

# Applicant Submission



460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

P 403 201 5305  
F 403 201 5344

17.01.2022

Planning & Development  
The City of Calgary  
PO Box 2100, Station M  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5

**RE:** Application for Land Use Redesignation in Livingston (Ward 3)  
PE2021-02761 | 85 Livingston Hill NE | Plan 1812437 Block 29 Lot 73 | 1.61 ha / 4.03 ac

**from:** Multi-Residential - Low Profile (M-1d60) District  
**to:** Multi-Residential - Medium Profile (M-2) District, and  
Multi-Residential - High Density Low Rise (M-H1) District

## Background

The subject site is located in the developing northeast community of Livingston, at the intersection of Livingston Hill NE and 144 AV NE. The site consists of a 4.03 ac (1.61 ha) parcel of land privately owned land. As part of the Rapid Housing 2.0 Initiative, Silvera for Seniors has submitted a Land Use Redesignation and plans to submit a future staggered concurrent Development Permit Application to enable a range of seniors-oriented and multi-family residential housing options for the site site.

## Land Use Application & Development Vision

A development concept has been provided to share a preliminary vision for this site. Overall the concept places lower scale buildings along edges shared with residential neighbours, and taller buildings along the roadways of Livingston Hill NE and 144 AV NE. The proposal seeks to realize a phased build out, beginning with a staggered concurrent development permit for the proposed seniors-oriented building. The remainder of the site will be refined and developed through future development permit applications.

The proposed Land Use Application includes two Districts, split across the property. The M-2 District is located within the northwestern portion of the site, and is intended to support a four storey seniors-oriented building ( $\pm 60$  units) and stacked townhouses ( $\pm 16$  units). The M-H1 District is located within the southeastern portion of the site, and is intended to support a range of development outcomes up to 6 storeys in height ( $\pm 120$ -200 units). The site experiences significant grade challenges, and the proposed stock districts have been selected to provide enough leeway to account for the change in grade.

## Policy Alignment

The subject site is located with the Keystone Hills Area Redevelopment Plan and identified for residential development. The proposal also aligns with Age-Friendly Strategy of the Municipal Development Plan (MDP), which encourage the development of senior housing options that are integrated into communities with convenient access to services and amenities.

The proposed Land Use Redesignation facilitates a development that supports additional housing options for seniors within the City of Calgary. For the reasons outlined above, we respectfully request that Administration support this application.

Sincerely,

Joanna Patton RPP, MCIP, BFA, MPlan  
Urban Planner, CivicWorks