



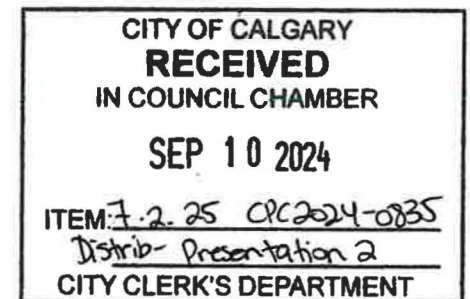
Nostalgia

TOWNLET

Outline Plan & Land Use Redesignation

PUBLIC HEARING OF COUNCIL

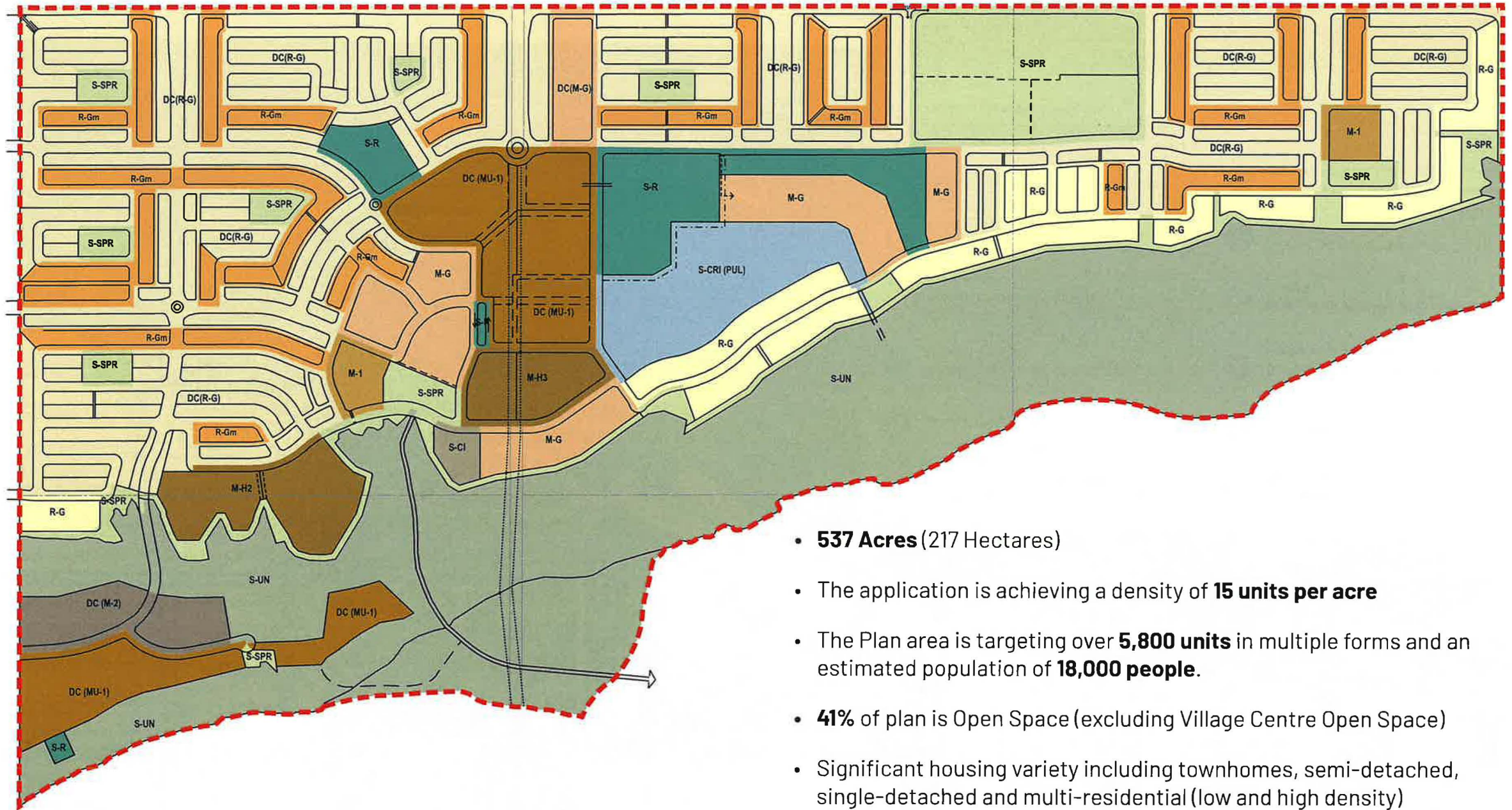
SEPTEMBER 2024



COMMUNITY DEVELOPMENT
10/15/2014
10/15/2014



INSPIRATIONAL IDEAS



- **537 Acres** (217 Hectares)
- The application is achieving a density of **15 units per acre**
- The Plan area is targeting over **5,800 units** in multiple forms and an estimated population of **18,000 people**.
- **41%** of plan is Open Space (excluding Village Centre Open Space)
- Significant housing variety including townhomes, semi-detached, single-detached and multi-residential (low and high density)

LAND USE PLAN

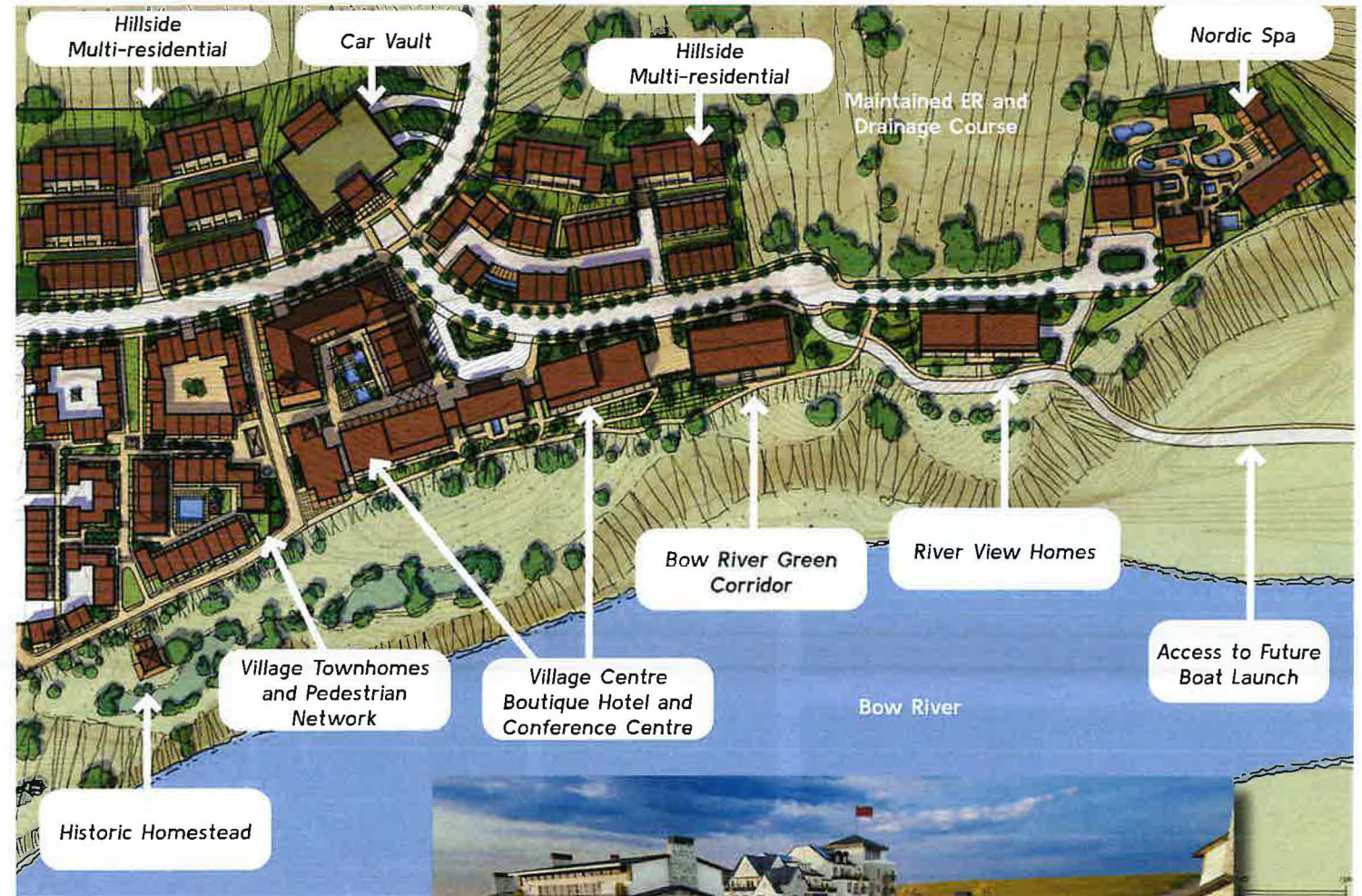


- A** Village Centre Private Mixed-use main street and network of walkable streets and public spaces
- B** Village Centre School
- C** Signature Town-centre health and wellness building
- D** Interconnected canal system with innovative townhomes and intimate public spaces.
- E** Two public schools and associated playfields.
- F** Mixed-use neighbourhood activity centre
- G** Mixed-use fishing village, hotel and network of riverfront pedestrian streets, including retention of original homestead.
- H** Slope adaptive escarpment multi-residential housing
- I** Community Association
- J** Feature chapel and innovative escarpment housing courts.
- K** Potential for a Publicly accessible Boat Launch
- L** Nautilus pond and stormwater kidney
- M** Pedestrian tunnel connecting pathway system from the escarpment to the canal

CONCEPT PLAN



MIXED USE VILLAGE CENTRE



FISHING VILLAGE



RESIDENTIAL STREETSCAPES

A Pioneer for Innovation

Jayman has been raising the bar for innovation and sustainable development for over 25 years.



Jayman is currently building net-zero homes.



Jayman homes are 30% more energy efficient than the average Alberta home.



Support for alternate energy solutions within the Community
Net zero, Solar, and GeoExchange.

Jayman is the builder of Westman Village

Jayman installed 10,590 solar panels and has the largest residential solar installation in Canada at 3.5 megawatts which saved 2,232 tonnes of carbon in 2021.

- 2005**
Built Green
First builder and founding member of BUILT GREEN Canada.
- 2007**
Quantum Performance
Superior insulation, triple-pane windows, and 92% energy-efficient furnaces.
- 2011**
Heat Recovery Ventilators
HVRs introduced to improve indoor air quality and energy efficiency.
- 2014**
Heat and Light Efficiencies
Tankless heater for on-demand hot water. 95% efficient furnaces, LED Lighting.
- 2015**
Alberta Adopts National Energy Code
Improved triple-pane windows. Jayman starts measuring energy performance.
- 2016**
Jayman is 14% Better than Energy Code
Solar rough-in wiring and 96% energy efficient 2-stage furnaces are standard.
- 2018**
Jayman is 16% Better than Energy Code
R-50 attic insulation, full LED bulbs and recessed LED lighting are standard.
- 2019**
Jayman is 20% Better than Energy Code
First in Alberta to include a complete solar energy system as a standard.
- 2020**
Smart Home Solutions + EV Charging
A 220-volt outlet with 30-amp breaker and Smart Home Technology.
- 2021**
Net Zero Certified Homes
Through the science of home building, Jayman is at the goal of net zero certified.
- 2023**
Jayman updates Core Performance
10 Solar Panels on EVERY Home

INNOVATION