

MAHOGANY DISTRICT



RENDERING FOR ILLUSTRATION PURPOSES ONLY

IMAGES SHOWN ON THIS PAGE ARE REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY. ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY

**ISSUED FOR: DP COMPLETION COMMENTS
RESPONSE**

2026-04-28

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LANDSCAPE



CIVIL



ELECTRICAL



ISSUED FOR

ISSUED FOR DEVELOPMENT PERMIT	2026-04-08
DP COMPLETION COMMENTS RESPONSE	2026-04-23
DP COMPLETION COMMENTS RESPONSE	2026-04-28

DATE

ARCHITECTURAL



GGA-ARCHITECTURE

350,140 10 Ave SE, Calgary, Alberta. T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

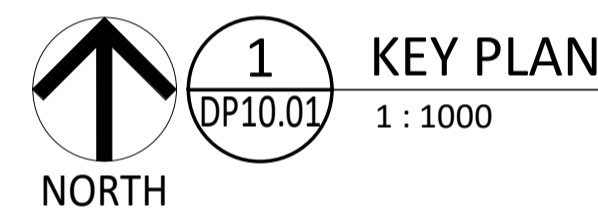
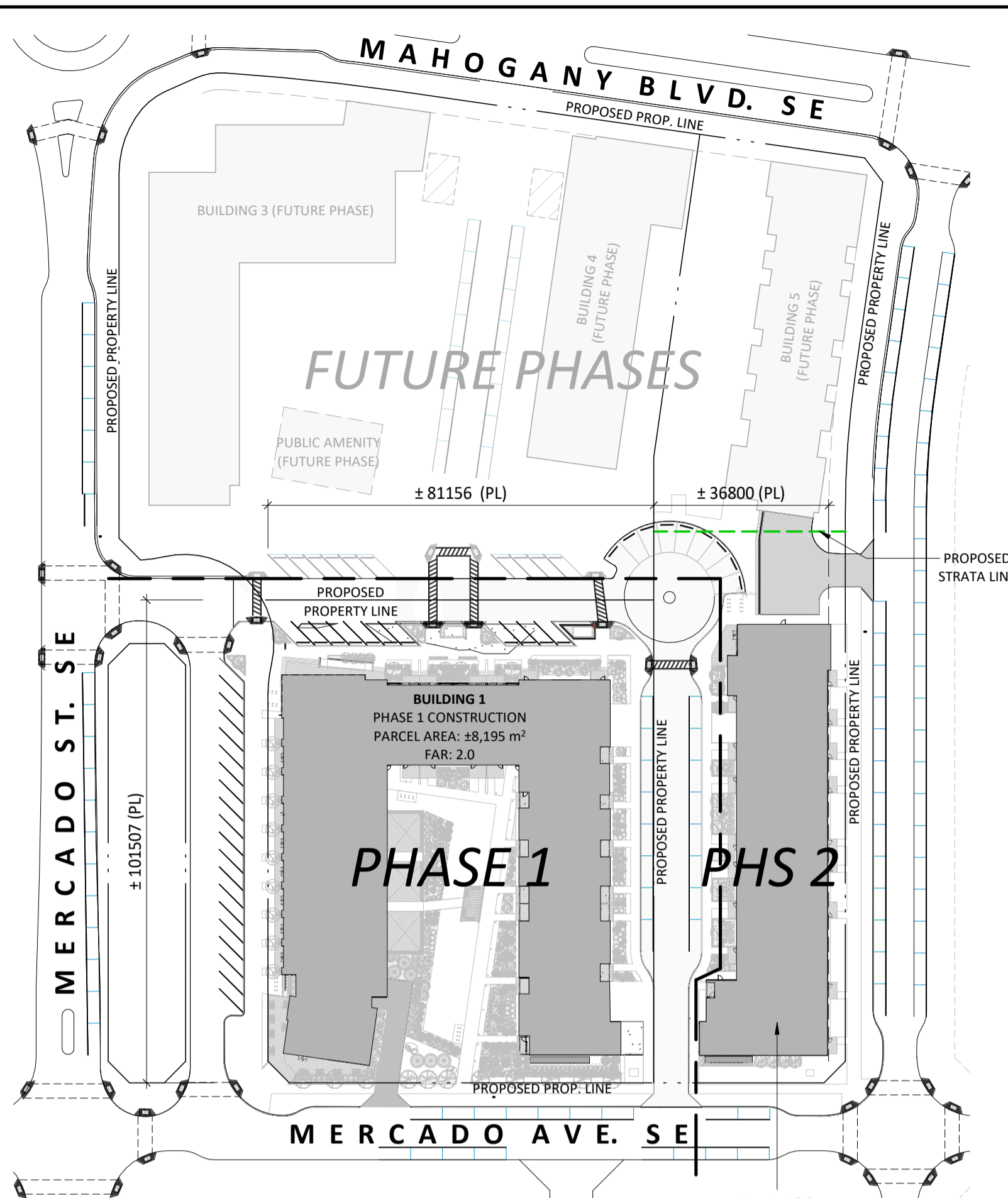
PROJECT NAME
MAHOGANY DISTRICT

DEVELOPMENT PERMIT:

PROJECT ADDRESS
1251 Mahogany Boulevard SE
Calgary, Alberta

PROJECT NUMBER:

25060



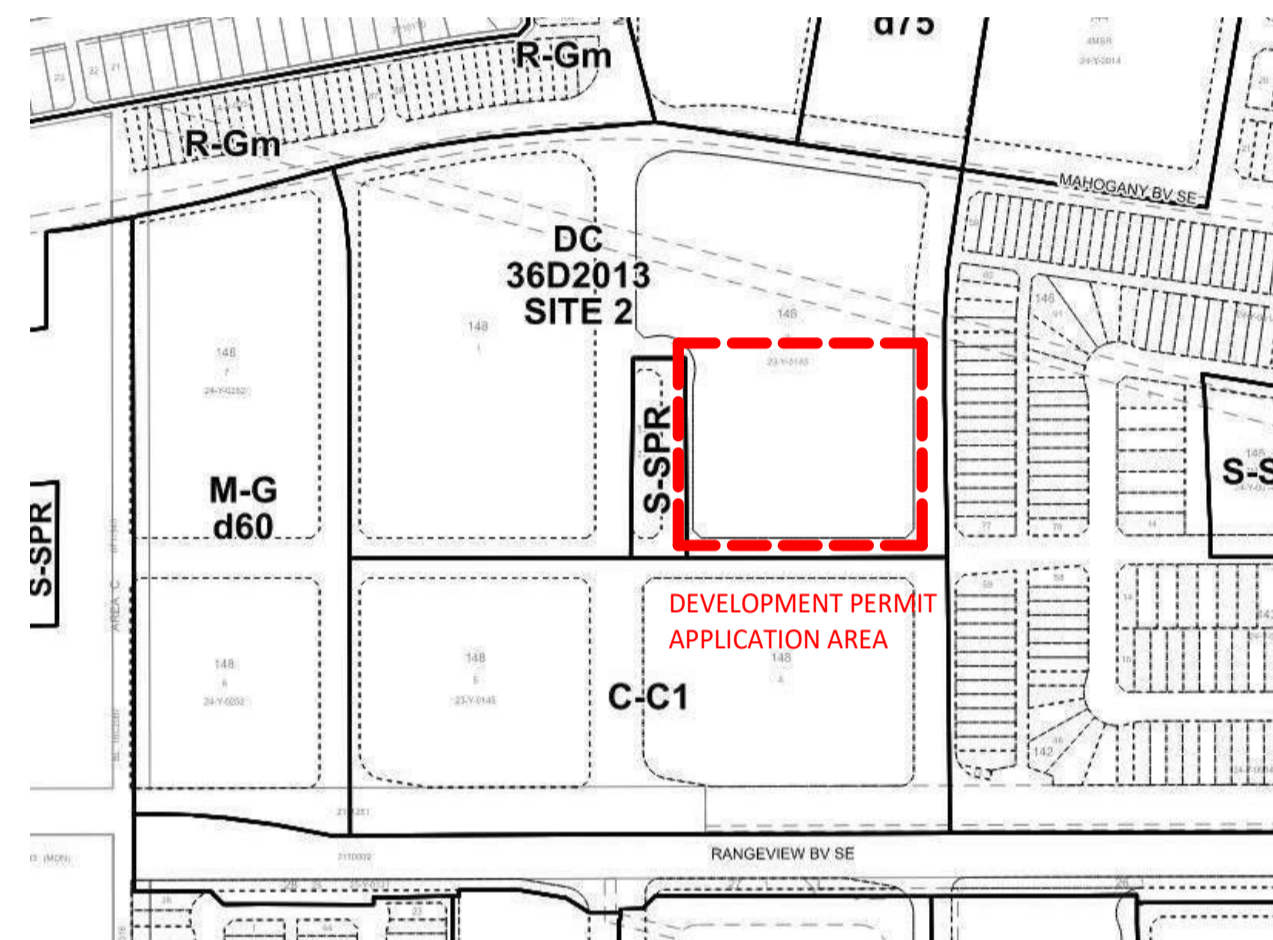
EXISTING SITE IMAGE 01 - LOOKING NORTH



EXISTING SITE IMAGE 03 - LOOKING WEST



SITE CONTEXT MAP



LAND USE MAP



EXISTING SITE IMAGE 02 - LOOKING SOUTH



EXISTING SITE IMAGE 04 - LOOKING EAST

PROPERTY DESCRIPTION & ZONING

LEGAL DESCRIPTION:
 MUNICIPAL ADDRESS: 1251 MAHOGANY BOULEVARD SE, CALGARY AB
 ZONING: MU-1f3.5h26
 Parcel 01 = 8,217 m²
 F.A.R. = 2.0
 Parcel 02 = 4,660 m²
 F.A.R. = 1.9 (to strata line)

ZONING: MU-1f3.5h26 ; MIXED USE - GENERAL

BUILDING 01
 NUMBER OF UNITS: 180
 RESIDENT PARKING REQUIREMENT:
 0.625 * 180 UNITS = 113 STALLS REQUIRED
 VISITOR PARKING REQUIREMENT: NOT REQUIRED

BUILDING 02
 NUMBER OF UNITS: 97
 RESIDENT PARKING REQUIREMENT:
 0.625 * 97 UNITS = 61 STALLS REQUIRED
 VISITOR PARKING REQUIREMENT: NOT REQUIRED

COMMERCIAL/RETAIL PARKING
 NO MINIMUM PARKING STALL REQUIREMENT FOR BUSINESS USES AS PER BYLAW 48P 2020

TOTAL PARKING PROVIDED
 SURFACE PARKING: 36 ON SITE, 80 OFF SITE
 PARKADE: 221 - 1.228/UNIT (BUILDING 1) & 121 - 1.247/UNIT (BUILDING 2)
 BARRIER FREE STALLS:
 5 (BUILDING 1) & 4 (BUILDING 2)

DWELLING UNIT COUNT - BUILDING 01

SUITE TYPE	# OF UNITS	AREA (m ²)
1 BED	62	3,389
1 BED+	10	790
2 BED	76	5,836
2 BED+	32	2,622
TOTAL UNITS	180	±12,630

DWELLING UNIT COUNT - BUILDING 02

SUITE TYPE	# OF UNITS	AREA (m ²)
1 BED	26	1,500
1 BED+	13	869
2 BED	36	2,858
2 BED+	13	1,155
3 BED	9	1,021
TOTAL UNITS	97	±7,400

BIKE PARKING
CLASS 1 STALL REQUIREMENT:
 BUILDING 1: 0.5 STALLS PER UNIT = 0.5 * 180 UNITS = 90 STALLS (47 VERTICAL RACKS & 46 HORIZONTAL UNITS PROVIDED)

BUILDING 2: 0.5 STALLS PER UNIT = 0.5 * 97 UNITS = 49 STALLS (22 VERTICAL RACKS & 28 HORIZONTAL UNITS PROVIDED)

CLASS 2 STALL REQUIREMENT:
 RESTAURANT: 1 STALL
 COMMERCIAL/RETAIL: 1 PER 250m² OF PUBLIC AREA = 3 STALLS

BUILDING 1: 0.1 STALLS PER UNIT (MIN. 2 STALLS) = 0.1 * 180 = 18 STALLS

BUILDING 2: 0.1 STALLS PER UNIT (MIN. 2 STALLS) = 0.1 * 97 = 10 STALLS

GROSS FLOOR AREA (m²) - BUILDING 01

LEVEL	RETAIL	AMENITY	SERVICE & LOBBY	RESIDENCES	OTHER	GFA (+/-)
1	832	324	313	1,466	591	3,526
2				2,393	419	2,812
3				2,393	419	2,812
4				2,393	419	2,812
5				2,393	419	2,812
6				1,623	289	1,912
TOTAL GFA (+/-):						16,686

GROSS FLOOR AREA (m²) - BUILDING 02

LEVEL	RETAIL	LOBBY	SERVICE	RESIDENCES	OTHER	GFA (+/-)
1		96	81	1,274	90	1,541
2				1,532	260	1,792
3				1,532	260	1,792
4				1,532	260	1,792
5				1,532	260	1,792
TOTAL GFA (+/-):						8,709

- NOTES:**
- ALL DIMENSIONS TO CENTERLINE OF WALLS, WINDOWS, ETC. UNLESS NOTED OTHERWISE
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 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

No.	Description	Date (YYYY-MM-DD)
1	DP COMPLETION COMMENTS RESPONSE	2026-04-23
0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08

Issued For / Revisions

Project: MAHOGANY DISTRICT
 Project Number: 25060
 1251 Mahogany Boulevard SE
 Calgary, Alberta
 Legal Description: PLAN:2510331; BLOCK: 148 - LOT:3
 Development Permit No. []
 Building Permit No. []
 DSSP No. []

GGA-ARCHITECTURE
 350,140-10 Ave SE
 Calgary, Alberta.
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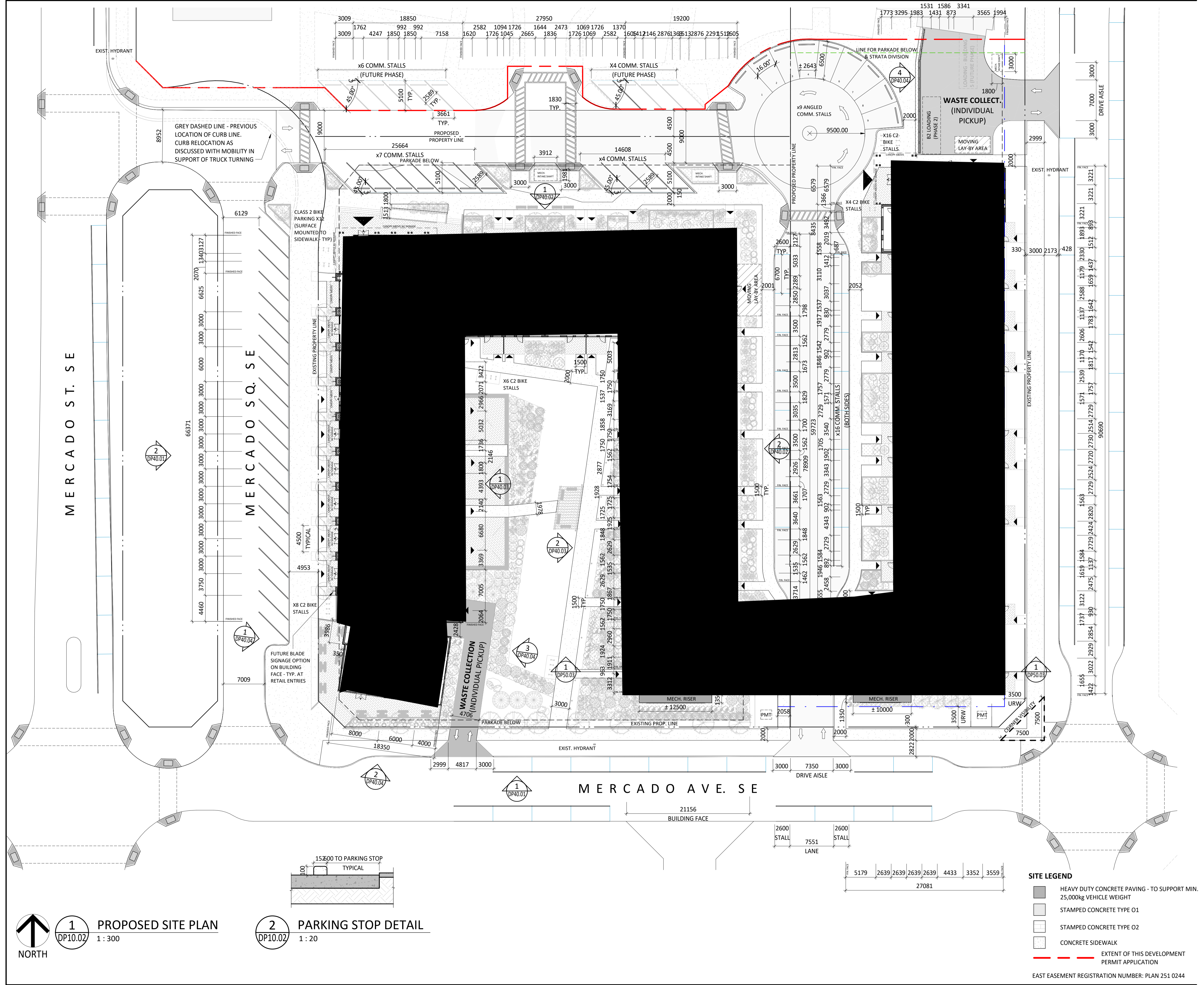
Drawing Title
CONTEXT PLAN & PROJECT STATISTICS

Drawn by: TH	Scale: 1 : 1000
Reviewed by: VD	Date (2026-04-07)
Manager: BM	2026-04-23
Tech Review:	

Drawing Number	Drawing Package
DP10.01	
Revision Number	1

PRELIMINARY - NOT FOR CONSTRUCTION

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No.	Description	Date (YYYY-MM-DD)
2	DP COMPLETION COMMENTS RESPONSE	2026-04-28
1	DP COMPLETION COMMENTS RESPONSE	2026-04-23
0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08

Issued For / Revisions	
Project	Project Number: 25060
MAHOGANY DISTRICT	
1251 Mahogany Boulevard SE Calgary, Alberta	
Legal Description PLAN:2510331; BLOCK: 148 - LOT:3	Building Permit No. D5SP No.

GGA-ARCHITECTURE
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Calgary, Alberta.
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Drawing Title
PROPOSED SITE PLAN

Drawn by: TH	Scale: As indicated
Reviewed by: VD	Date: (2026-04-07)
Manager: BM	2026-04-28
Tech Review:	

Drawing Number	Drawing Package
DP10.02	Revision Number
	2

1 PROPOSED SITE PLAN
1: 300

2 PARKING STOP DETAIL
1: 20

SITE LEGEND

- HEAVY DUTY CONCRETE PAVING - TO SUPPORT MIN. 25,000kg VEHICLE WEIGHT
- STAMPED CONCRETE TYPE O1
- STAMPED CONCRETE TYPE O2
- CONCRETE SIDEWALK
- EXTENT OF THIS DEVELOPMENT PERMIT APPLICATION

EAST EASEMENT REGISTRATION NUMBER: PLAN 251.0244

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MATERIALS

<varies>	
AL-1	ALUMINUM FINISH - MEDIUM GREY
AL-2	ALUMINUM FINISH - BLACK
AL-3	ALUMINUM FINISH - OFF WHITE
AL-4	BALCONY FINISH - WOOD APPEARANCE
CF-1	CONCRETE FINISH 01
CM-1	CORRUGATED METAL - DARK GREY
CM-2	CORRUGATED METAL - DARK GREY
FC-1	FIBER COMPOSITE 01 - OFF WHITE
FC-2	FIBER COMPOSITE 02 - WOOD APPEARANCE
GL-1	GLAZING - CLEAR
GL-2	GLAZING - FROSTED
GL-3	METAL LOUVER - GREY
GL-4	MECHANICAL SHAFT - LIGHT GREY
SF-1	STEEL FINISH - BLACK
ST-1	STONE VENEER - GREY
WF-1	NATURAL WOOD FINISH

1 B1-SOUTH ELEVATION
1 : 150



2 B1-WEST ELEVATION
1 : 150

No.	Description	Date (YYYY-MM-DD)
1	DP COMPLETION COMMENTS RESPONSE	2026-04-23
0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08

Issued For / Revisions

Project	Project Number: 25060
MAHOGANY DISTRICT	
1251 Mahogany Boulevard SE Calgary, Alberta	
Legal Description PLAN:2510331; BLOCK: 148 - LOT:3	Building Permit No. DSSP No.



Drawing Title B1-EXTERIOR ELEVATIONS 01	
Drawn by: Author	Scale 1 : 150
Reviewed by: VD	Date (2026-04-07)
Manager: BM	2026-04-23
Tech Review:	

Drawing Number DP40.01	Drawing Package Revision Number 1
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MATERIALS

<varies>
AL-1 ALUMINUM FINISH - MEDIUM GREY
AL-2 ALUMINUM FINISH - BLACK
AL-3 ALUMINUM FINISH - OFF WHITE
BF-1 BALCONY FINISH - WOOD APPEARANCE
BV-1 BRICK VENEER - DARK GREY
CF-1 CONCRETE FINISH 01
CM-1 CORRUGATED METAL - DARK GREY
CM-2 CORRUGATED METAL - DARK GREY
FC-1 FIBER COMPOSITE 01 - OFF WHITE
FC-2 FIBER COMPOSITE 02 - WOOD APPEARANCE
GL-1 GLAZING - CLEAR
GL-2 GLAZING - FROSTED
ML-1 METAL LOUVER - GREY
MS-1 MECHANICAL SHAFT - LIGHT GREY
SF-1 STEEL FINISH - BLACK
ST-1 STONE VENEER - GREY
WF-1 NATURAL WOOD FINISH

1 B1-NORTH ELEVATION
1 : 150

No.	Description	Date (YYYY-MM-DD)
1	DP COMPLETION COMMENTS RESPONSE	2026-04-23
0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08



2 B1-EAST ELEVATION
1 : 150

Issued For / Revisions

Project: MAHOGANY DISTRICT
Project Number: 25060

1251 Mahogany Boulevard SE
Calgary, Alberta

Legal Description: PLAN:2510331; BLOCK: 148 - LOT:3
Development Permit No. DSSP No.

Building Permit No.
DSSP No.

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GGA-ARCHITECTURE

Drawing Title:
B1-EXTERIOR ELEVATIONS 02

Drawn by: Author	Scale: 1 : 150
Reviewed by: VD	Date (2026-04-07)
Manager: BM	2026-04-23
Tech Review:	

Drawing Number	Drawing Package
DP40.02	Revision Number
	1

PRELIMINARY - NOT FOR CONSTRUCTION

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MATERIALS

- <varies>
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 - AL-2 ALUMINUM FINISH - BLACK
 - AL-3 ALUMINUM FINISH - OFF WHITE
 - BF-1 BALCONY FINISH - WOOD APPEARANCE
 - BV-1 BRICK VENEER - DARK GREY
 - CF-1 CONCRETE FINISH 01
 - CM-1 CORRUGATED METAL - DARK GREY
 - CM-2 CORRUGATED METAL - DARK GREY
 - FC-1 FIBER COMPOSITE 01 - OFF WHITE
 - FC-2 FIBER COMPOSITE 02 - WOOD APPEARANCE
 - GL-1 GLAZING - CLEAR
 - GL-2 GLAZING - FROSTED
 - ML-1 METAL LOUVER - GREY
 - MS-1 MECHANICAL SHAFT - LIGHT GREY
 - SF-1 STEEL FINISH - BLACK
 - ST-1 STONE VENEER - GREY
 - WF-1 NATURAL WOOD FINISH



1 B1-INNER COURT EAST ELEV.
DP40.03 1 : 150



2 B1-INNER COURT WEST ELEV.
DP40.03 1 : 150

No.	Description	Date (YYYY-MM-DD)
1	DP COMPLETION COMMENTS RESPONSE	2026-04-23
0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08

Issued For / Revisions

Project: MAHOGANY DISTRICT
Project Number: 25060

1251 Mahogany Boulevard SE
Calgary, Alberta

Legal Description: PLAN:2510331; BLOCK: 148 - LOT:3
Development Permit No. DSSP No.

Building Permit No.
DSSP No.

GGA-ARCHITECTURE

350,140-10 Ave SE
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Ph: 403.233.2000
Fax: 403.264.2077

Drawing Title
B1-EXTERIOR ELEVATIONS 03

Drawn by: Author	Scale: 1 : 150
Reviewed by: VD	Date (2026-04-07)
Manager: BM	2026-04-23
Tech Review:	

Drawing Number: **DP40.03**

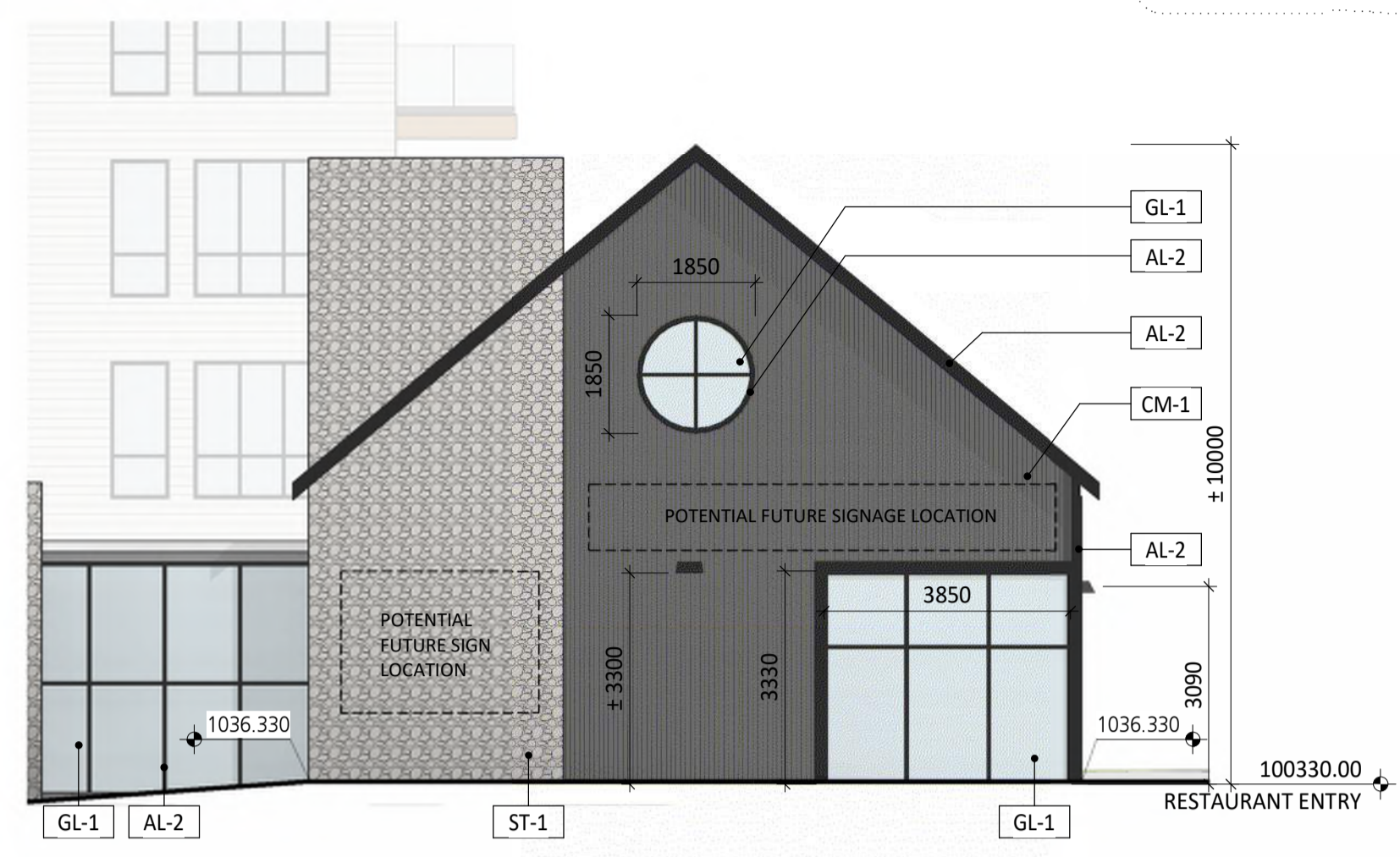
Drawing Package: **1**

Revision Number: **1**

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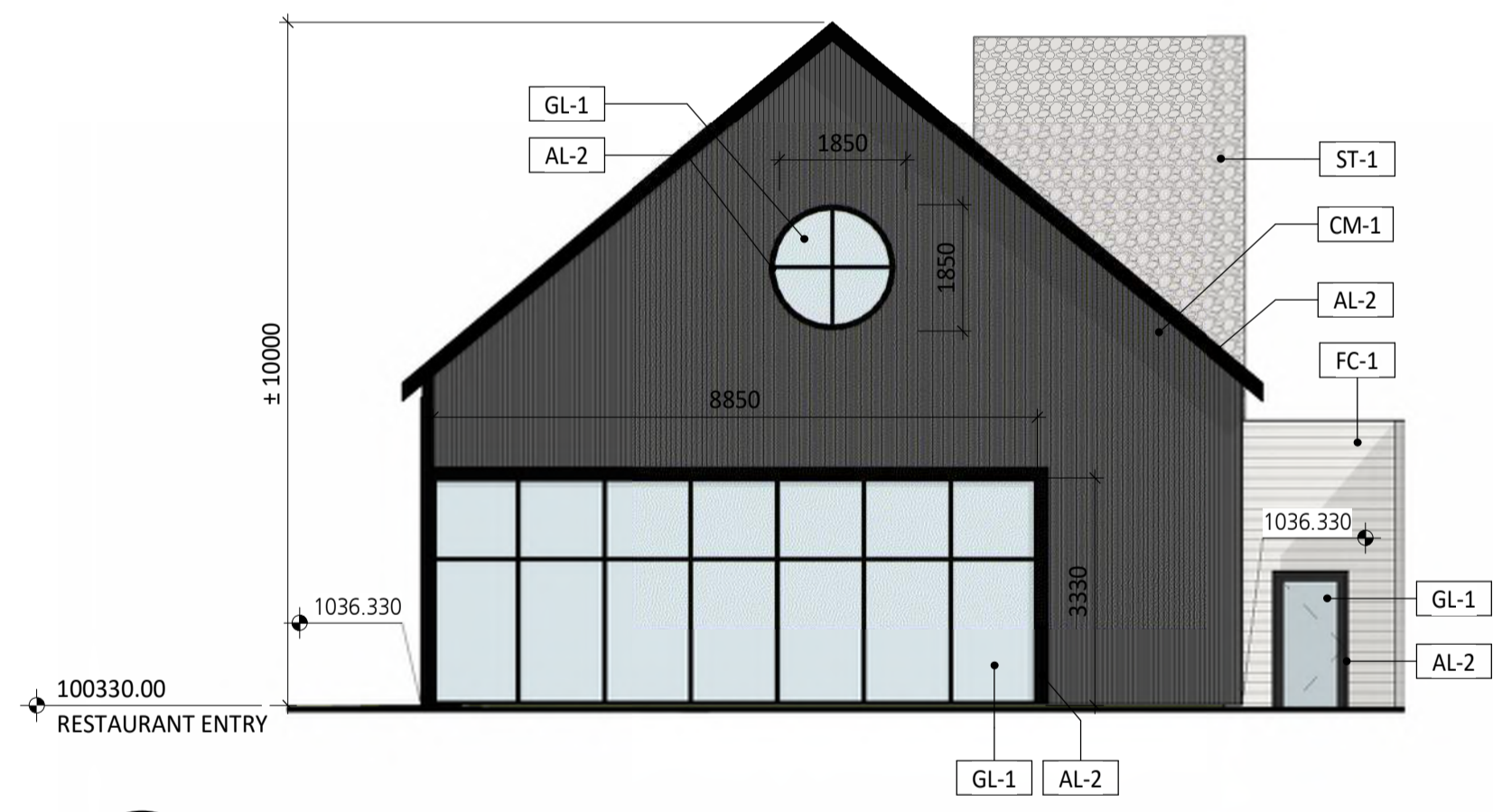
- MATERIALS**
- <varies>
- AL-1 ALUMINUM FINISH - MEDIUM GREY
 - AL-2 ALUMINUM FINISH - BLACK
 - AL-3 ALUMINUM FINISH - OFF WHITE
 - BF-1 BALCONY FINISH - WOOD APPEARANCE
 - BV-1 BRICK VENEER - DARK GREY
 - CF-1 CONCRETE FINISH 01
 - CM-1 CORRUGATED METAL - DARK GREY
 - CM-2 CORRUGATED METAL - DARK GREY
 - FC-1 FIBER COMPOSITE 01 - OFF WHITE
 - FC-2 FIBER COMPOSITE 02 - WOOD APPEARANCE
 - GL-1 GLAZING - CLEAR
 - GL-2 GLAZING - FROSTED
 - ML-1 METAL LOUVER - GREY
 - MS-1 MECHANICAL SHAFT - LIGHT GREY
 - SF-1 STEEL FINISH - BLACK
 - ST-1 STONE VENEER - GREY
 - WF-1 NATURAL WOOD FINISH



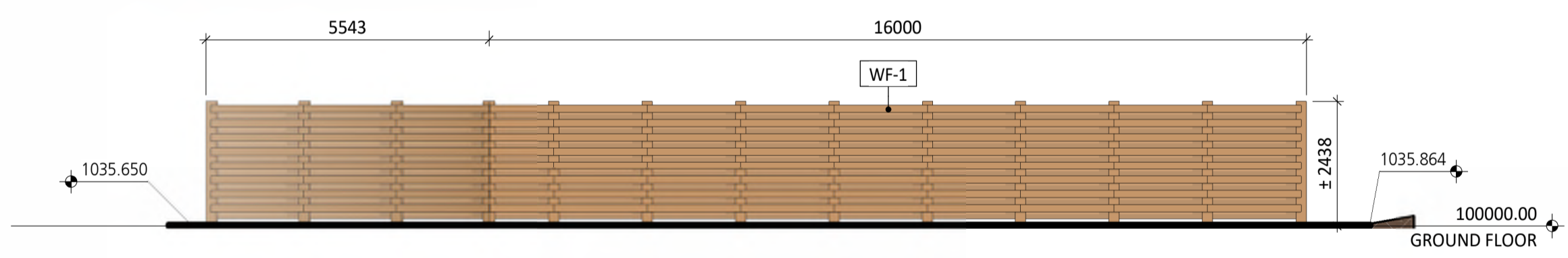
1 AMENITY - WEST ELEVATION
 DP40.04 1 : 100



2 AMENITY - SOUTH ELEVATION
 DP40.04 1 : 100



3 AMENITY - EAST ELEVATION
 DP40.04 1 : 100



4 WASTE/REC. FENCE ELEVATION
 DP40.04 1 : 100

0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08
No.	Description	Date (YYYY-MM-DD)

Issued For / Revisions

Project	Project Number: 25060
MERCADO VILLAGE	
1251 Mahogany Boulevard SE Calgary, Alberta	
Legal Description PLAN:2510331; BLOCK: 148 ; LOT:3	Building Permit No. DSSP No.

GGA-ARCHITECTURE

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Drawing Title
B1-EXTERIOR ELEVATIONS 04

Drawn by:	Author	Scale
Reviewed by:	VD	1 : 100
Manager:	BM	Date (2026-04-07)
Tech Review:		2026-04-08

Drawing Number	Drawing Package
DP40.04	
Revision Number	
	0

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1 B2-WEST ELEVATION
 DP40.05 1:150



2 B2-NORTH ELEVATION
 DP40.05 1:150

- MATERIALS**
- <varies>
 - AL-1 ALUMINUM FINISH - MEDIUM GREY
 - AL-2 ALUMINUM FINISH - BLACK
 - BV-1 BRICK VENEER - DARK GREY
 - CF-1 CONCRETE FINISH 01
 - CM-1 CORRUGATED METAL - DARK GREY
 - CP-1 FIBER COMPOSITE 01 - OFF WHITE
 - CP-2 FIBER COMPOSITE 02 - WOOD APPEARANCE
 - GL-1 GLAZING - CLEAR
 - GL-2 GLAZING - FROSTED
 - ML-1 METAL LOUVER - GREY
 - ML-2 MECHANICAL SHAFT - LIGHT GREY
 - WF-1 NATURAL WOOD FINISH

0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08
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Project	Project Number: 25060
MERCADO VILLAGE	
Calgary, Alberta	
Legal Description	Building Permit No.
Development Permit No.	DSSP No.



350,140-10 Ave SE
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Drawing Title	
B2-EXTERIOR ELEVATIONS 01	
Drawn by: Author	Scale: 1:150
Reviewed by: VD	Date (2026-04-02)
Manager: BM	2026-04-08
Freeh Reviewer:	2026-04-08
Drawing Number	Drawing Package
DP40.05	Revision Number
	0

PRELIMINARY - NOT FOR CONSTRUCTION

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1 B2-EAST ELEVATION
DP40.06 1 : 150



2 B2-SOUTH ELEVATION
DP40.06 1 : 150


MATERIALS

- <varies>
- AL-1 ALUMINUM FINISH - MEDIUM GREY
- AL-2 ALUMINUM FINISH - BLACK
- BV-1 BRICK VENEER - DARK GREY
- CF-1 CONCRETE FINISH 01
- CM-1 CORRUGATED METAL - DARK GREY
- CP-1 FIBER COMPOSITE 01 - OFF WHITE
- CP-2 FIBER COMPOSITE 02 - WOOD APPEARANCE
- GL-1 GLAZING - CLEAR
- GL-2 GLAZING - FROSTED
- ML-1 METAL LOUVER - GREY
- ML-2 MECHANICAL SHAFT - LIGHT GREY
- WF-1 NATURAL WOOD FINISH

0	ISSUED FOR DEVELOPMENT PERMIT	2026-04-08
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No.	Description	Date (YYYY-MM-DD)
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Project	Project Number: 25060
MERCADO VILLAGE	
Calgary, Alberta	
Legal Description	Building Permit No.
Development Permit No.	DSSP No.
 350,140-10 Ave SE Calgary, Alberta. T2G 0R1 Ph: 403.233.2000 Fax: 403.264.2077	

Drawing Title
B2-EXTERIOR ELEVATIONS 02

Drawn by: Author	Scale
Reviewed by: VD	1 : 150
Manager: BM	Date (2026-04-02)
Freeh Reviewer:	2026-04-08

Drawing Number	Drawing Package
DP40.06	
Revision Number	
0	

PRELIMINARY - NOT FOR CONSTRUCTION