

Applicant Submission

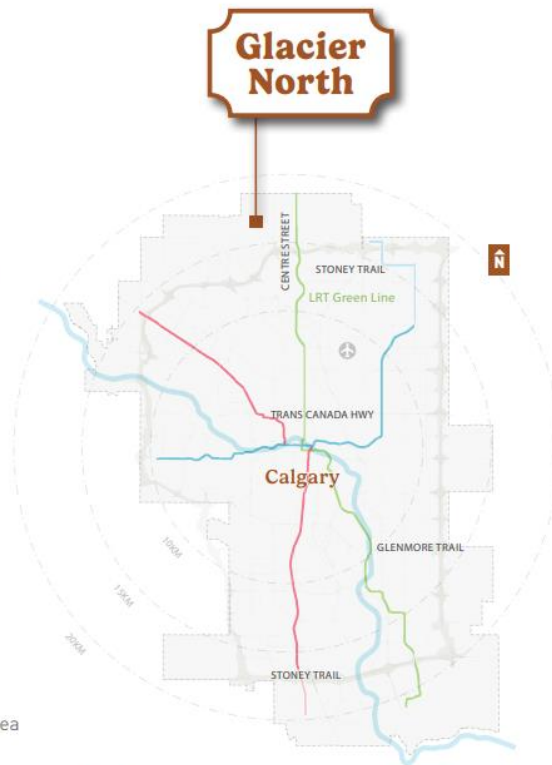


“Calgary is experiencing a housing crisis... Increase the supply of housing to meet demand and increase affordability”

- City of Calgary, Sept 16, 2023

The Jayman Glacier North Growth Proposal aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), is financially viable, provides desperately needed housing supply, and non-residential amenities to support the broader North region. Glacier North is contiguous connecting south, east and west to the developing communities of Cabana and Ambleton and, by extension, existing communities of Evanston and Carrington.

The area is readily serviceable and planning for a draft Outline Plan is soon to be underway.



64 Ha
Gross Area

59 Ha
Gross Developable Area

806 Units
Single-Detached Residential

250 Units
Town/Row House Residential

433 Units
Multi-Family Residential

10,000 Sq.Ft
Commercial Space



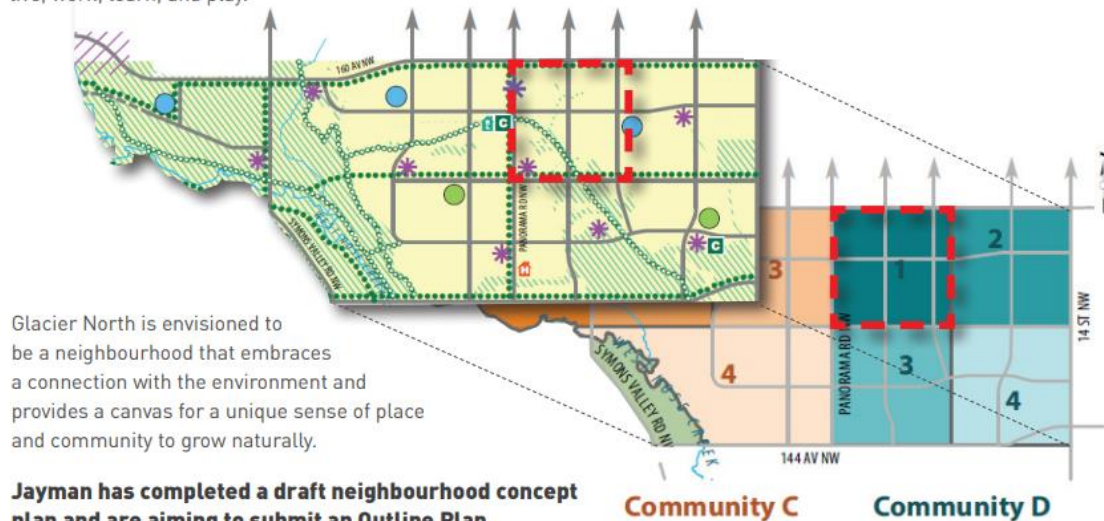
+3,800
Population

Growth Context



Jayman Glacier North provides an opportunity to complete development of Community D within the Glacier Ridge ASP area, providing residential housing supply and amenities to one of Calgary’s fastest growing, in demand sectors.

This project is critical in completing the greater Glacier Ridge area as it will provide valuable goods, services, and employment opportunities through the CAC, a wide variety of housing opportunities, a school, and preserves an environmentally sensitive Wetland. Jayman is looking to design the built form within the community to improve public health, promote healthier lifestyles, and foster a community culture of health, designing for better places to live, work, learn, and play.



Glacier North is envisioned to be a neighbourhood that embraces a connection with the environment and provides a canvas for a unique sense of place and community to grow naturally.

Jayman has completed a draft neighbourhood concept plan and are aiming to submit an Outline Plan application by Q2 2024.

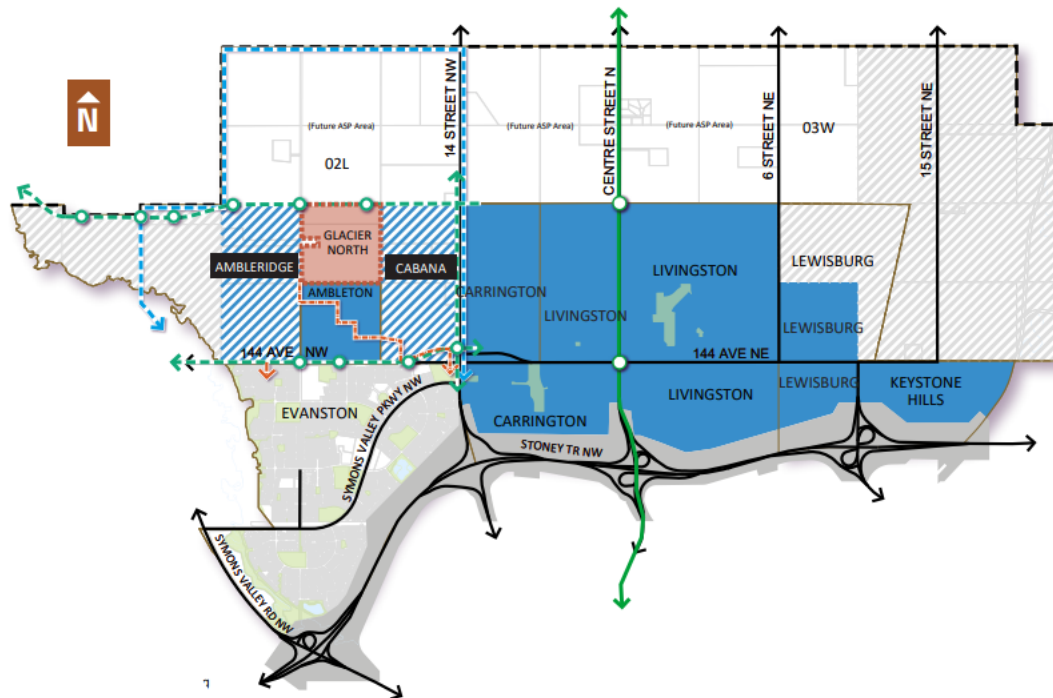
Anticipated Development Timeline

Demand is strong in the north sector and Jayman is committed to deliver supply. Pending the Outline Plan approval process, Jayman is targeting Phase 1 Subdivision by the early 2025 leveraging all servicing investments that have been made to date.

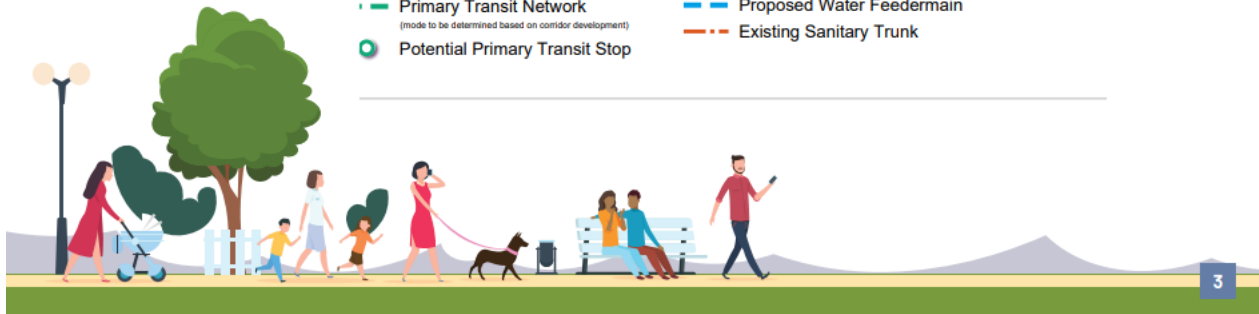


Jayman Glacier North will leverage key infrastructure that includes:

- Northridge Feedermain Phase 1
- Northridge Feedermain Phase 2
- Northridge West Leg Feedermain
- Northridge Reservoir
- Keystone Sanitary Trunk
- Glacier Ridge Sanitary Trunk
- Sage Hill Library
- Livingston Temporary Fire Station
- Stony Trail & 14th Street Interchange



- City of Calgary Boundary
- Glacier North
- Green Line LRT & Station
- Primary Transit Network
(mode to be determined based on corridor development)
- Potential Primary Transit Stop
- Growth Application Required
- No Growth Application Required
- Limited Development Due to Current Servicing
- Proposed Water Feedermain
- Existing Sanitary Trunk



A Vision for Glacier North



The vision for Glacier North is rooted in Traditional Neighbourhood Design bolstered by innovative building and development practices embodied by Jayman. Glacier North is a Complete Community that provides valuable community assets to the broader Glacier Ridge region.

The Glacier North community has been designed to facilitate the evolution of the existing landscape into a community inspiring a healthy lifestyle through thoughtful design. The neighbourhood will accommodate a range of lifestyles, life-cycles, and incomes through the provision of housing variety and attention to accessibility. Glacier North is well connected to the adjacent neighbourhoods and easily traversed through a grid-like street network.

A variety of purposeful design features allows for Glacier North to grow with a holistic sense of place:

- Incorporation of the natural drainage system into the community stormwater management system to offer a natural setting for passive recreation
- A linked pedestrian network connecting schools, commercial uses and open spaces
- Connectivity to adjacent neighbourhoods via streets, sidewalks and pathway networks
- A diversity of housing options to accommodate a broad range of incomes and lifestyles and life stages
- Multiple focal points through park spaces and housing intensity, as well as a commercial focal point and Community Centre

Pioneers in Innovation

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

BUILT GREEN | 2005

First builder and founding member of BUILT GREEN Canada

Quantum Performance | 2007

Superior insulation, triple-pane windows, 92% energy efficient furnaces

Heat Recovery Ventilators | 2011

HRVs introduced to improve air quality and energy efficiency

Heat and Light Efficiencies | 2014

Tankless heater for on-demand hot water, 95% energy efficient furnaces, LED lighting

Jayman 14% Ahead of Energy Code | 2016

Standard solar rough-in wiring and 96% energy efficient furnaces.

Jayman 20% Ahead of Energy Code | 2019

First in Alberta to include complete solar energy system as a standard.

Smart Home + EV Charging | 2020

Garage 220-volt outlet with 30-amp breaker and Smart Home technology

Net Zero Homes | 2021

Jayman introduces Quantum Performance Ultimate E-Home, able to achieve net zero certification





- A** The CAC site will accommodate the adjacent CAC across Panorama Rd and create a regional hub of activity
- B** The NAC site includes comprehensive commercial and multi-family sites, contributing to the complete street nature of Panorama Rd
- C** Constructed Wetland ER area make up a south-central natural habitat that aligns with the ER in Ambleton
- D** The road network layout is a modified grid pattern with several core collectors, local residential streets
- E** The school site aligns with the other half of the joint-site in Cabana
- F** a central park in the northeast residential node provides a communal space for connection and recreation
- G** Laned detached and semi-detached housing proposed along all collector roads to limit driveway/traffic issues and create a pedestrian oriented environment

Housing, Amenities, and Capital Focus



Market Demands and City Investments

Why Alignment is the Key to Success...

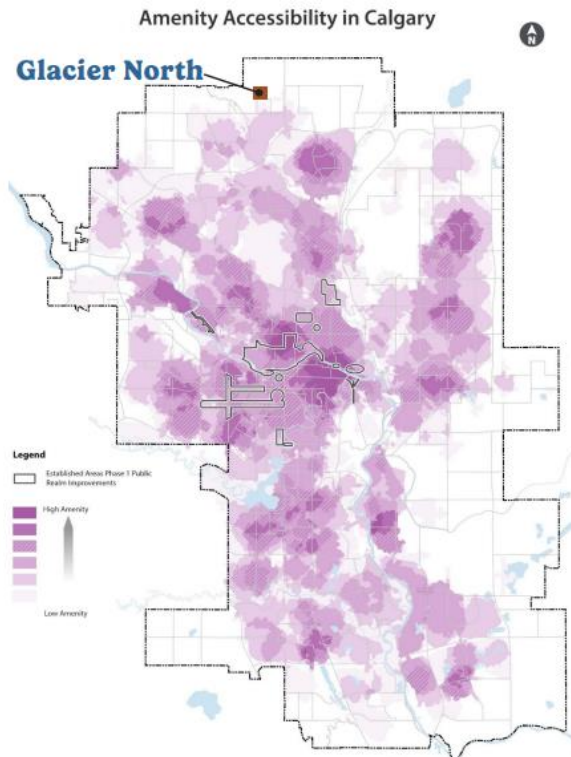
Homebuyer Needs

Consumer data suggests buyers top priorities are price and product type. With the housing crisis, these considerations are more important now than ever. If approvals are not in place, new product cannot be mobilized fast enough to meet consumer demand within City limits.

Existing Conditions

As of 2022, the North Sector of the City received by far the most capital spending (\$70M) to upgrade infrastructure to accommodate growth. But as the Amenity Accessibility Map shows, the North is severely lacking amenities, which Jayman Glacier North can provide.

This makes Glacier North a prime candidate for business case approval, as the area will provide housing and amenities, ultimately reducing pressure or distant amenities while simultaneously increasing housing supply.



Compound Impacts

There is a nation-wide housing crisis and the impact on Calgary is massive. The projected growth of the city may be significantly underestimated as Statistics Canada just released data stating that Alberta broke the record for interprovincial growth, welcoming over 184,000 new Albertans from across Canada between July 2022 to July 2023. Assuming Calgary absorbed approximately 60% of this growth, with an average 2.6 persons per home, these new residents would have required approximately 42,500 homes over the course of a year. Assuming an average of 8 homes per acre, this would mean there would have to have been approximately 5,300 ac of land already developed, ready for residents to move in.

Restricted housing supply in other regions of the country have resulted in rapid price escalation. Shovel-ready developments, such as Jayman Glacier North can quickly respond to the housing crisis by adding housing supply and supporting amenities to the broader region. This directly addresses the number 1 implementation strategy of the City of Calgary Housing Strategy:

Increase the supply of housing to meet demand and increase affordability

As a community oriented developer and builder, Jayman is committed to working with the City to facilitate new development through the planning process to increase the supply of housing and create a variety of housing types to meet rapidly growing demand and make housing more affordable.