



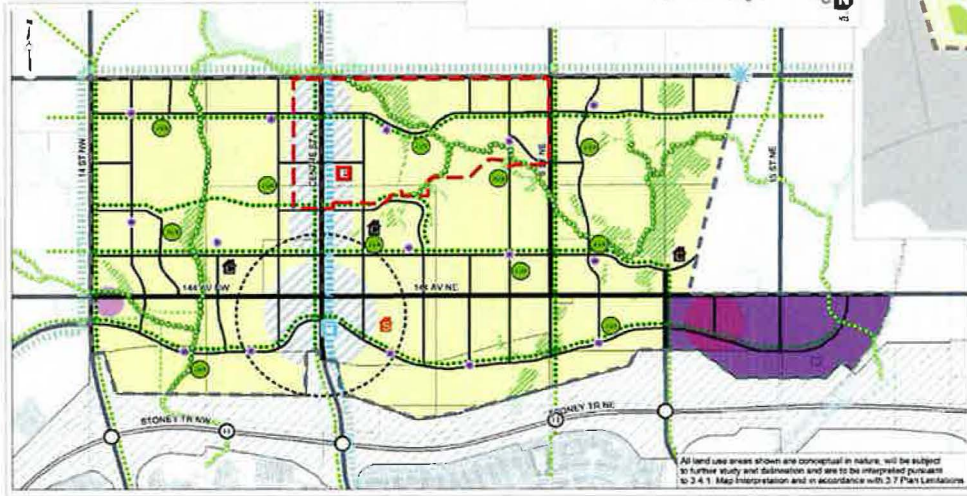
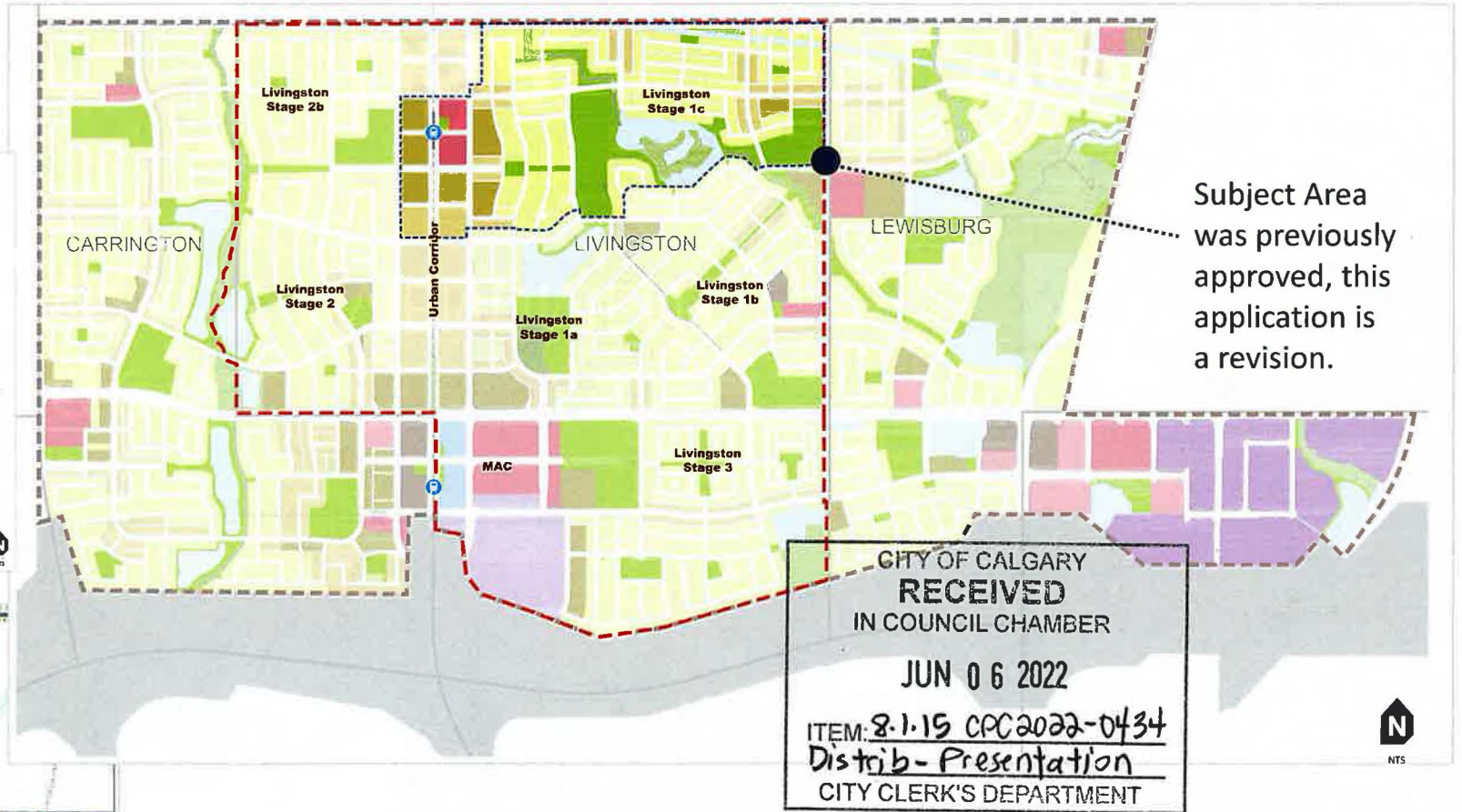
Livingston Stage 1c

OUTLINE PLAN & LAND USE AMENDMENT



LOCATION

Livingston Stage 1c is located in North Calgary, within the developing Community of Livingston.



Land is contained within the Keystone Hills ASP – notable features of the subject lands include: predominantly residential development, natural features and Centre Street Corridor.



STAGE 1c



DEVELOPMENT PROGRESS

North Calgary is a strong sector in the City, **absorbing about 23% of the market share** for new homes. With the demand it's important that Stage 1c begins construction this fall to enable continuity in housing availability. Calgary is currently in a housing shortage.



STAGE 1c

Brookfield
Residential

b&a

APPROVED/PROPOSED OUTLINE PLAN

The Proposed Outline Plan in general alignment with the previously Approved Plan. One significant change is the reduction of a typical storm pond to a Stormwater Kidney/Park central feature.



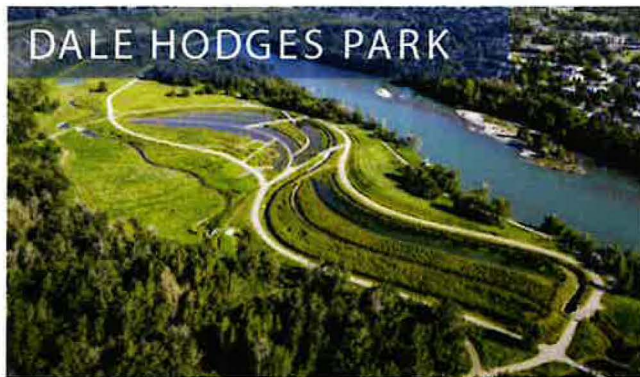
PREVIOUSLY APPROVED OUTLINE PLAN



PROPOSED OUTLINE PLAN

STORMWATER KIDNEY/PARK

- Reconstructed wetland/stormwater management facility
 - Nautilus pond removes sediments
 - Main pond removes fine particle and dissolved contaminants
 - Upslope portions are vegetated
-
- ✓ Meets City standards
 - ✓ Uses less land
 - ✓ More affordable to maintain
 - ✓ Amenity for the community
 - ✓ Provides quality habitat





M-1 APARTMENTS



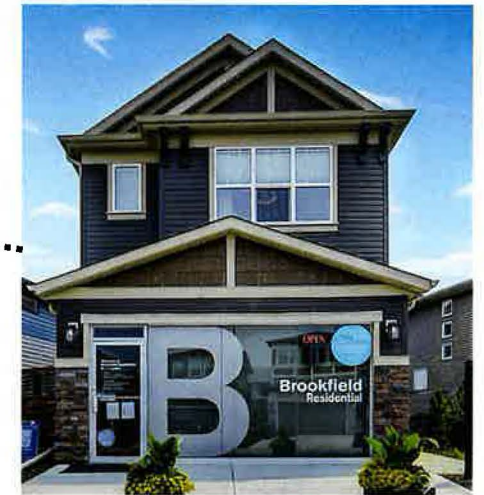
R-G LANED HOMES



R-Gm ROWHOUSES/SEMI-DETACHED



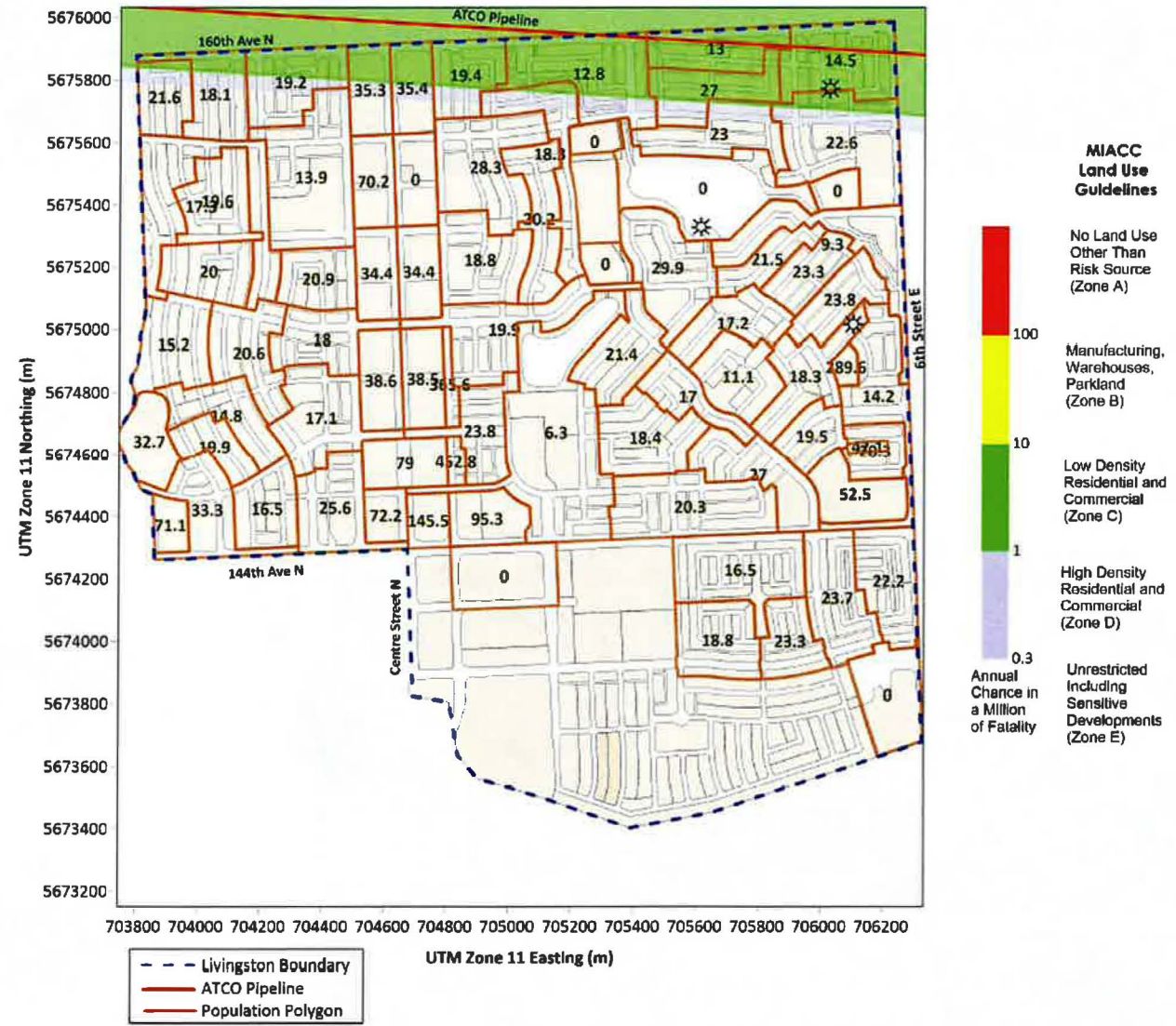
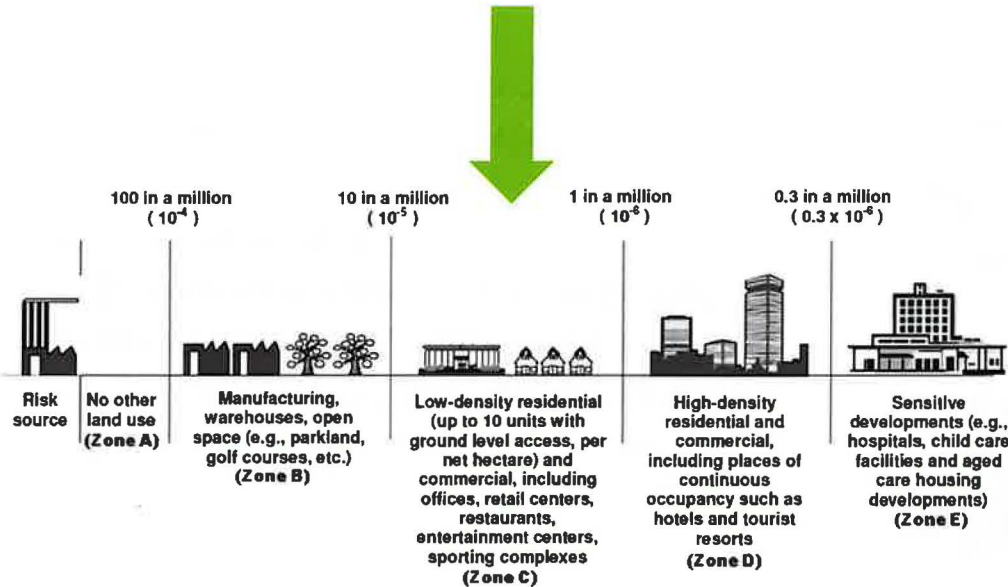
M-G TOWNHOUSES



R-G FRONT DRIVE

PIPELINE

The subject lands contain a **high-pressure ATCO Pipeline** along the northern boundary. This creates a limitation for product and uses. The plan has been designed to safely accommodate those restrictions.



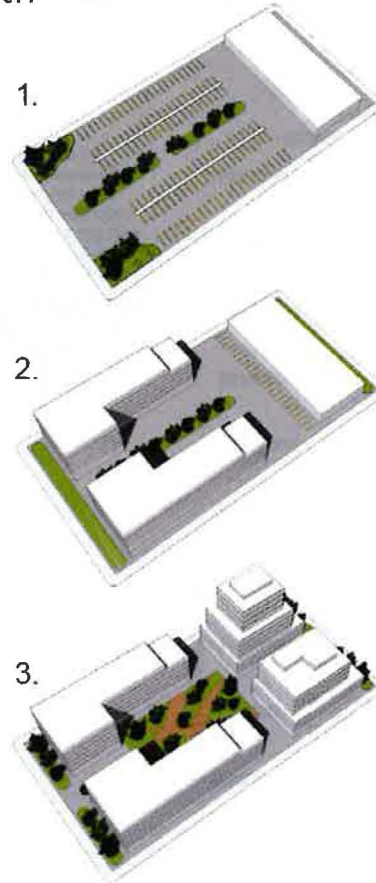
URBAN CORRIDOR

The subject lands contain an **Urban Corridor** with the future Green Line LRT Station.

The Vision for the Corridor (as per the ASP): A pedestrian oriented block-based precinct that incorporates a variety of high-intensity uses supported by high-frequency transit.

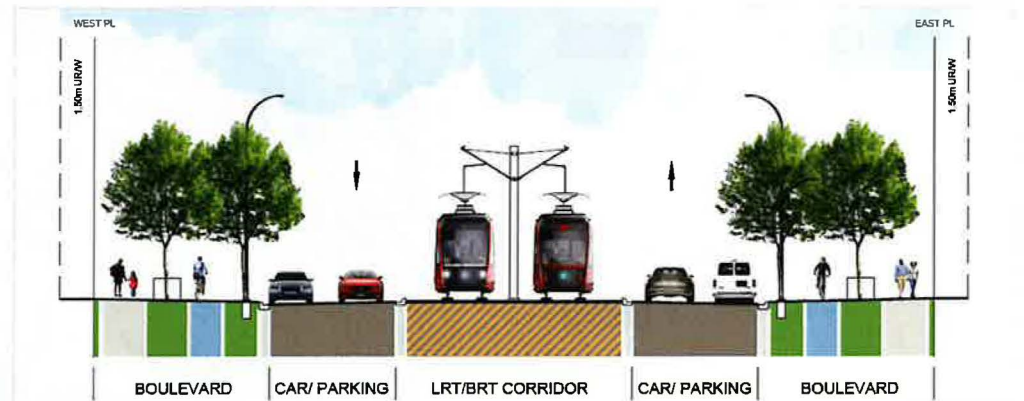
- Allows for gradual intensification
- Design guidelines ensure pedestrian oriented environment

A commercial and two residential projects are in the conceptual design stage.



CENTRE STREET TRANSIT CORRIDOR

Centre Street has been designed for BRT and future LRT. The desired outcome is a pedestrian friendly interim and ultimate cross-section.



COMMUNITY AMENITIES

HOA FACILITY

- Ice Rink
- Tennis Courts
- Playground
- Splash Park
- Gymnasium
- Future Coffee Shop



PARKS/ OPEN SPACES

- Active Parks
- Naturalized Parks
- Pathways and Trails
- Playgrounds

SCHOOLS

- Livingston contains 7 schools in total
- Playfields

COMMERCIAL

- Demand: Up to 300,000 sf by full buildout (~2036)
- Supply: 135,000 sf – 215,000 sf
- Conclusion: Most of demand met by local commercial



Livingston

LIFE COMING TOGETHER

STAGE 1c

Brookfield
Residential

b&a

NEIGHBOURHOOD AMENITIES



PARKS/ OPEN SPACES

Plan Area contains:

- Urban Plaza
- Playgrounds
- Drainage Course
- Wetland
- Dog Park

SCHOOLS

Plan Area contains three schools:

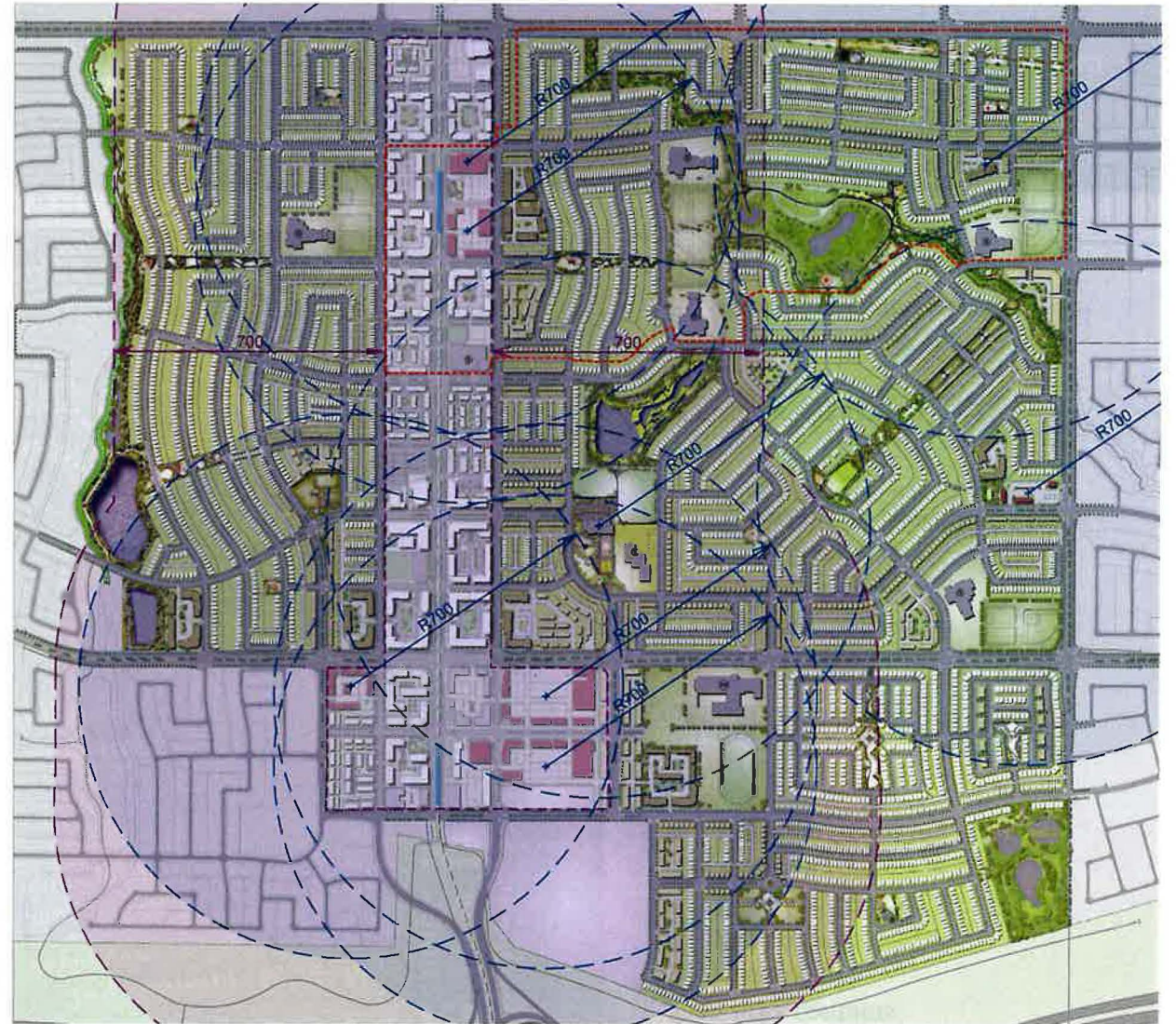
- Separate Junior High
- Separate Elementary
- Public Elementary
- Playfields and Basketball Courts

COMMERCIAL

- 25,000 to 50,000 sf in corridor
- MU-1 Site: Enables Commercial

COMMERCIAL

- General rule is that residents should be within a 700 m/ 7 min walk of commercial (ASP/MDP)
- Most residents within Livingston will be within walking distance of commercial



Livingston

LIFE COMING TOGETHER

STAGE 1c

Brookfield
Residential



BENEFITS: HEALTHY LIVING – LIVINGSTON STAGE 1C

- ✓ **Realization of an urban corridor** allowing for a diversity of uses and higher intensities to support the future LRT line and commercial needs of the surrounding residents;
- ✓ **Offers a variety of different dwelling types** to help families find a home that meets their lifestyle;
- ✓ Allows for the neighborhood to **evolve and mature overtime** through the dedication of flexible land use districts;
- ✓ Accommodates **educational and recreational opportunities** through the provision of three schools and associated playfields;
- ✓ Provides **local parks** for surrounding residents to gather and socialize;
- ✓ Establishes a **combined wetland/stormwater management facility** that acts as a central amenity as well as managing and cleaning surface runoff;
- ✓ Incorporates a refined **naturalized drainage course** that cuts across the neighborhood for all to use and enjoy; and
- ✓ **Integrates a multi-modal transportation network** of streets, sidewalks, pathways and transit that establishes direct connections to all the future amenities.



STAGE 1C

Brookfield
Residential





THANK YOU!



Livingston

LIFE COMING TOGETHER

b&a

Brookfield
Residential

Full Buildout



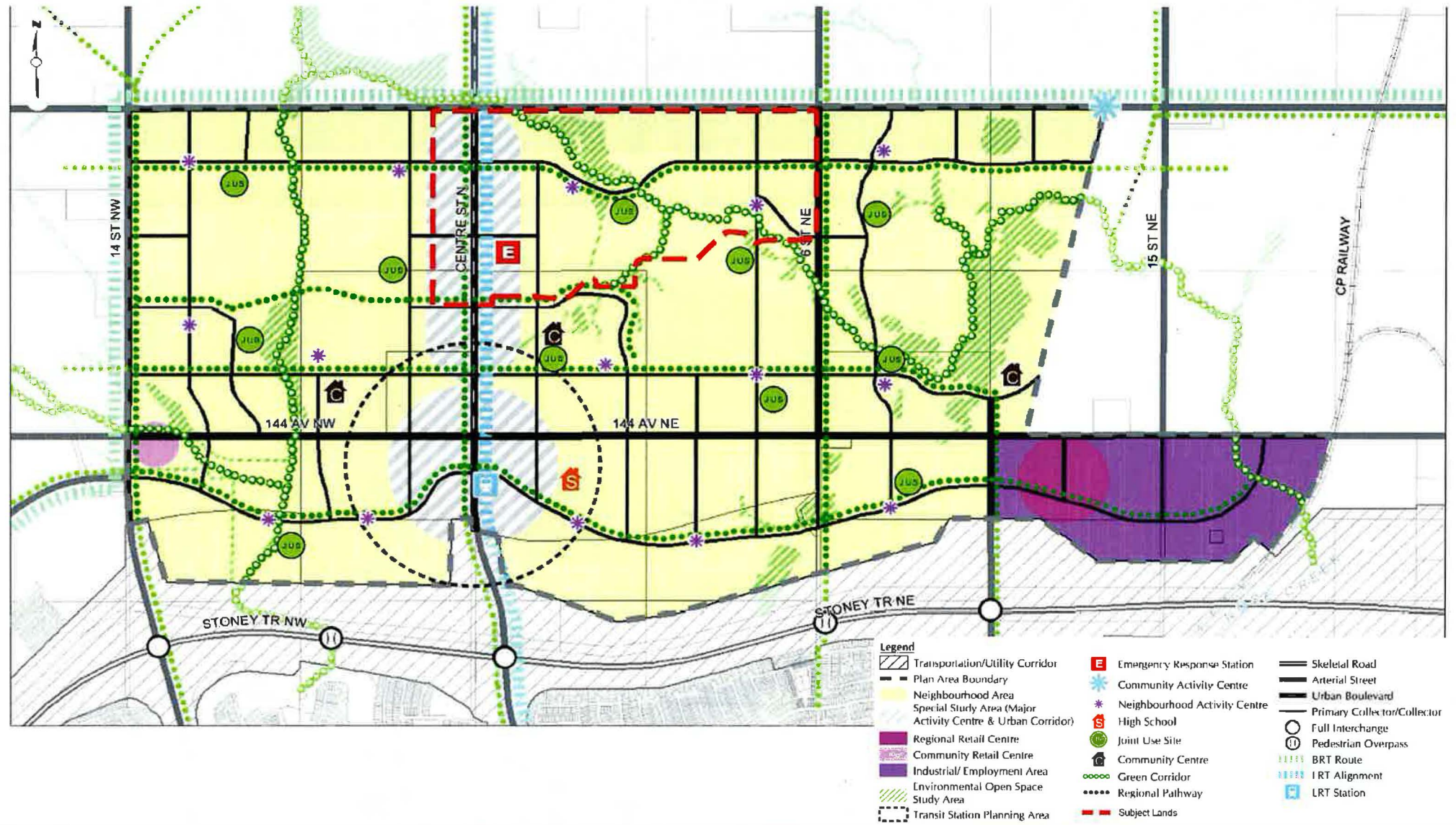
Livingston
LIFE COMING TOGETHER

STAGE 1c

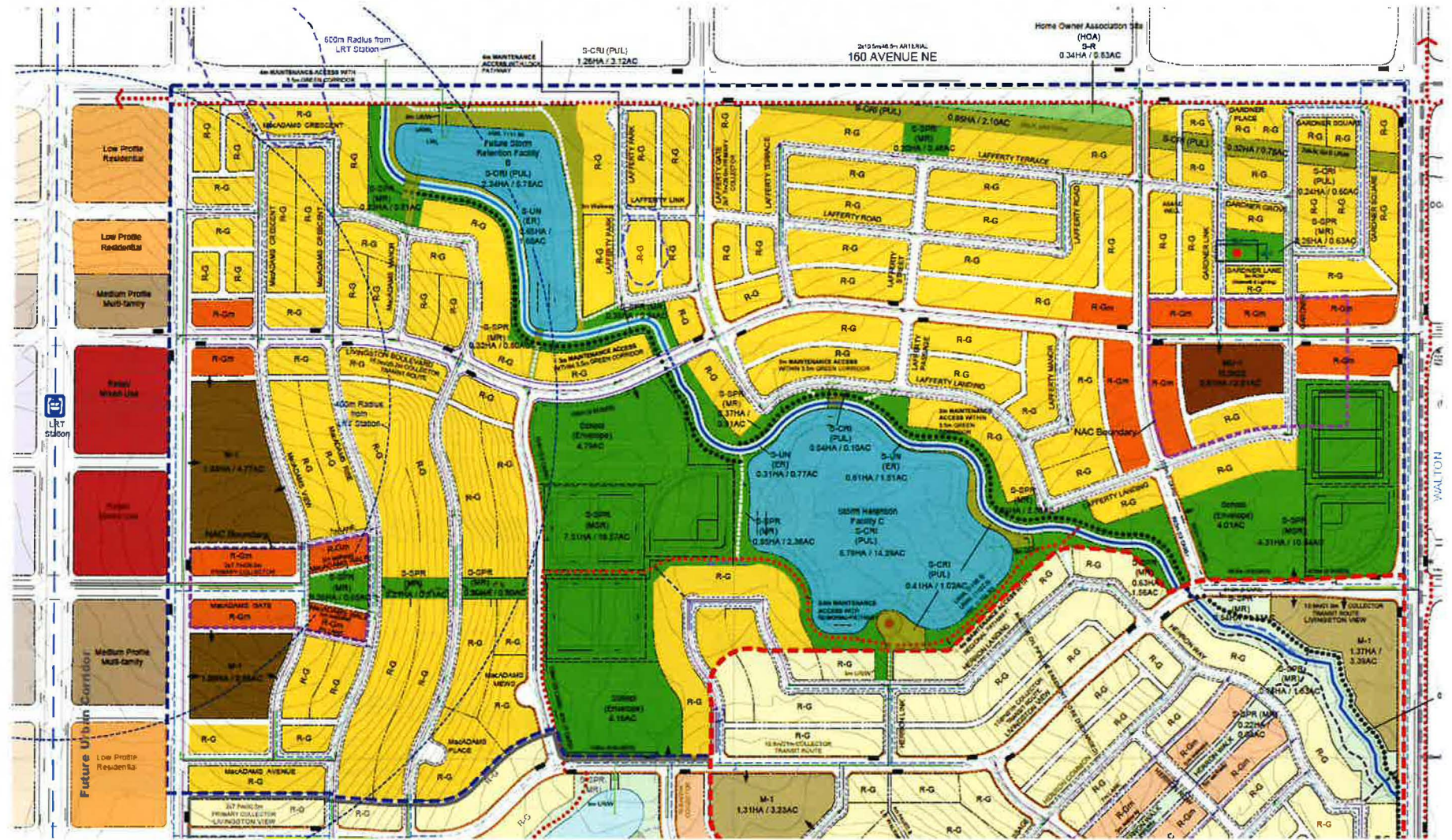
Brookfield
Residential



Keystone Hills Area Structure Plan



Originally Approved Outline Plan



Proposed Outline Plan



Livingston

LIFE COMING TOGETHER

STAGE 1c

Brookfield
Residential



Rezoning



Amenities



Walkability

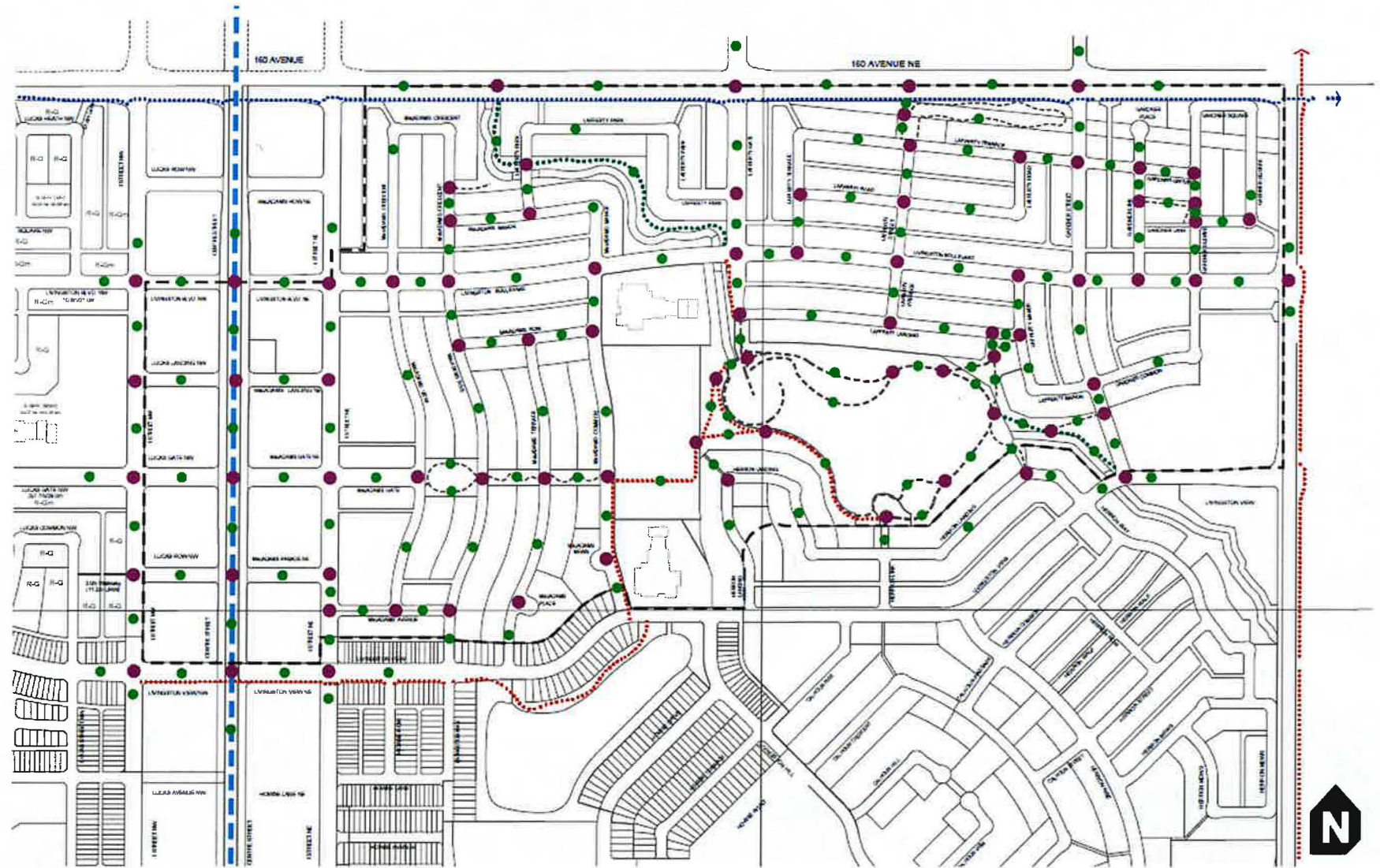
Highest Possible: 2.0

City Target: 1.6

Stage 1c: **1.9**

number
 ● Link 151
 ● Node 79
 Connectivity Index: 1.91

- Subject Lands
- LRT Line
- - - 4m Ponds Maintenance Access Way
- 3.5m Green Corridor Pathway
- 3.0m Multi-use Pathway
- 3.0m Regional Pathway
- - - Local Pathway





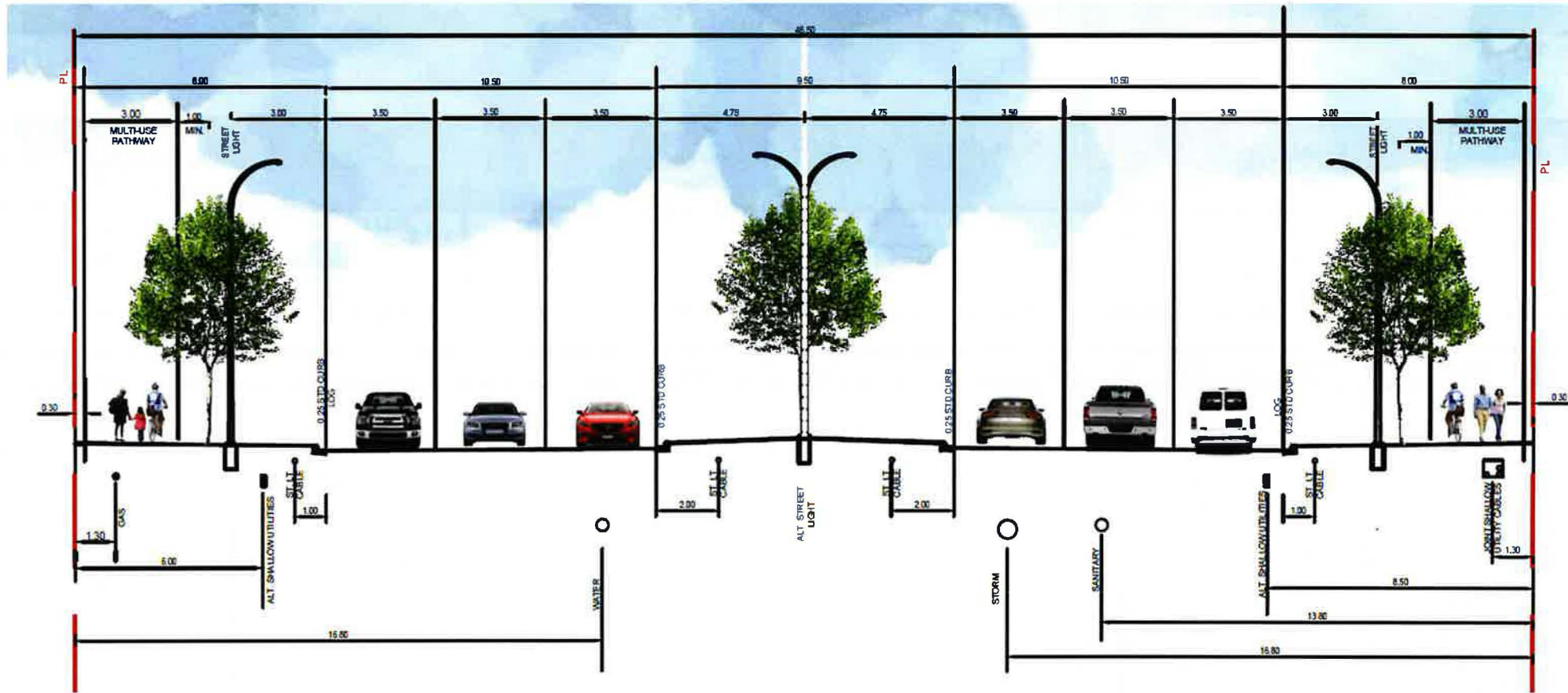
Dale Hodges Park



Rendering

Land Use	GDA (ha)	Building Type	Retail Floor Area (m ²)	Residential Units	Density (UPH)	People per Unit	Home Based Jobs ¹	Jobs ²	People	Jobs & People	Intensity
Stage 1c											
R-G		Single-detached		490		3.3	61	61	1617	1678	
		Single-detached		605		3.3	76	76	1997	2072	
		Semi-detached		161		3.3	20	20	531	551	
R-Gm		Townhouse		393		2.2	33	33	865	897	
M-1		Apartment		188		2.2	16	16	414	429	
MU-1		Apartment		101		2.2	8	8	222	231	
M-G		Townhouse		72		2.2	6	6	158	164	
S-SPR(MSR)		CCSD Elementary ⁴						28		28	
		CCSD Junior High ⁵						40		40	
		CBE Elementary ⁶						29		29	
GDA	100.37			2010	20.0		221	318	5804	6121	61
Urban Corridor											
DC(MU-1) Site 1		Townhouses		559		2.2	47	47	1230	1277	
DC(MU-1) Site 2		Apartment		285		2.2	24	24	627	651	
DC(C-C2)		Commercial ³	6600					132		132	
GDA	25.23		6600	844	33.5		71	203	1857	2059	82
TOTAL	125.60		6600	2854	22.7		291	520	7660	8181	65

160 Avenue NW



③ 160 AVENUE NE
MOD. ARTERIAL 2x10.5m/46.5m