

**Land Use Amendment in Mahogany (Ward 12) at multiple addresses,
 LOC2025-0180**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.96 hectares \pm (17.20 acres \pm) located at 1236, 1251 and 1325 Mahogany Boulevard SE (Plan 2510331, Block 144, Lot 5; Plan 2510331, Block 148, Lots 1 and 3) from Multi-Residential – Low Profile (M-1d75) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.5h26) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council give three readings to **Proposed Bylaw 62D2026** for the redesignation of 6.96 hectares \pm (17.20 acres \pm) located at 1236, 1251 and 1325 Mahogany Boulevard SE (Plan 2510331, Block 144, Lot 5; Plan 2510331, Block 148, Lots 1 and 3) from Multi-Residential – Low Profile (M-1d75) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.5h26) District.

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for a six-storey mixed use development.
- The proposal allows for an appropriate building form and uses in a destination area of the community that is adjacent to existing residential development and is aligned with the applicable policies of the *Municipal Development Plan (MDP)* and *Mahogany Community Plan*.
- What does this mean to Calgarians? The proposed Mixed Use – General f3.5h26 (MU-1f3.5h26) District would provide more housing and commercial options in a developing community and make more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable commercial and employment opportunities that may help activate this part of Mahogany, while providing more housing choice.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Mahogany, was submitted by B&A Studios on behalf of the landowner, Section23 Developments Limited, on 2025 September 10.

The site comprises three undeveloped parcels, with a total area of approximately 6.96 hectares (17.20 acres), situated in a developing area along Mahogany Boulevard SE. Two of the parcels are located south of Mahogany Boulevard SE, on either side of Mercado Street SE, while the third parcel is located north of Mahogany Boulevard SE, east of Marine Drive SE and the

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historic Ollerenshaw Ranch site. The subject sites are currently vacant, with lands east and west characterised by low density development in the form of single detached dwellings and townhouses that are under construction. Land to the south is designated for commercial uses and land to the east, north of Mahogany Boulevard SE, is set aside for a school and playing fields as part of a Joint Use Site. Calgary Transit bus stops are available on Masters Avenue SE approximately 500 metres (an eight-minute walk) to the north.

The proposed MU-1 District provides flexibility for a mix of commercial and residential uses in the same or multiple street-oriented buildings.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential and commercial uses and accommodates a building scale of six-storeys that creates a suitable transition into the Village Area identified in the *Mahogany Community Plan*. No development permit has been submitted to date.

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 respective community association was appropriate. In response, the applicant created a project website, notified residents through the distribution of information postcards to properties within 300 metres of the subject site and held a virtual information session that was publicized with the assistance of the Mahogany Homeowners Association with an event notice in its bi-weekly e-newsletter. The Applicant Outreach Summary can be found in 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 95 letters of opposition from the public. The letters of opposition included the following areas of concerns:

- the proposal is not consistent with the *Mahogany Community Plan*;
- proposed building height, density and massing are not reflective of the low density residential development in the area;
- adverse impact on community character;
- adverse impact on amenity including increased shadowing over adjacent properties, overlooking and the associated loss of privacy;
- potential noise impacts from additional vehicle traffic and commercial nature of the development;

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- pedestrian safety;
- increased traffic congestion and on-street parking demand; and
- lack of infrastructure capacity to support the increasing population.

No comments from the Mahogany Homeowners Association were received. Administration contacted the Homeowners Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The MU-1 District provides mixed-use development at a height and density that is compatible with surrounding residential development and includes setback and landscaping rules to minimize overlooking into adjacent properties. The proposed district provides both residential and commercial uses, contributing to a vibrant and inclusive community and is in alignment with the *Municipal Development Plan (MDP)* and *Mahogany Community Plan*. The building and site design, number of units and on-site parking will be reviewed and determined with each development permit submitted for these sites.

IMPLICATIONS

Social

The proposed application supports continued development in the community of Mahogany and provides greater housing diversity, including seniors' housing, alongside commercial offerings close to existing residents. The development of these lands may enable a more efficient use of land and infrastructure, while supporting surrounding uses and amenities.

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 development on this site with applicable climate strategies will be explored and encouraged at future development permit stages.

Economic

The proposed land use amendment would enable the development of mixed-use development including commercial space and residential units within walking distance. The development would provide housing and employment opportunities and support local business within Mahogany.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Planning and Development Services Report to
Calgary Planning Commission
2026 March 26

ISC: UNRESTRICTED
CPC2026-0148
Page 4 of 4

**Land Use Amendment in Mahogany (Ward 12) at multiple addresses,
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 62D2026**
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform