

Applicant Submission



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APPLICANT SUBMISSION: LAND USE REDESIGNATION IN MAHOGANY STAGE 2

Company: B&A

Developer: Section 23

Legal Addresses: Plan 2510331, Block 144, Lot 5; Plan 2510331, Block 148, Lots 1 and 3

Municipal Addresses: 1325 Mahogany Blvd SE; 1251 Mahogany Blvd SE; 1236 Mahogany Blvd SE

Land Owner: Section 23 Developments

Applicant's Name: Jack Moddle

Date: March 12, 2026

Application Overview

On behalf of Section23 Developments, B&A Studios is submitting this application to redesignate +/- 21.83 acres (8.83 hectares) of land in the community of Mahogany for the purpose of providing mixed-use, multi-residential housing in the core of the Mahogany Village Area, with the potential for accommodating seniors' housing. The application redesignates three parcels from the Medium Density – Low Profile (M-1) and a Direct Control (DC) land use, to the Mixed Use – General (MU-1) land use district allowing for mixed-use. The total parcel area of the three sites is 17.02 acres (6.96 hectares), excluding road area.

Significant development has taken place in Mahogany since the approval of the Mahogany Community Plan in 2007. Key features of the community include its commercial activity hub to the west, its central lakefront developments, and the beautifully maintained Mahogany Wetlands complex in the northeast. This application brings forward the next focal point of the community in the proposed *Village Area* and *Neighbourhood Corridor*.

This intent of this application is to allow for specific intended development typologies which are in alignment with the original vision as the central core of the *Village Area* identified in the Mahogany Community Plan and the approved Mahogany Ollerenshaw Stage 2 Outline Plan (LOC2012-0005). These sites will offer a mix of transit-supportive, walkable multi-residential, mixed-use development.

Redesignation of the DC lands will allow for greater density and height on the Village Area lands while also bringing the site under a standard land use district for mixed-use development that supports mixed-use, pedestrian-oriented design. The redesignation of the M-1 site will likewise allow for a proposed multi-residential development with a mix of built form and unit types prioritizing the potential for seniors' housing, which may also incorporate supporting non-residential uses at grade. Both outcomes align with the original intent under the approved Community Plan and subsequent Outline Plan.

Site Context

The subject site is comprised of three (3) parcels which were defined and approved under the Mahogany Ollerenshaw Land Stage 2 Outline Plan (LOC2012-0005). The parcels are bounded by Mercado lane SE to the west; by the historic Ollerenshaw Ranch site and future school sites to the north; by Mercado Road SE to the east; and by Mercado Avenue SE to the south.

The immediately surrounding area is currently graded and under construction, with developing low-density residential to the northwest and east. To the west of Mercado Lane are two current Development Permits for multi-residential. To the south are proposed Community Commercial (C-C1) which will form the commercial retail gateway to the Village Area and Neighbourhood Corridor.

Policy Direction

The presiding policy document for the area is the Mahogany Community Plan, which indicates that the subject site straddles the connection point between Neighbourhood Areas 4 and 5.

The subject site is primarily contained within the south *Village Area*, which is envisioned as a destination that contains a mix of transit-supportive residential and non-residential uses; is well-connected to the community through convergence of streets and pathways that encourage all mobility options; and contributes to a high quality urban environment through thoughtful design, building placement, enhanced streetscapes and infrastructure investment. The Village Area is further broken down into more uniquely specialized areas:

- The *Historic Area* is located at the north end of the *Village Area*. Plan 2510331, Block 144, Lot 6 is located entirely within this area. The purpose of the *Historic Area* is to acknowledge the past use of the area as a ranch and to create a historical and social focus point for the community. It will be comprised of educational, recreational and service facilities in conjunction with a senior's housing complex. Our currently proposed uses are aligned with this policy direction as they are aimed to be complementary of future development within the historic ranch site.
- The *Neighbourhood Corridor* extends south from the *Historic Area* along Mercado Street SE. The internal / connecting points of Lots 1 and 3 within Plan 2510331, Block 148 are located within this area. The purpose of the *Neighbourhood Corridor* is to create a small-scale, mixed-use and walkable area, with a retail main street providing a multi-functional activity area for the Mahogany community at a convergence of its parks, transit, and pathway networks. Our currently proposed uses are aligned with this policy direction, as they envision mixed-use commercial uses with transit interfaces within them.

In addition to the Community Plan, this site is also within the approved Mahogany Ollerenshaw Stage 2 Outline Plan area. This plan indicated the two south sites as mixed-use village, with the north site being a multifamily housing site to complement the historic ranch. This application retains the original character and intent of both sites while utilizing more current, appropriate land uses.

Existing and Proposed Land Uses

The current Land Use Districts for our subject site are DC-36D2013 Site 2, and Multi-Residential – Low Profile (M-1 d75). The proposed land use for each of these sites is Mixed Use – General (MU-1) District, with a maximum floor area ration (FAR) of 3.5 and a maximum height of 26 metres (approximately 6 storeys). Below is a summary of each existing land use and the rationale for its redesignation:

- **M-1 d75:** This is the land use in place for Plan 2510331, Block 144, Lot 5 / 1236 Mahogany Boulevard SE.

The primary motivator for redesignating this parcel is that the current land use is too restrictive for effective design and programming of potential Special Needs housing as identified in section 8.1 of the Mahogany Community Plan. As noted above, the MU-1 district is very versatile and allows for a range of housing types including lower density, ground-floor oriented and multi-level, higher density housing types. , There are also a range of complementary uses that the MU-1 district could accommodate (such as a pharmacy, medical clinic, small restaurant or convenience store that future residents could enjoy).

- **DC36D2013 Site 2:** This land use applies to Plan 2510331, Block 148, Lots 1 and 3 / 1325 and 1251 Mahogany Blvd SE. It is intended to be characterized by a *primary commercial street*, with close buildings, opportunities for mixed use development, and a higher standard of overall building design. This Direct Control Land Use preceded the inclusion of the MU-1 land use district in Bylaw 1P2007, and the rules in the DC are very closely related to those now available under the stock MU-1 district.

The rationale for redesignation on these sites is based on allowing greater height and density while aligning with the original intent for mixed-use. The DC offered a maximum height of 15 metres and a maximum FAR of 1.0. In effect, this would limit development on the site to either 2 storeys with half site coverage or 3-4 storeys with lesser site coverage. This does not allow the critical mass of density on the site to support proposed commercial, and could lead to a vehicular-oriented site design rather than the intended

In terms of fulfilling policy direction on this site, MU-1 is actually a superior district to the original DC. MU-1 is more flexible, allowing a greater mix of uses as well as reduced setbacks and motor vehicle parking. In the context of recent downzoning on nearby multi-residential sites, we feel that the additional proposed density and height are both

appropriate and necessary to ensure the village area is as vibrant and viable as originally intended. We strongly feel that this is a win for the landowner, the community, and the City.

Conclusion

In summary, this land use redesignation is considered appropriate in terms of its relation to overarching policy and the previously approved Outline Plan, in addition to being contextually appropriate with surrounding uses.

This application does not propose changes to the surrounding street network or the proposed village open space and pedestrian interface envisioned for Mercado Square. The uses surrounding the site are primarily residential, excepting those to the south and the northwest—both of which are complementary of the uses put forth in the currently proposed land use redesignation and consistent with the overall policy direction for the area:

The included Concept Plan outlines the general development approach for each site, which will be further formalized through future development permit applications. This concept plan demonstrates the applicant's continued intention to realize and improve upon the original vision for this site as part of a vibrant and unique village centre.

Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this Land Use Redesignation.

Best regards,

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