

Applicant Submission

2022 May 20

On behalf of Hopewell Residential (Hopewell), B&A Planning Group (B&A) is submitting a Land Use Redesignation application for +/- 10.83 hectares (26.75 acres) of land within the community of Mahogany, located in the southeast sector of the City as shown by the Context Plan below. The purpose of this application is to amend the housing product mix within this portion of Mahogany to allow Hopewell to provide fee simple housing product in place of the comprehensive condominium developments currently approved within the plan area.

The subject lands are located within the approved Mahogany Ollerenshaw Stage 2 Outline Plan & Land Use (2013). However, because this application requires the revision of public roads and open space to accommodate the revised product type and layout, a new Outline Plan is required. The Outline Plan covers 19.95 hectares (49.30 acres) of land, which includes the Land Use Redesignation area. The Outline Plan and Land Use Redesignation boundaries and areas differ because a portion of the Outline Plan area is already designated R-G and therefore do not need to be redesignated.

LAND USE AMENDMENT

The Mahogany Ollerenshaw Stage 2 Outline Plan & Land Use Redesignation, approved in 2013, provided a mix of residential land uses in this area including R-G (Residential - Low Density Mixed Housing), M-G (Multi-Residential – At Grade Housing) and M-2 (Multi-Residential – Medium Profile). More recently the housing market has seen a shift in buyer preference leaning more toward towns/semis/single family product over condos, more specifically apartment style condos. This softening in the condominium market may be attributed to prospective homeowners looking for larger living and outdoor spaces to facilitate more comfortable work-from-home lifestyles and multigenerational living, additionally, preferring fee simple product and avoiding shared common spaces such as elevators and stairwells due to the Pandemic.

Hopewell is seeking to redesignate the subject site to R-G, which allows for a flexible range of low-density and fee-simple housing forms including single detached, semi-detached and rowhouses. The proposed location and size of two Municipal Reserve parcels are also changing to match the revised block layout. A portion of the Outline Plan area is already designated R-G; therefore, these parcels are excluded from the Land Use Redesignation application.

OUTLINE PLAN & SITE DESIGN

The subject site has been redesigned from multi-residential blocks to fee-simple development format. The configuration of adjacent roads and residential blocks has been shifted to ensure logical street networks while maintaining connections to the surrounding block pattern. The site design takes into consideration existing deep utilities within portions of Magnolia Gate, Magnolia Way and Magnolia Circle. This is the rationale for the jog in Magnolia Circle and the walkway which extends to 196 Avenue.

The revised layout maintains the character of the original approved design. Laned housing product fronts collector roads within the Outline Plan. Semi-detached or “paired” housing is proposed along external collectors including Mercado Road, Mahogany Boulevard and

Magnolia Boulevard to create an attractive, consistent streetscape. Front-drive and single detached residential product is located internally to the block.

MUNICIPAL RESERVE DEDICATION

The redesign also requires the adjustment and reallocation of Municipal Reserve parcels within the plan area. As demonstrated by Appendix B Outline Plan Comparison, the total MR dedication remains the same as originally approved, at 2.3 acres (0.9 hectares).

TRANSPORTATION

The revised Outline Plan proposes a reduction in the number of units on site (from an approved anticipated 716 units to a proposed 488 units), and therefore the approved surrounding road network is considered adequate to accommodate the proposed development.

Mercado Road SE and Magnolia Boulevard SE utilise custom cross-sections which were approved with the 2013 Outline Plan and align with the Mahogany Complete Streets Implementation Guide. All other proposed roads within the plan area use current DGSS standard road sections.

Collector roads within the Outline Plan use the 21.0m standard section (DGSS Figure 24, no bike lanes). In order to be consistent with the existing community, the revised Magnolia Avenue SE and Magnolia Gate SE are proposed to use this 21.0m collector standard.

DENSITY ANALYSIS

This application will result in a decrease in housing units and population density. The proposed amendment is anticipated to result in a decrease of approximately 228 units, from the approved 716 units to a proposed 488 units. The density of the proposed Outline Plan area for redesignation is 10.0 units per acre, a decrease from the approved 14.5 units per acre.

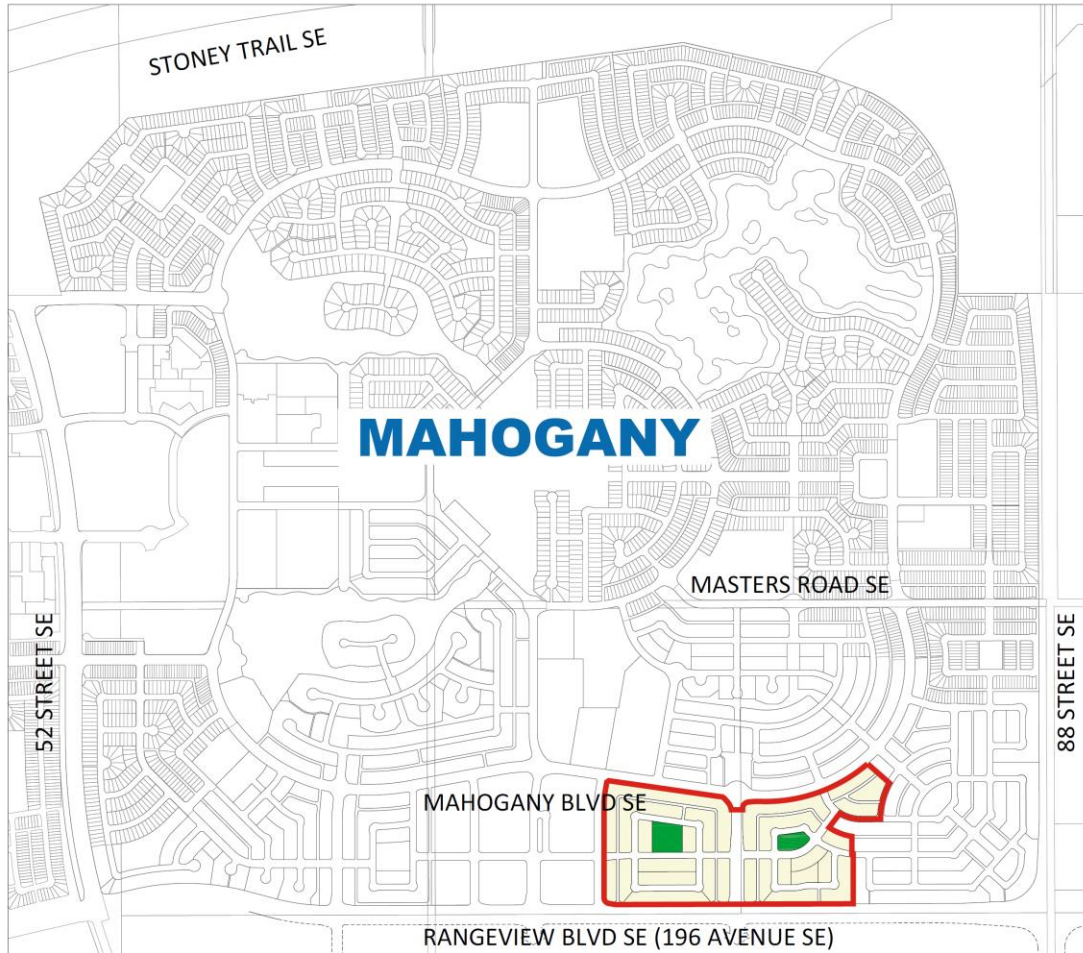
Map 3: Land Use Concept of the Mahogany Community Plan (the applicable Area Structure Plan) identifies this site as being part of the general Residential Area and not within the Village Area or any area which identifies special density policies. Policy 7.1.2 (1)(a) of the ASP states that the minimum density within Mahogany shall be 7.0 units per acre (17.3 units per hectare).

The below table includes the comparison of approved and proposed units and densities. Upon amendment the plan area would attain a density of 10.0 units per acre. This table also shows the impact of the application on density within Hopewell's Mahogany Ollerenshaw Stage 2 Outline Plan, which would be reduced to 8.4 units per acre from the approved 9.3.

Therefore, upon amendment the plan area and overall Outline Plan will continue to meet density policy.

TABLE 1 – LEGACY DENSITY COMPARISON

	APPROVED			PROPOSED	
	Gross Area	Units	Density	Units	Density
Application Outline Plan Area	49.30 ac	716	14.5 upa	488	9.90 upa
Mahogany Ollershaw Stage 2 Outline Plan	256.30 ac	2,387	9.3 upa	2,159	8.42 upa



legend:  Outline Plan Boundary



Oct 05, 2021 - 2:07pm W:\2021-032_Hopewell Residential_Mahogany LUR_LUAM\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2021-032_Mahogany Stage 5 site revised_OP LU_Sep 27, 2021.dwg Layout:Fig Location



Stage 5
Context of Mahogany Community
October 2021