

Applicant Submission

June 30, 2021

On behalf of Brookfield Residential, B&A is submitting an Outline Plan and Land Use Redesignation for Livingston Stage 2B. Livingston Stage 2B is an area of approximately 55 hectares (163 acres) located within the northwest community of Livingston. The site is bounded by 160 Avenue NW to the north, 1 Street NW to the east, Livingston Stage 2A to the south and the future community of Carrington to the west.

The vision for Livingston Stage 2B is a neighbourhood that appeals to families with its unique blend of lower-density housing product, its location near a school, local parks and preserved natural areas and its strong multimodal connections to the surrounding community.

The Outline Plan and Land Use application proposes the redesignation of the Livingston 2B lands from S-FUD to land uses that better align with the vision and goals for the site. A land use redesignation to R-G, R-Gm, S-SPR and SUN will enable contextual residential development with a diversity of building forms, multi-modal connectivity and a high-quality public realm. Livingston 2B's public realm incorporates two distinctive neighbourhood parks, a preserved drainage course and two linear parks that connect residents to a future elementary school. The two northern parks will include playgrounds that are suitable for a variety of ages. The two linear parks will include pathways and playgrounds. The CBE Elementary school site will provide a soccer pitch and a softball diamond. The design of Livingston 2B's streetscapes will offer safe, convenient multi-modal connections throughout the plan area that tie into the surrounding local pedestrian network and amenities. These connections include sidewalks and north-south and east-west pathways. The proposed plan will add approximately 1073 residential units, at a density of 13.4 units per hectare (8.0 units per acre), to the growing northwest community of Livingston.

Our comprehensive vision for Livingston Stage 2B delivers on the City's approved policy documents including the Municipal Development Plan and the Keystone Hills Area Structure Plan (ASP). The subject site is identified in the Municipal Development Plan (MDP) as Planned Greenfield with an approved Area Structure Plan (ASP). The subject site is identified within the ASP as a Neighbourhood Area within Community B. The proposed Outline Plan and Land Use Redesignation reflects the objectives of these policy documents by proposing the development of a variety of low-density residential dwellings, a school, neighbourhood parks, pathways and preserved natural areas.

B&A Planning Group and Brookfield request the support of Administration, CPC and Council for the proposed Outline Plan and Land Use Redesignation for this exciting new Calgary neighbourhood.