

Calgary Planning Commission Member Comments



For CPC2026-0148 / LOC2025-0180
heard at Calgary Planning Commission
Meeting 2026 March 26



Member	Reasons for Decision or Comments
<p>Commissioner Campbell-Walters</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I am supportive of this application. The subject lands are located within the Village Area of the Mahogany Community Plan, which envisions this area as a mixed-use, walkable focal point for the community. The proposed MU-1 district enables the type of intensity and mix of uses necessary to achieve that vision, including opportunities for commercial activity, housing diversity, and a more complete community structure. <p>While the scale of development represents a shift from the existing built form, it aligns with the long-term policy direction for this area. Concerns related to traffic, interface, and design can be more appropriately addressed through the development permit stage, where building form, site design, and mobility considerations will be refined. On balance, this application represents a logical and necessary step toward realizing the intended village centre for Mahogany.</p>
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I am supportive of this application due to the comprehensive approach to each site and how they interact with one another and the growing community of Mahogany. The applicant outreach with the community was nicely summarized and illustrates desire to create a great development within Mahogany.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the site's Land Use from the Multi-Residential – Low Profile (M-1d75) District and a Direct Control (DC) District (with a floor area ratio of 1.0 and height of 15m) to the Mixed Use – General (MU-1f3.5h26) District. <p>The Floor Area Ratio would increase by 2.5 (from 1.0 to 3.5). The height would increase by 11-12m (from 14-15m to 26m). This is a change from 4 storeys to 6 storeys.</p> <p>This site is in the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) part of the Municipal Development Plan's Map 1: Urban Structure.</p>

	<p>This site is in the Village Area on Map 3: Land Use Concept and within Neighbourhood Areas 4 and 5 on Map 2: Neighbourhood Areas of the Mahogany Community Plan. This application aligns with the vision for this area.</p>
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