

Applicant's Submission

October 24, 2019

Introduction

The Livingston Urban Corridor is located in the northwest and northeast quadrants of the City of Calgary, within the community of Livingston and along Centre Street N and 144 Avenue N. Brookfield Residential desires to develop a 22 hectare (55 acre) portion of the Urban Corridor to accommodate multi-residential, commercial and institutional uses. B&A Planning Group has submitted an outline plan and land use amendment applications on behalf of Brookfield Residential to accommodate this vision.

Development Vision

The Urban Corridor is envisioned as the heart of the Livingston that ties the community together. In this regard, the Urban Corridor will be a dynamic urban precinct whose blocks encompasses a diversity of medium intensity uses that frame the surrounding streets, accommodates multiple modes of transportation and provides a complimentary and gradual transition in character between other areas within Livingston.

Implementation

To support the vision, the subject site is proposed to be redesignated and subdivided into 9 blocks to accommodate multi-residential, institutional and commercial development. To accommodate the diversity of uses and a desirable built form, it is proposed that the subject site be redesignated to two different direct control districts:

- Direct Control (DC(MU-1)) to accommodate multi-residential, institutional and local commercial uses and attractive street interfaces
- Direct Control (DC(C-C2)) to accommodate community commercial uses with the opportunity for residential, office and institutional

The proposed outline plan presents a framework for the redesignation and subdivision of the subject site.

Policy Considerations

To accommodate the proposed land use redesignation and outline plan, an amendment to the Keystone Hills Area Structure Plan is required. This amendment was prepared by the City Administration in collaboration with Brookfield Residential. Under the amendment, the subject site falls under the Core Area which is divided into three zones. The Flex Zone is intended for a wide variety of uses that act as a transition from the higher intensity uses expected in the Station Area Zone and the adjacent low density residential areas of Livingston. The Employment Zone is intended for larger scale institutional uses and large format retail as well as other complimentary development. The amendments also include direction on achieving a high quality built form, streetscapes and public realm. The subject application aligns with the amendments to the Keystone Hills Area Structure Plan.

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Summary

The Livingston Urban Corridor will be a welcome addition to north-central Calgary as it will bring a number of benefits to future and surrounding area residents, employees, shoppers and commuters:

- Residents will be able to choose to live in a variety of different medium to high density building forms that further diversifies the housing that will be available in the Livingston Community.
- The short block lengths will allow for quick access to a variety of possible retail, institutional and religious uses.
- The framed streets and medium height of the buildings will provide a comfortable and attractive pedestrian environment.
- The streets, sidewalks, pathways and transit will accommodate multiple modes of transportation.

These benefits can be realized through the adoption of the proposed land use and outline plan applications.