

Applicant Submission

2021 July 5

Introduction

This report has been prepared on behalf of Brookfield Residential in support of their land use and outline plan applications for Livingston Stage 1c. Livingston Stage 1c received outline plan approval on June 8, 2018. At the time, a Growth Management Overlay still applied which prevented land use amendments from being achieved until relevant growth management issues were resolved.

The growth management overlay has since been removed and Brookfield is now requesting approval of the associated land use redesignation for the subject site. In addition, Brookfield desires to modify the outline plan to incorporate Stormwater Kidney technology and refine the design of the neighbourhood to achieve greater efficiencies, reflect the current market and improve slope adaptation.

Site Description

The total area of the subject site is approximately 129.2 hectares (319.1 acres) and is made up of a portion of Section 3-26-1 W5M. The subject site is bound by 160 Avenue NE to the north, 6 Street NE to the east, Livingston Stage 1a and 1b to the south and 1 Street NW to the west. The site is generally rectangularly shaped with the topography gradually rises from the west before dropping again towards the east. A drainage course flows through a wetland from the northwest to the southeast.

Vision

Named after pioneer Sam Livingston, Brookfield's community of Livingston finds its identity in the past, honours the present and paves the way for the future. Livingston streetscapes and landscape weave a story of a community that fosters connectivity. Lively streets, active plazas, lush landscapes and distinctive places identify Livingston as a community to be. This is a place where outdoor spaces are celebrated and the environment is nurtured. Livingston has a culture of its own which transcends with its new approach in which life comes together through a visionary master planned community.

Proposed Development

Livingston Stage 1c will be a welcome addition to north Calgary as it will benefit future and surrounding area residents by:

- Creating an urban main street that allows for a diversity of uses and higher intensities to support the future LRT line and commercial needs of the surrounding residents;
- Offering a variety of different dwelling types to help families find a home that meets their lifestyle;
- Allowing for the neighbourhood to evolve and mature overtime through the dedication of flexible land use districts;
- Accommodating educational and recreational opportunities through the provision of three schools and associated playfields;

- Providing local parks for surrounding residents to gather and socialize;
- Establishing a combined wetland/stormwater management facility that acts as a central amenity as well as managing and cleaning surface runoff;
- Incorporating a refined naturalized drainage course that cuts across the neighbourhood for all to use and enjoy; and
- Integrating a multi-modal transportation network of streets, sidewalks, pathways and transit that establishes direct connections to all the future amenities.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested for Livingston Stage 1c.