

# Applicant Submission

2024 September 20

## LIBERTY STAGE 2 LAND USE & OUTLINE PLAN APPLICANT'S SUBMISSION

Located in the East sector of the City, Liberty is a residential neighbourhood in the Community of Huxley in Belvedere. Comprised of 61.4 hectares (152 acres) owned by Zahmol Properties Ltd., Liberty neighbourhood symbolizes the diversity that characterizes the East sector of Calgary and by extension the International Avenue.

The proposed Stage 2 Liberty Land Use and Outline Plan for 15.6 hectares (38.6 acres) will complete Liberty neighbourhood and help establish key mobility connections. Stage 1 Liberty Land Use and Outline Plan for 46 hectares (113.5 acres) was unanimously approved by Council in November 2023.

Liberty Stage 2 Land Use and Outline Plan is accompanied by a Growth Application recommended for approval by the City Administration and Council subject to mid-cycle budget approval.

Liberty neighbourhood benefits from adjacency to the full-scale commercial amenities, MAX Purple BRT Station and recently built Fire Hall located in East Hills Shopping Centre. 17 Avenue Transit Corridor is located 800 metres to the south.

Key features of the proposed plan are highlighted below.

- The proposed R-G, R-Gm and M-1 in Liberty Stage 2 support the **Diverse Housing Types** that characterize Liberty by allowing for medium and low density residential including 3-4 storey multi-residential, ground-oriented, semi and single detached housing. Liberty is envisaged as an inclusive neighbourhood which will consist of a variety of housing types aligned with Calgary's housing strategy. In particular, it will cater to the lifestyles of ethnic cultures which support multi-generational families.
- The proposed S-SPR in Liberty Stage 2 will provide east entrance into the expansive 16.2 hectares (40 acres) **Eco-Sensitive Multi-functional Liberty Park** which is the centre piece of Liberty neighbourhood. The Liberty lands are characterized by a large crown-claimed wetland complex which will be preserved to support wetland habitat and integrate stormwater management for West Belvedere to ensure its long-term sustainability. Active and passive recreation amenities are located at the north, west and east park entrances to Liberty Park to maximize access within convenient walking distance of most residents. Overall, 32% of the area in Liberty neighbourhood will be dedicated towards environmental and municipal reserve as well as a public utility lot containing multiple features for stormwater management.
- The Stage 2 Liberty plan will facilitate **Multi-Modal Connectivity** and help complete key east-west and north-south transit routes. Belvedere Boulevard through Liberty Stage 2 will provide a direct connection from Genesis Huxley to 17 Avenue, a key link ahead of the Memorial Drive construction. The regional pathway proposed along the wetland complex and the green corridor along the east boundary of Liberty neighbourhood will facilitate walking and cycling to key destination areas.
- The Liberty Stage 2 plan will continue the **Active Street Frontage along Memorial Drive** to create livable and walkable streets. Interface conditions along the Memorial Drive urban boulevard will include multifamily and townhouse street fronts.

Overall, the proposal is aligned with Calgary's housing strategy, will help with asset creation and establish much-needed stable housing supply in Calgary's most affordable East sector. We respectfully request Calgary Planning Commission and Council's support for the proposed Land Use and Outline Plan.

### LIBERTY NEIGHBOURHOOD, 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.

① **Memorial DR / 84 ST Interface** will be addressed through street front townhouses, multi residential and neighbourhood commercial.



② **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.