

# Applicant Outreach Summary

**Project Name:** *Mahogany Phase 36 Land Use Amendment*

Did you conduct community outreach on your application? YES

If no, please provide your rationale for why you did not conduct outreach.

## **Outreach Strategy**

*Currently there are no residents located immediately adjacent to the subject site. The community outreach was primarily through contact with Copperfield-Mahogany Community Association (CMCA) representatives.*

*A digital copy of the submission package was sent to CMCA President and Development representative with the offer to meet followed by calls as listed below.*

## **Stakeholders**

*Copy of Application package to CMCA representatives – October 21, 2020*

*Follow up Phone Conversation with CMCA representatives – October 27, 2020*

*Update to CMCA representatives – November 20, 2020*

## **What did you hear?**

Provide a summary of main issues and ideas that were raised by participants in your outreach.

*Conversations with CMCA representatives did not indicate any concerns with the proposed application, however, the residents in the vicinity of the existing Westman Village development by Jayman expressed concerns over traffic, parking and pedestrian safety on Mahogany Blvd at its intersection with Mahogany Avenue and entrance into Westman Village retail. Jayman received a copy of the attached letter from Cllr. Keating's office.*

## **How did stakeholder input influence decisions?**

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

*The issues listed above are unrelated to the proposed application. In consultation with Cllr Keating's office, Jayman facilitated City Roads Operations Safety to monitor the area of concern identified by the residents on November 9, 2020. Calgary Roads has agreed to move forward with a formal study for pedestrian safety in and around this area.*

*The outcome is considered a positive step towards a pedestrian four-way stop, or at the least a crosswalk.*

## **How did you close the loop with stakeholders?**

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

*CMCA representatives were provided with an update on the approval process for the proposed Land Use amendment as well as the Traffic Safety measures for Mahogany Blvd in the vicinity of Westman Village on November 20, 2020.*

*A copy of the response to CMCA is attached.*

October 19, 2020

**Copperfield & Mahogany Community Association (CMCA)**

c/o Copperfield Community Hall  
6 Copperstone Way SE  
Calgary, AB

Attn: Mr Doug Hayden, Director for Planning & Development Review

Dear Doug:

We are writing to you to request the support of the CMCA in lobbying the City of Calgary and Jayman Realty if necessary, to provide proper traffic and pedestrian controls to those streets surrounding the almost completed Westman Village.

We are residents on the west side of Mahogany Blvd SE. We see everyday how the traffic congestion, vehicle speed and mostly uncontrolled parking situation combines with the lack of proper traffic signage & pedestrian crosswalks to create an unsafe environment.

The entrance to the Westman Village retail component at Mahogany Centre SE that aligns with Mahogany Avenue SE requires painted and perhaps lighted crosswalks in all directions to remind drivers this is a high pedestrian area and that caution is mandatory.

It may also be best, due to the high volume of car traffic, that this intersection be made into a four way stop. This new stop could also help slow down the vehicles travelling north to the traffic circle at Mahogany Gate SE. This secondary pedestrian area also has some significant foot traffic from those people accessing both the Mahogany Lake promenade and The Chairman's restaurant from the west side of Mahogany Blvd SE. As an aside, Jayman's Wallace Chow had promised during the DP process to help make this anticipated particular foot traffic situation more safe by adding flashing crossing lights but nothing has been done to date.

We would also like the City of Calgary to enforce their Parking Bylaws that restrict all residents and construction workers alike from parking in such a way as to severely restrict vehicle traffic sightlines and that block rear lane & fire hydrant access points.

The parking situation is further hampered by the fact that all of the condominium developments in the immediate area have no free on-site parking available, other than the minimal number of Visitor Parking Only stalls required by their Development Permits. So any residents, and particularly in the case of Westman Village, any retail or other on-site employees or the customers of any of those businesses that choose not to pay for parking therefore occupy all the available street parking on almost constant basis. The only time that there is really any street parking available is from midnight after Chairman's restaurant closes to 7 am when the construction workers and on-site employees arrive to start their day.

Hopewell, at their Sandpoint condo development have provided an off street parking area which some of their workers are using that does help alleviate the above mentioned problems. Perhaps Jayman & Hopewell could be encouraged to provide additional and mandatory off street worker parking until all of their developments have been completed.

The above quickly summarizes what is happening in our immediate area and anything that can be done to improve the traffic/parking/pedestrian situation would be greatly appreciated. I would be happy to meet to discuss the above in more detail and am available most times, at your convenience.

Thank you for your consideration Doug.

Yours truly,

Rick and Lorie Legge  
2264 Mahogany Blvd SE  
403-771-5775

cc: Ms. Nicole Marr, President CMCA  
Mr. Shane Keating, Councillor Ward 12 City of Calgary

bsyal@planningplus.ca

---

**From:** bsyal@planningplus.ca  
**Sent:** November 20, 2020 8:02 AM  
**To:** [REDACTED]  
**Cc:** president@cmcommunity.ca; 'Shane Keating'; 'EAWard12 - Shannon Martel'; Mona.Ha@calgary.ca; daucoin@Jayman.com; Bob Clark [REDACTED]  
**Subject:** Mahogany Phase 36 Land Use Amendment (LOC2020-0137) Update  
**Attachments:** CMCA letter.doc; LOC2020-0137 LU Amendment Site Plan 11-20.pdf; Dennis Aucoin.vcf

Hello Doug, I wanted to provide you with an update on both Mahogany Phase 36 Land Use Amendment (LOC2020-0137) application as well as on traffic safety concerns expressed by Mahogany residents in the vicinity of Westman Village in attached letter dated October 19, 2020.

**Mahogany Phase 36 Land Use Amendment** – The proposed Land Use Amendment was reviewed by the City's Corporate Planning Applications Group (CPAG) which resulted in minor revisions. The second attachment is a copy of the updated Land Use Amendment Site Plan. The original intent of lowering the existing approved intensity from M-H1 and MX-2 to DC(M-1) in order to align with the current market conditions, remains the same. The proposed amendment is targeted for presentation at the December 17, 2020 Calgary Planning Commission (CPC) meeting and February 1, 2021 Public Hearing of Council. We will be happy to meet with CMCA board members prior to CPC or Council or answer any questions you may have.

**Traffic Concerns in the vicinity of Westman Village** – Since receiving the attached letter from Cllr Keating's office, Jayman facilitated City Roads Operations Safety to monitor the area of concern identified by the residents, on November 9, 2020.

Below is an update provided by Mr. Dennis Aucoin, Senior Development Manager, Jayman. I have attached Mr. Aucoin's contact information.

'We wanted to update the Mahogany Community Association regarding pedestrian traffic in and around Westman Village. I assume Councilor Keating's office would have provided their update to the community, so apologies if my efforts appear doubled up.

We had the City of Calgary's Tony Churchill (Traffic Leader Ops Safety, Roads) come to Westman Village on the morning of Nov 09, 2020, to monitor the pedestrian traffic situation. The outcome of Tony's visit is that he has agreed to move forward on a formal study for pedestrian safety in and around this area.

The outcome is a positive step towards a pedestrian four-way stop, or at the least a crosswalk that we all know is necessary. Jayman has been lobbying to get this actioned since the opening of Westman Village. Because this is city property, we need them on board; otherwise, we would have done something ourselves. We are aligned with the community's concerns with pedestrian safety.

If there are any questions or concerns the community association may have, please feel free to reach out. My contact information is attached.

**DENNIS AUCOIN SENIOR DEVELOPMENT MANAGER, MULTI FAMILY**

Should you have any questions on either of the above items, please do not hesitate to contact our team.

Best regards

Bela Syal, MBA, MEdes, MCIP  
P: 403-651-3678  
E: [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca)  
[www.situated.co](http://www.situated.co)



---

**From:** [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca) [mailto:[bsyal@planningplus.ca](mailto:bsyal@planningplus.ca)]  
**Sent:** October 23, 2020 7:27 AM  
**To:** [REDACTED]; 'president@cmcommunity.ca'  
**Cc:** 'daucoin@Jayman.com'; 'Bob Clark'  
**Subject:** RE: Mahogany Phase 36 Land Use Amendment (LOC2020-0137)

Thanks Doug. Please let us know what works for the board members in terms of time for a meeting and presentation. We are also in touch with Sally Lockhart, GM, Mahogany HOA. Perhaps we can schedule one meeting for both parties, if that is a feasible option.

Look forward to hearing back from you

Kind regards

Bela Syal, MBA, MEdes, MCIP  
P: 403-651-3678  
E: [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca)  
[www.situated.co](http://www.situated.co)



---

**From:** [REDACTED]  
**Sent:** October 22, 2020 9:06 AM  
**To:** [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca); [president@cmcommunity.ca](mailto:president@cmcommunity.ca)  
**Cc:** [daucoin@Jayman.com](mailto:daucoin@Jayman.com); 'Bob Clark'  
**Subject:** RE: Mahogany Phase 36 Land Use Amendment (LOC2020-0137)

Good Morning Bela: Thank you for considering us and of course we are happy to review. We would most certainly like to schedule a presentation as we are getting feedback from folks who currently live in close proximity to Westman Village.

Doug Hayden  
[REDACTED]

---

**From:** [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca) <[bsyal@planningplus.ca](mailto:bsyal@planningplus.ca)>  
**Sent:** October 21, 2020 9:18 AM  
**To:** [REDACTED]; [president@cmcommunity.ca](mailto:president@cmcommunity.ca)  
**Cc:** [daucoin@Jayman.com](mailto:daucoin@Jayman.com); Bob Clark [REDACTED]  
**Subject:** Mahogany Phase 36 Land Use Amendment (LOC2020-0137)

Good Morning Doug and Nicole, we are representing Jayman on the land use amendment for Phase 36 in Mahogany (LOC2020-0137), 13.5 acre site which mirrors Westman Village. You have likely received attached Site Plan and Applicant's submission from the City of Calgary, as the application is currently in circulation. Jayman is proposing a lower intensity than the currently approved M-H2 and MX-2 land use.

I am reaching out to see if you have any questions. We would be happy to schedule a virtual meeting with some or all of Copperfield-Mahogany CA board members. Kindly let us know if that is something the board members may be interested in.

Kind regards

**Bela Syal**, MBA, MEdes, MCIP

P: 403-651-3678

E: [bsyal@planningplus.ca](mailto:bsyal@planningplus.ca)

[www.situated.co](http://www.situated.co)

