

Hopewell<sup>®</sup>

# MAHOGANY

LAKESIDE LIVING

## Land Use Redesignation

ENGAGEMENT SUMMARY + WHAT WE HEARD

The logo for B&A Planning Group, consisting of the lowercase letters 'b&a' in white on a red square background.

b&a

September 2020

Prepared by B&A Planning Group on behalf of Hopewell Residential

# 1.0

## INTRODUCTION

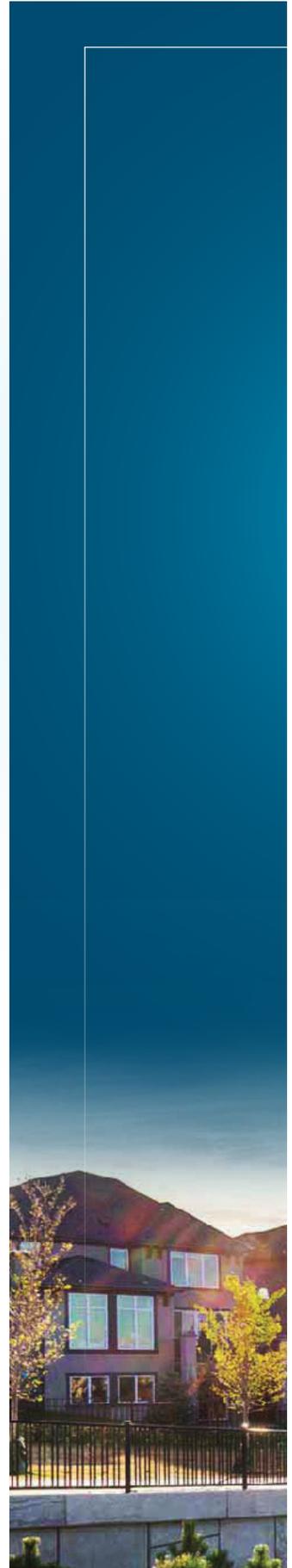
Hopewell Residential (“Hopewell”) has submitted a Land Use Redesignation application for +/- 83.9 hectares (207.32 acres) of land located within the community of Mahogany in the southeast quadrant of the City. These lands are located within an existing approved Outline Plan and currently have approved Land Use.

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The Subject Lands received Land Use approval with the Hopewell Mahogany Stage 2 Outline Plan (2012), the Ollerenshaw Stage 2 Outline Plan (2013) and the Mahogany East Lands Outline Plan (2014). The Subject Lands include three approved land uses (R-1S, R-1N and R-2M) over multiple parcels.

All subject lands are proposed to be redesignated to R-G/R-Gm (Residential - Low Density Mixed Housing). The overall rationale for this land use redesignation application is to:

- Allow secondary suites as permitted on low density residential lands;
- “Clean up” and simplify the remaining low-density residential lands within Hopewell’s Mahogany Stage 2 lands; and
- Provide more flexible housing options to builders and prospective homebuyers.



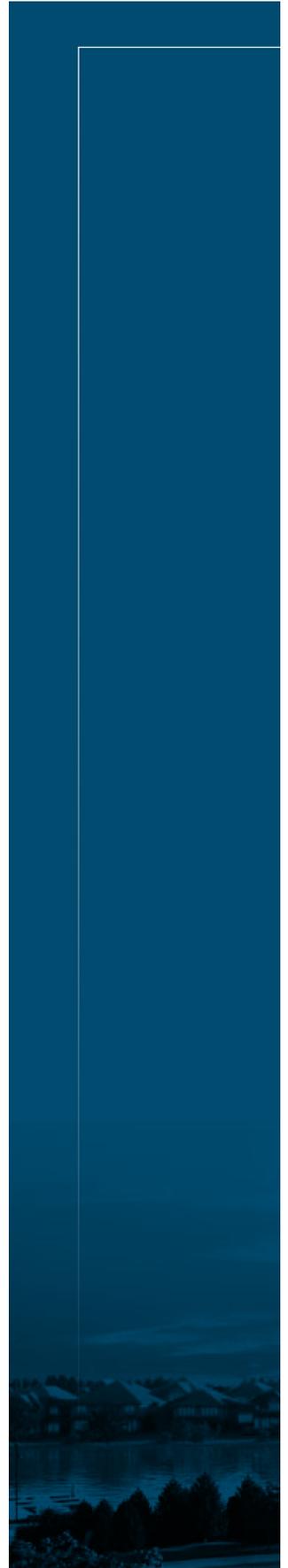


## 2.0

# ENGAGEMENT OVERVIEW

On behalf of Hopewell, B&A Planning Group arranged a virtual Neighbours Meeting on August 19, 2020 from 7 – 8:30 p.m. to share information with neighbours in the community of Mahogany, answer questions and collect comments. The following provides a summary of the neighbours meeting and what we heard from neighbours throughout the question and answer period.

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# Promotions



An information package was hand-delivered to approximately 600 homes adjacent to the proposed land use redesignation locations;



The information notice was shared with the Mahogany Homeowners Association, the Copperfield/Mahogany Community Association, and Councillor Keating;



A project email address and phone number were provided for neighbours to contact the project team if they had questions or comments ahead of the meeting.

## MAHOGANY LAND USE REDESIGNATION INFO PACKAGE AND INVITE TO A VIRTUAL NEIGHBOURS MEETING

### Dear neighbour,

Hopewell Residential has submitted an application to the City of Calgary to amend the land use on a number of existing and future lots in Mahogany. As potentially affected neighbours, we are reaching out to provide you with some more information about the proposed change and invite you to a Virtual Neighbours Meeting to learn about the amendment, ask questions and provide input.

Below we've provided some key information about the application and some responses to commonly asked questions. We look forward to sharing additional information and answering any other questions you have at the virtual meeting on August 20.

### What is being changed and why?

The attached map shows the location of all areas affected by the application. This application will amend these areas to the R-G (Residential - Low Density Mixed Housing) district.

The R-G land use district has become standard for all new low-density residential development in Calgary. However, the R-G district did not exist as an option at the time when Mahogany was approved.

The application is being made for two reasons:

1. To simplify the remaining undeveloped low-density residential lands within Mahogany under one consistent land use that is more flexible and less complex than the existing land uses.
2. To allow the option for Secondary Suites on lots with paired homes (areas currently designated R-2M).

### Will this result in changes to housing types, height and/or density in the area?

Hopewell does not intend to change the proposed housing types in this area as a result of this application.

Hopewell understands that residents buy in to a vision of a community with certain housing types and does not intend to alter that vision through this application.

### Will this application add secondary suites and limit street parking?

Secondary suites are already allowed within the existing R-1S and R-1N land uses (single detached housing areas), so this application is not expected to lead to an increase of suites in those areas.

In new communities, the proportion of lots that develop secondary suites is typically quite low. In addition, the process of applying for a legal secondary suite requires that additional off-street parking must be provided.

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DATE: AUGUST 19, 2020  
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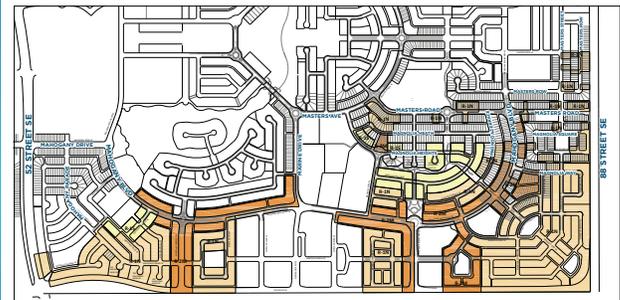
Please RSVP to attend the meeting by emailing [libeynon@bapgg.ca](mailto:libeynon@bapgg.ca) or by phoning 403-552-5234. Upon RSVP'ing, you will receive a link to join the virtual meeting.

If you do not have internet access or cannot make the meeting time, please call 403-552-5234 to arrange a meeting.

Hopewell<sup>®</sup>  
B&A Planning Group

For more detailed information about the application or to contact the City of Calgary with questions or feedback, visit [calgary.ca/development](http://calgary.ca/development) and refer to file number LOC2020-0988

## MAHOGANY LAND USE REDESIGNATION LOCATION MAP



- Legend
- R-1S (One Dwelling Suite) to R-G (Low Density Mixed Housing)
  - R-1N (Narrow Parcel One Dwelling) to R-G (Low Density Mixed Housing)
  - R-2M (Low Density Multiple Dwelling) to R-G (Low Density Mixed Housing)

Note that this is a conceptual community plan for Mahogany which is currently under development, and that the portions of the application area and road network have not yet been constructed.

## Participation

The following provides an overview of who participated in the virtual meeting:

- » 16 residents/adjacent landowners
- » Ward 12 Constituency Assistant, Evan Spencer
- » City of Calgary File Manager, Angela Dean

The meeting was facilitated by:

- » Tamille Beynon, Communications & Engagement Specialist, B&A Planning Group
- » Jack Moddle, Community Planner, B&A Planning Group
- » Brett Friesen, Vice President, Development and Multi-Family, Hopewell

In addition to the virtual meeting, the project team received two email enquiries and one phone call from adjacent neighbours. The questions, comments and responses from these enquiries have also been included in this summary.

## Engagement Format

The Virtual Neighbours Meeting was held on Wednesday, August 19, 2020 from 7 – 8:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested neighbours to register for the webinar in advance and join the meeting by simply clicking on a link they received via email.

## Meeting Overview

- The meeting opened with a brief introduction and welcome by Tamille Beynon (B&A). Tamille thanked attendees for joining the meeting, shared the purpose of the meeting, explained how the meeting would be facilitated provided instructions on how to participate.
- Jack Moddle (B&A) and Brett Friesen (Hopewell) gave a brief presentation, explaining the purpose of the land use redesignation application and the rationale behind the proposed amendments.
- After the presentation, attendees were able to ask questions and provide comments by:
  - » Typing and submitting questions through the “chat” function, which were read aloud to the project team; or by
  - » Indicating their interest in speaking to the team using their microphone, by “raising their hands” using the GoTo platform.
- After the presentation, the team initiated a Q&A session with attendees, where they responded to all comments and questions asked.
- After the Q&A session, the project team thanked attendees for their participation and informed them that a copy of the engagement summary would be shared via email once completed.

## 3.0

# WHAT WE HEARD

The following is a list of the questions and comments received, along with the responses provided. Please note we have included repeat questions, which were asked more than once, as well as those that were collected by phone call or email to ensure all responses were documented.

Questions and comments have been categorized into several topics for the purpose of this report.

Attendee addresses and names have been removed from verbatim comments.

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Outreach Summary

COMMENTS REGARDING R-G LAND USE AND ADDITIONAL UNITS

Question / Comment	Response
<p>I currently own 3 properties in mahogany:</p> <ul style="list-style-type: none"> <li>- XXX Mahogany Manor</li> <li>- XXX Mahogany Blvd</li> <li>- XX Masters Row</li> </ul> <p>I believe the proposed changes will affect my latter two properties. What is R-G designation in layman's terms. does that mean that there will be more houses and more multi- units built around the affected area?</p> <p>If so, I don't think its fair because I invested here thinking there would not be overcrowding....and increased population density both around each of the above-mentioned units and in the community itself.</p>	<p>R-G is a general land use district that covers all types of low-density residential development including single detached, semi detached (duplex) and townhouse, as well as secondary suites. Because of that flexibility, the R-G district has become the standard district for new communities since it was introduced in 2016, after Mahogany was initially approved.</p> <p>I can say with certainty that any blocks in your area where houses are already under construction will not change housing types. Those blocks are already lotted out and serviced for single-detached housing, so it would be nearly impossible to change them at this point. It's possible that in future phases some semi- detached or townhouses might be added (in areas that aren't yet constructed, at least four blocks away from any of your properties). That said, the demand for semis and towns in this area isn't very high so I think the likelihood of that is low.</p> <p>The main reason for Hopewell to change the land use in this area is to bring them under one consistent land use, but there are some other small benefits to the R-G district for Hopewell and their builders. For example, this district offers more flexibility in building placement on lots, compared to the existing land use districts. Generally speaking, our application is meant to be more of a 'housekeeping' change and isn't intended to change housing types.</p>
<p>The application seems to include land which is directly behind houses that are already built. Specifically, behind houses built on Magnolia Heath. Why is this included in the application?</p>	<p>Yes, there are some areas that are included within the application that may be directly behind an existing lot.</p> <p>We looked at the remaining land in Mahogany, which is the larger blocks of land that have not been subdivided yet. In order to minimize the impact moving forward, we selected all of the lots that were one away from any house that had been sold. We left a one lot buffer so nobody would be directly adjacent to this new land use, hence why you see some of the odd shapes within the Magnolia Heights, Magnolia Heath and Masters Road areas in Mahogany.</p> <p>We did make an effort to not include lots that are directly beside someone who already owns a home. If you own a home on a lot that is on the same block of this amendment, there will be no changes to housing types along that block. This can be guaranteed because those areas have already been subdivided and serviced for a particular type of housing, therefore it would be nearly impossible for Hopewell to change what goes on those lots at this point.</p>

## Outreach Summary

The homes that were originally intended to go in on the back of our home (sharing a fence line with us along Magnolia Heath), were intended to be R1-S. With the change to R-G, that implies that you have the flexibility to change to a housing type in the R-1N land use, which is not what we bought into.

If you look at the land use bylaw and how many land use districts that exist for very similar housing types with minor variations, it can be confusing, hence the purpose of pursuing R-G.

R-1: Single family only, no suites

R-1N: Single family narrow lots, with discretionary suites

R-1S: Regular sized single family, with permitted suites

Each of those land uses generally lead to the same housing form; a single detached house. Simplifying the land use is the main reason we are trying to consolidate the land under one district.

We can commit that there is no intention to change the housing types on the lots mentioned backing onto Magnolia Heath, as they have already been subdivided and serviced as “traditional move up lots”, which are the same as what is currently located on Magnolia Heath. These lots will remain 24-36 foot wide, double front car garage lots with houses the same width as what is currently being offered in the area. There is no distinct visual difference between the housing types within the proposed land uses and what exists on Magnolia Heath.

Is Hopewell committed to not changing the housing types?

In a true technical form, R-G does provide flexibility to move between single-detached and semi-detached (paired or townhouses) products. However, from Hopewell’s perspective, we have specific locations we want semi-detached product (along Mahogany Boulevard), where we have a sufficient inventory of that product for the foreseeable future in strategic locations where we were already planning on doing that housing type.

We also don’t currently offer, nor do we plan to offer street towns. While there is flexibility through R-G for changes to occur between semi and single-detached housing, that is not our intent right now, and not for the foreseeable future. Specifically, we can’t do it for any of those lots directly behind Mahogany Heath which are already subdivided and serviced. You can have our assurance that we will not be changing the housing type in that area.

Will you be giving us, as homeowners who are affected by these issues (specifically referencing Magnolia Heath), your commitment in writing as a guarantee?

We are providing you with our assurance. We know what’s coming up in the next three years of development pending market absorptions and I can verbally tell you that we are not making any changes to that. The housing types you have been expecting to see backing onto your property were chosen strategically for that location. For additional assurance, please note that semi-attached or town houses are always laned in new communities. Therefore, on the cul-de-sac as an example (red circle), you would have a guarantee that it would be single detached, regardless of the land use on it.



Outreach Summary

Why is 120 Masters Street SE on your list for rezoning? If there is no opportunity to change the zoning on the list, then why are they on the list?

Generally, this land use amendment was always intended as a housekeeping, clean up item and we didn't foresee as much public input as we have, as we were never intending to change the housing types.

The proposed changes are small, and specifically in this location (Masters Street), the difference with an R-G land use would be only for lot coverage (where the house can be located on the lot and setbacks). All of the existing districts are similar, with slight differences. R-G is preferable in a small way in this location. While we were looking at the remainder of the area for R-G, we included these lots for consistency.

We are just east of the green space on Magnolia Heath and would appreciate the same reassurance that the adjacent lots that share our fence line would also be single family housing.

All of the laneless lots have always been intended to be traditional front drive garage product, so our intention is to not change the intended product type. We can provide that assurance in the short term as we have a clear lens on the absorptions and inventory of various product types.

Is it true that with the new designation people will also be able to build carriage house suites above their garage? Some of these lots are directly behind us on Masters Road and we didn't buy in to having the entire back of our home blocked by a tall over garage suite.

Backyard suites area already a discretionary use under R-1S district and are also allowed in the R-G district, therefore backyard suites would be added as a discretionary use with this application.

Where land uses allow for backyard suites, a development permit application is required.

In this location (Masters Road), they are front drive garage homes. We have never seen a front drive garage home with a carriage suite. Carriage suites are typically put above garages on laned product. We don't typically see a large uptake of suites in new communities, although they are a discretionary use (require a DP). With that being said, the City is fairly receptive to secondary suites whether it be backyard suites or basement suites.

We don't believe this change will significantly change the number of suits that will end up being built in Mahogany.

How does planning define low density? Are there limits on the number of people living within 100 square feet for instance?

There are minimal parcel sizes and lot widths for each different housing types, which limits the number of lots you can get on a certain size of land, however there are no limits on the number of people living within one home. Currently, street town product or row housing product is quite common in new neighbourhoods. We don't have any of that product type in Mahogany currently. The lack of ability to provide a separate entrance is not conducive in general to providing secondary suites. Mahogany as a whole was approved initially with a projected population around 27,000 people. For context, that is similar to the sizes of Cochrane and Okotoks. Therefore, it is intended to be a fairly dense community. Part of what drives that density is the multifamily areas, the urban village and strategic locations closer to the urban corridors.

The worry we have on Mahogany Parade is that as we get older, we are going to see rows and rows of townhouses of which has basement suites with no street parking available. Is there any vision towards the density of people in the community of Mahogany?

Market demand today for suburban multi-family housing is lower than what we originally anticipated. Therefore, we anticipate the overall density of the overall community coming in slightly less dense than what was initially proposed on the multifamily side of things. For the single family side of things, to meet affordability targets for new purchases, the market has adapted to create narrower single family homes in recent phases compared to where we first started. That's evidenced by laned homes with zero lot lines and even some front garage drive home being zero lot lined, which did not exist originally in Mahogany. Given what we know today, there is no intention to change the product types that exist. We are not planning on changing single family to town houses or even paired homes, and certainly not on mass scale. I do not think your concern would come to fruition and even if it did, I don't think we are talking about a large increase to the population density.

### Outreach Summary

Would this land use change increase the number of renters in Mahogany as opposed to homeowners? I suppose this could increase the population in Mahogany as a whole.

We don't imagine this land use change will turn into anything that is noticeable in terms of additional secondary suites. There may be more side entrances and doors and people provisioning for secondary suites. There are certain banks that provide some loopholes if you have a secondary suite, which come with some additional costs of second furnaces, egress windows, side entrances, etc. These banks will accept theoretical income in terms of qualification for a mortgage, but the uptake on people actually renting out their basement suites and having people live in them is quite low in new communities.

Given this isn't that big of a difference in a barrier to entry, we don't see this land use resulting in a big uptake or increase in secondary suites.

### ROADS / TRANSPORTATION / PARKING

I also understand if a suite is added, adequate off-street parking must also be added.

For a secondary suite (backyard or basement), one off-street parking stall must be provided.

Secondary dwellings will increase on street parking with this change. Are additional parking bays being planned with the change?

We understand where the concern comes from with secondary suites and the potential for extra cars on the street. We don't see this land use change resulting in a large uptake or increase in secondary suites in the community, therefore we don't envision a large increase in on-street parking demands. One off street parking stall must be provided for a secondary suite.

I would like to ask if we will be having a closer exit lane from Masters Avenue going to 88th or 52nd?

88 Street is currently under construction (paving next spring) and will connect to 196 Avenue. We attempted a number of times to gain access from Mahogany out directly to 88 Street. The City is provisioning for a larger scale intersection at 88 Street and Rangeview Boulevard in the future which will include acceleration/deceleration lanes, on ramps and off ramps, etc. Given the classification of that road, there isn't enough spacing between intersections to geometrically provide an access at that location. In the future, it will be opened for bus-only access so transit could access and cross 88 Street to a future community east of Mahogany, but that is a long time away before that would happen. This is a common question that comes up. We would like the access and we know residents would like it, and we have tried to work with the City and the Councillor's office, but from a pure safety and engineering perspective, it just doesn't fit.

Is there a timeline for 196 Avenue?

The community being built south of Mahogany (Rangeview) is underway and their intent is to pave 196 Avenue this year from 52 Street out connecting to 88 Street or at least to their community entrance. They are planning on putting at least half of that road in to provide access. From Mahogany's perspective, we won't be providing a road connection to 196 Avenue until we have enough demand for product that would connect to that road. We are looking at about 2-3 years before we would have a connection from the existing Southeast area of Mahogany to 196 Avenue. The Rangeview section, however, is underway as we speak and is intended to be paved this year.

Has there been a traffic study completed with the increased numbers of people who will potentially live in the south side?

An update to the existing traffic study was not deemed required by the City as the application is not intended to materially increase the number of units. If at a future planning stage it is deemed that the number of units exceed was the previously acceptable number of units in the area, an update to the traffic study could be required.

Outreach Summary

<p>Will you use 196 Ave for construction?</p>	<p>We have heard this question before as well. We will look into some ways to provide construction access on 196 Ave if possible and if we can do so safely.</p>
<p>Construction along Mahogany Drive is intense. The south is so undeveloped that most of the construction traffic is coming down our street.</p> <p>196 Avenue for construction would be very much appreciated. A continued discussion with the construction companies to make sure they aren't speeding would be appreciated.</p>	<p>The roads that exist in Mahogany are sized to manage the volume of traffic, and as we move further through the community in future years, we will provide those relief outlets to 196 Ave which will reduce some of those internal traffic concerns.</p> <p>At this time, we aren't seeing failures at intersections, which we coordinate directly with the City on a regular basis. When it is required, we will make sure those connections are there to provide those relief outlets.</p>
<p>Traffic plan for 196 Ave / 52 Street – Would like to see this completed road to be used for all further construction traffic into Mahogany. It would seem that Hopewell are waiting on traffic build up to justify the route connections from Mahogany to 196 Ave. It was noted to the city that traffic through Mahogany Drive/Mahogany Blvd and to/ from the south is not necessary during construction for the foreseeable future.</p>	<p>Hopewell will look into some ways to provide construction access on 196 Ave if possible and if it can be done safely.</p>

**TIMELINES**

<p>Will this new plan reduce the timeline for the community?</p>	<p>Generally, yes. We are providing a land use that is more attractive to home buyers and is consistent with all new communities. For example, if a homeowner was going to buy in Seton because they couldn't get what they wanted out of an R-1 or R-1S land use in Mahogany, we have removed that barrier. Yes, we anticipate that there may be a marginal increase in sales velocity as a result, which will reduce the build out of the community. At this time, it is hard to tell how much the timeline will be affected.</p> <p>Hopewell is committed to building out this community as soon as possible. This application is an indication of Hopewell trying to keep things moving especially during the current situation with the economy and COVID-19.</p>
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### Outreach Summary

How slowed down is the development of Mahogany by the economy and current situation? When do you anticipate Mahogany being finished?

In more generalized terms, Mahogany for an extended period of time, has been the best-selling community in the City of Calgary. We have been around 400-450 single family permits per year for quite a long period of time. There are new communities that are coming in and we have seen different demand patterns as a result. For example, Livingston is currently the top permit leader for the last year. Cornerstone has also been an attractive community in the northeast. We have dropped down the permit list slightly, but there are new communities coming out providing more competition to Mahogany.

When we started this project, the annual absorptions of single- family homes was between 5,000-5,500 per year. Over the last four years, we have been sitting around 3,200 – 3,700 single family permits per year (around 65% of the ten-year rolling average over the last four years).

It's hard to speak to recent events, however we understand that housing is a deferred purchase (meaning those people who were interested in purchasing before COVID are likely still interested in purchasing a home, but their timing was deferred due to the lockdown). People are starting to come back out to the show homes and wanting to buy, which is assisted by very low interest rates. It is unknown what the long-term economic damage of COVID and other factors has done to the economy that will affect the overall absorptions. We are all watching quite intently to see what happens through the fall and through 2021.

### OTHER QUESTIONS / COMMENTS

Will you also develop the new beach near east lake?

The lake is complete and the beach spaces that access the lake are complete. If the reference is to southwest Corner (Mahogany Boulevard/ Mahogany Drive), there was never intention for beach access to south lake from the west side. The west beach site off Mahogany Gate and Mahogany Beach Club remain.

When do you expect broken sidewalks to be fixed?

We have a customer liaison program, where we have a call centre. Please email [questions@hopewell.com](mailto:questions@hopewell.com) and provide your address with some specific details and we can get back to you.

Closing remarks from Brett Friesen, Hopewell

Hopewell has been a big part of this community; in creating it and managing the Homeowners Association. Our intent is not to mislead homeowners at any step in the process. We truly believe this is a minor house keeping item that will provide minimal benefits to some of the existing lots that are there. We are truly not intending to change product types for the foreseeable future , specifically near areas that have been subdivided and serviced.

## 4.0

# NEXT STEPS

B&A will be distributing this engagement summary to meeting attendees, including Councillor Keating, the Mahogany HOA and the Copperfield/Mahogany Community Association.

The summary will also be distributed to the 10 residents who registered for the virtual meeting, but did not attend.

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# APPENDIX

## INFORMATION PACKAGE



# MAHOGANY LAND USE REDESIGNATION

## INFO PACKAGE AND INVITE TO A VIRTUAL NEIGHBOURS MEETING

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**DATE: AUGUST 19, 2020**  
**TIME: 7 – 8:30 P.M.**

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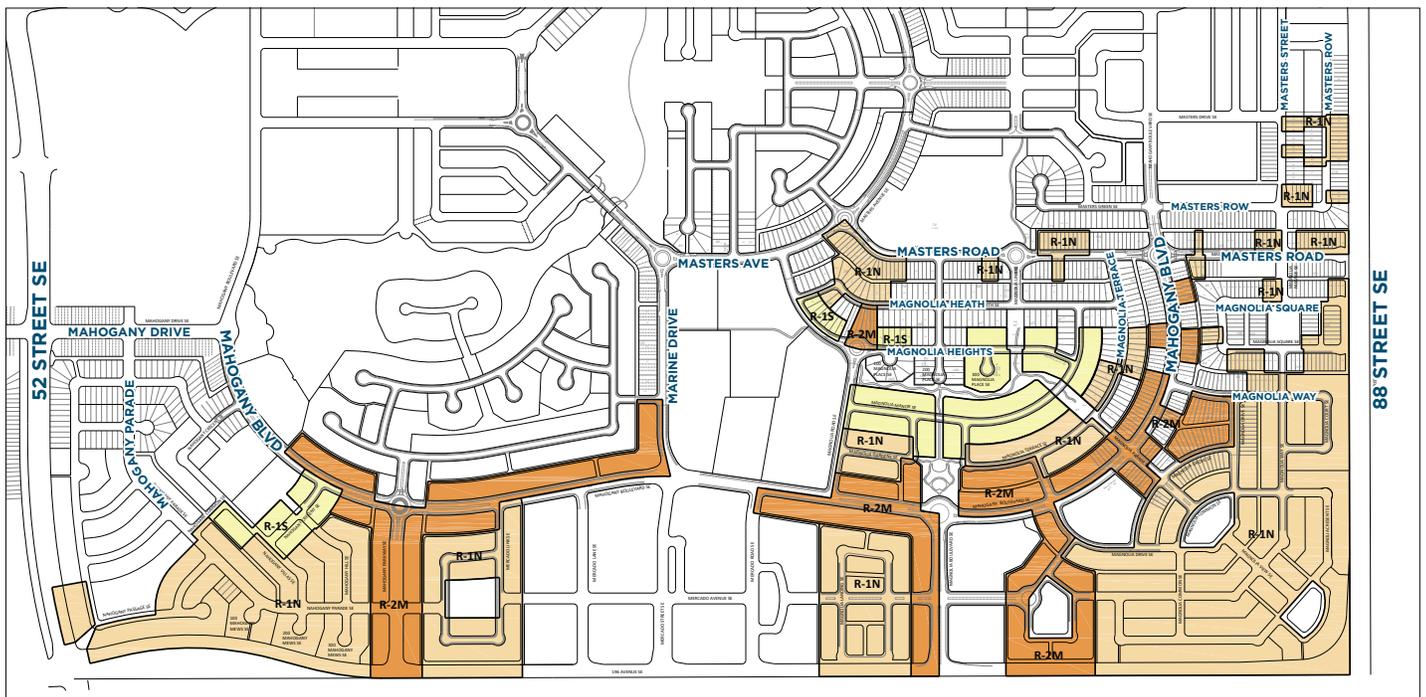
**Hopewell**™

**B&A Planning Group**

For more detailed information about the application or to contact the City of Calgary with questions or feedback, visit [calgary.ca/development](http://calgary.ca/development) and refer to file number LOC2020-0098

# MAHOGANY LAND USE REDESIGNATION

## LOCATION MAP



### Legend

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# APPENDIX

# B

## PRESENTATION SLIDES



# MAHOGANY

## LAND USE REDESIGNATION

VIRTUAL NEIGHBOURS MEETING

AUGUST 19, 2020

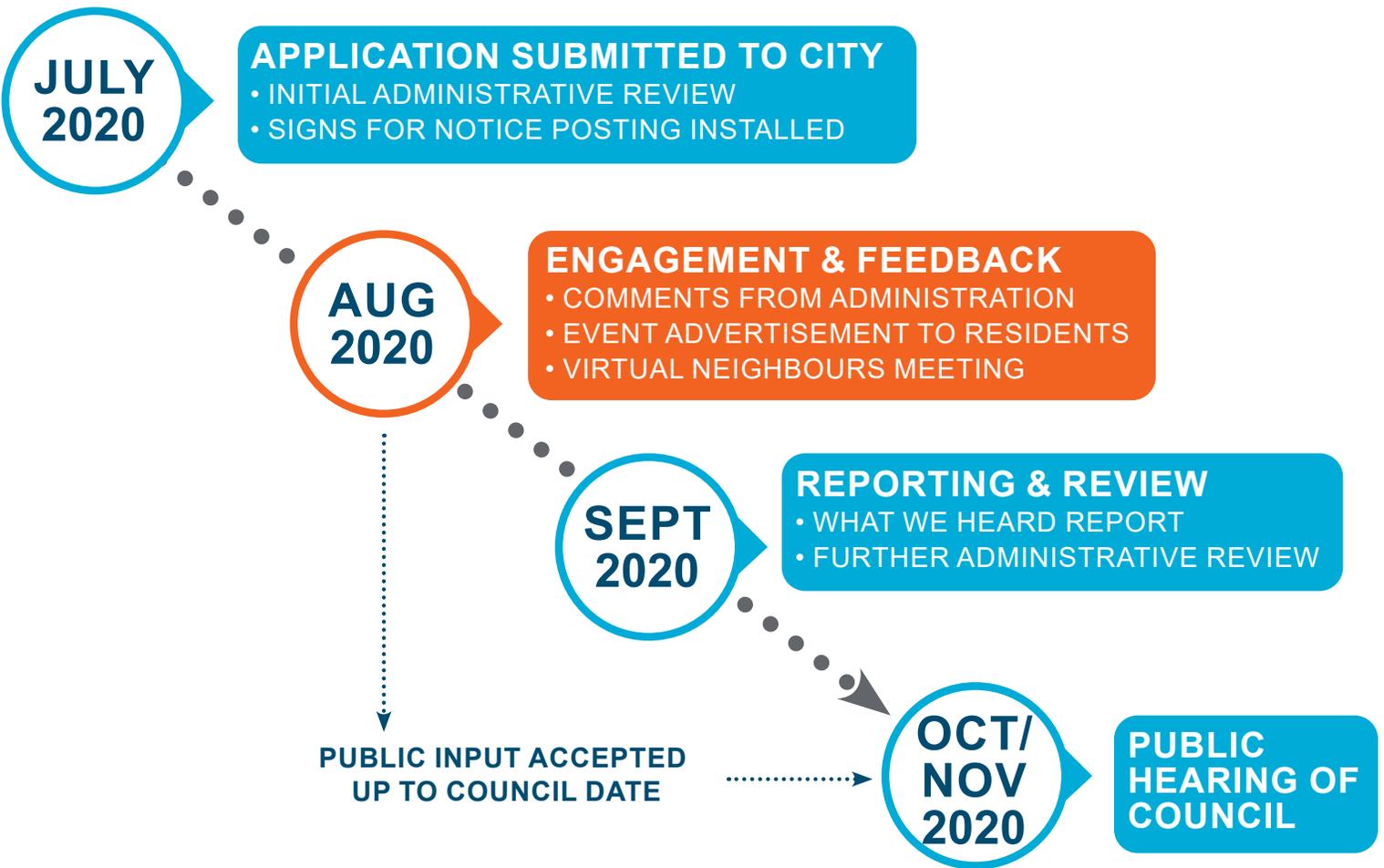


Hopewell™

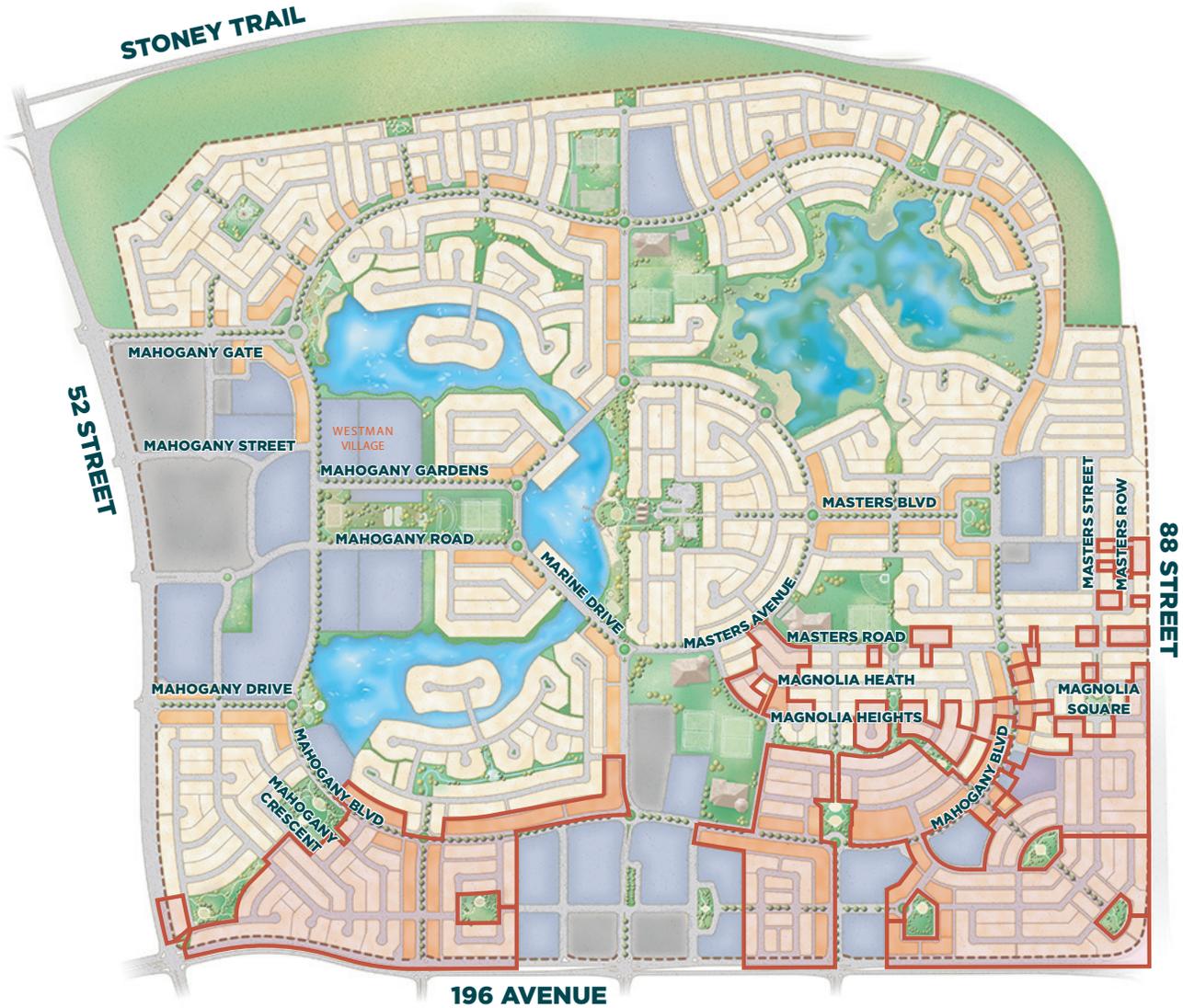
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B&A  
Planning  
Group

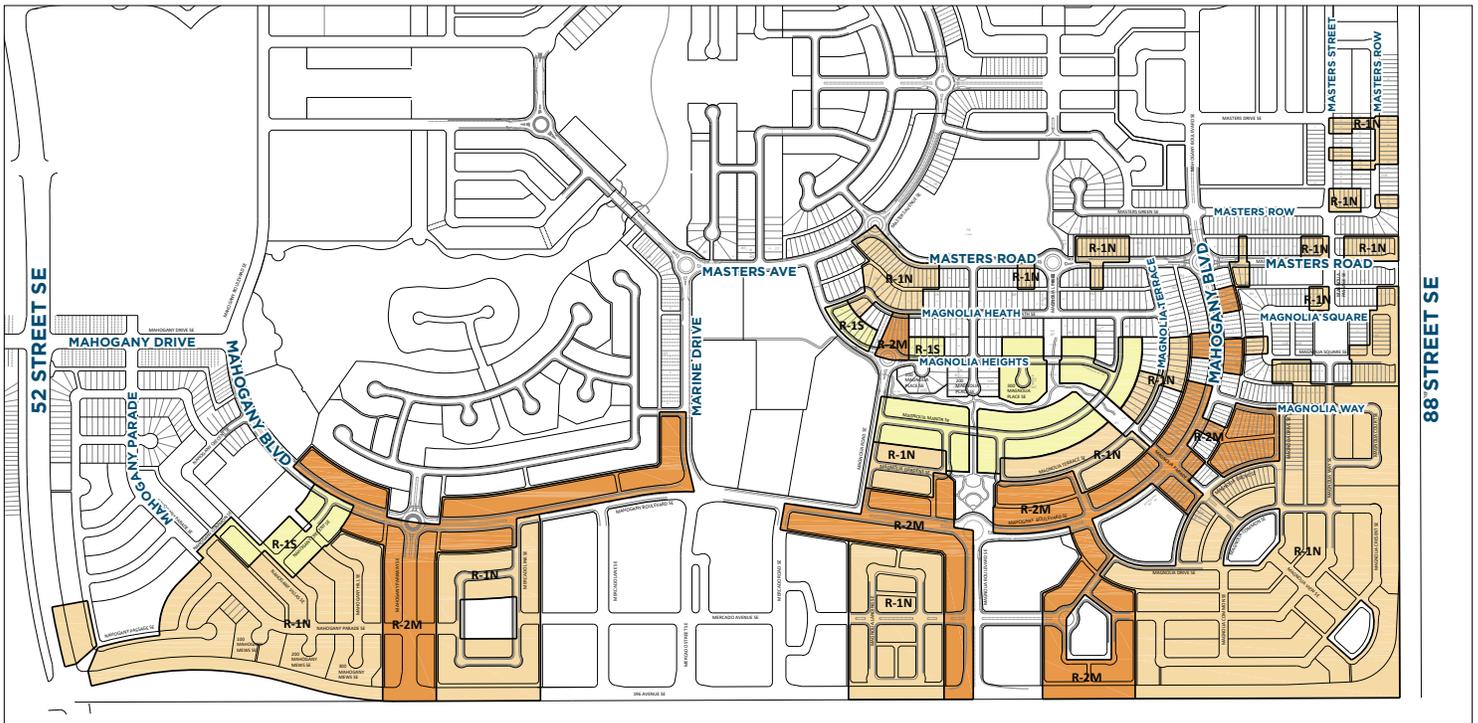
# TIMELINE



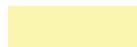
# CONTEXT



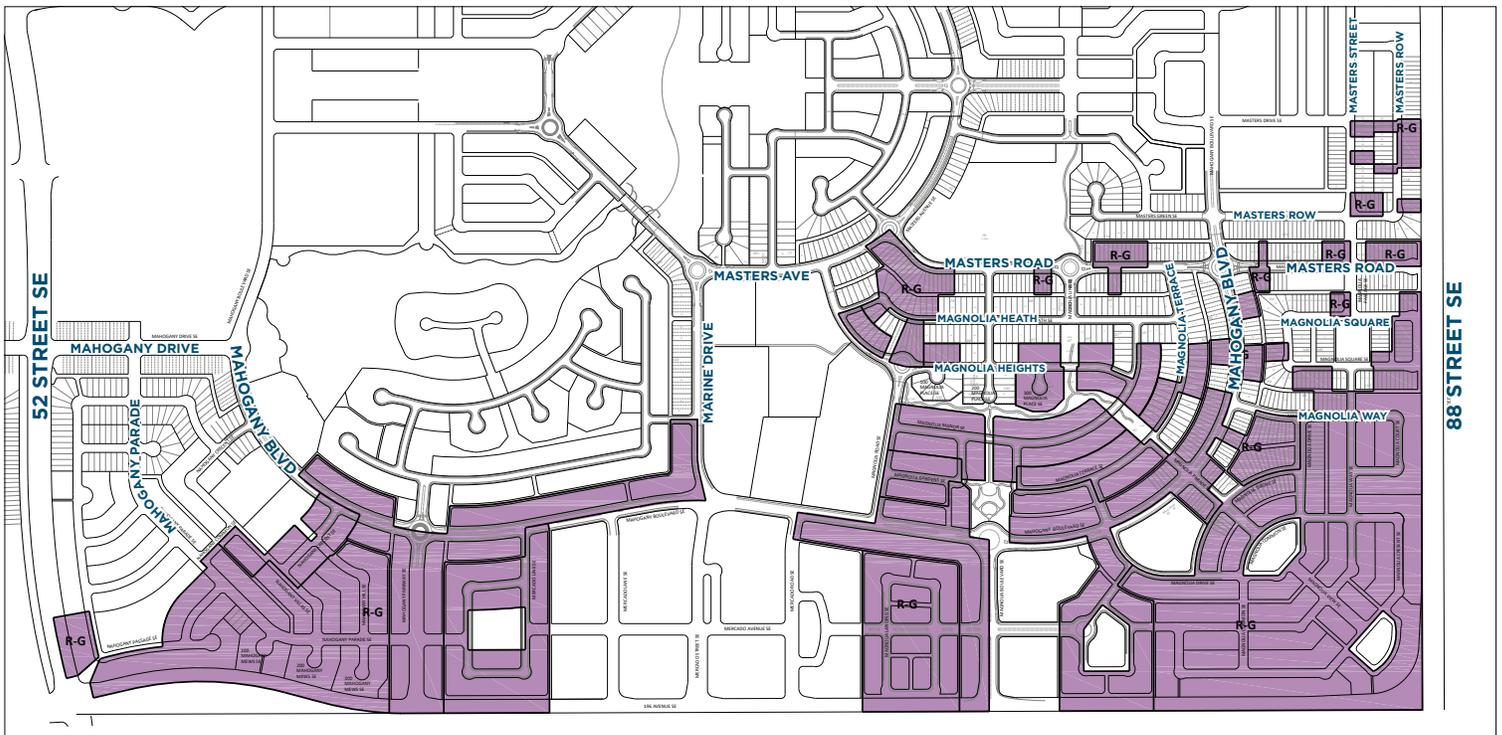
# EXISTING LAND USE



## Legend

-  R-1S (One Dwelling Suite)
-  R-1N (Narrow Parcel One Dwelling)
-  R-2M (Low Density Multiple Dwelling)

# PROPOSED LAND USE

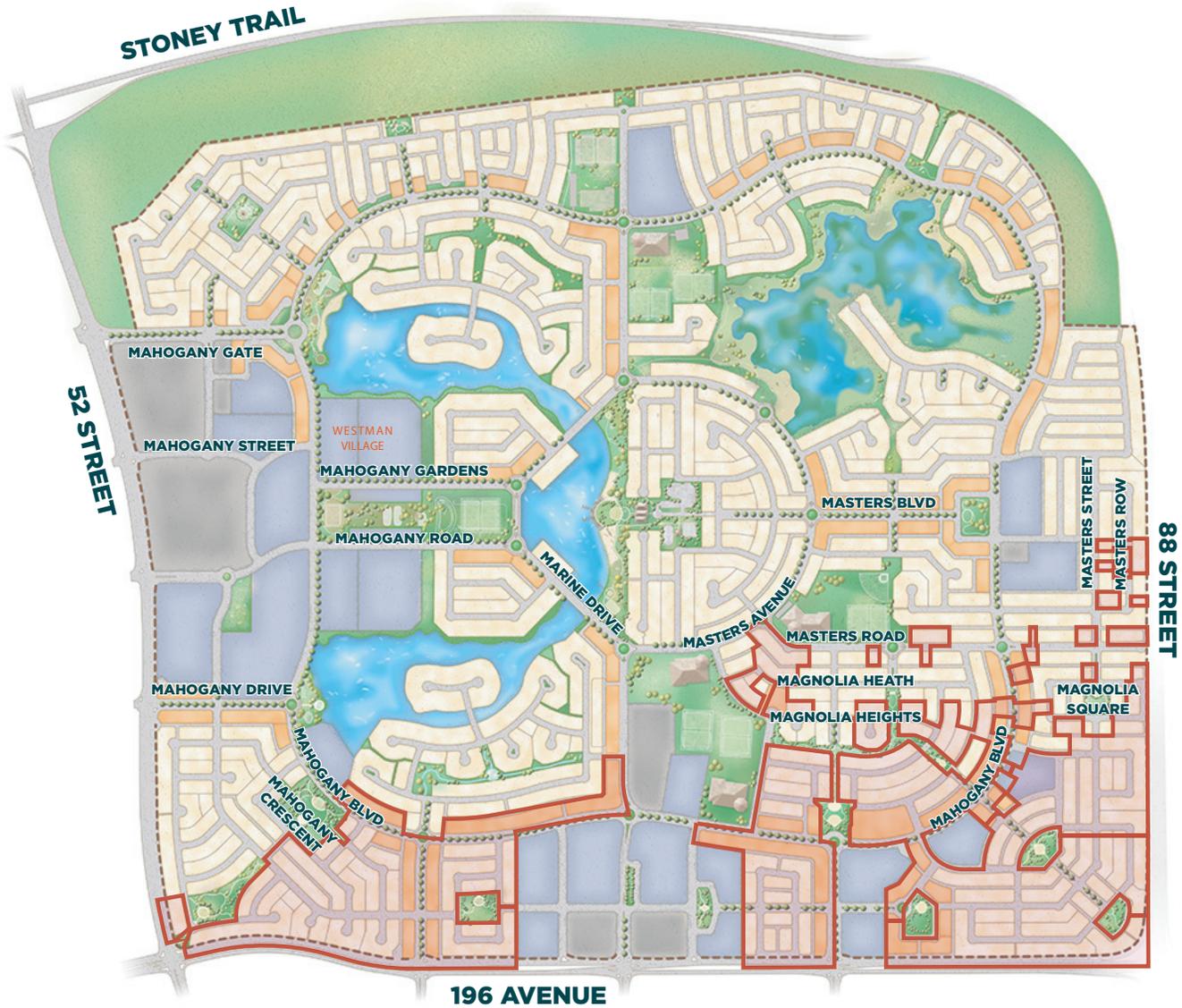


## Legend

 R-G (Low Density Mixed Housing)



# WHAT TO EXPECT



## QUESTIONS?



Hopewell<sup>®</sup>

MAHOGANY  
LAKESIDE LIVING

