

**PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONE TRAIL AND 6 STREET NE**

MAP 3NN, 4NN, 34N

EXECUTIVE SUMMARY

Proposed community name and associated street names for future development in the northern portion of the City. The lands are located within Community A and B of the Keystone Area Structure Plan boundaries.

The developer is basing the community and street names on a pioneer theme. The proposed community name is Livingston and the proposed street names are Livingston, Howse, Lucas, Weadick and Pearce. The street names represent people who were important to the history of the Calgary.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 December 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed community name and street names.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

1. **ADOPT**, by Resolution, the proposed community name of Livingston, in accordance with the Administration's recommendation.
2. **ADOPT**, by Resolution, the proposed street names of Livingston, Howse, Lucas, Weadick and Pearce, in accordance with the Administration's recommendation.

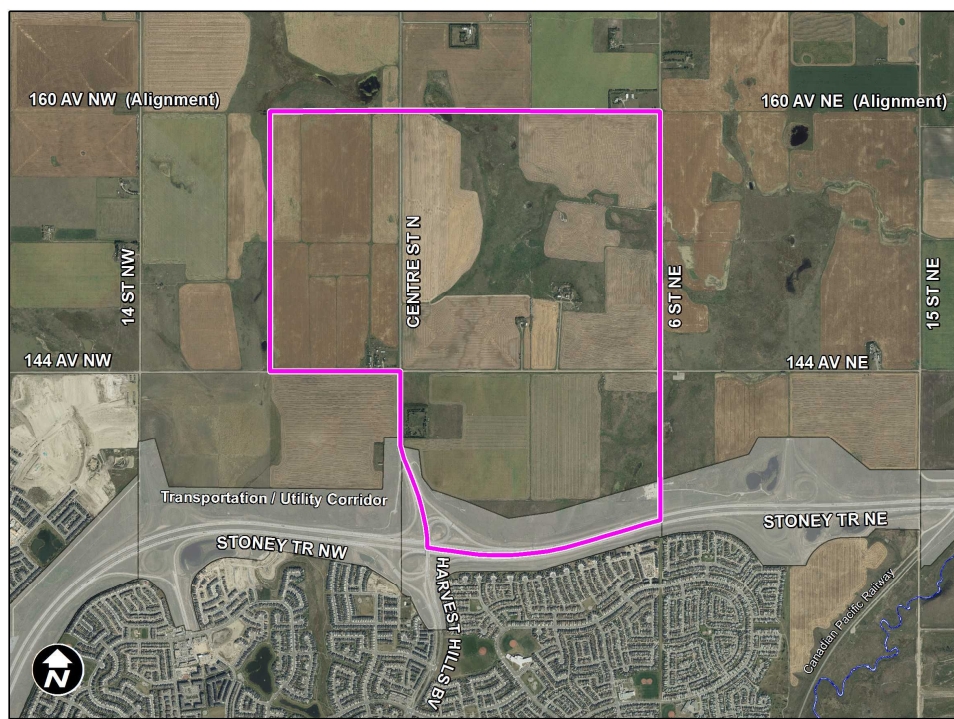
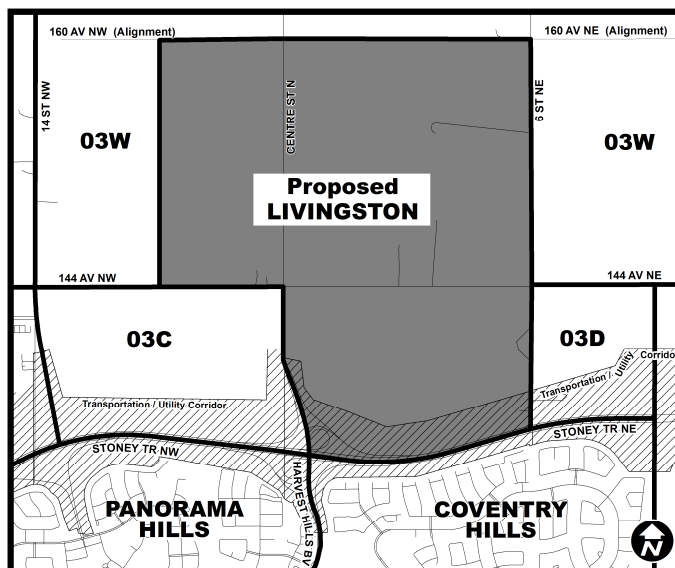
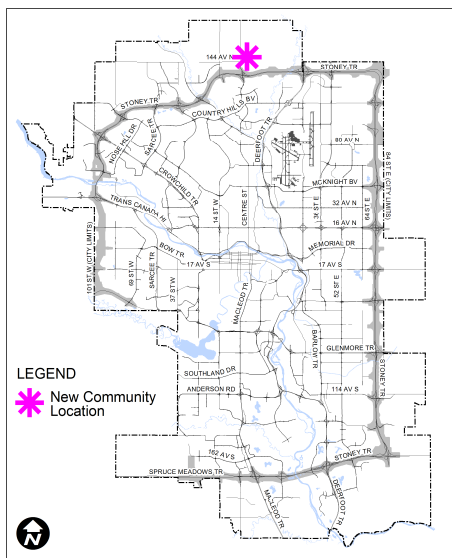
REASON FOR RECOMMENDATION:

The proposed community name of Livingston and the associated street names, based on a pioneer theme, follow the guidelines of the Municipal Naming Policy.

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by Resolution, the proposed community name of Livingston; and

Moved by: M. Logan

Carried: 7 – 0

Absent: Mr. Honsberger and Ms. Wade
left the room due to a pecuniary
conflict of interest and did not take
part in the discussion or voting.

2. Recommend that Council **ADOPT**, by Resolution, the proposed street names of Livingston, Howse, Lucas, Weadick and Pearce.

Moved by: M. Logan

Carried: 7 – 0

Absent: Mr. Honsberger and Ms. Wade
left the room due to a pecuniary
conflict of interest and did not take
part in the discussion or voting.

2014 December 18

MOTION: The Calgary Planning Commission accepted correspondence from:

- Mattamy Homes dated 2014 December 15;
- Brookfield Residential dated 2014 December 17; and
- Genstar Development Company dated 2014 December 17;

as distributed, and directs it to be included in the report as
APPENDIX III.

Moved by: J. Gondek

Carried: 6 – 0

Absent: Mr. Honsberger and
Ms. Wade left the room
due to a pecuniary conflict
of interest and did not take
part in the discussion or
voting, and Mr. Logan

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Existing Community Name:

Sub-areas 03C and 03W

Proposed Community Name:

Livingston

Proposed Street Names:

- Livingston
- Howse
- Lucas
- Weadick
- Pearce

Applicant:

Brown & Associates Planning Group

Developer:

Brookfield Residential

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PLANNING EVALUATION

B & A Planning Group, on behalf of Brookfield Residential, has submitted the proposed community name of “**Livingston**” for use in the north portion of the city. In addition to being a favourable marketing name for the developer, the name was chosen to reflect Calgary’s history in accordance with criteria listed in the Municipal Naming Policy. Sam Livingston, and his wife Jane Howse, may have been Calgary’s first citizens. They settled in the Calgary area in the late 1800’s. The homestead was located where the Glenmore Reservoir now exists.

The developer has chosen a pioneer theme for the community and street names. The following is a list of the proposed street names with a brief explanation of their relevance to Calgary:

Livingston

Sam Livingston was a pioneer and was one of Calgary’s first residents; settling here in the 1870’s. He was also a pioneer in farming. As an innovator, he brought the first examples of mechanized equipment to farming in the Calgary area. Livingston connects the past with the present to promote the pioneer theme.

Howse

Jane Howse was married to Sam Livingston. She helped him to settle in Calgary and together they had 14 children.

Lucas

Alexander Lucas moved to Calgary in 1886. He became a partner in a land, insurance and auctioning company. He was the publisher of the Calgary Herald, helped found the Calgary Chamber of Commerce and was the seventh mayor of Calgary.

Weadick

Guy Weadick was the founder of the Calgary Stampede. He staged the first Calgary Stampede 1912 September 02 - 07, when ranchers and farmers had finished the harvesting and would be free to attend. He continued running the Stampede for 20 years.

Pearce

William Pearce was an influential Calgarian who anticipated Calgary’s future growth and set aside St. George’s and St. Patrick’s islands, along with the north bank of the Bow River abutting the islands, as future parkland. He also drafted the 1887 statute creating Canada’s first national park, Rocky Mountains Park.

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Community Boundaries

The boundaries of the proposed Livingston community are as follows:

- North: 160 Avenue N
- East: 6 Street NE
- South: Stoney Trail NE between 6 Street NE and Centre Street N, and 144 Avenue NW between Centre Street N and approximately 7 Street NW
- West: Centre Street N between Stoney Trail NE and 144 Avenue NW; and approximately 7 Street NW between 144 Avenue NW and 160 Avenue NW.

Refer to APPENDIX I.

Theme Naming

Examples of theme naming for communities and the associated street names has been used in the following areas within the city:

- Montreux (ski resort theme)
- Monterey Park (California theme)
- Britannia (regal theme)
- Currie Barracks (military theme).

The Municipal Naming Policy supports theme naming as an alternative approach for naming communities and roadways, provided that the policy guidelines are followed. For example, the themes must be simple and commonly understood. Where possible, the associated street names should represent individuals or events of importance and names that are generally well known and/or respected.

Although the proposed street names may not be recognizable to many Calgarians as pioneers, the applicant has attempted to follow the guidelines of the Municipal Naming Policy by applying historically meaningful names.

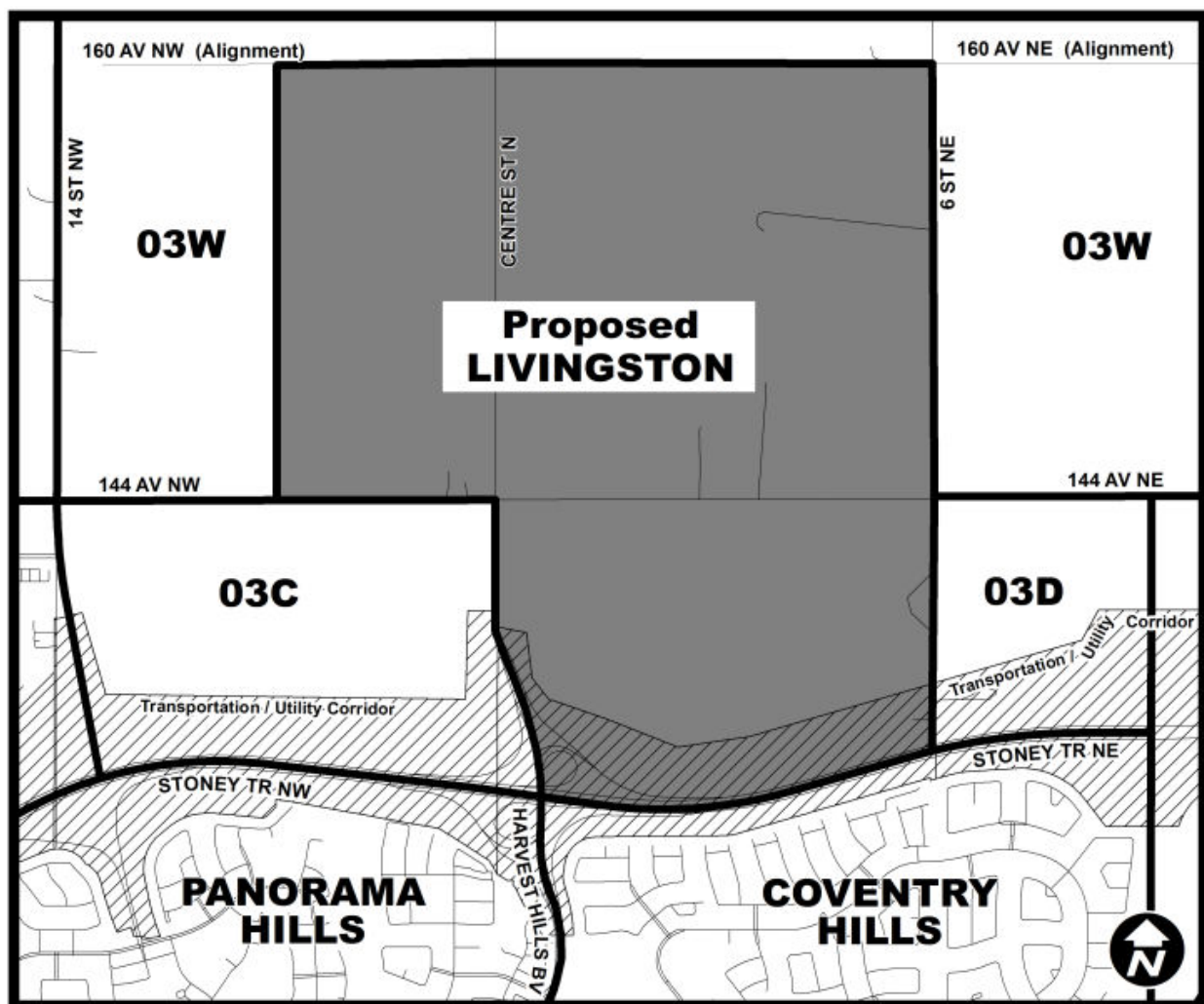
The proposed community name and street names are generally supported by the Municipal Naming Committee and the other circulation referees. One potential conflict has been identified from the start of the review process. There is an existing road called Livingstone Drive, in the southwest community of Lakeview. In conversations with staff from Public Safety Communications, it has been determined that there is a very low risk of confusion between Livingstone Drive SW and other streets that may be called Livingston in the northeast/northwest part of the city. The names Livingston Drive and Livingston Road NE/NW will not be permitted.

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APPENDIX I

PROPOSED COMMUNITY BOUNDARIES



PROPOSED COMMUNITY AND STREET NAMES
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APPENDIX II

APPLICANT'S SUBMISSION

On behalf of Brookfield Residential, we request that the site currently designated as "Community B" in Keystone Hills be named "Livingston". This area will consist of a residential community that aligns with the Keystone Hills Area Structure Plan, approved July 2012.

The Municipal Naming Policy criteria require municipal names reflect Calgary's heritage, history, geography or significant contributors to Calgary. "Livingston" has a historical link to Calgary in its formative years and resonates with where the land comes from. Sam Livingston is a noteworthy Canadian, and specifically, Calgarian. He is a pioneer as Calgary's first resident, settling here in 1876. He was also a pioneer in farming, as an innovator, he brought the first examples of mechanized equipment to farming in the Calgary area. Livingston connects the past with the present to promote the pioneer theme that will also be portrayed in the proposed street names.

Brookfield Residential has chosen this name as a representation of the feeling and spirit of the community. The goal is for prospective buyers to feel the community is a safe and quiet place to raise a family, while being close to amenities and offering something different than the traditional suburban norm.

In addition to the authenticity and historical importance of the name, "Livingston" was also chosen as a result of the following considerations:

- *Contemporary* – a name that is current and will stand the test of time, but not be traditional or classic.
- *Simplicity* – a name that is easy to spell, pronounce and remember.
- *Relevance to prospective buyers* – 6 community names were put to test with over 500 residents living in Calgary's North region. Livingston rated high with the sample group. It was the first choice for respondents of Asian background. Some of the comments provided were:
 - Catchy
 - Sounds like a familiar community name
 - Sounds like a nice place to live
 - "Living" reminds me to enjoy life
 - Simple/short/easy name to pronounce
 - Upscale
 - Sounds strong and durable
 - Feels inviting and accessible
 - Sounds family friendly
 - Sounds like a strong name

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APPENDIX III



Mattamy Homes Limited
Calgary Division
2583 29th Street NE, Calgary, AB T1Y 7B5
T (403) 769 1755
www.mattamyhomes.com

Members of Calgary Planning Commission
c/o Ian Cope, Secretary to CPC

December 15 2014
by email

Dear Members of Calgary Planning Commission
Re: CPC December 18 2014 Agenda Item # 1
SN2014- 0004

Mattamy Homes is the owner of 400+/- acres in Community A of the Keystone ASP. We are the single largest landowner in Community A. Our lands are adjacent to 14th St NW, along the westerly side of Community A. Our lands are not subject to the area being considered in the report, but are adjacent to it.

We are concerned about the possible implications, if any, of this street and community naming on our lands.

The Keystone ASP creates three communities in Keystone, with the area between 14th St NW and Centre St and from Stoney Trail north to 160th Ave being designated as Community A. The Mattamy lands, and for that matter the Genstar and Hong lands to the south of 144th Ave between 14th St NW and Centre St, are part of Community A. They can be identified in your report on Appendix 1 Proposed Community Boundaries as sub areas 03W and 03C. The report before you has the effect of splitting Community A from a community name perspective (and by definition the street names). The westerly boundary of the Livingstone community proposed in CPC report Item 1 is 'approximately 7th Street between 144th Avenue NW and 160 Avenue NW'. This boundary we assume is roughly the common quarter section line between Mattamy and Brookfield north of 144th Ave NW. Mattamy, Hong and Genstar have proposed to the City that the name for Community A lands be called Carrington.

While we have had conversations with our neighbour, Brookfield, we have assumed that our lands to the west will not be encumbered by this community name decision and the ensuing street naming. Nor we assume will we (Mattamy, Hong & Genstar) be expected to densify further to meet City population and job targets or other considerations of a complete community, because of this change. Are we correct in assuming that naming the applicants lands Livingstone does not prejudice our ability to name our lands differently and that CPS, CFD, EMS and other City departments will not have objections to our lands having a different community and street name?

We wish to be clear that we do not object to Brookfield's proposal for their lands, however we need assurance that naming their lands in the north east portion of Community A does not prejudice our ability to

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Mattamy Homes Limited
Calgary Division

name our portion of Community A something other than Livingston or require our lands to meet City requirements for a complete community.

Thank you for your consideration of our concern.

Yours truly,


Colin Campbell
Vice President, Land Development

Cc V. Barr, City of Calgary
M. Chiacchia, Genstar
I. Hong, Hong Family
L. Sorenson, Brookfield

V. Barr

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Brookfield
Residential

December 17, 2014

Members of Calgary Planning Commission
c/o Ian Cope, Secretary to CPC


Re: CPC December 18 2014 Agenda Item 1 SN2014-0004

In response to the items raised by Mattamy Homes and Genstar Development Company with regards to Brookfield Residential's Community and Street Name Application, we would like to take this opportunity to clarify the following:

1. The Street Name and Community Name Application only impacts the land owned by Brookfield. Our understanding from the City is that it will not impact other landowners' (Genstar, Mattamy and Hong) ability to have a different community name and street names for the remainder of the land west of Centre Street.
2. The application is for the community name of "Livingston" to apply to Brookfield's land on both sides of Urban Corridor along Centre Street. The intent and rationale is to create the Urban Corridor as the seam between these areas and not a boundary condition. In addition to stitching together our land with the strong seam of the Urban Corridor, Brookfield is requesting one name for our lands on both sides of the Urban Corridor to create a cohesive plan for our land.
3. The Land Use Concept within the Keystone Hills Area Structure Plan is based on the creation of complete communities. As Outline Plans submitted align with the Land Use Concept identified in the Keystone Hills Area Structure Plan, the naming of Brookfield's land on the west side of Centre Street "Livingston" will not impede the creation of complete communities.
4. The application is for a Community Name only, not an adjustment to the community boundaries as identified within the Keystone Hills Area Structure Plan.
5. For purposes of schools, community centers, population and job calculation, Brookfield's land west of Centre Street will form part of Community A as per the approved Area Structure Plan.

Thank you for consideration of our Community and Street Name application, we trust that the above addresses the concerns raised by Mattamy and Genstar.

Respectfully yours,

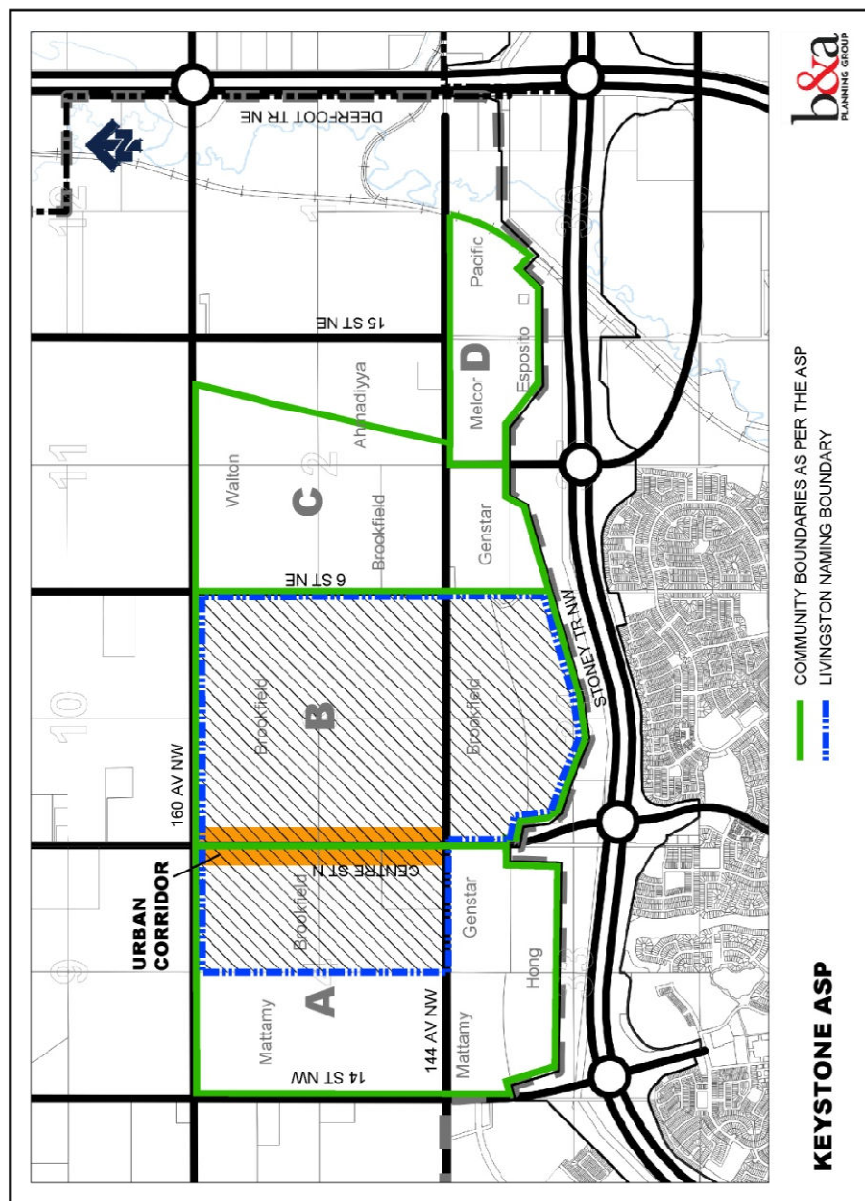


Grace Lui
Senior Development Manager
Brookfield Residential

cc: V. Barr, City of Calgary
J. Hall, City of Calgary
M. Chiacchia, Genstar Development,
C. Campbell, Mattamy Homes

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*Genstar Development Company
Calgary Region
Suite 230, 8826 Blackfoot Trail SE
Calgary, Alberta T2J 3J1
Tel: (403) 256-4000
Fax: (403) 256-9121*

Members of Calgary Planning Commission
c/o Ian Cope, Secretary to CPC

December 17, 2014

Dear Members of Calgary Planning Commission

Re: Calgary Planning Commission - December 18, 2014
Agenda Item # 1: SN2014- 0004

Genstar Development Company owns 80 acres in Community A of the Keystone Hills ASP. The lands are located adjacent to Centre Street N and 144 Avenue NW, along the easterly edge of Community A.

We previously submitted a letter to City Administration dated September 12, 2014 (attached), which stated our concerns with Brookfield's proposed revision to the ASP community boundaries and our feelings that these boundaries, specifically for Communities A and B as defined in the ASP should be respected. The letter also noted the understanding that was reached in 2013 between the Community A landowners Brookfield, Genstar, Hong Family and Mattamy, that all the lands within Community A would be named Carrington, after numerous discussions and significant effort, including market research. We requested that Brookfield explain their intention as to which community their Livingston, Stage 2 area would belong to: Carrington or Livingston.

At a meeting on December 9, 2014, Brookfield confirmed their intention to revise the ASP community boundaries and to name their landholding Livingston, Stage 2 in Community A, Livingston. Although we still don't agree with this direction we are willing to accept it. However, our acceptance is predicated on the condition that our lands and other lands in the balance of Community A will not be encumbered by this community name decision and the associated street naming.

We wish to reiterate that we do not object to Brookfield's proposal for naming their community, but we need assurance that in doing so, that Genstar and other landowners (Hong Family and Mattamy) in the balance of Community A will still have the ability to name the remaining lands something other than Livingston and that the City agrees that the balance of Community A will meet City policy requirements for a Complete Community.

Thank you for considering our concerns.

Best regards,
GENSTAR DEVELOPMENT COMPANY

Marcello Chiacchia, P. Eng.
General Manager

Cc: Vivian Barr, City of Calgary
Colin Campbell, Mattamy Homes
Julian Hong, Hong Family
Leah Sorensen, Brookfield Residential
Brendan McCashin, Brookfield Residential
Onufry Shinkewski, Genstar Development Company

V. Barr

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Genstar Development Company
Calgary Region
Suite 230, 8826 Blackfoot Trail SE
Calgary, Alberta T2J 3J1
Tel: (403) 256-4000
Fax: (403) 256-9121

September 12, 2014

City of Calgary
Planning, Development and Assessment, IMC #8073
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Sara Kassa,

Dear Ms. Kassa,

Subject: Genstar's Comment on Livingston, Stage 2 – Outline Plan & Land Use Redesignation
LOC2014-0117

We have reviewed the application for Land Use Amendment LOC2014-0117. The following are our comments:

Community Boundaries

Livingston Stage 2 is located within Community A of Keystone Hills ASP. An understanding was reached in 2013 between the Community A landowners Brookfield, Genstar, Hong Family and Mattamy, that Community A was to be named Carrington. This understanding was reached through numerous discussions and significant effort, including market research. As part of how the communities are delineated in Keystone Hills, it should be noted that Brookfield has named their landholding in Community B of Keystone Hills, Livingston.

It should also be noted that an extensive analysis of community boundaries was forwarded by the Keystone Hills landowners to the City in 2010 during the preparation of the ASP. The analysis concluded that communities have distinct boundaries defined by arterial roads or major natural features, i.e. the community boundaries in Keystone Hills were to be aligned with the major roads such as 14 Street NW, Centre N and 6 Street NE (see attachments for analysis). The City then agreed to this and communities A, B, C and D were approved by City Council as shown in the ASP.

We feel strongly that the communities as defined in the ASP should be respected and that any variations outside of these definitions would be very confusing to future homebuyers and the City. We would request clarity as to what the applicant's intention is as to which community the Livingston, Stage 2 area belongs to: Carrington or Livingston.

Community Centre Site

Before we can support the proposed configuration of a 2 acre Community Centre site and a 1 acre Residents Association Site, we would ask for a justification for reducing the Community Centre site from the ASP specified 3-4 acres to 2 acres. Our concern is whether a reduced site will provide sufficient services for the residents of the entire Community A. The 1 acre Residents Association Site is likely a private site that will serve only its members and not the greater public. The impact of the reduction of the Community Centre site size for Community A should also be considered in conjunction with the

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replacement of a public Community Centre site with a private Residents Association site in Community B. The Keystone Hills ASP asked for two 3-4 acre Community Centre sites, but within the Livingston Stages 1 and 2 applications, the two public Community Centre sites have been reduced to one 2.0 acre site.

Street Naming

Callaghan Boulevard should be Carrington Boulevard per discussions that all Community A landowners have had with respect to retaining the Carrington community name on significant streets.

Thank you for the opportunity of providing comments and we look forward to your response.

Best regards,
GENSTAR DEVELOPMENT COMPANY

A handwritten signature in blue ink, appearing to read "M. Chiacchia".

Marcello Chiacchia, P. Eng.
General Manager

Cc: Leah Sorensen, Brookfield Residential
Wilf Richter, Mattamy Homes
Julian Hong, Hong Family

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Marcello Chiacchia

From: Hall, John W. <John.Hall2@calgary.ca>
Sent: November-17-10 10:34 AM
To: 'Ashley McDonald'; Bob Clark (bclark@carma.ca); Craig Dickie (cdickie@waltoninternational.com); Deanna Romney (dromney@waltondm.com); Pacific@pacdev.com; dinglis@melcor.ca; glui@carma.ca; Greg.mills@mattamycorp.com; John Esposito; Julian Hong (jh_mailbox@yahoo.com); Lilian Hong (lilian868@hotmail.com); Marcello Chiacchia; Honsberger, Robb; sandro.e@telus.net; jpower@urban-systems.com; Bela Syal; Darrell Grant; 'Asad Niazi'
Subject: Keystone preliminary community boundary map
Attachments: planning_cells_nov17.pdf

Hi everyone,

Attached is the long-awaited community boundary map! Recognizing that Neighborhood Activity Centres are shown on the map, please note that as discussed previously we have agreed to look at the number and in particular the location of NACs, but want any revisions to NACs to be informed by input from the school boards and commercial study. Our proposed community boundaries result in 4 residential communities for the approximately 60,000 residents anticipated in Keystone, with the Melcor, Esposito and Pacific Investment lands remaining a separate non-residential area. The resulting average of ~15,000 people per community is above the Calgary average but below the 18,000 in the city's largest communities. If the landowners wish, we can discuss the proposed community boundaries at next week's meeting.

Cheers

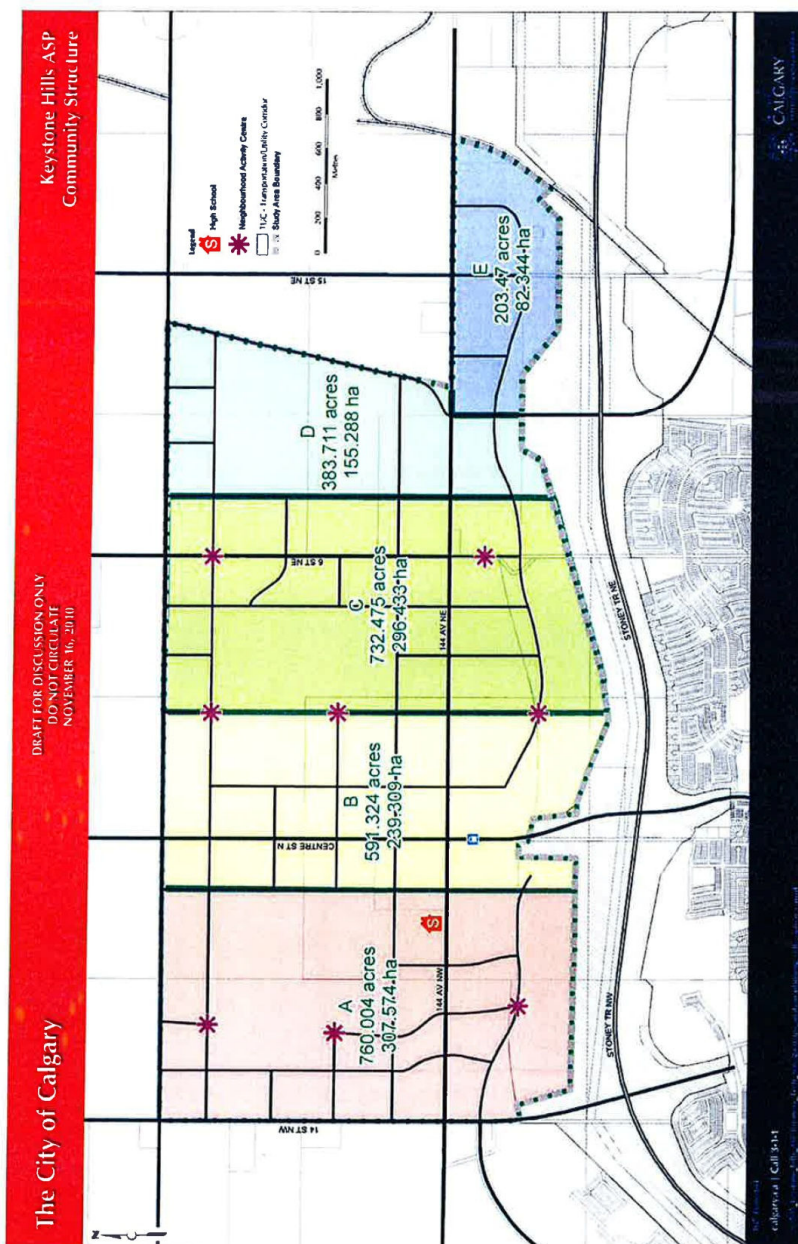
John W. R. Hall
Senior Planner
The City of Calgary
New Community Planning
Land Use Planning & Policy
P.O. Box 2100 Station M, #8117
Calgary, AB T2P 2M5
tel. 403.268.2896
fax 403.268.3542
john.w.hall@calgary.ca

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Marcello Chiacchia

From: Ashley McDonald <AMcDonald@brownandassociates.com>
Sent: December-03-10 12:52 PM
To: Hall, John W.
Cc: Richter, Wilf; Lockwood, Scott; Shaw, Travis T.; St. Arnaud, Nicole; 'Bob Clark (bclark@carma.ca)'; 'Craig Dickie (cdickie@waltoninternational.com)'; 'Deanna Romney (dromney@waltondm.com)'; 'Pacific@pacdev.com'; 'dinglis@melcor.ca'; 'glui@carma.ca'; 'Greg.mills@mattamycorp.com'; 'John Esposito'; 'Julian Hong (jh_mailbox@yahoo.com)'; 'Lillian Hong (lillian868@hotmail.com)'; Marcello Chiacchia; Honsberger, Robb; 'sandro.e@telus.net'; 'jpower@urban-systems.com'; Bela Syal; Darrell Grant; 'Asad Niazi'; Trevor Sholdice
Subject: RE: Keystone Community Boundaries
Attachments: Landowner Community Structure Response_Dec3.pdf; Community Structure Attachments_Dec3.pdf

John,

Thank you for informing the Landowner Group of the decision to accept the group's proposed community boundaries. As discussed in the previous biweekly meeting on November 25th, the Landowner Group was to submit in writing the rationale for their proposed Community Structure this Friday, December 3. On behalf of the Landowner Group, Brown and Associates compiled this information prior to receiving the City's decision. We recognize the City's acceptance of the landowner's community boundaries and have attached the Landowner Community Structure response purely to provide information as the Landowners and the City move forward.

Regards,

Ashley

From: Hall, John W. [mailto:John.Hall2@calgary.ca]
Sent: Friday, December 03, 2010 11:29 AM
To: Ashley McDonald; 'Bob Clark (bclark@carma.ca)'; 'Craig Dickie (cdickie@waltoninternational.com)'; 'Deanna Romney (dromney@waltondm.com)'; 'Pacific@pacdev.com'; 'dinglis@melcor.ca'; 'glui@carma.ca'; 'Greg.mills@mattamycorp.com'; 'John Esposito'; 'Julian Hong (jh_mailbox@yahoo.com)'; 'Lillian Hong (lillian868@hotmail.com)'; 'Marcello Chiacchia (mchiacchia@genstar.com)'; Honsberger, Robb; 'sandro.e@telus.net'; 'jpower@urban-systems.com'; Bela Syal; Darrell Grant; 'Asad Niazi'; Trevor Sholdice
Cc: Richter, Wilf; Lockwood, Scott; Shaw, Travis T.; St. Arnaud, Nicole
Subject: Keystone Community Boundaries

Hi everyone,

This is to inform you that after some deliberation, Administration has decided to accept the landowner proposal for community boundaries. While we acknowledge the validity of landowner concerns and that major roadways have historically played a major role in determining community boundaries, we still have significant concerns including having the Major Activity Centre and Urban Corridor each split between two communities, the large future population in communities A and B, and the opportunity for formation of viable neighbourhoods within each community. Moving forward, we believe there is a need to develop strong policy text, in consultation with the landowner group, to ensure permeability across Centre Street, and the ability to form healthy, cohesive neighbourhoods within each Community.

Cheers

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John W. R. Hall
Senior Planner
The City of Calgary
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**KEYSTONE LANDOWNER GROUP RESPONSE TO
CITY'S NOV. 17 PROPOSED COMMUNITY STRUCTURE**

Prepared by:
Brown and Associates Planning Group
December 3, 2010

The Keystone Landowner Group feels it's unable to support the City's November 17 proposed Community Structure for the following reasons:

Edges: Comprehensively designed communities are historically bounded by defined edges such as arterial/major roadways or significant natural features such as rivers and escarpments. This planning practice has prevailed for many years. It has been successfully implemented to create cohesive communities and is reinforced in the recent update of the Sustainable Suburbs Study. Section 4.2a Organizing Principles of the Study states: *"It is recommended that all new communities have distinct boundaries defined by arterial roads or major natural features"*.

The City's proposed Community Structure has arterial/major roads running through the middle of the community as opposed to the edges. See Attachment 1. Arterial roads have a considerably greater cross section and greater traffic volumes compared to collector roads. Arterial roads through the communities not only become barriers in creating cohesive communities but are a source of resident complaints for Council members and City Transportation due to the volume of traffic.

The City's proposed Community Structure uses internal collector roads as edges which are subject to change at the outline plan stages. In one case there is no defined edge between the City's proposed Community 'B' and 'C'.

Land Ownership: Land Ownership is an important consideration when defining community boundaries. Best attempts are made to keep ownership by a landowner/developer contiguous as opposed to straddling over communities. Contiguous ownership allows landowners/developers to design their lands comprehensively from the standpoint of vision, identity, community amenities and product types.

The City's proposal appears to disregard ownership boundaries. As shown in Attachment 1, landowners with fractured ownership due to proposed City boundaries include:

- the Hong family
- Genstar
- Walton
- Carma

**PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONE TRAIL AND 6 STREET NE**

MAP 3NN, 4NN, 34N

At the November 25 City-Landowner meeting, the City proposed the Community Structure shown in Attachment 1 based on the following two key criteria:

Urban Corridor: The City strongly feels the intent of an Urban Corridor as a focal point will not be achieved if Centre Street is located at an edge of a community as opposed to a central location within a community. The Landowner Group would like to note that based on traffic volumes, Centre Street will potentially be a six-lane arterial road with an LRT running through the middle. Consequently the cross-section width requirement could be over 60m, similar to the width of 36th Street NE (see attachment 2). We would like to draw the City's attention to 10th Street NW and 17th Avenue SW which have thrived as successful corridors. Both these corridors are located at the edges of communities as shown in Attachment 3, and demonstrate that internalizing them within a community is not necessary for the corridors to establish and succeed. Indeed, their location at the edges and confluence of communities facilitates these corridors to become a regional focus as opposed to a community focus.

The Corridor has been identified as a Special Study area within the Keystone Hills ASP. This Special Study will provide comprehensive planning of both sides of the Centre Street to help the development of the Corridor achieve its intended purpose. Communities whose edges are defined by Centre Street will be designed to be well integrated with the Urban Corridor to reinforce the intent as a focal point.

Community Size: The City has expressed a desire to maintain an optimal community size of 15,000 – 18,000 population. The optimal community size for Calgary communities has been the subject of debate for some time. While a smaller size may be perceived as fostering a greater sense of community, smaller communities have struggled financially with the capital and operational costs of maintaining community associations and related facilities. A critical mass is required for financial sustainability of communities. The Sustainable Suburbs Study states a population of 12,000 as the minimum size to achieve a complete community but does not suggest a maximum size. Following are examples of recently built/ developing larger communities (see Attachment 4):

Tuscany – 20,000
Evanston – 19,500
Panorama – 24,000
Evergreen – 20,500
Cranston – 25,000
Auburn Bay – 20,000
Mahogany – 25,000+

A number of these communities provide a community core/private amenity feature as a focal point for the residents and are comprised of smaller neighbourhoods, consistent with the principles of Community Structure promoted

**PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONE TRAIL AND 6 STREET NE**

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in the Sustainable Suburbs Study. Section 4.2d Organizing Principles of the Study illustrates a Community Structure consisting of 4 neighbourhoods each with its own focus. The Community Core ties the neighbourhoods together to create a cohesive community (see Attachment 5).

There are a number of examples of communities which have combined in order to achieve a critical mass required to provide economically sustainable amenity facilities. Mid-Sun Community Association is one such example, which combines the communities of Midnapore and Sundance. Another larger example is the Northern Hills Community Association which combines the communities of Panorama Hills, Panorama Hills Estates, Coventry Hills, Country Hills, Country Hills Estates and Harvest Hills.

LANDOWNER PROPOSAL

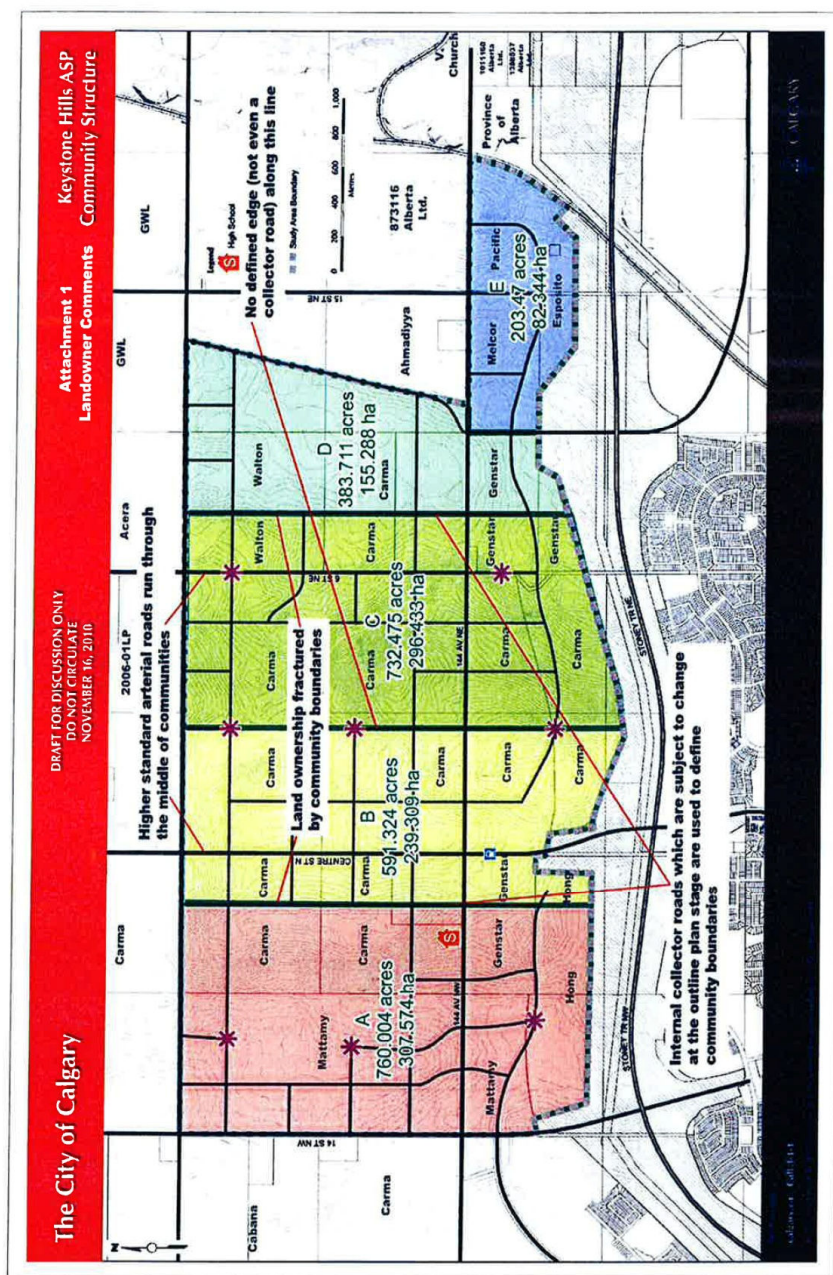
The landowners request the City reconsider the landowners' August 12 proposed Community Structure (Attachment 6), because it meets the City's criteria and creates:

- Comprehensive communities bounded by defined edges
- Contiguous ownership allowing the landowners to comprehensively design their lands
- A critical mass relative to community size for financial sustainability of community amenities and facilities

A Special Study of the corridor will help its planning and development to evolve to meet its purpose and intent.

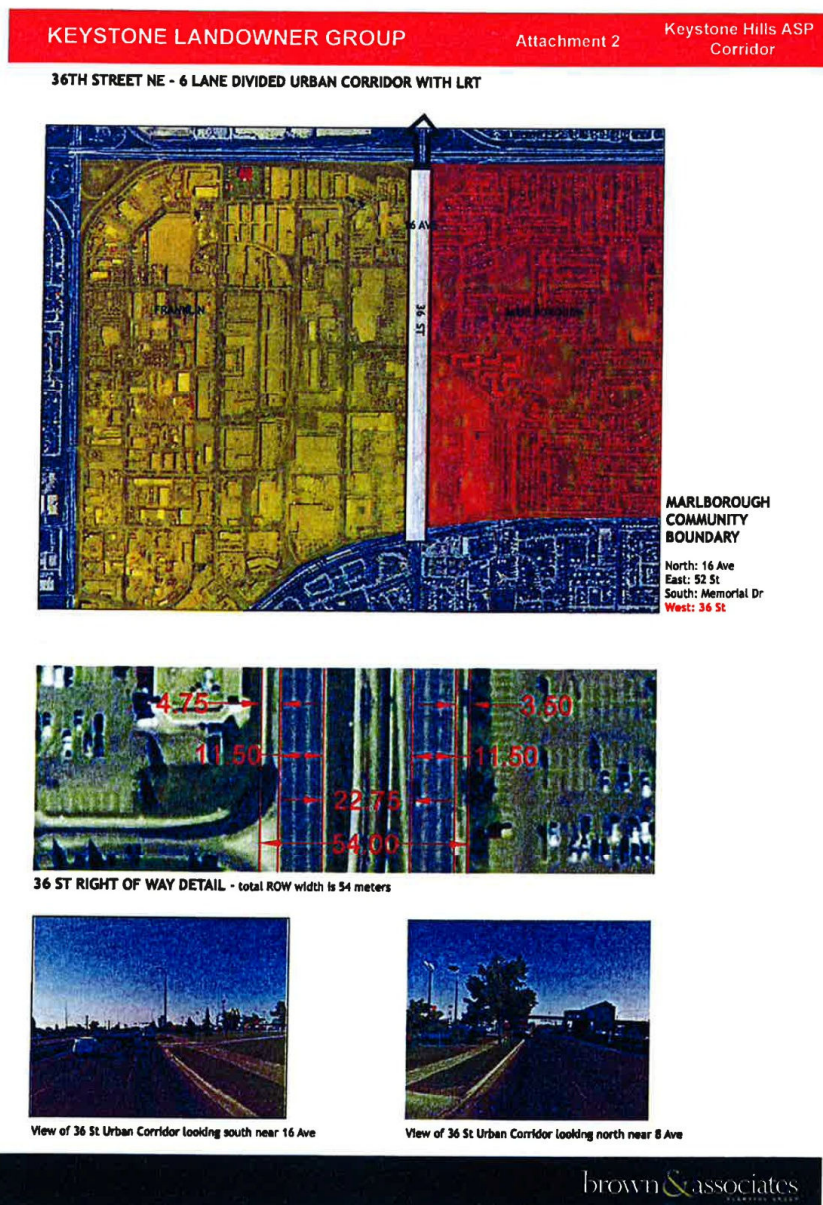
PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONEY TRAIL AND 6 STREET NE

MAP 3NN, 4NN, 34N



PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONEY TRAIL AND 6 STREET NE

MAP 3NN, 4NN, 34N



PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONEY TRAIL AND 6 STREET NE

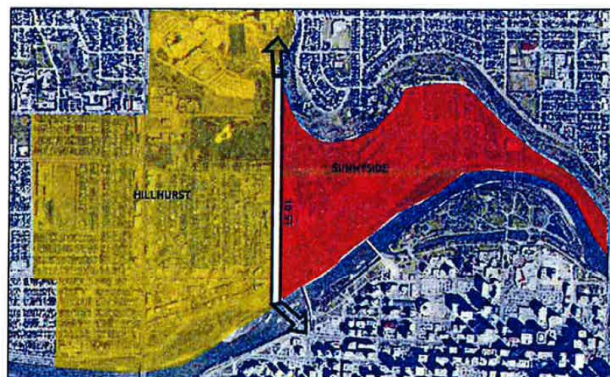
MAP 3NN, 4NN, 34N

KEYSTONE LANDOWNER GROUP

Attachment 3

Keystone Hills ASP
Corridor

10TH STREET- 4 LANE UNDIVIDED NEIGHBOURHOOD CORRIDOR



HILLHURST COMMUNITY BOUNDARY

North: 8 Ave; 14 St; 16 Ave
East: 10 St
South: Bow River
West: 18 St

SUNNYSIDE COMMUNITY BOUNDARY

North: Escarpment south of Crescent Rd
East: Centre St
South: Bow River
West: 10 St

17TH AVENUE SW - 4 LANE UNDIVIDED NEIGHBOURHOOD CORRIDOR



BELTLINE COMMUNITY BOUNDARY

North: Canadian Pacific Railway
East: Elbow River
South: 17th Ave SW
West: 14th St SW

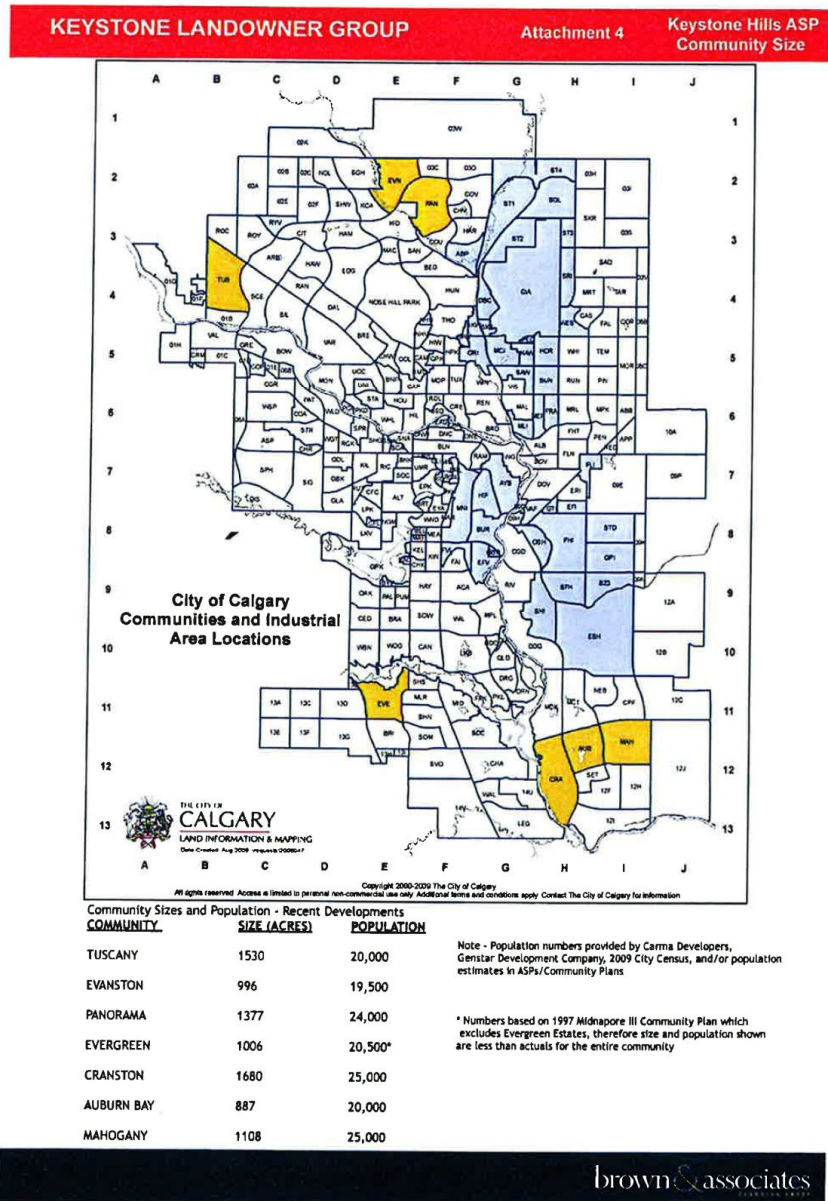
LOWER MOUNT ROYAL COMMUNITY BOUNDARY

North: 17 Avenue
East: College Ln; Royal Ave; Hope St (both sides);
Earl Gray Cr; Ridge between Earl Gray Cr and 29 Ave
South: Council Way; 10 Street; Premier Way; 8 St (both
sides)
West: 14 St

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PLANNING GROUP

PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONEY TRAIL AND 6 STREET NE

MAP 3NN, 4NN, 34N



PROPOSED COMMUNITY AND STREET NAMES
SUB-AREAS 03D AND 03W (WARD 3)
STONE TRAIL AND 6 STREET NE

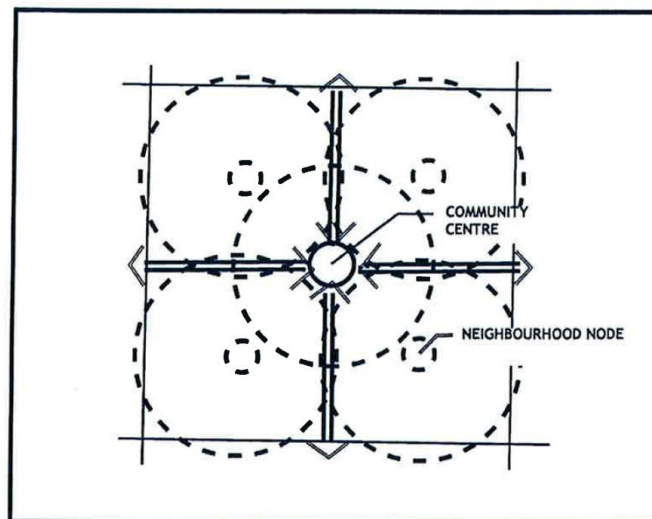
MAP 3NN, 4NN, 34N

KEYSTONE LANDOWNER GROUP

Attachment 5

Keystone Hills ASP
Node Model

COMMUNITY CENTRE NEIGHBOURHOOD NODE MODEL -
SUSTAINABLE SUBURBS STUDY SECTION 4.2



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MAP 3NN, 4NN, 34N

