

Applicant's Submission

2020 September 03

B&A Planning Group on behalf of Hopewell is submitting a Land Use Amendment application for +/- 83.90 hectares (207.32 acres) of land located within the community of Mahogany in the southeast quadrant of the City. Mahogany is an established and growing residential community.

The Subject Lands include three approved land uses (R-1S, R-1N and R-2M) over multiple parcels across Mahogany Stage 2. The majority of these lands are proposed to be redesignated to R-G, with a small proportion being R-Gm to retain density along corridors. These lands comprise the majority Hopewell's remaining undeveloped low density residential housing product in Mahogany Stage 2. The Subject Lands received Land Use approvals along 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 intent of this land use redesignation application is twofold:

1. To allow Secondary Suites as permitted on low density residential lands. Currently, Secondary Suites are discretionary on lands designated R-1N and are not allowed within rowhouse or semi-detached dwellings on lands designated R-2M.
2. To 'clean up' and simplify the remaining low density residential lands within Hopewell's Mahogany Stage 2 lands. This amendment will amend all remaining low density residential lands in Hopewell's Mahogany Stage 2 to R-G, which will simplify development of these lands and provide more flexible housing options to builders and prospective homebuyers.

This application does not contemplate changes to the housing types proposed on any particular lot, although the R-G district does allow the potential for a wider and denser range of housing options in addition to suites. This application intentionally excludes the lots adjacent to any lots already sold to homebuyers, in order to avoid directly impacting those residents. This Land Use redesignation is not anticipated to have a significant effect on the housing mix or density within the plan area. A significant proportion of the plan area is already subdivided and serviced, and therefore it is expected that the housing mix within the plan will be relatively unchanged with the addition of secondary suites throughout the plan area.