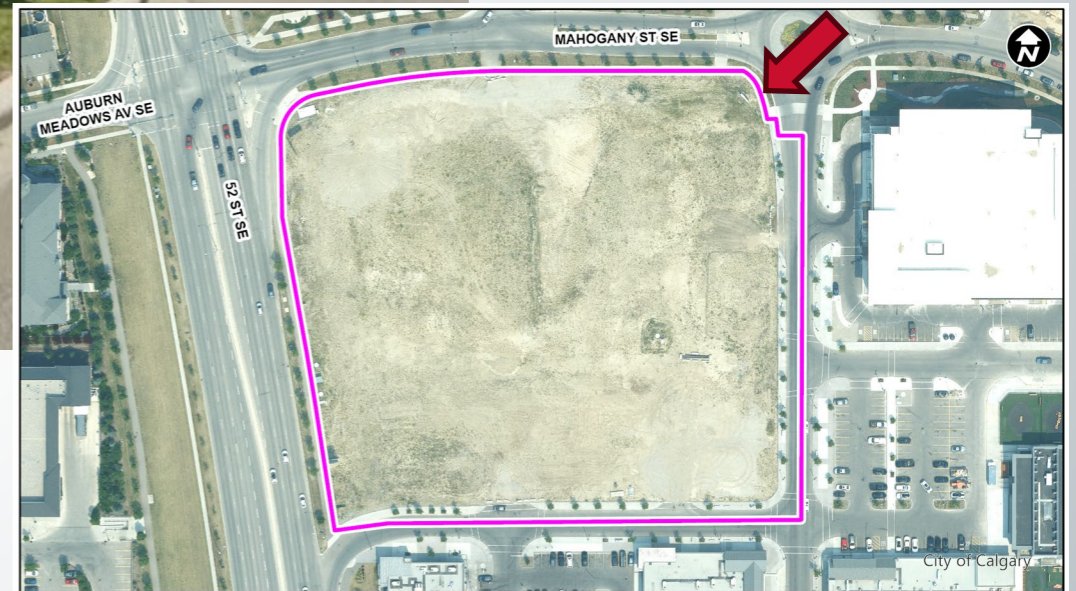
Commercial Community - 2 (C-C2 f0.75h18) District:

- Larger commercial developments
- Building Height: 18 metres (approximately 4 storeys)
- Floor Area Ratio: 0.75 (17,700 square metres)





View looking Southwest





View looking Northeast

