

Applicant Submission

2023 August 24

Located in the east quadrant of the City, Liberty is a residential neighbourhood in the new Community of Huxley in the Belvedere Area Structure Plan. Comprised of 61.5 hectares (152 acres) owned by Zahmol Properties Ltd., the Liberty neighbourhood symbolizes the diversity that characterizes the East sector of Calgary and by extension International Avenue.

The proposed Stage 1 Liberty Outline Plan and Land Use is for 46 hectares (113.5 acres). Key features of the Liberty neighbourhood are as follows:

Eco-Sensitive Multi-functional Liberty Park – The Liberty lands are characterized by a large crown-claimed wetland complex. As such, the lands provide an opportunity to create an environmentally sensitive open space area. The centrepiece of the Liberty plan is an expansive 16.2 hectares (40 acres) Liberty Park, which includes:

- o Environmental Preserve, which will support wetland habitat and integrate stormwater management for West Belvedere to ensure its long-term sustainability
- o Liberty Storm Park, that integrates ecosystem services, habitat features, and park-like amenity which add multiple facets of value for the neighbourhood
- o Active and passive recreation amenities located at the terminus of Liberty Boulevard, in Liberty's Neighbourhood Activity Centre at the North Park entrance, as well as at the West and East Park entrances into the wetland complex to maximize access within convenient walking distance of most residents

Overall, 32% of the area in the Liberty neighbourhood will be dedicated towards environmental and municipal reserve as well as a public utility lot containing multiple features for stormwater management.

Diverse Housing Types – Liberty is envisaged as an inclusive neighbourhood which will consist of a variety of housing types to support all ages, stages and wages of demographics. The housing, in particular, will cater to the lifestyles of ethnic cultures which support multi-generational families. The proposed land uses will allow for medium and low density residential including 3-4 storey multi-residential, ground-oriented, semi and single detached housing.

Multi-Modal Connectivity – Liberty's extensive pathway network facilitates multi-modal connectivity. A direct east-west transit route through Liberty will connect the lands west of 84 ST to the neighbourhood to the east. The regional pathway proposed along the wetland complex will facilitate walking and cycling to key destination areas.

Memorial Drive / 84 Street Interface – The Liberty plan is designed to address street frontage along 84 Street and Memorial Drive to create livable and walkable streets. Interface conditions along the two urban boulevards will include multifamily and townhouse street fronts.

Liberty lands benefit from adjacency to the full scale of commercial amenities located in East Hills Shopping Centre. The Growth Management Overlay (GMO) was removed in July 2018 upon consideration of utility infrastructure availability. Zahmol, in collaboration with other Belvedere landowners, is working to address timely delivery of transportation infrastructure to augment existing investments in the East Freeway and Purple Line BRT extension to East Hills and further to Chestermere.

Overall, the proposal will help with asset creation and establish a much needed stable residential supply in the East sector. We respectfully request the Calgary Planning Commission and Council's support for the proposal.

LIBERTY, BELVEDERE CONCEPT PLAN

● **Housing Diversity** is achieved through single, semi, and ground oriented, laned and laneless low density residential that provides opportunities for multigenerational housing and variety of multi residential located in proximity to open space amenities.

● **Memorial DR / 84 ST Interface** will be addressed through street front townhouses, multi residential and neighbourhood commercial.



● **Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminus of Liberty Blvd will integrate the existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.



● **Multi-Modal Connectivity** - Liberty's extensive pathway network facilitates multi-modal connectivity. Direct east-west transit route, the pathway network along the wetland complex and the green corridor along the east boundary will facilitate walking and cycling to key destination areas.