



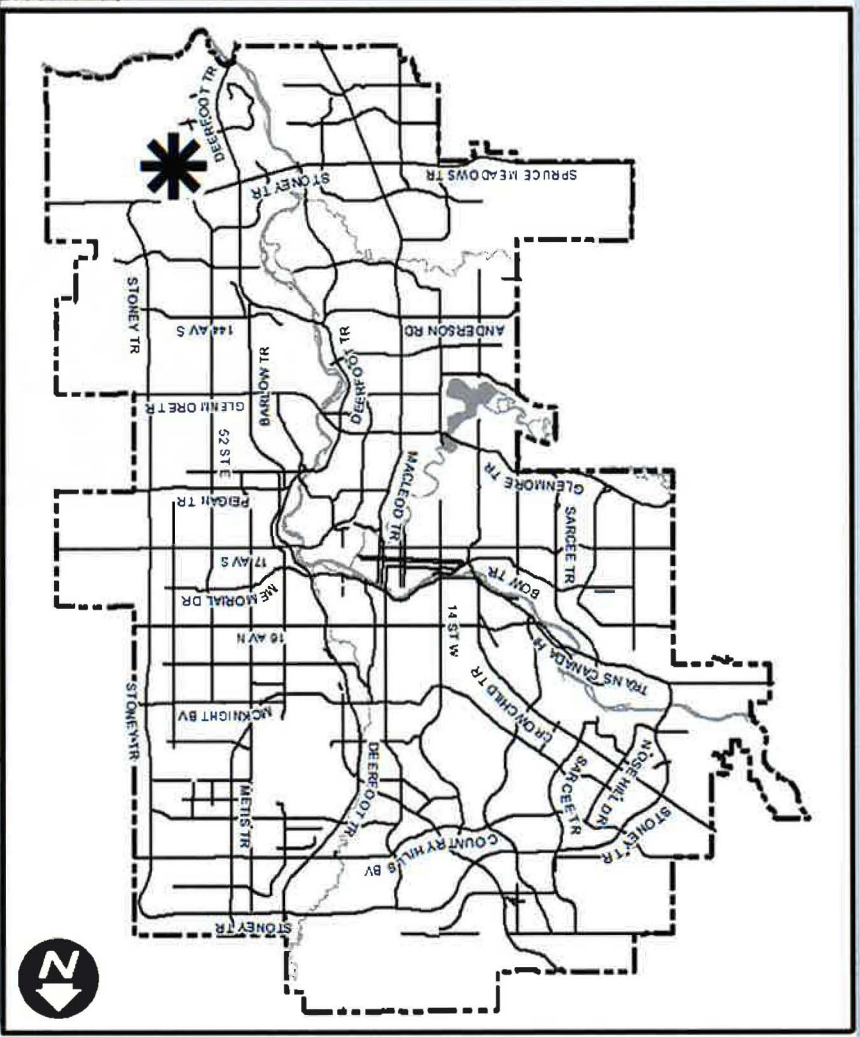
# Public Hearing of Council Agenda Item: 8.1.7

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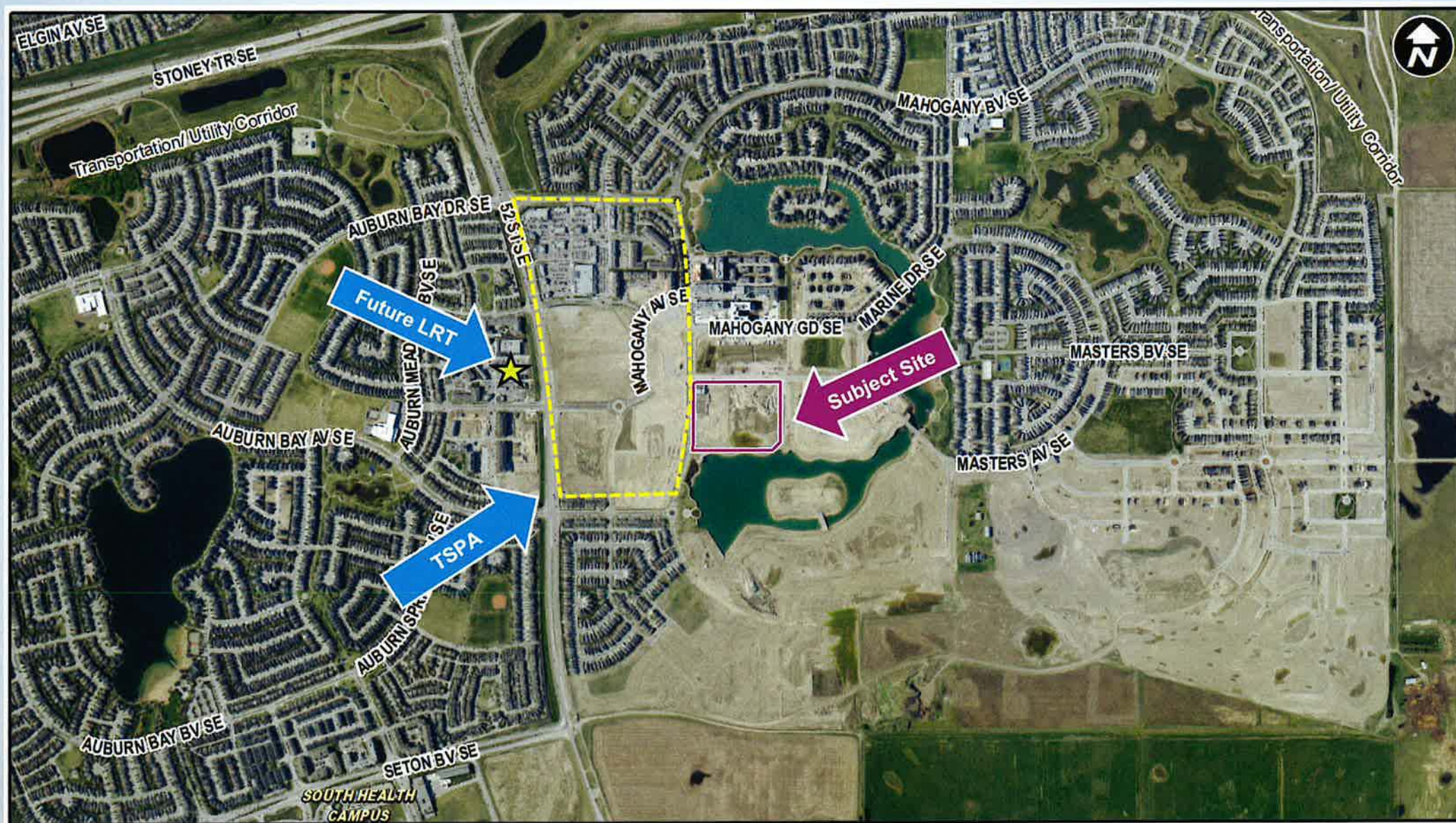


## LOC2020-0137 Land Use Amendment

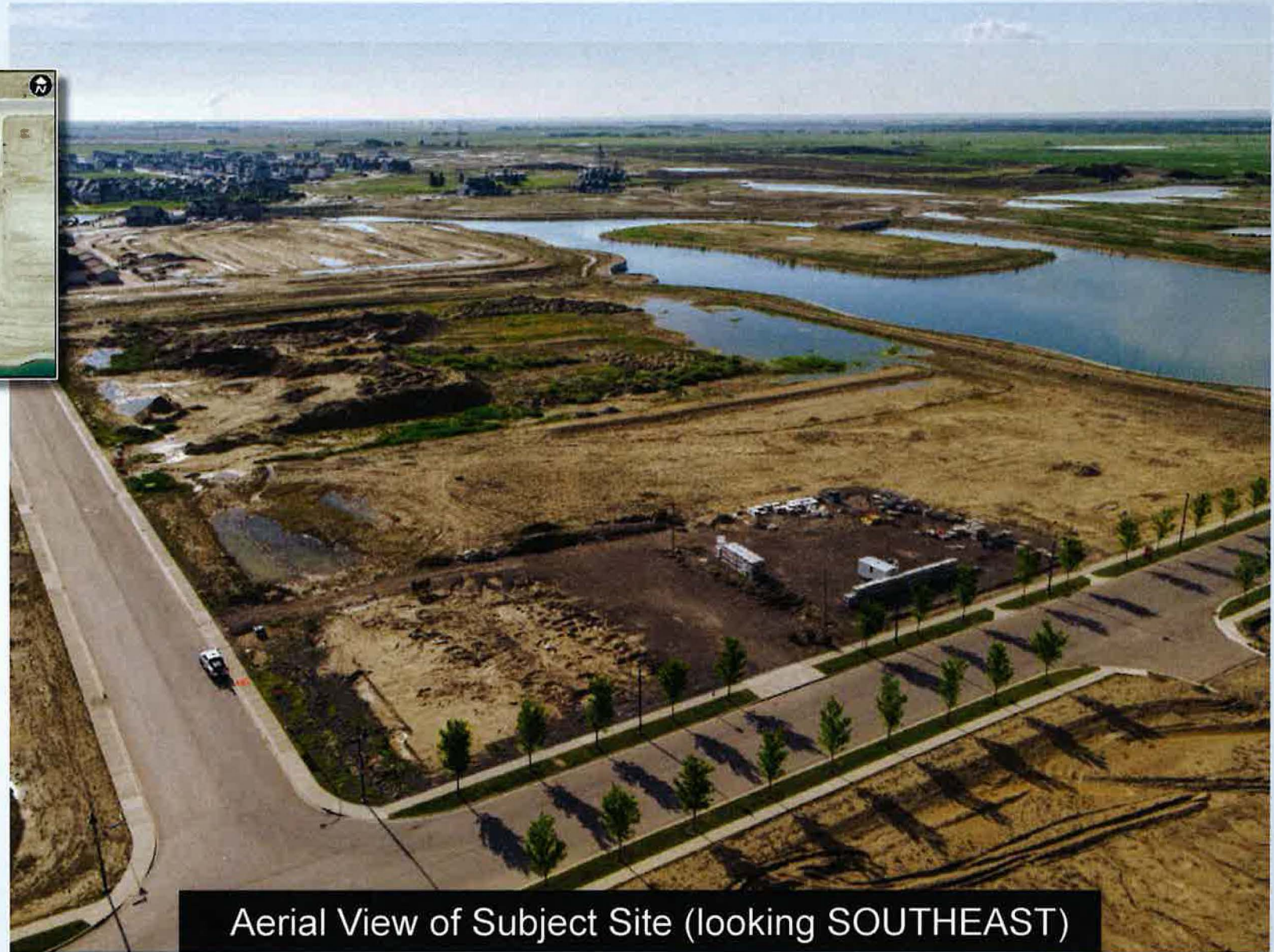






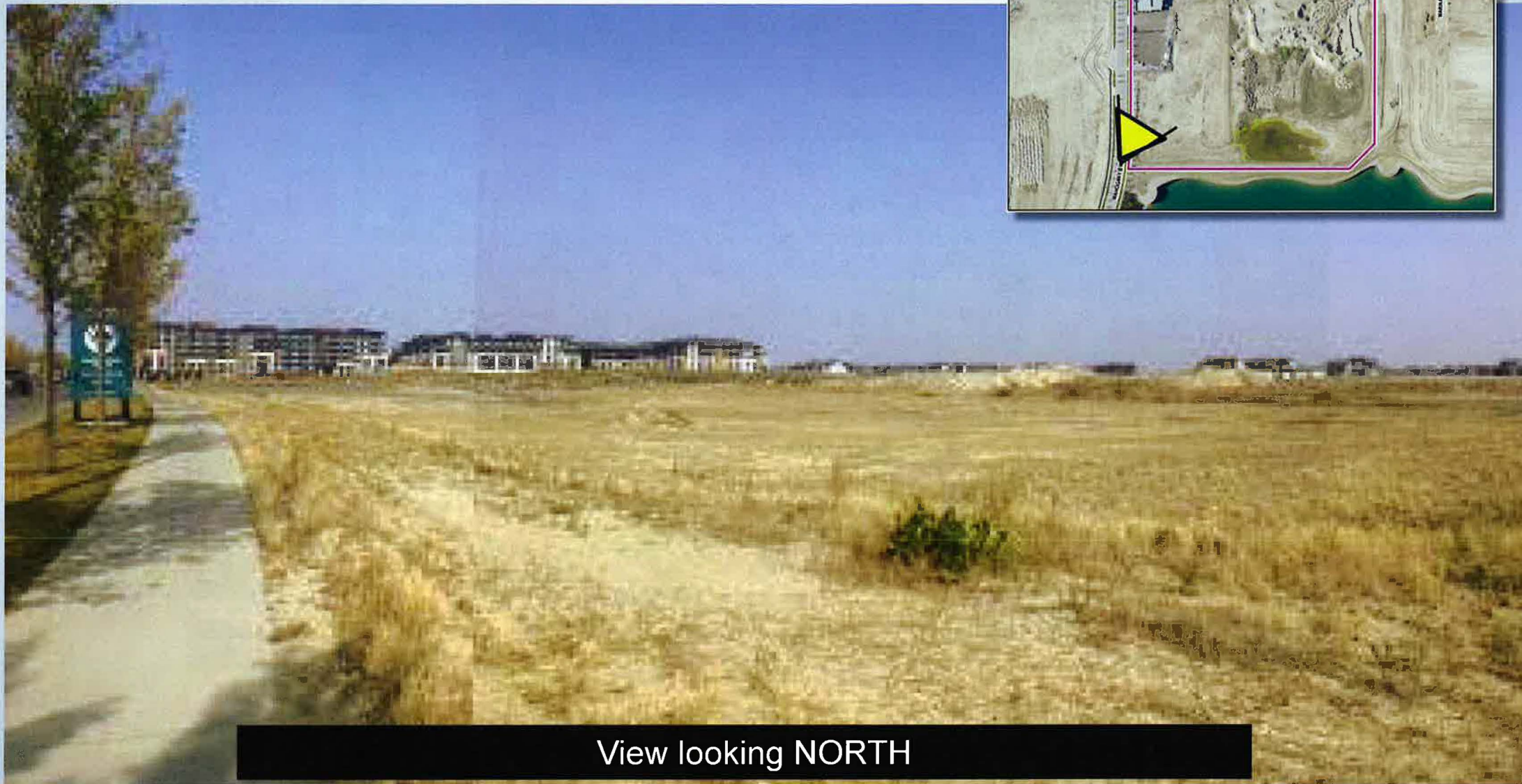






Aerial View of Subject Site (looking SOUTHEAST)







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





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



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 20D2021** 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).



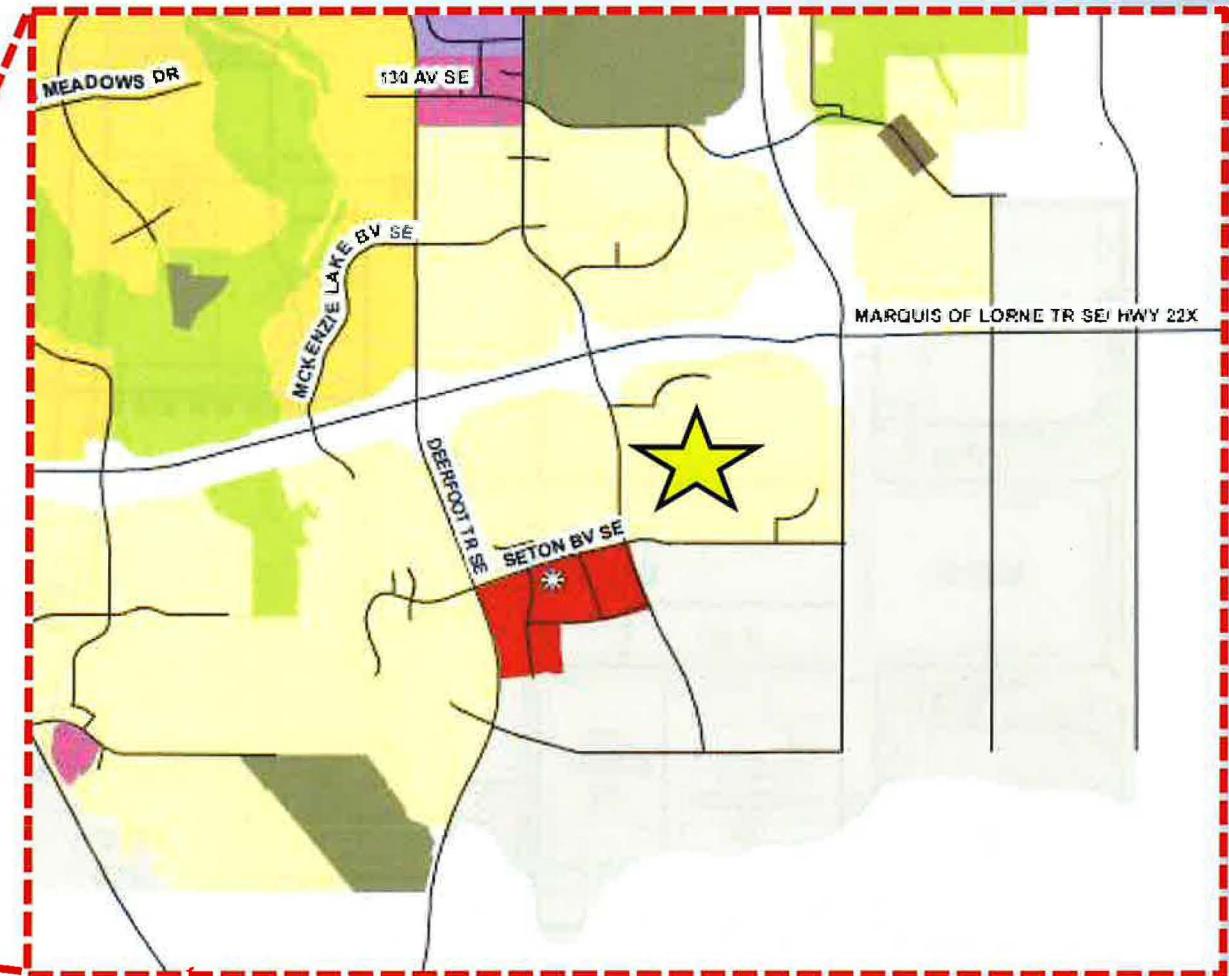
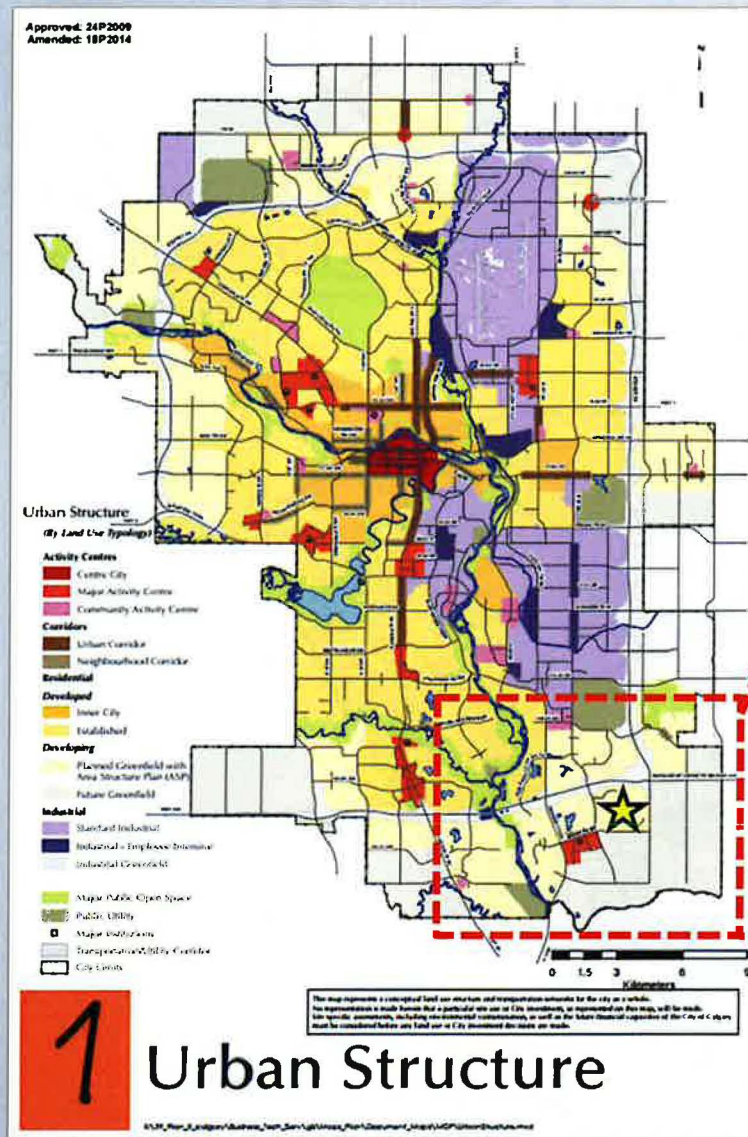
# Supplementary Slides



**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.

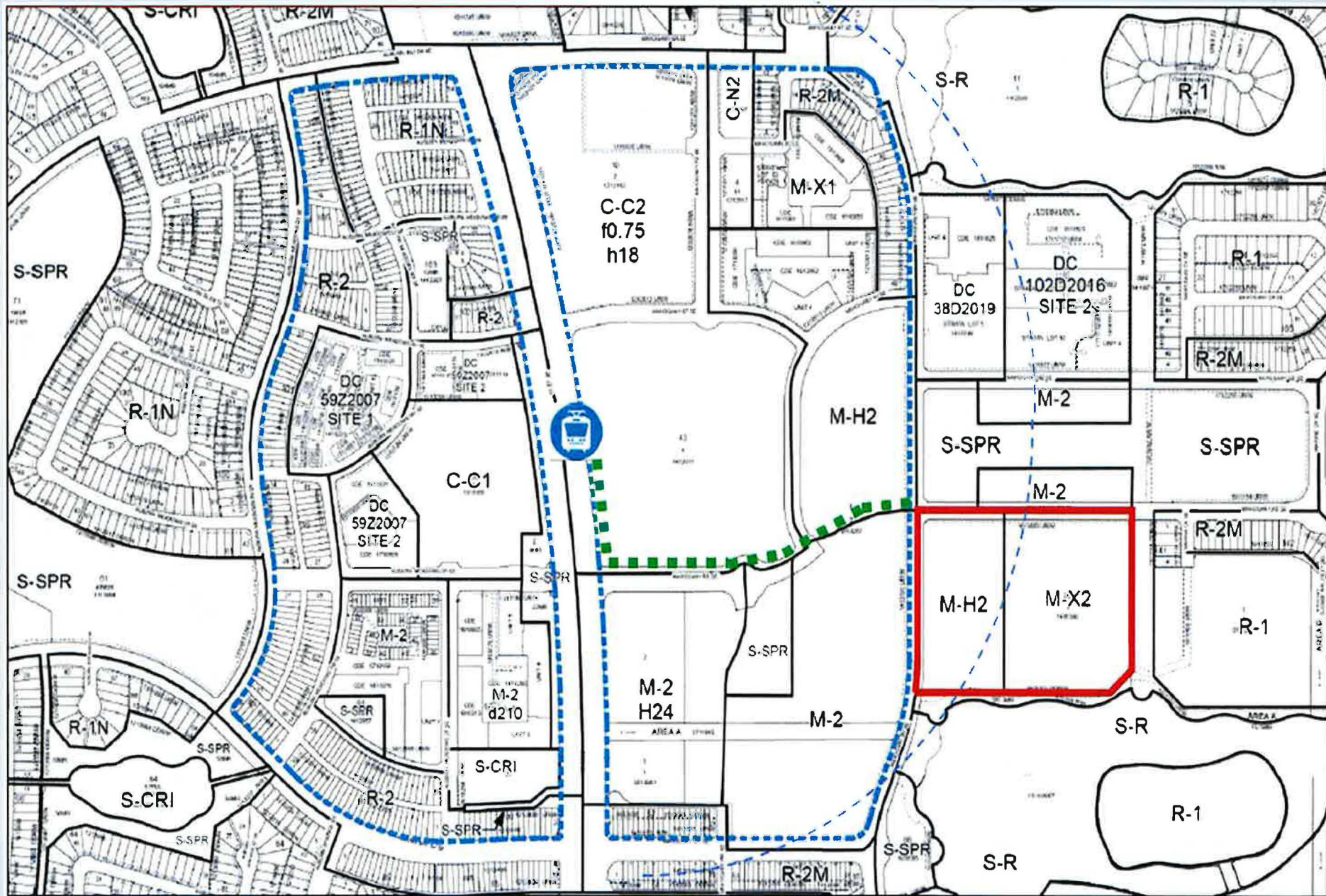




 Developing Residential Communities with Area Structure Plan (ASP) Area



TSPA,  
600m Radius  
and Actual  
Walking  
Distance



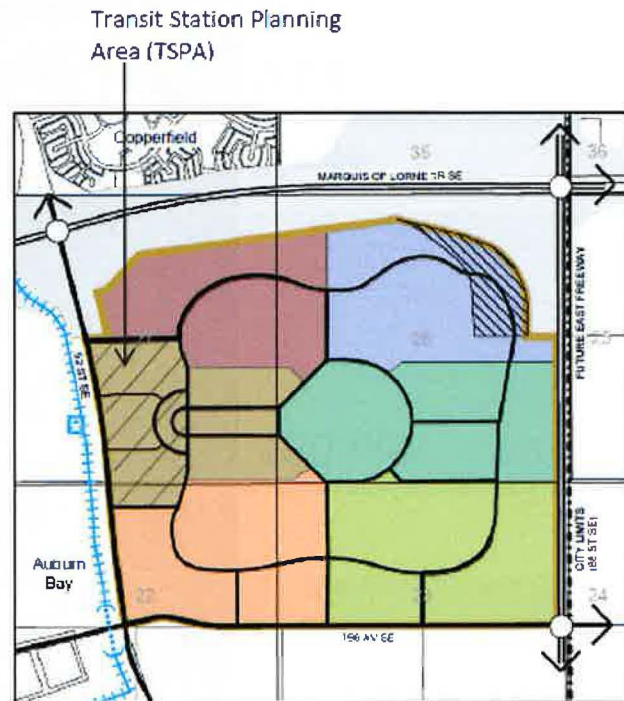


## Land Use Comparison

	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 Building Height (maximum)	None 50.0	None 16.0	148 uph (811 units) 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
<b>Total</b>	<b>2700</b>	<b>59</b>	<b>146</b>	<b>45.6</b>	<b>18.5</b>

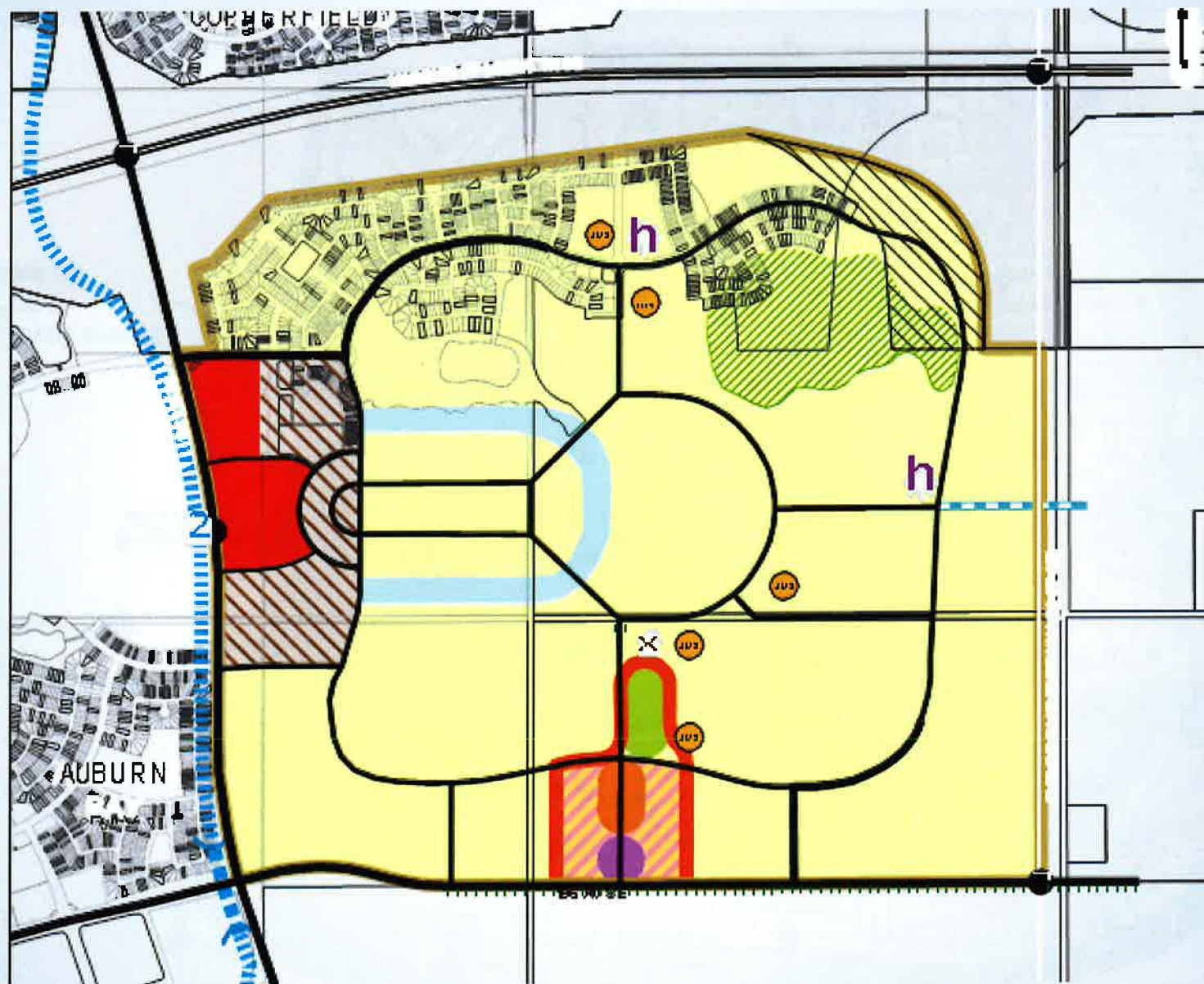
\* Transit Station Planning Area (TSPA) Information Source: CPC2015-079 report to June 15, 2015  
Council (areas and units adjusted to account for additional TSPA residential parcels)

## 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
<b>Total</b>	<b>926</b>	<b>11.03</b>	<b>27.24</b>	<b>84.0</b>	<b>34.0</b>



Mahogany  
Community Plan  
Land Use Map



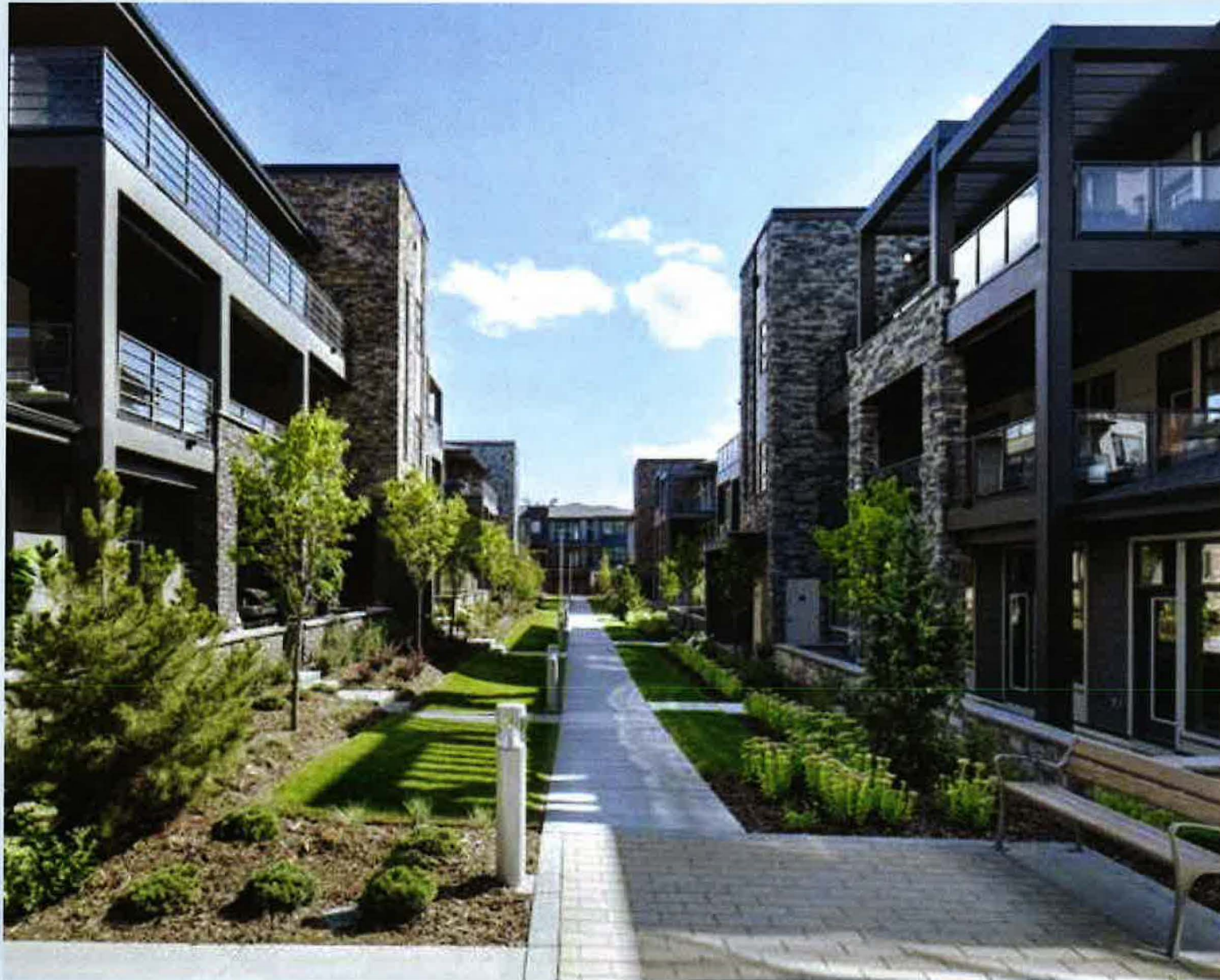




## Mahogany Plan



Jayman BUILT  
*Reflections*  
Product





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 Navien 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.

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.

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NEW MODELS. NEW FIT & FINISH. NEW PRICING.  
For More Information on Your Home of The Future visit [Jayman.com/solar](http://Jayman.com/solar)





# Jayman's Mahogany Westman Village Photos

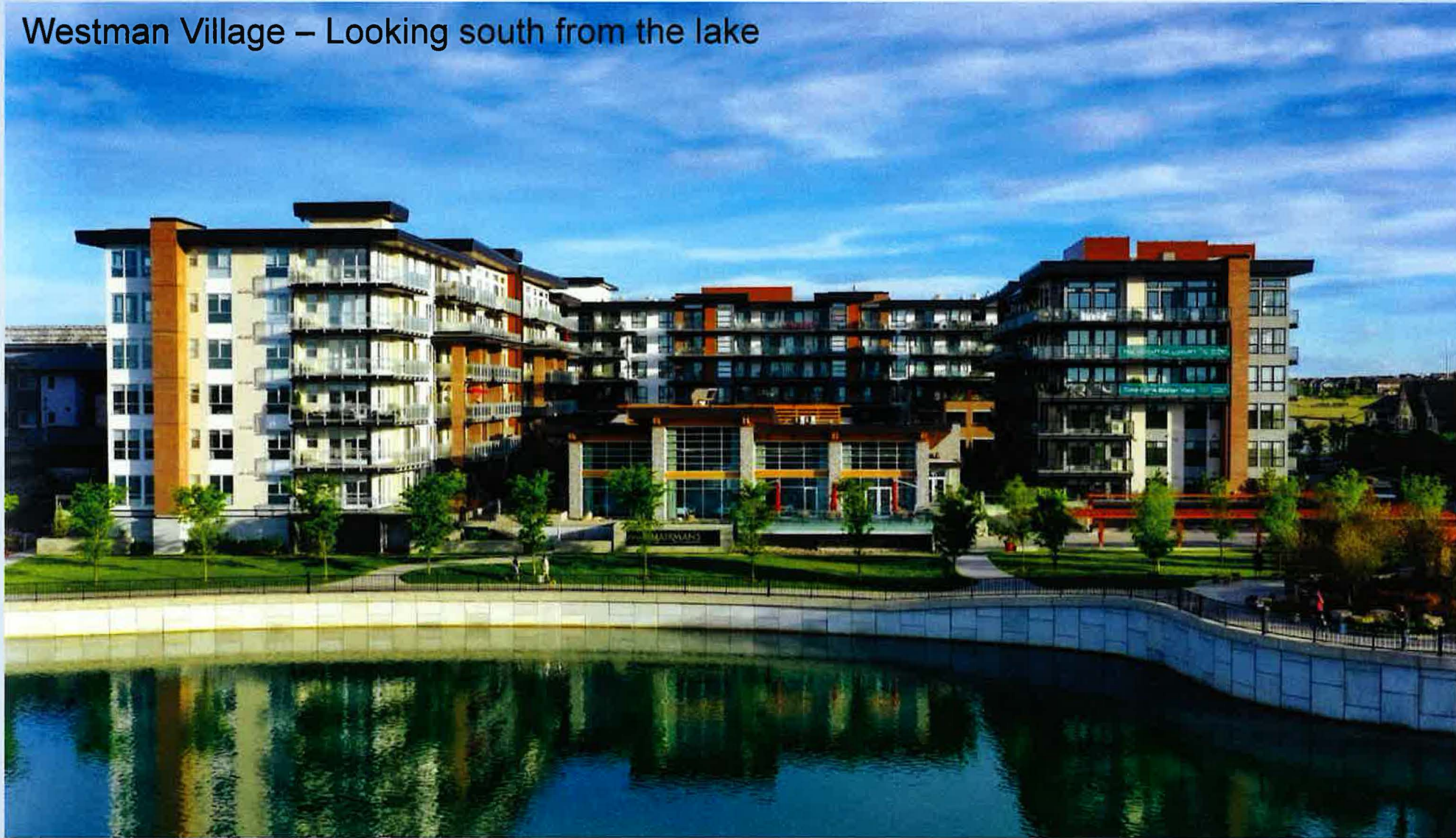


Westman Village – Aerial looking southeast





Westman Village – Looking south from the lake





Westman Village – Looking south from the lake





Westman Village – Looking northwest

