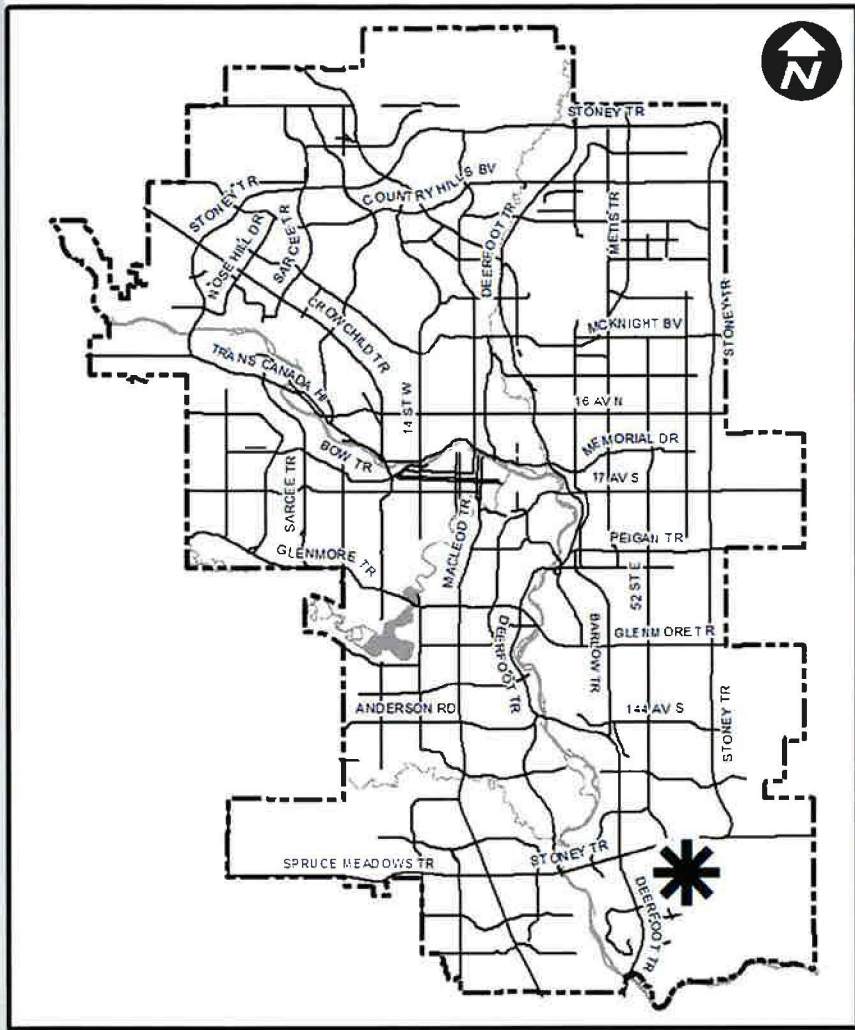


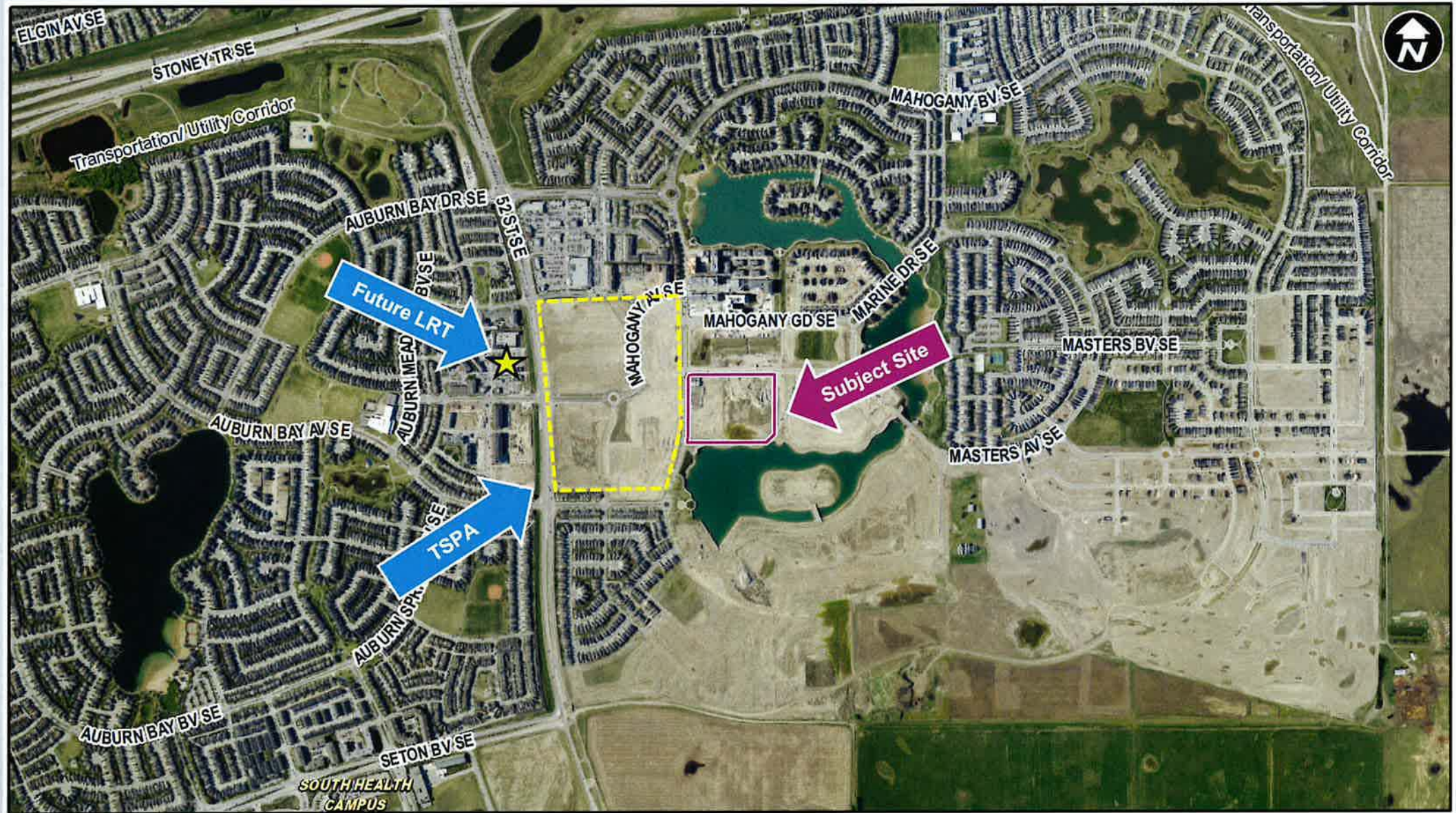


Calgary Planning Commission
Agenda Item: 7.2.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 17 2020
ITEM: #7.2.5. CPC2020-1344
P. John
CITY CLERK'S DEPARTMENT

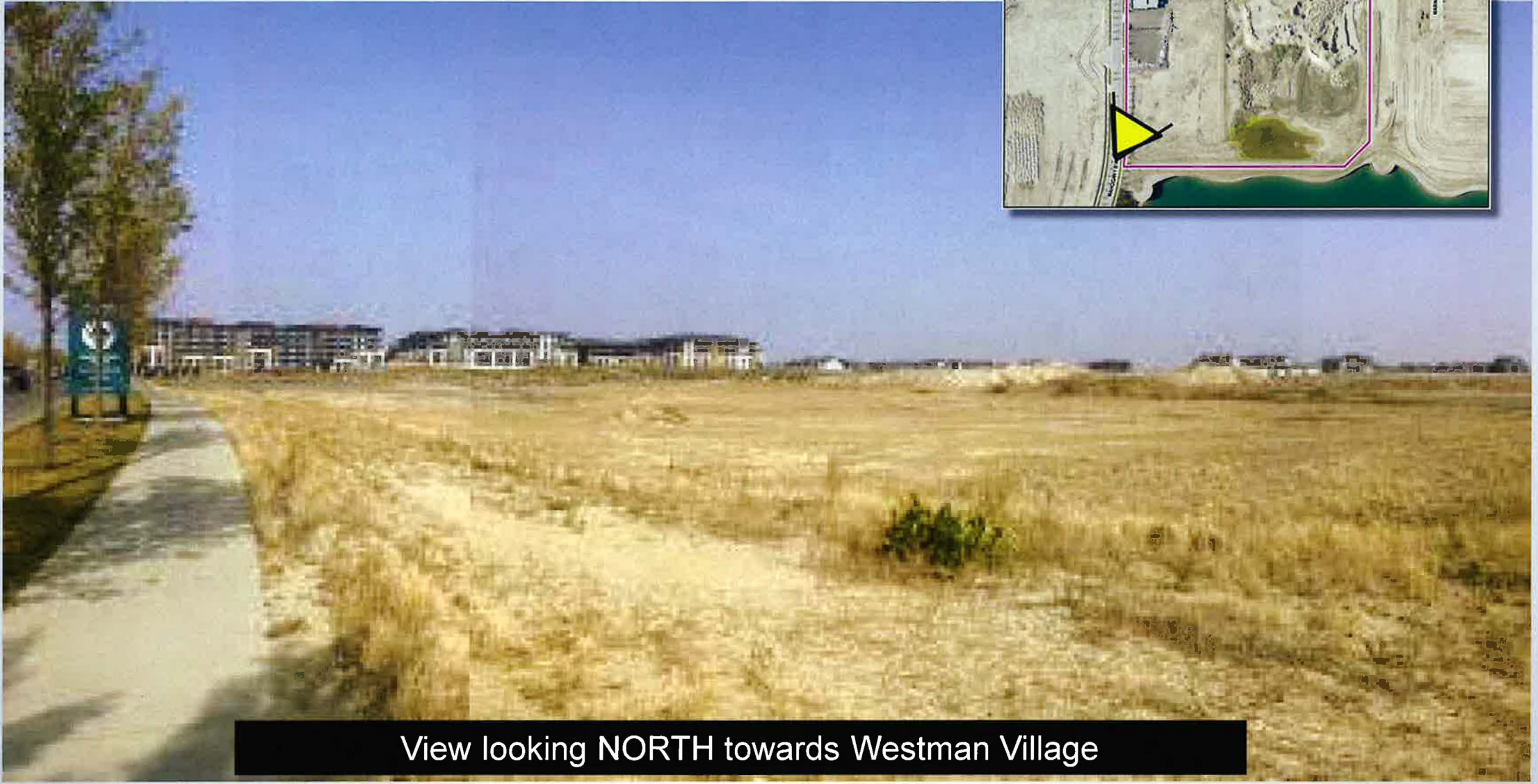
LOC2020-0137
Land Use Amendment



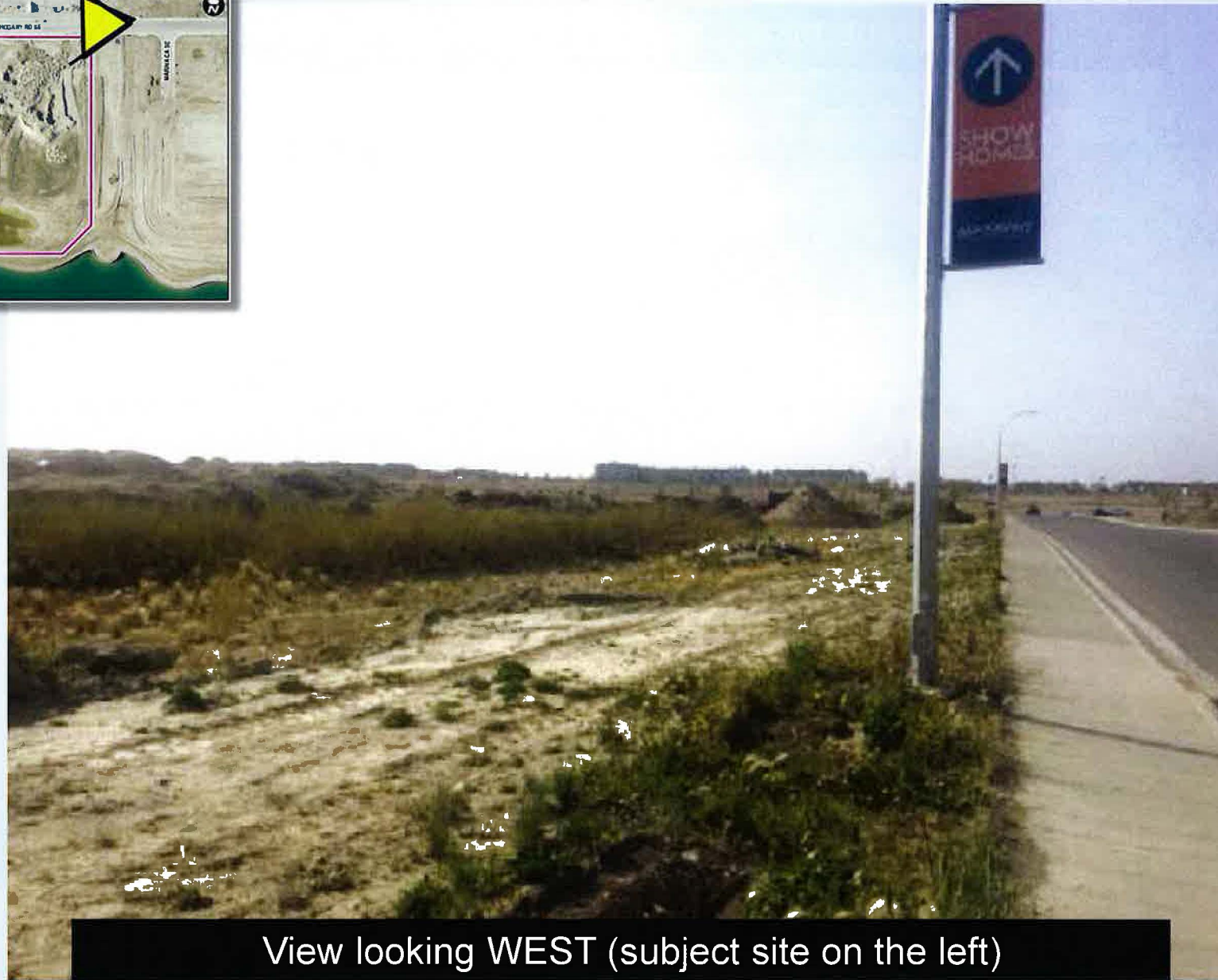




Aerial View of Subject Site (looking SOUTHEAST)



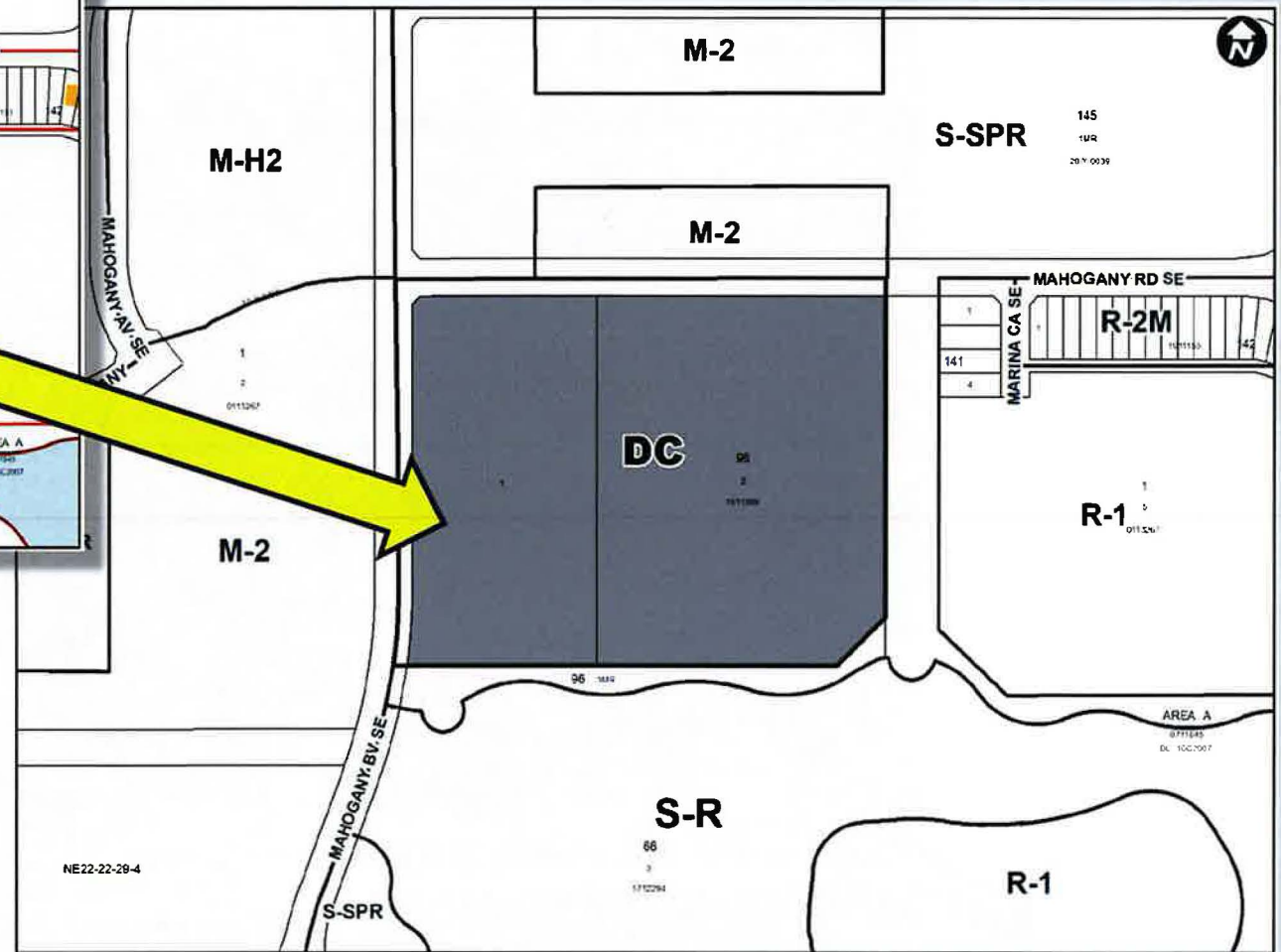
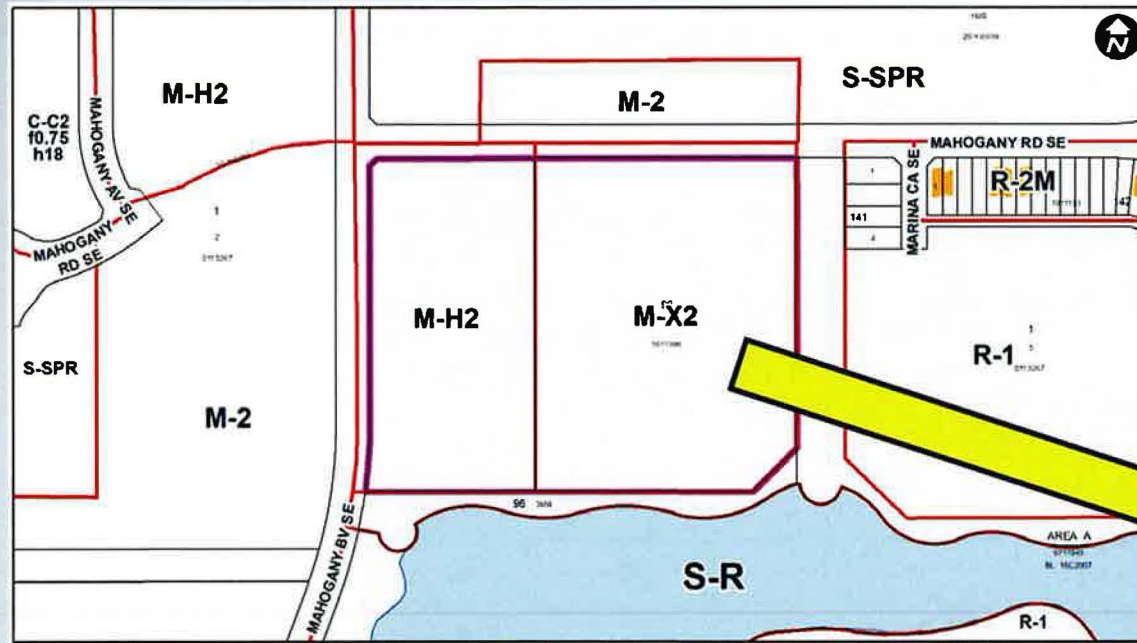
View looking NORTH towards Westman Village



View looking WEST (subject site on the left)

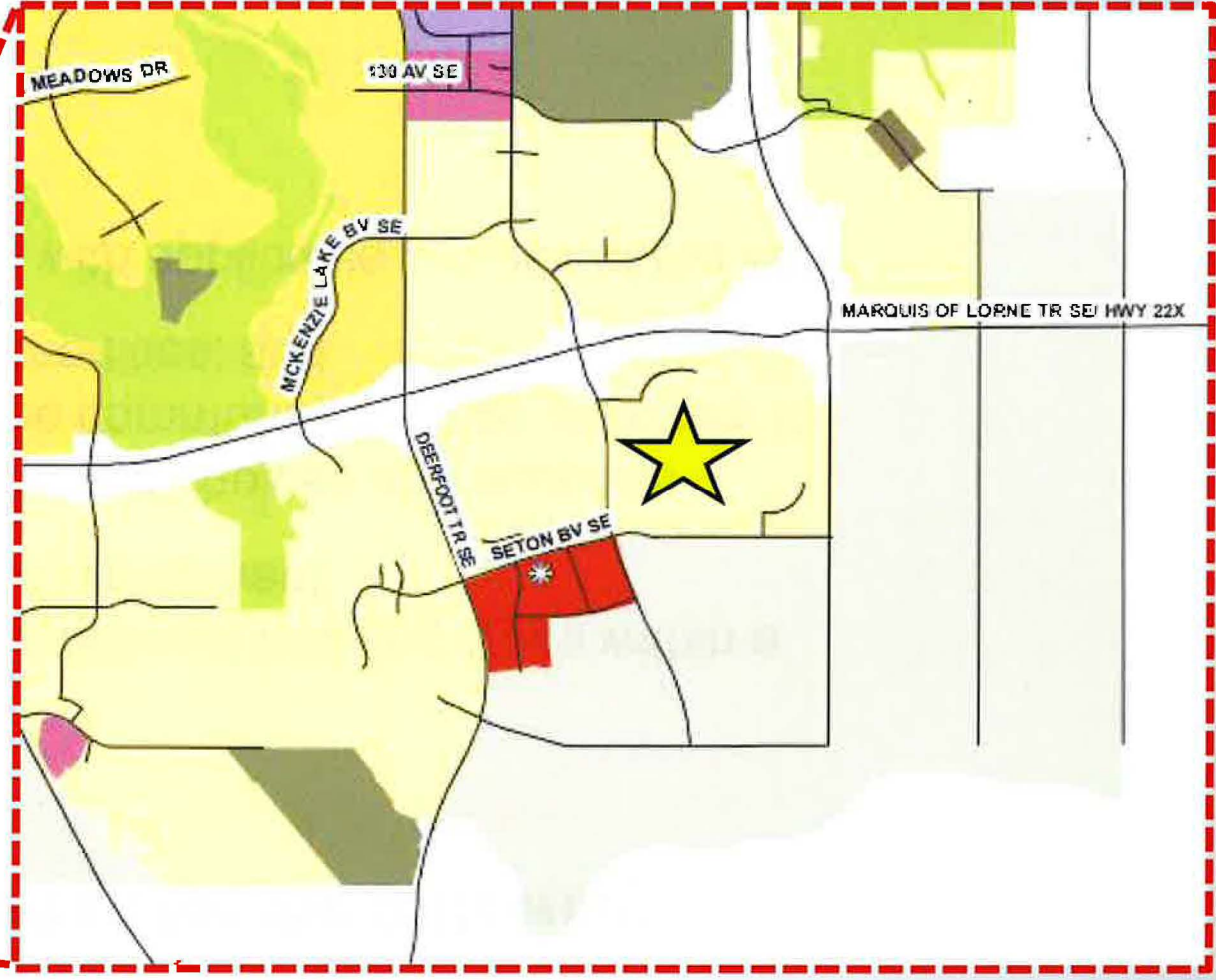
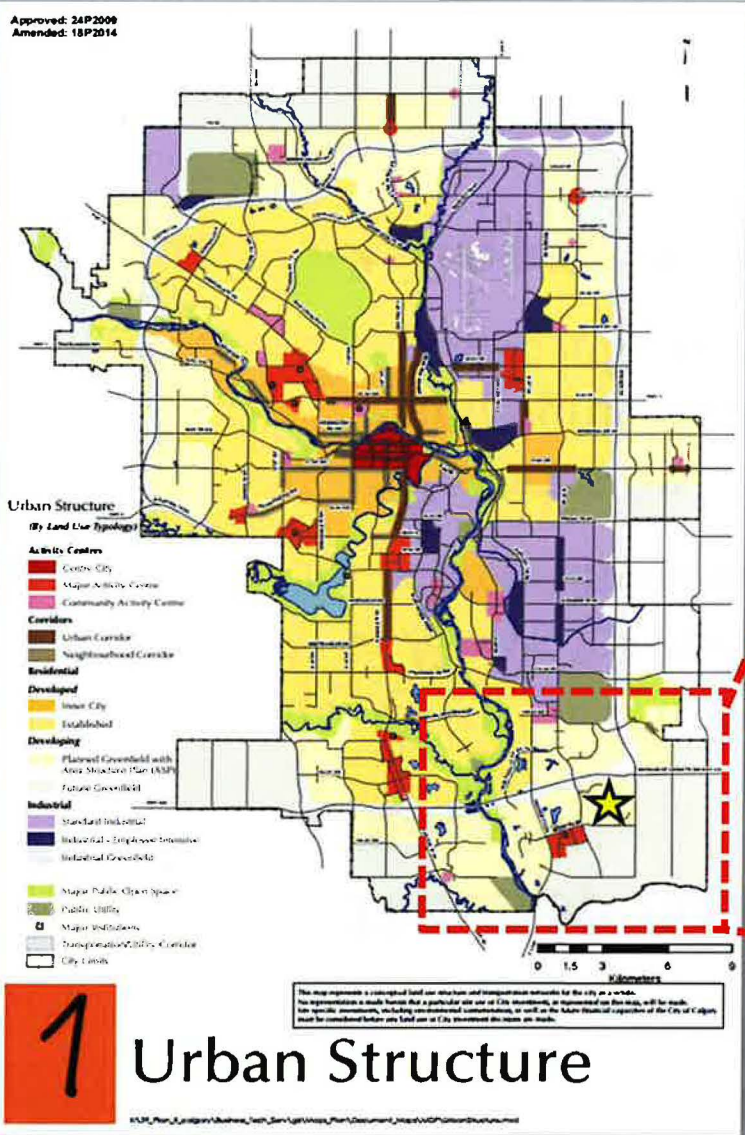
Aerial View of Subject Site from Westman Village (looking SOUTH)





Proposed Direct Control (DC) District:

- Additional discretionary uses of semi-detached dwelling and secondary suite
- Minimum density of 20 units per hectare
- Maximum height of 16.0 metres



 Developing Residential Communities with Area Structure Plan (ASP) Area

The proposal is supported for the following reasons:

- Allows for the inclusion of additional housing types within a comprehensively planned development;
- Provides for a variety of housing choices and supports demographic diversity in the community in close proximity to public infrastructure and amenities; and
- The proposal is in keeping with applicable policies of the MDP.

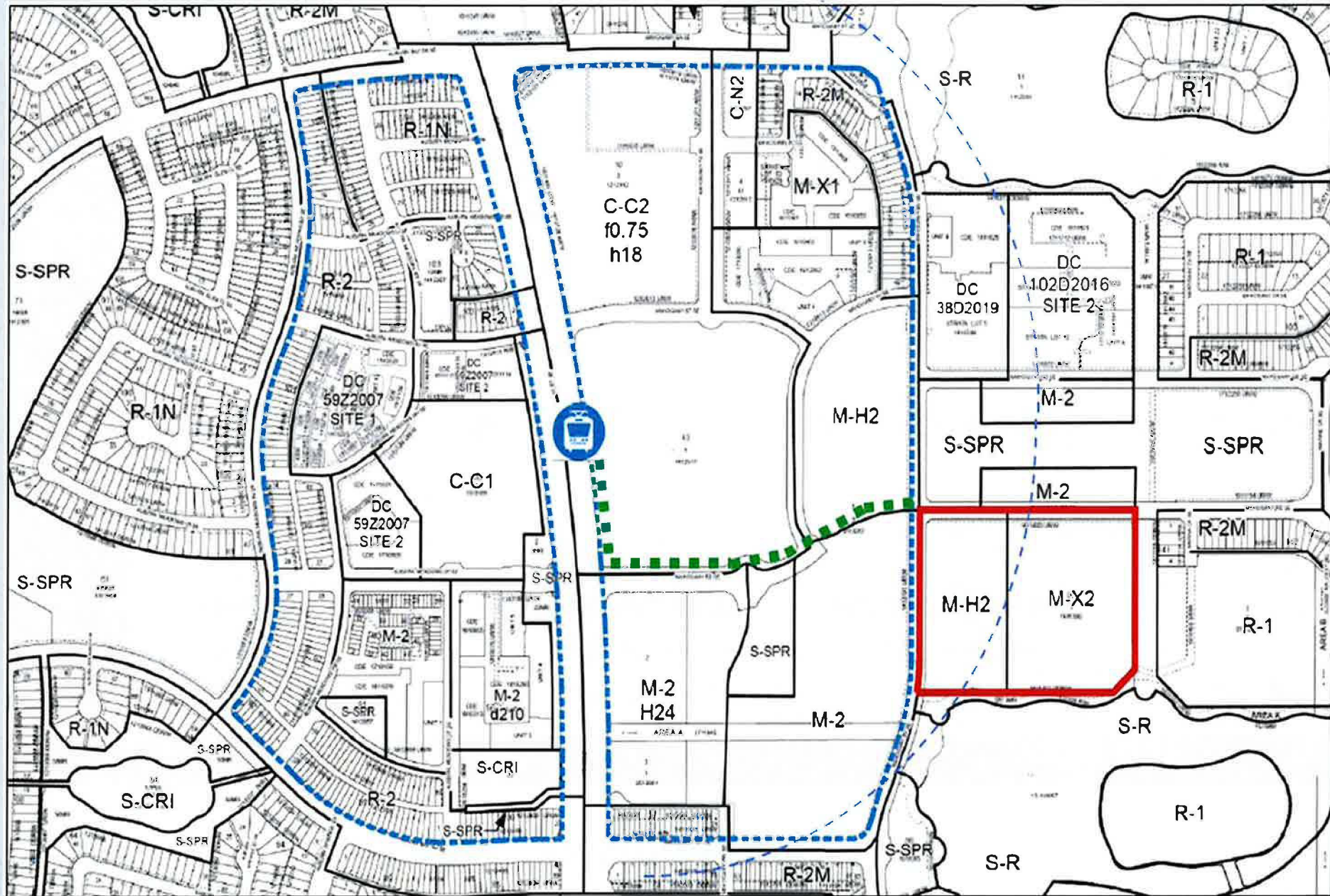
Administration's Recommendation:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 5.48 hectares \pm (13.54 acres \pm) located at 520 and 640 Mahogany Road SE (Plan 1611399, Block 96, Lots 1 and 2) from Multi-Residential – High Density Medium Rise (M-H2) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District to DC Direct Control District to accommodate semi-detached dwellings and secondary suites, with guidelines (Attachment 2).

Supplementary Slides

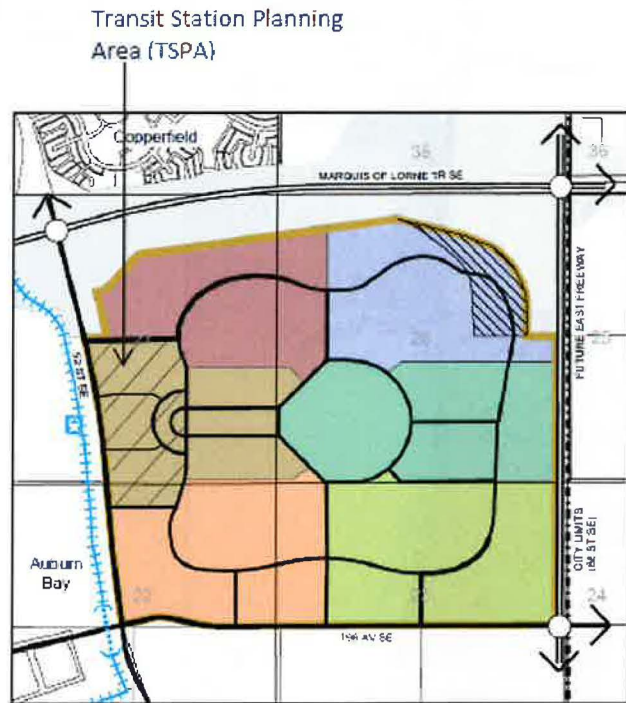
TSPA,
600m Radius
and Actual
Walking
Distance



Land Use Comparison

	EXISTING		PROPOSED	
BYLAW RULE	M-H2 High Density Medium Rise	M-X2 Medium Profile/Support Commercial	M-1 Low Profile Medium Density	DC (M-1)
Density				
Minimum	150 uph	60 uph	50 uph (274 units)	20 uph (110 units) Projected: 22.9 uph (126 units)
Maximum	None	None	148 uph (811 units)	
Building Height (maximum)	50.0	16.0	14.0 m	16.0 m

Density Analysis



LEGEND

-  Community Boundary
-  Neighbourhood Area 1
-  Neighbourhood Area 2
-  Neighbourhood Area 3
-  Neighbourhood Area 4
-  Neighbourhood Area 5
-  Neighbourhood Area 6
-  Transportation and Utility Corridor

Density Analysis - Neighbourhood 6

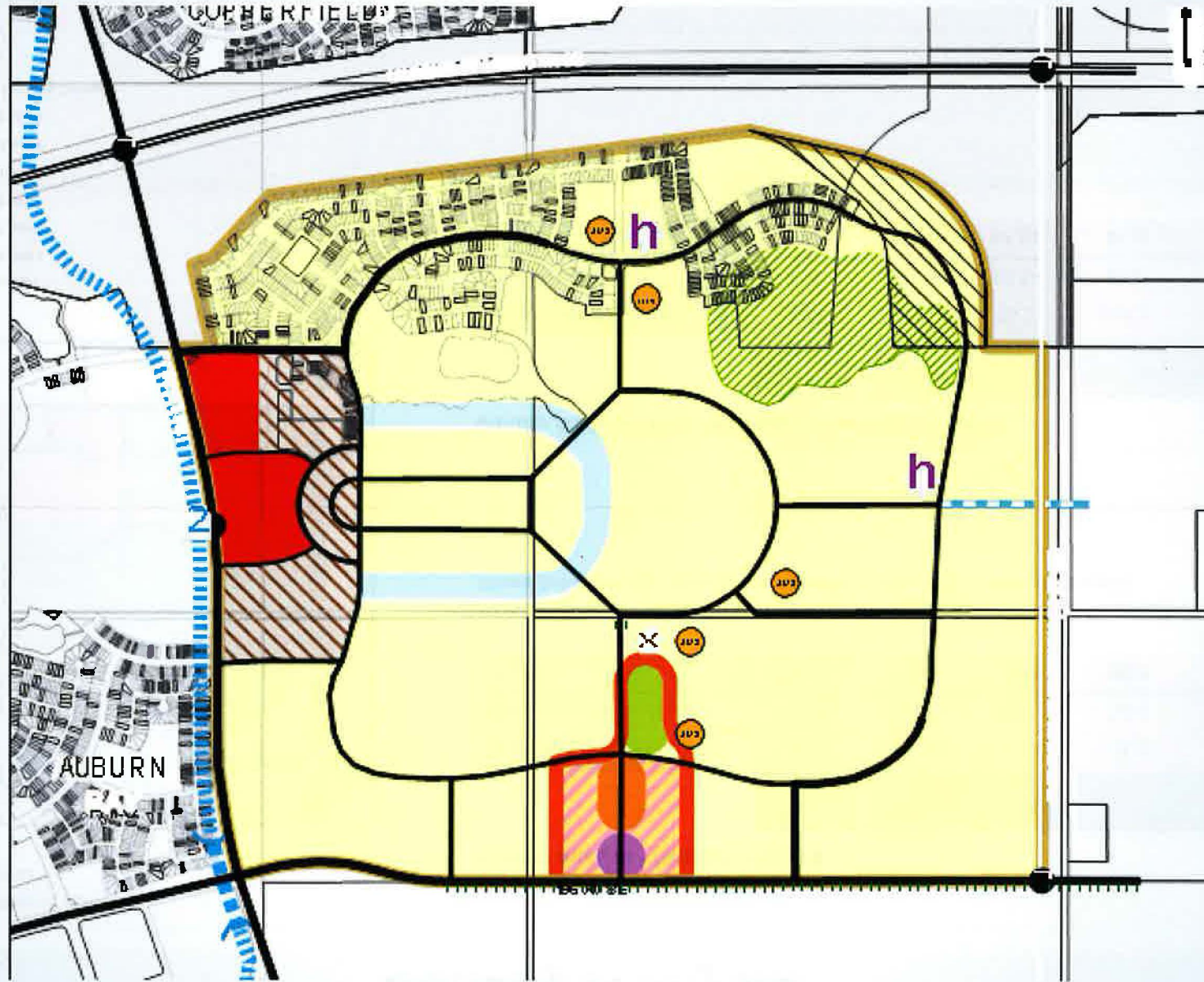
	Units	Area		Density	
		ha	ac	upha	upa
TSPA Residential Area*	1512	24.56	60.66	61.6	24.9
Area outside the TSPA	1188	34.66	85.6	34.3	13.9
Total	2700	59	146	45.6	18.5

* Transit Station Planning Area (TSPA) Information Source: CPC2015-079 report to June 15, 2015 Council (areas and units adjusted to account for additional TSPA residential parcels)

Density Analysis - Jayman Development Part 1 & Part 2

	Units	Area		Density	
		ha	ac	upha	upa
Westman Village (Part 1)	800	5.55	13.7	144.2	58.4
Phase 36 (Part 2)	126	5.48	13.54	23.0	9.3
Total	926	11.03	27.24	84.0	34.0

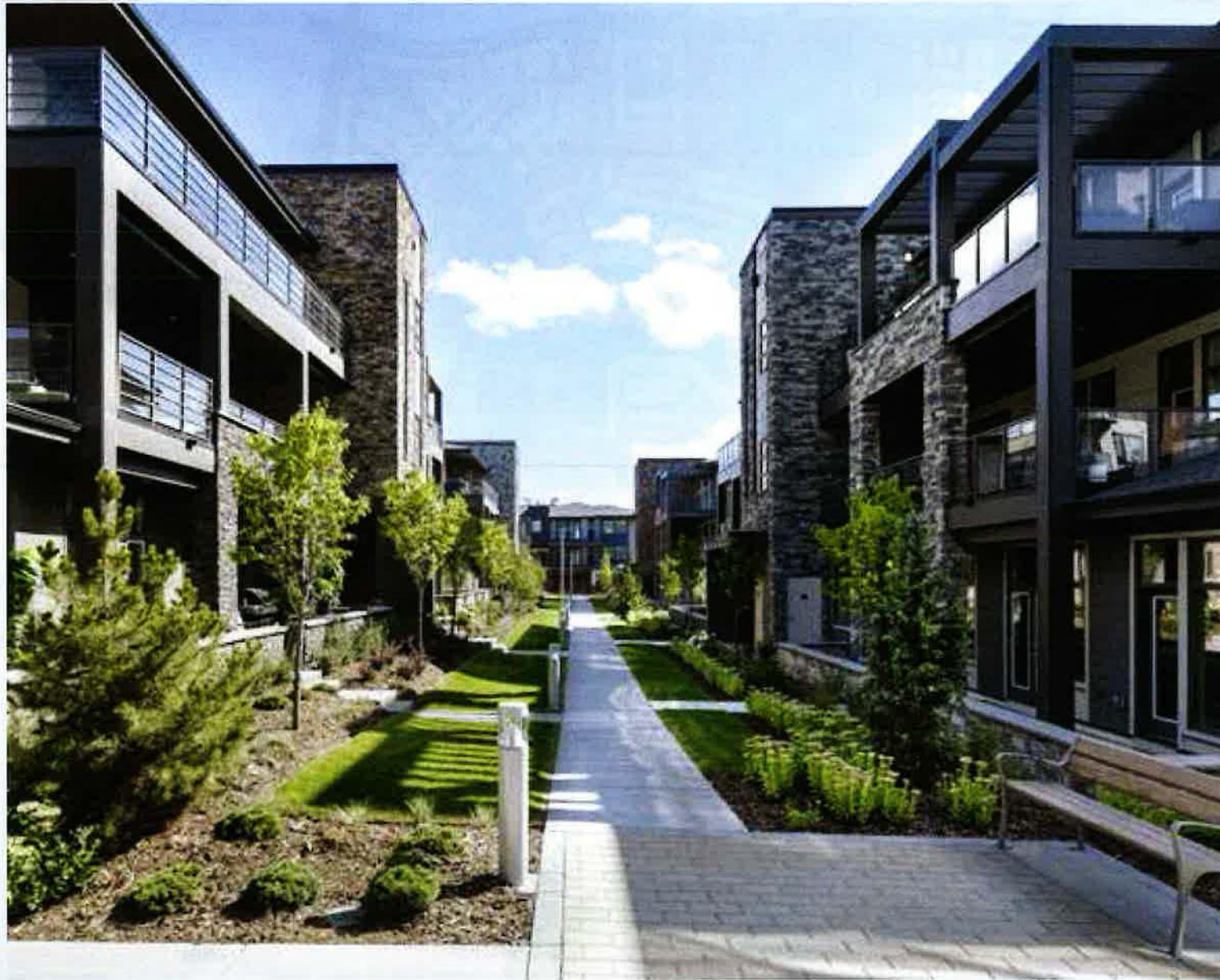
Mahogany
Community Plan
Land Use Map



Mahogany Plan

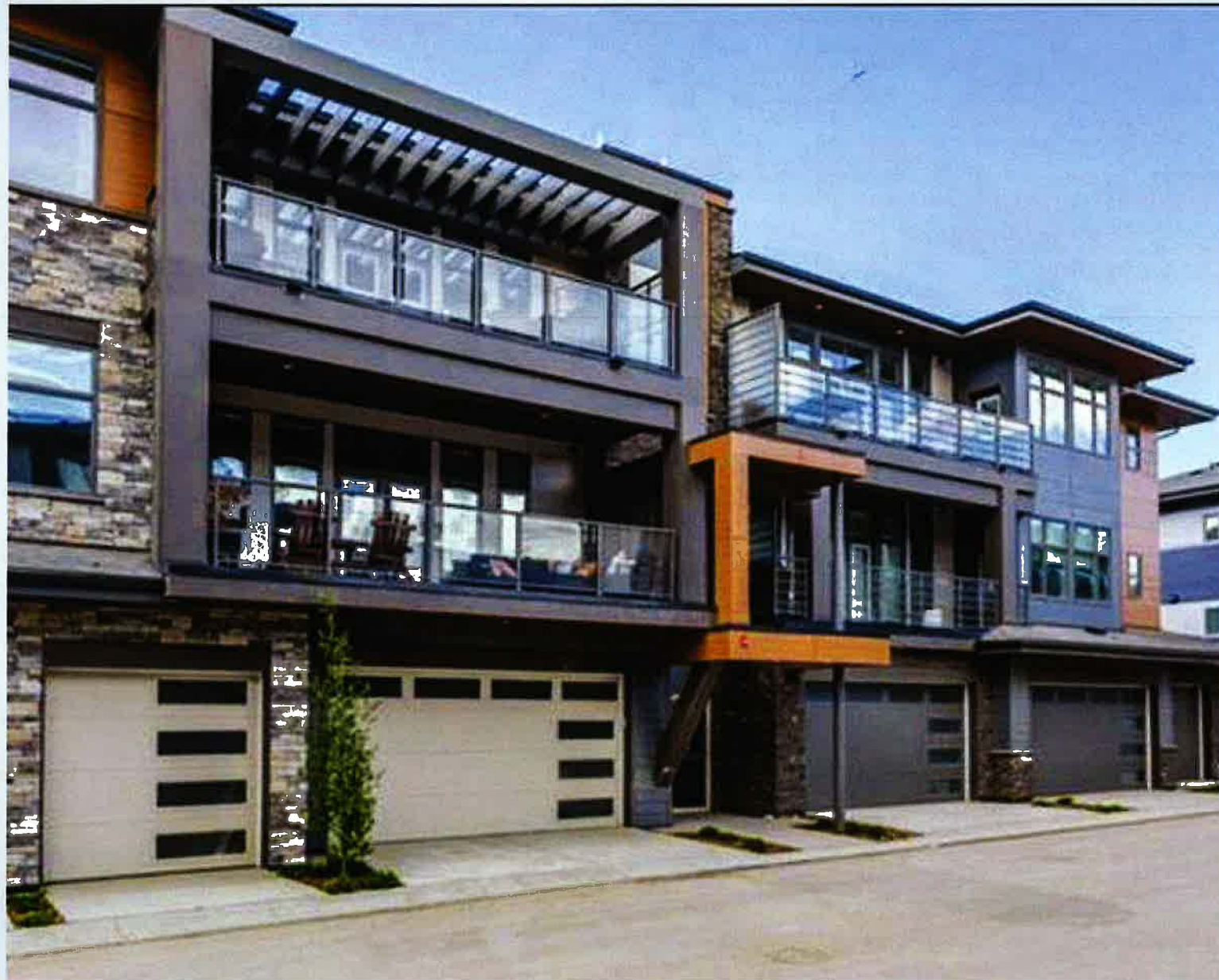


Jayman BUILT
Reflections
Product



10/17/20
10/17/20
10/17/20

Jayman BUILT
Reflections
Product





Jayman BUILT
Reflections
Product

Jayman BUILT
Reflections
Product



Core Performance standards consider the **environment.**

As part of our commitment to building Alberta's greenest homes, we've included a leading set of Core Performance products standard in our single family homes.

Products include a turn key solar system, the Navion tankless water heater, triple pane windows, an

upgraded insulation package, active heat recovery ventilator, a 96% efficient 2-stage furnace and more, to ensure that your new Jayman BUILT home is easier on your wallet and the environment.



How solar panels generate electricity

1. Solar panels are installed on the roof of the home and/or garage. These panels contain photovoltaic (PV) cells that convert sunlight into direct current (DC) power.
2. Inverter(s) convert DC electricity from the solar panels into the AC electricity used in the home.
3. The inverter feeds electricity into the electrical distribution system.
4. The bi-directional meter keeps track of both the energy imported from the grid and the energy exported to the grid. Savings and export credits are reflected on your electricity bill.
5. Your home remains connected to the utility grid to supply you with electricity when you need more power than your system is producing, like at night.

Jayman BUILT
Solar Panels

NEW MODELS. NEW FIT & FINISH. NEW PRICING.

For More Information on Your Home of The Future visit Jayman.com/solar



SCORE
STANDARD ON
EVERY JAYMAN
BUILT HOME

SOLAR

Building Alberta's quality of life for 40 years and counting.

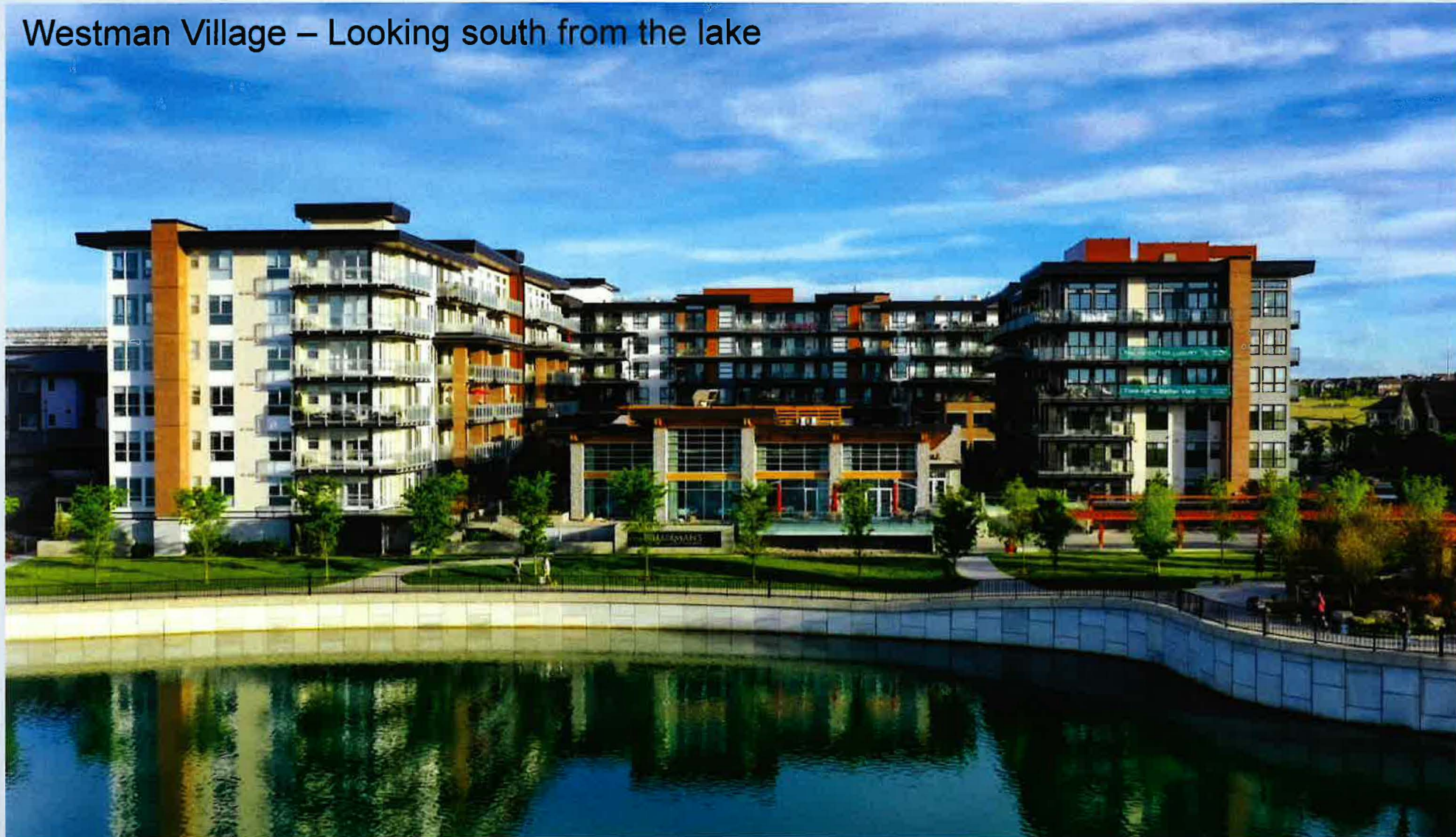
We have been innovating, enhancing and building Alberta's quality of life for the past 40 years, continually raising the bar and pushing the standard of what is possible.

Jayman's Mahogany Westman Village Photos

Westman Village – Aerial looking southeast



Westman Village – Looking south from the lake



Westman Village – Looking south from the lake



Westman Village – Looking northwest

