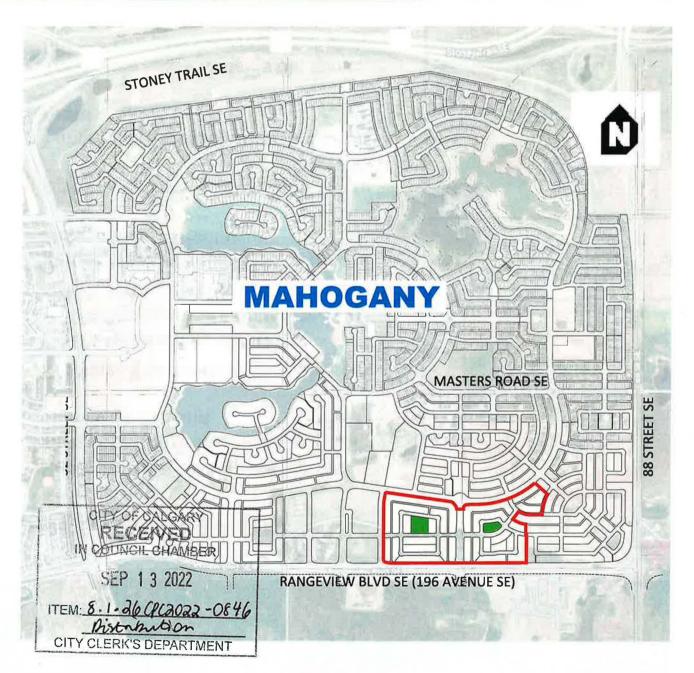
CONTEXT MAP MAHOGANY SOUTH - OUTLINE PLAN & LAND USE



Hopewell^{*}



49.3 ACRE undeveloped site in SW MAHOGANY

Within approved Mahogany Ollerenshaw Stage 2 Outline Plan



Redesignation to R-G (Residential Low Density Mixed District)



PUBLIC OUTREACH with adjacent residents & CA/HOA - no concerns



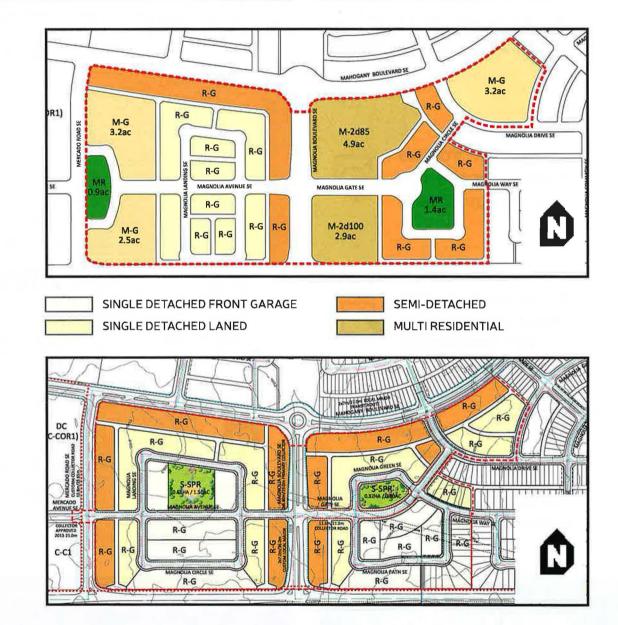
OP/LU to CPC July 21 LU to Council Sept 13

CHANGES TO THE PLAN MAHOGANY SOUTH - OUTLINE PLAN & LAND USE

Hopewell^{*}

CHANGES TO THE PLAN:

- Replaces multi-residential (condo) sites with fee-simple housing based on market demand
- Proposed Outline Plan housing mix:
 - 30% laned single detached
 - 30% front garage single detached
 - 40% semi-detached
- Semi-detached housing to be located along collector roadways
- An overall decrease of 228 units
- Simplified road network, more direct routes
- Total open space remains the same, but the two parks are moved slightly



MULTI RESIDENTIAL & DENSITY MAHOGANY OUTLINE PLAN & LAND USE

Hopewell^{*}



- The community of Mahogany includes a range of medium and high density residential and mixed use sites
- There are over 60 acres of multi residential left to sell within Mahogany
- This application has a minimal effect on density in Mahogany (from 10 units per acre to 9.8 units per acre)

	Units		Density (upa)	
	Approved	Proposed	Approved	Proposed
Plan Area	716	488	14.5	9.9
Stage 2 OP	2,387	2,159	9.3	8.4
Mahogany Overall	12,569	12,341	10.0	9.8

Legend



Mixed Use Residential Multi Residential

Subject Lands