

Applicant Submission

November 27, 2020

Jayman is proposing a land use amendment to 5.48 hectares (13.54 acres), referred to as Phase 36, located in the community of Mahogany. The Phase 36 site constitutes Jayman Development Part 2 in Mahogany and is complementary to Westman Village, Jayman's flagship Development Part 1 and Calgary's first and only resort-style seniors (50+) complex. Jayman is proposing a land use amendment from the existing M-H2 and MX-2 to Direct Control based on M-1 district.

Jayman Development Part 2 (Phase 36) is intended to provide Adult Living on a comprehensively developed site with housing types more aligned with the market conditions. The proposed semi-detached villas and low scale apartment units termed "Reflections" complement the medium and high density available in Westman Village and provide a greater choice of housing types in Mahogany. The Phase 36 villas and low scale apartments provide more affordable housing choices than those available in Westman Village, which primarily caters to the upper end of the seniors market. Due to higher level of amenities and high costs associated with construction, especially the provision of underground parking, Westman Village patrons tend to be more affluent seniors.

The proposed amendment is in compliance with the policies of the Mahogany Community Plan (Area Structure Plan) and overarching Municipal Development Plan (MDP). The proposed use and density meet/exceed the policy requirements. At a combined density of 84 units per hectare (34 units per acre) and 925 units, Jayman's Westman Village and Phase 36 significantly exceeds the MDP density targets of 20 units per hectare (8 units per acre).

The Phase 36 site is located outside the Transit Station Planning Area (TSPA) from the future Green Line station along 52 Street SE, defined in the Mahogany Community Plan. The western portion of the Phase 36 site falls within the 600m radius from the station but is outside of the actual 600m walking distance.

We respectfully request the City's support for the proposed amendment which is intended to achieve the following:

- Provide Adult Living with housing types which complement the current medium and high density housing choices available in Westman Village and thereby address the market gap
- Provide Adult Living in more affordable categories than those available in Westman Village
- Create a program for the site that is aligned with the market to advance absorptions, manage market risk and allow Jayman's continued investment and value creation in the community of Mahogany and the City of Calgary