

LOC2024-0016 / CPC2024-1078

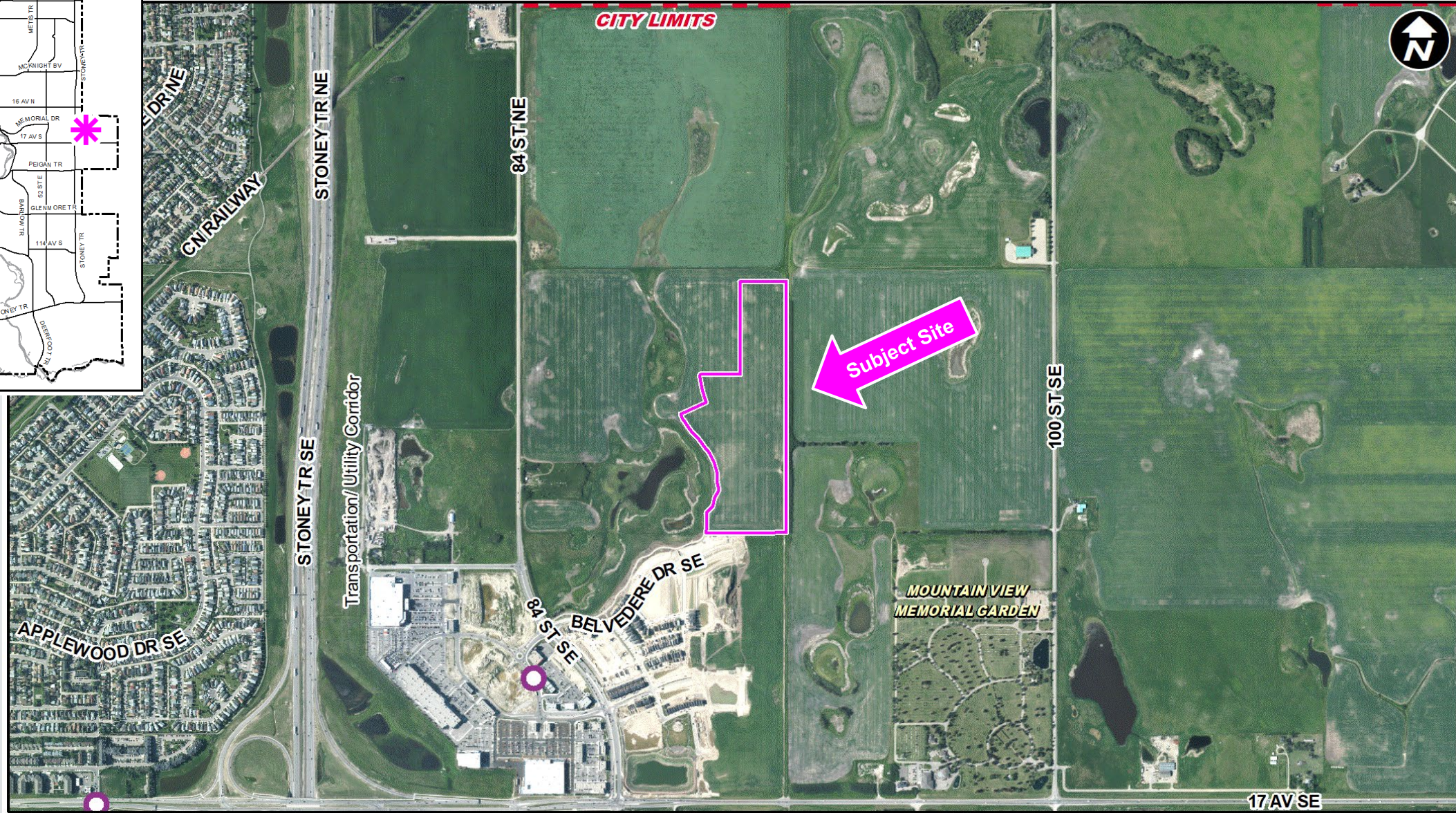
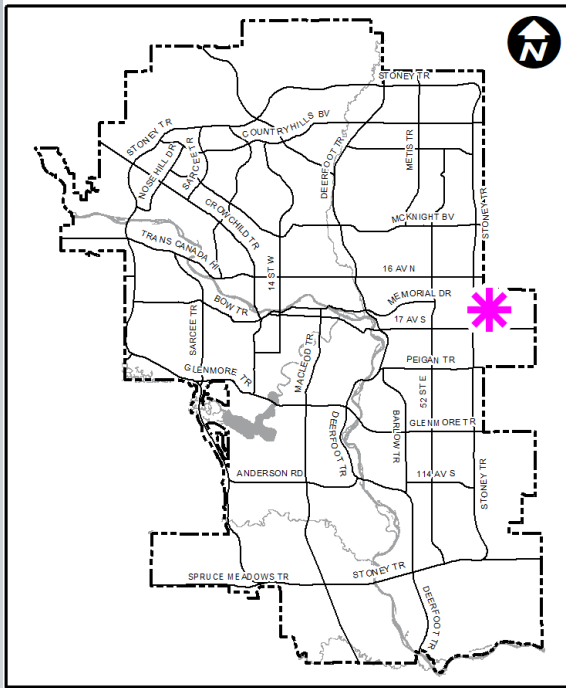
Land Use Amendment and Outline Plan

December 3, 2024

Calgary Planning Commission's Recommendation:

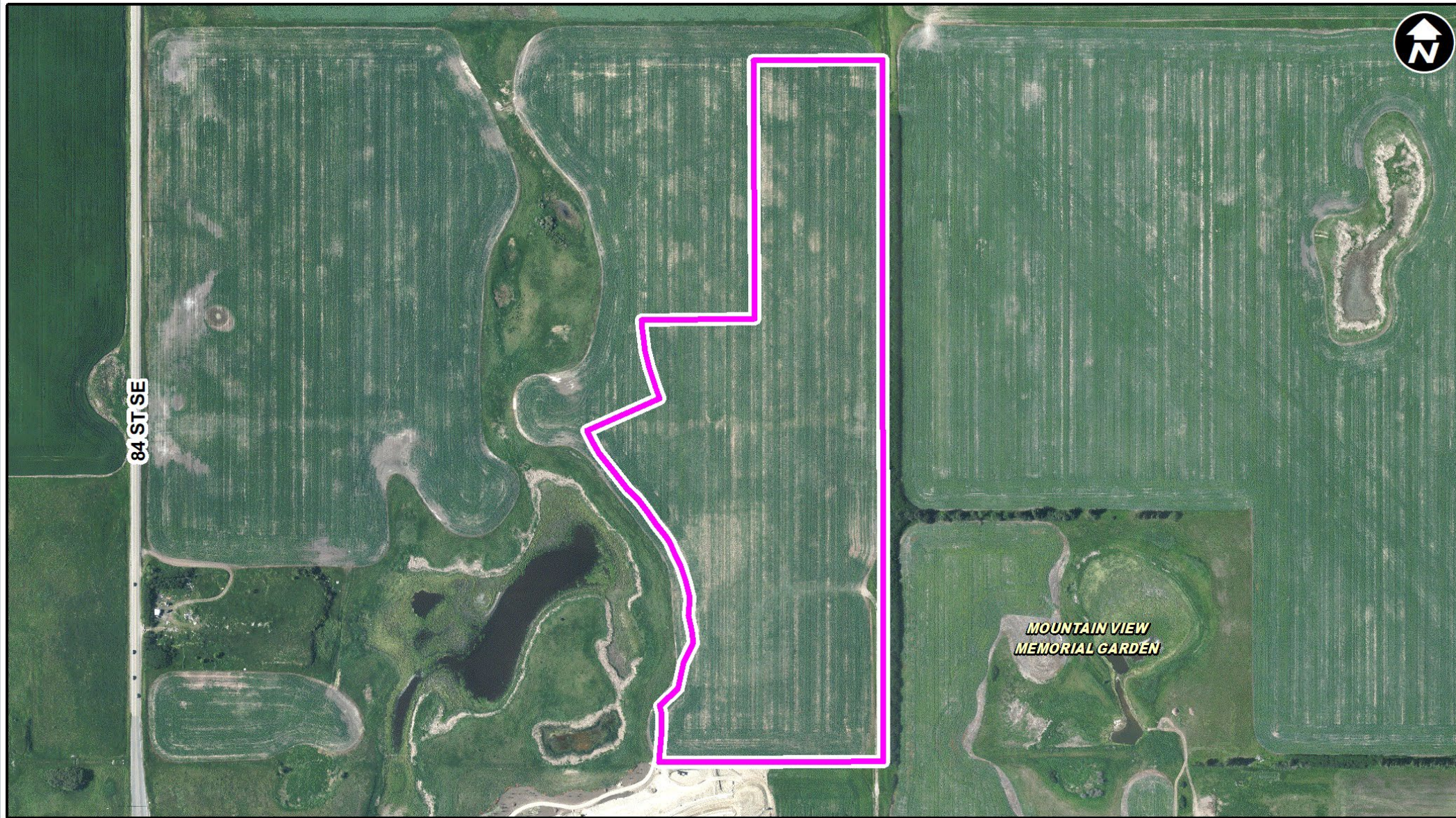
That Council:

Give three readings to **Proposed Bylaw 298D2024** for the redesignation of 15.61 hectares \pm (38.58 acres \pm) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.



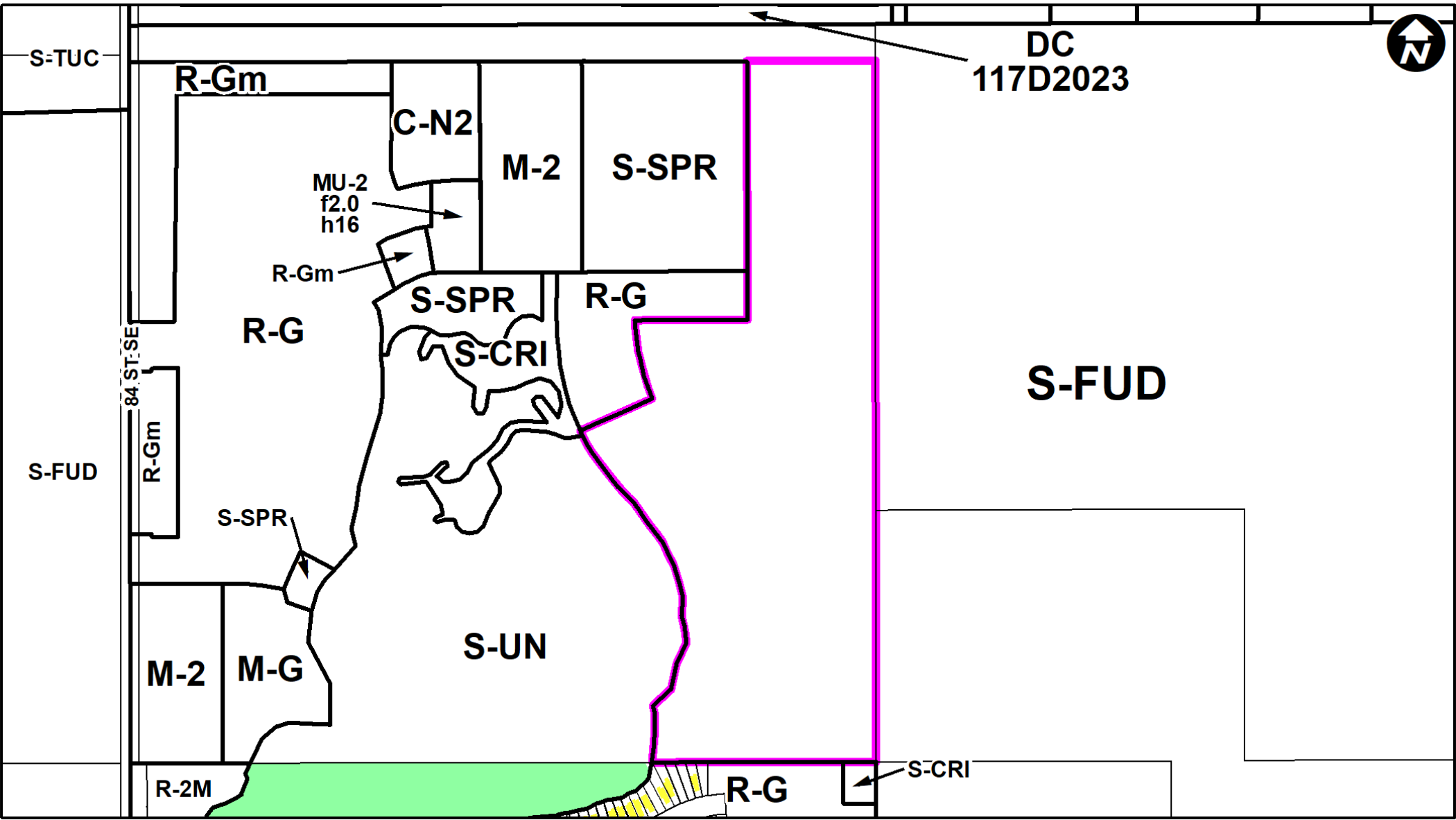
LEGEND

- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow

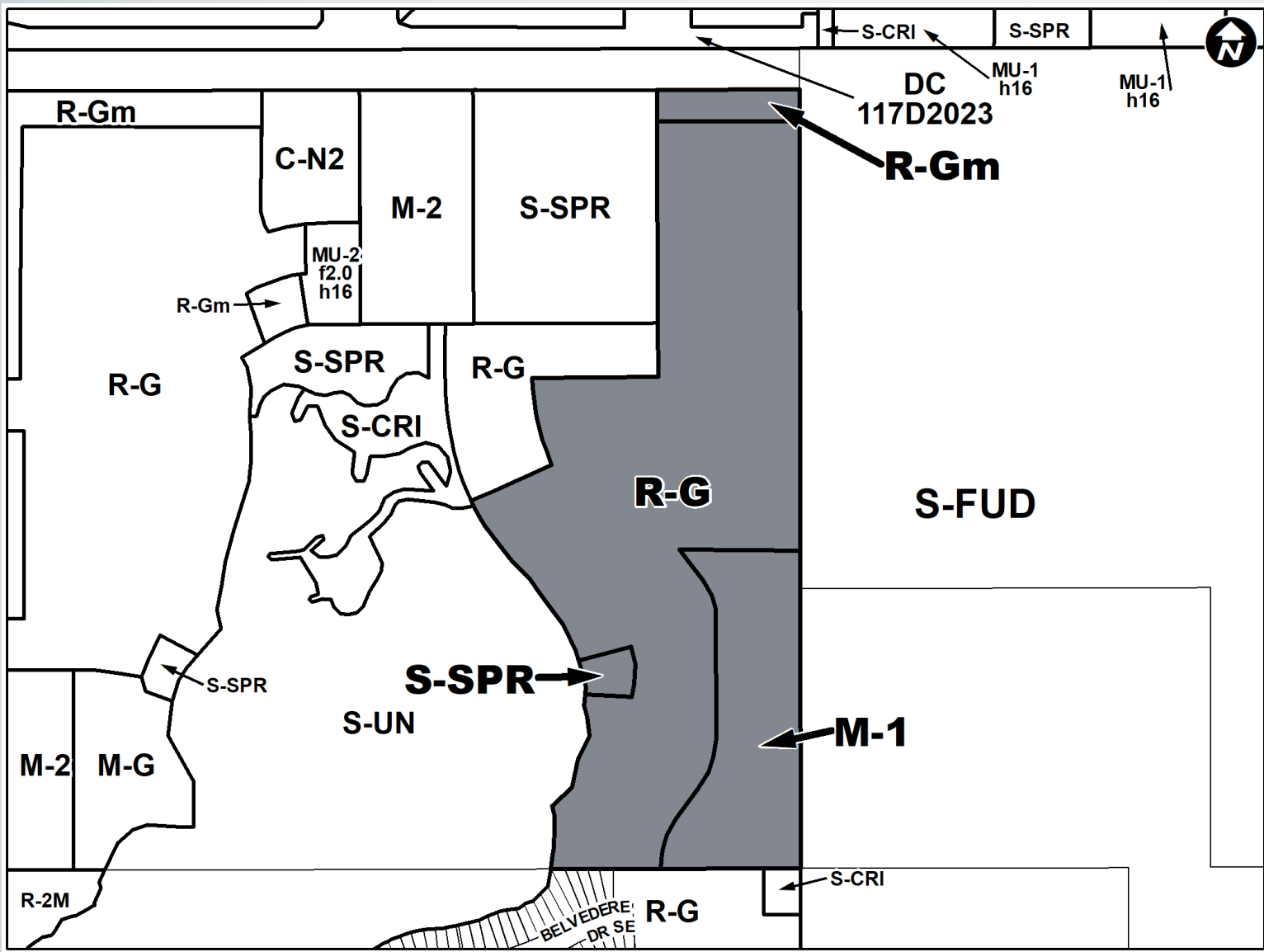


Parcel Size:

15.61 ha

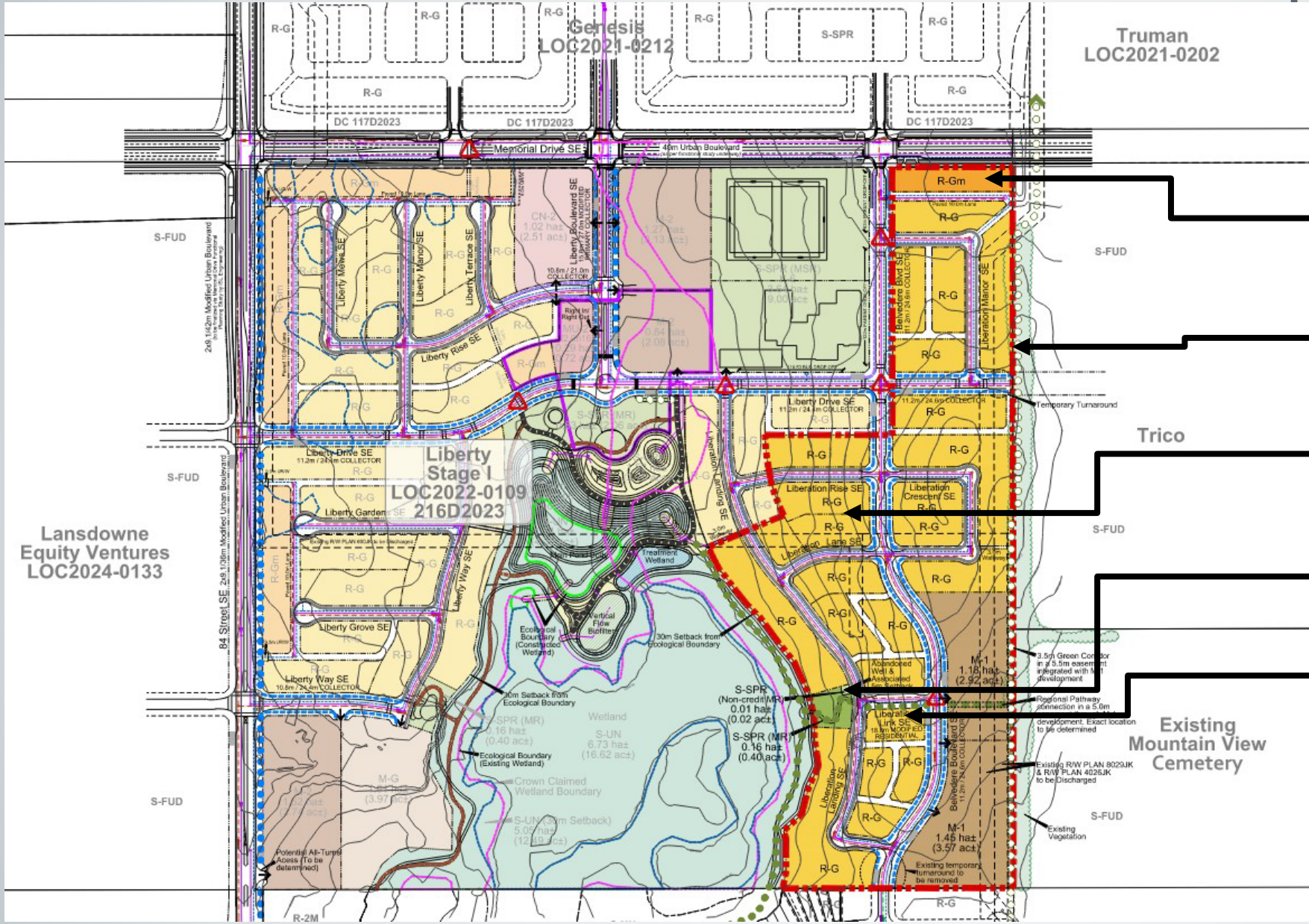


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



This application proposes the following:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District
- Multi-Residential – Low Profile (M-1) District
- Special Purpose – School, Park and Community Reserve (S-SPR) District



- Stage 2
- Active Edge along Urban Corridor
- Green Corridor
- Neighbourhood Residential Areas
- Neighbourhood Park
- Regional Pathway Connection

Lansdowne Equity Ventures
LOC2024-0133

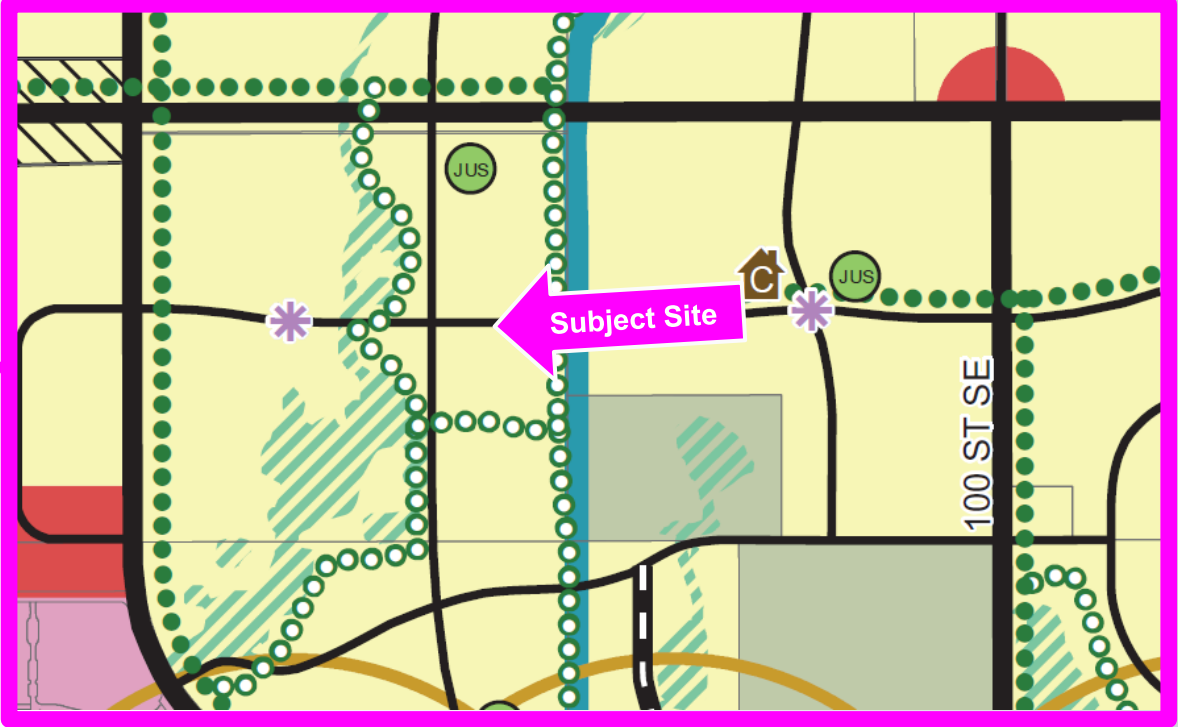
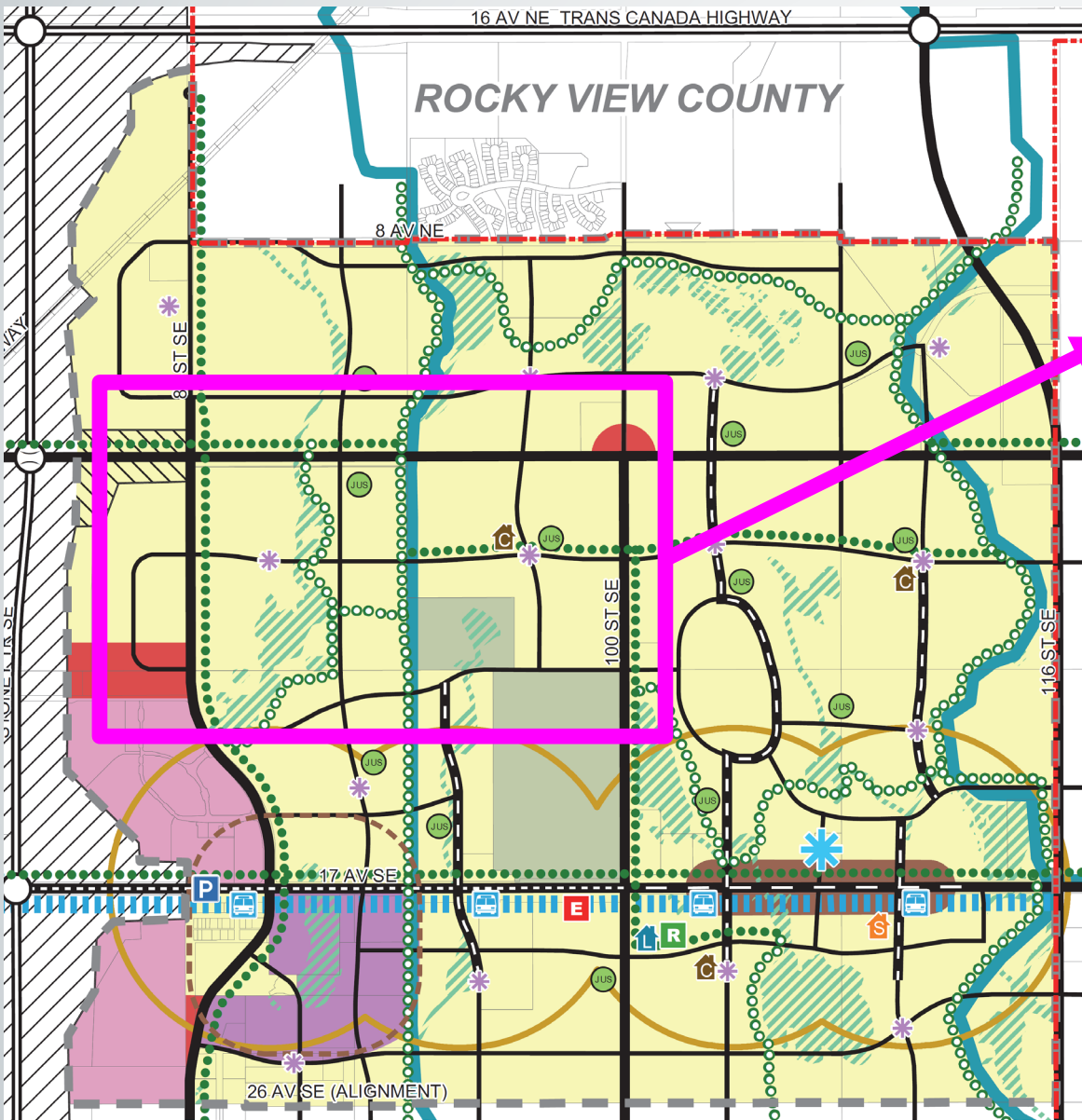
Liberty Stage I
LOC2022-0109
216D2023

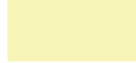




Truman
LOC2021-0202

Gerensis
LOC2021-0212

Trico

Existing Mountain View Cemetery



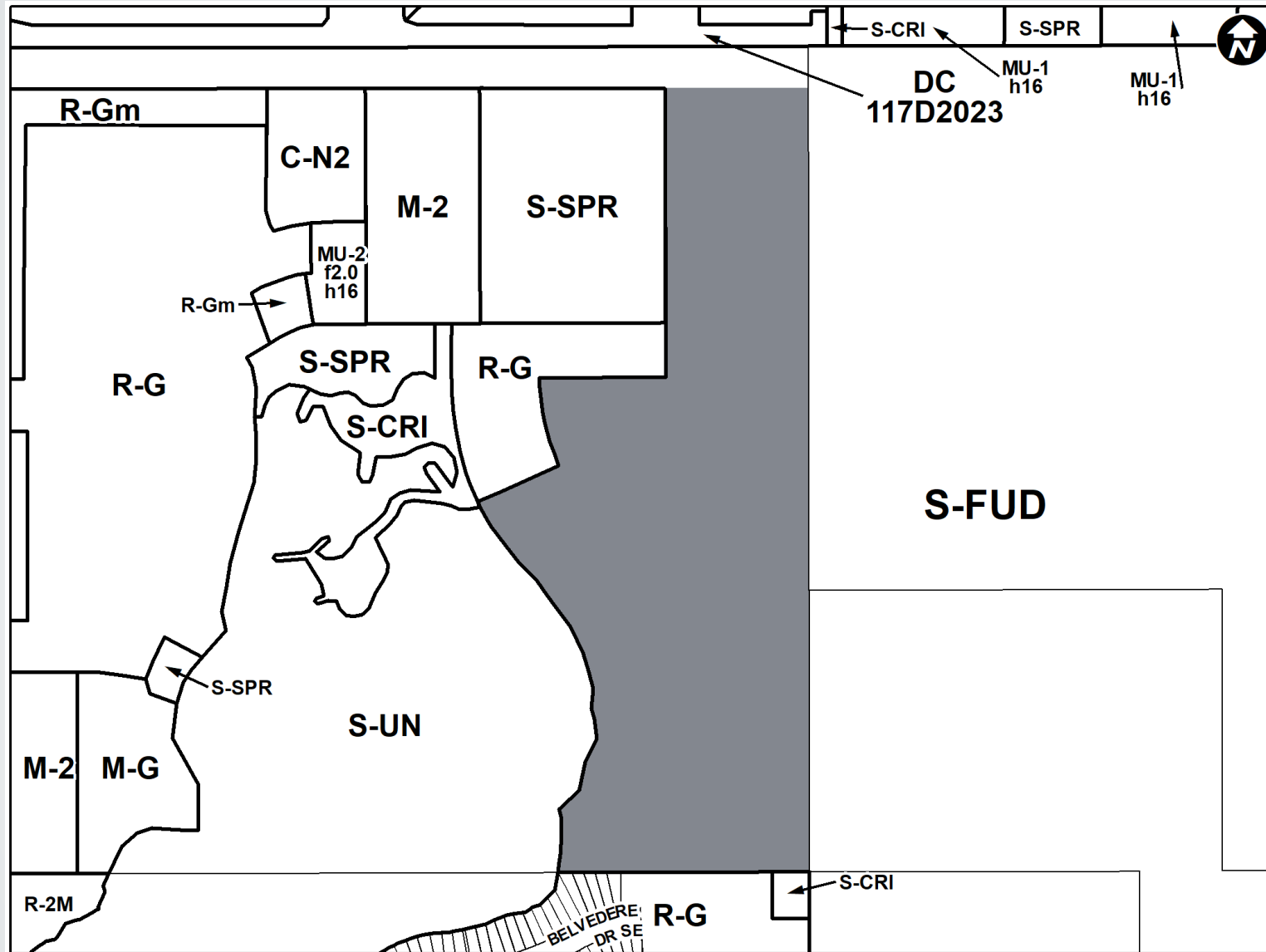
-  Neighbourhood Area
-  Neighbourhood Activity Centre
-  Joint Use Site
-  Regional Pathway
-  Green Corridor

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Supplementary Slides





Site View - Looking North





● **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.

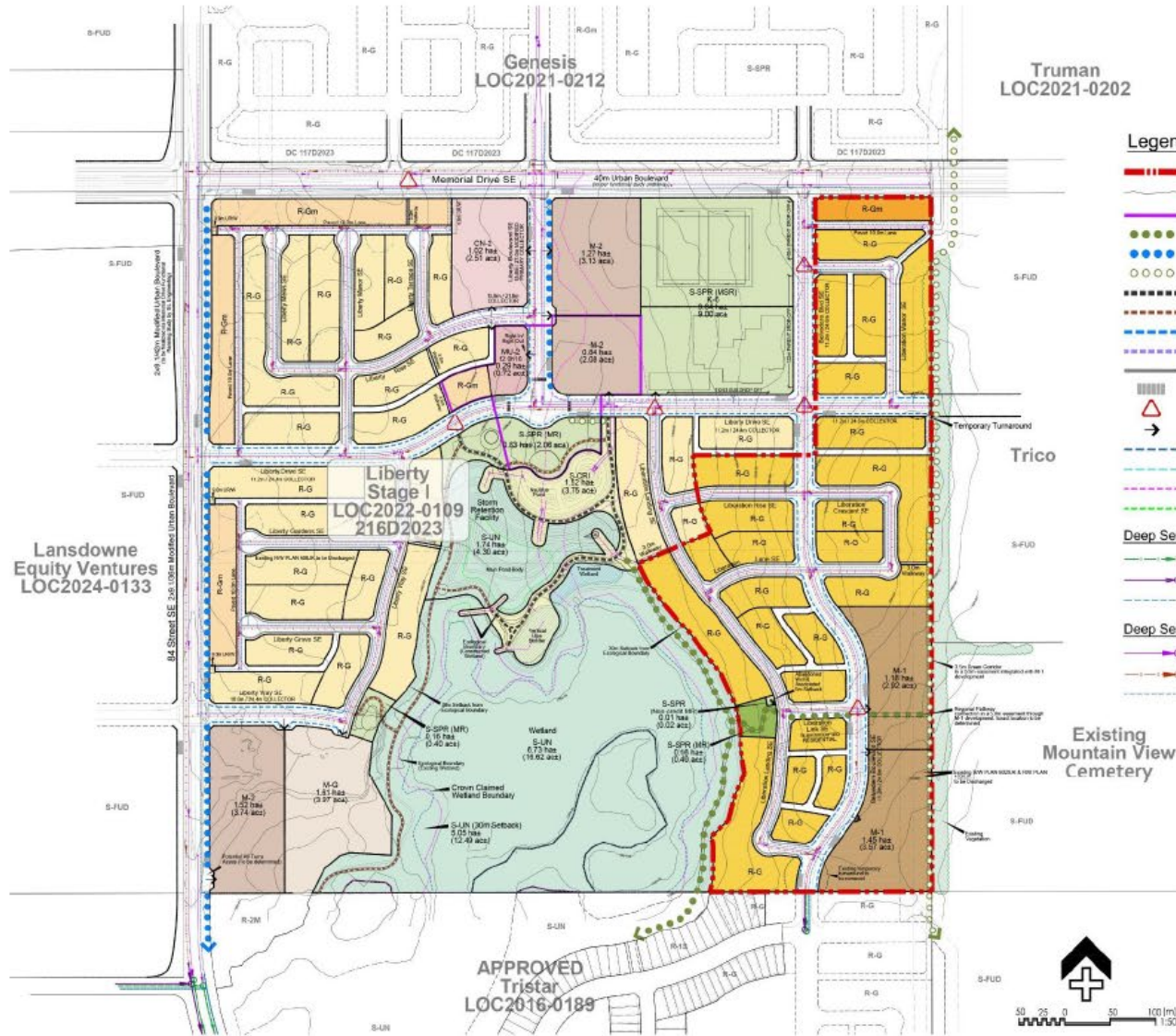


② **Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminus of Liberty Blvd will integrate the existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.



● **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.

Conceptual Render Only



ZAHMOL PROPERTIES LTD.
LIBERTY BELVEDERE STAGE 2
 Outline Plan & Land Use Redesignation



OUTLINE PLAN STATISTICS					
	Hectares	Acres	Frontage (m)	# of units	% of GDA
Zahmol Ownership	(+/-) 15.61	(+/-) 38.58	(+/-)		
GROSS DEVELOPABLE AREA (GDA)	15.61	38.58			100.0%
RESIDENTIAL AREA					
MULTI-FAMILY RESIDENTIAL					
M-1 Low Profile Multi-Residential District	2.63	6.49			
Anticipated number of units @ 30upa				194 units	
Maximum anticipated number of units @ 60upa				389	
LOW DENSITY RESIDENTIAL					
R-Gm Low Density Mixed-Housing	0.33	0.82	127		
Anticipated number of units at 6m lot width			6	21 units	
Maximum number of units at 5m lot width			5	25	
R-G Low Density Mixed-Housing Landed	1.79	4.43	538		
Anticipated number of units at 8.4m lot width			8.4	64 units	
Maximum number of units at 5m lot width			5	108	
R-G Low Density Mixed-Housing Laneless	6.48	16.01	1819		
Anticipated number at 10.4m lot width			10.4	175 units	
Maximum number of units at 6m lot width			6	303	
Total Anticipated Number of Units				454 units	
Total Maximum Number of Units				826 units	
DENSITY					
Anticipated	29.1 upha			11.8 upa	
Maximum	52.9 upha			21.4 upa	
INTENSITY					
Anticipated	85.4 people + jobs / gross dev. hectare				
Maximum	152.6 people + jobs / gross dev. hectare				
OPEN SPACE - S-SPR					
Neighbourhood Park (Credit MR)	0.16	0.40			1.1%
Abandoned Well Setback (Non-Credit MR)	0.01	0.02			
PUBLIC DEDICATION					
Roads	4.21	10.41			27.0%

Approved Outline Plan – Street Cross Sections 17

LIBERTY BELVEDERE STAGE 2

Planningplus

PASQUINI & ASSOCIATES
ENGINEERING - GEOMATICS

MAGNA
ENGINEERING SERVICES INC.

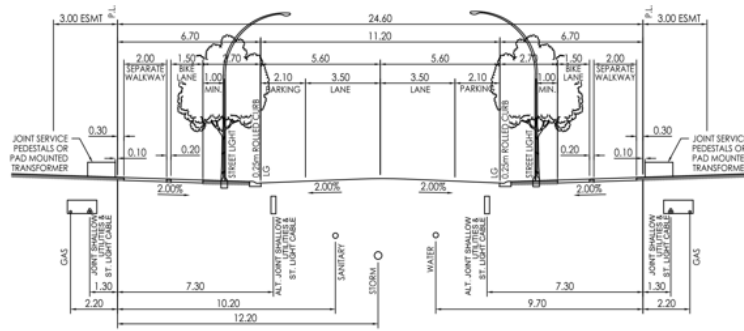
bunt
& associates

Athena Environmental Consultants Ltd.

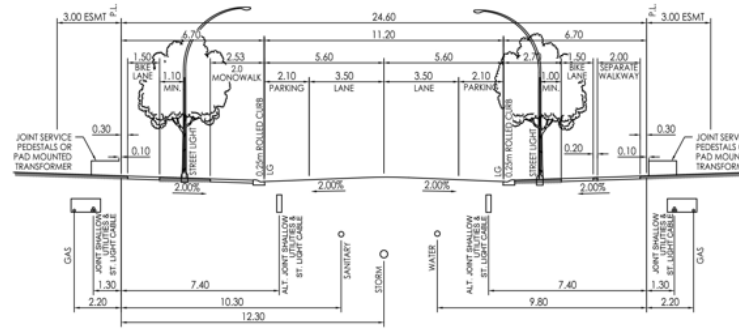
coregeomatics

L.A. West
Landscape - Architectural - Design - Construction

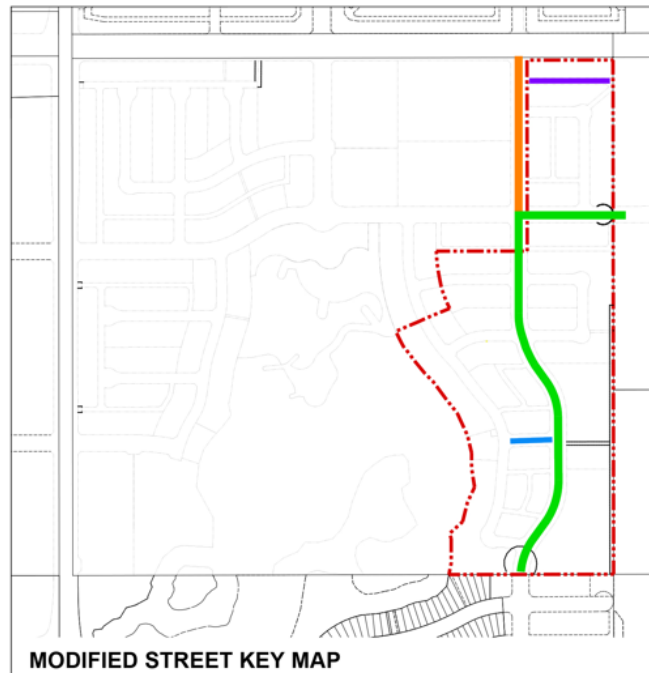
Stantec



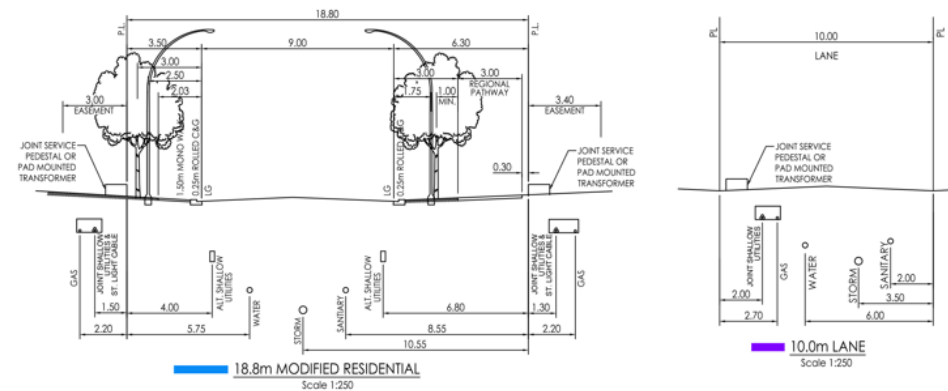
24.6m MODIFIED COLLECTOR #1
PARKING BOTH SIDES/SEPARATE 2.0m WALK & 1.5m BIKE LANE BOTH SIDES
LIBERTY DRIVE SE - PHASE 2 (East of Belvedere Boulevard)
BELVEDERE BOULEVARD
Scale 1:250



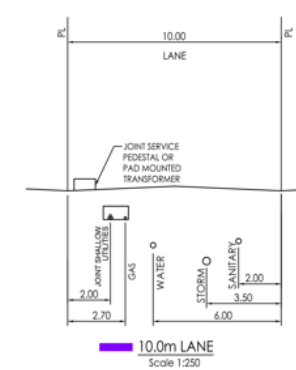
24.6m MODIFIED COLLECTOR #2
PARKING BOTH SIDES/2.0m MONOWALK & SEPARATE 1.5m BIKE LANE ONE SIDE / SEPARATE 2.0m WALK & 1.5m BIKE LANE ONE SIDE
BELVEDERE BOULEVARD SE (North of Liberty Drive SE)
Scale 1:250



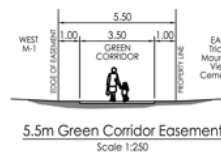
MODIFIED STREET KEY MAP



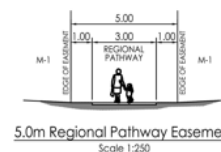
18.8m MODIFIED RESIDENTIAL
Scale 1:250



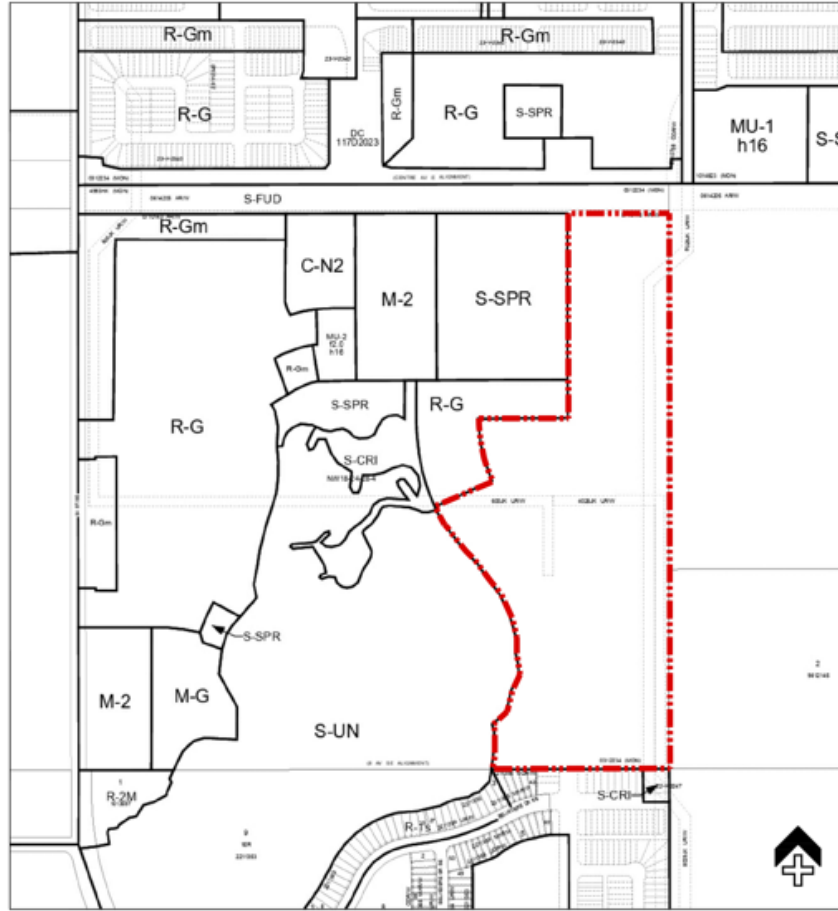
10.0m LANE
Scale 1:250



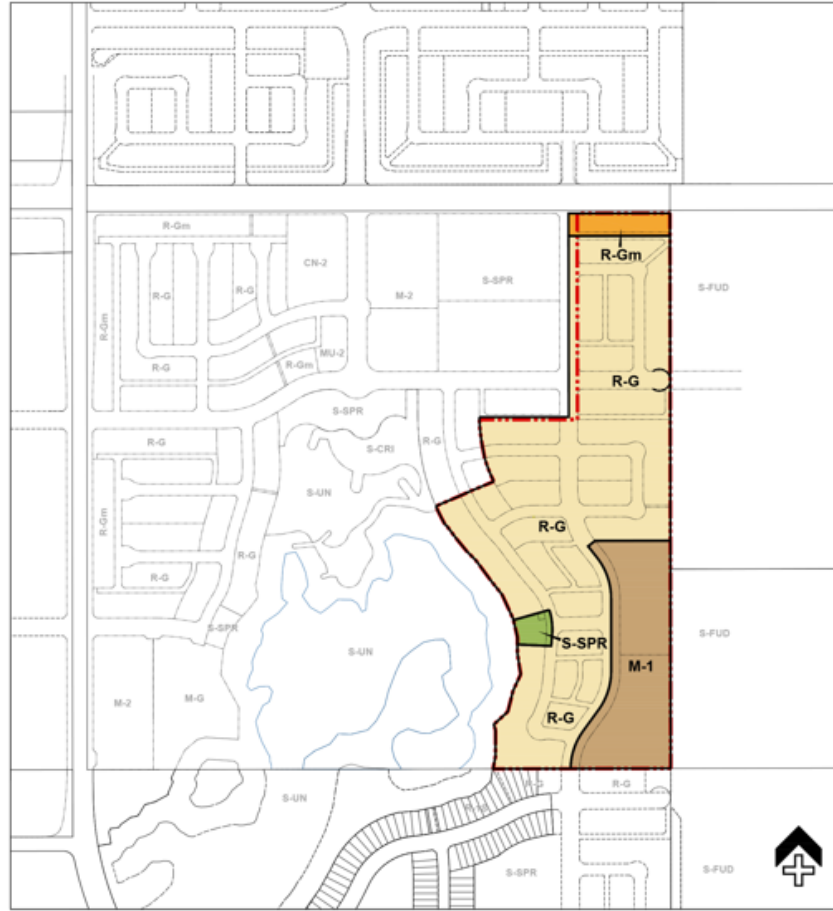
5.5m Green Corridor Easement
Scale 1:250



5.0m Regional Pathway Easement
Scale 1:250



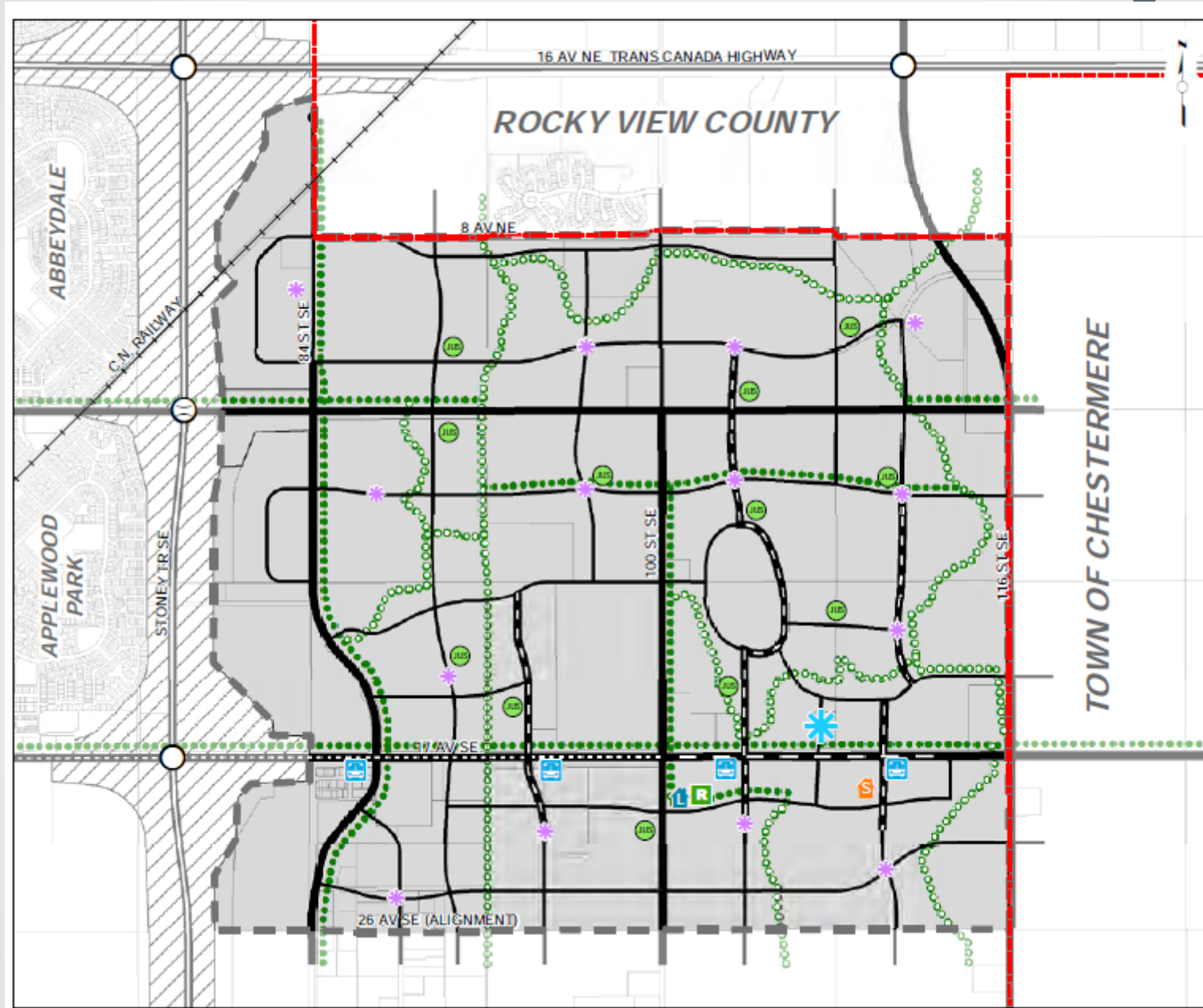
EXISTING LAND USE

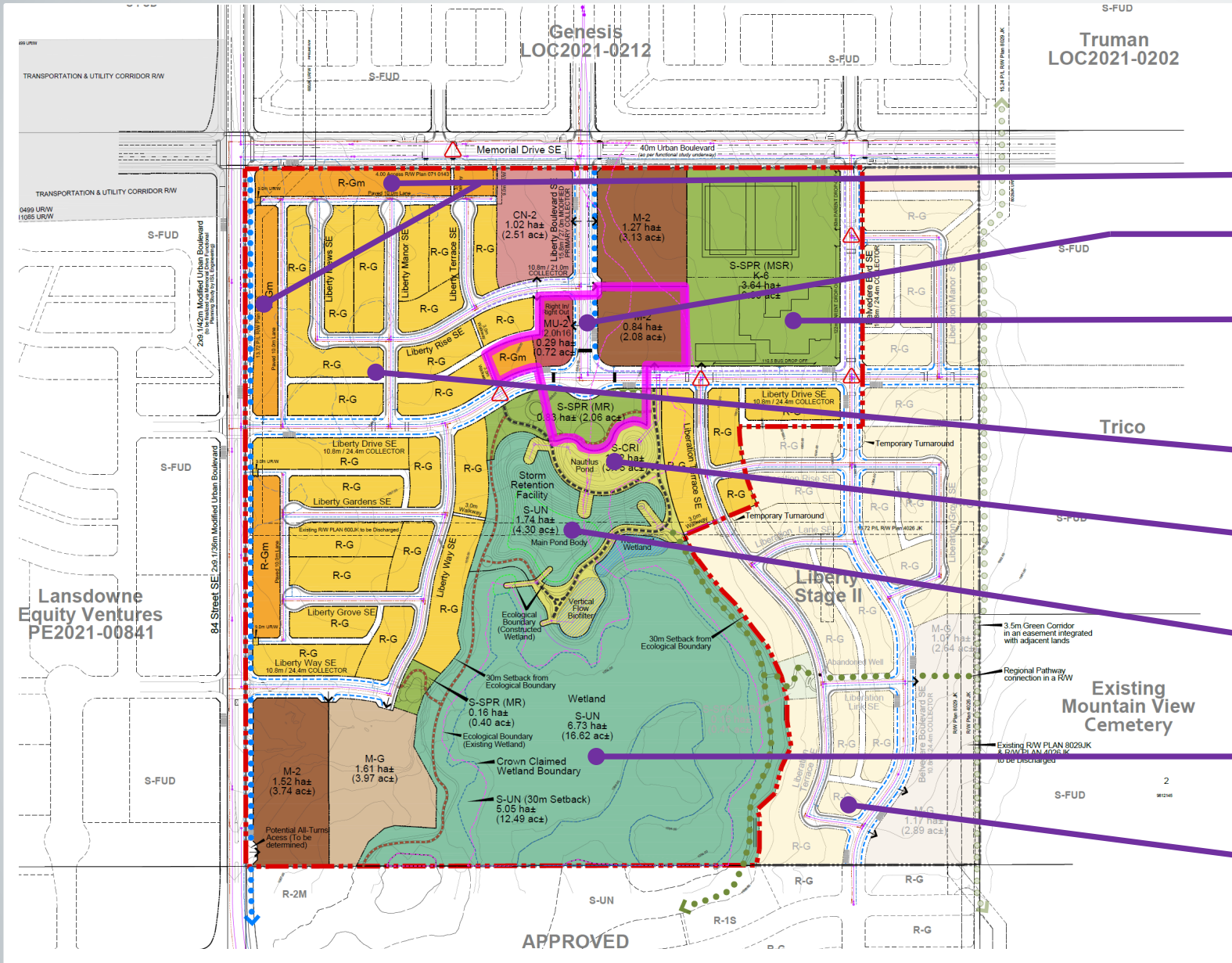


PROPOSED LAND USE



LAND USE REDESIGNATION STATISTICS		
	Hectares	Acres
	(+/-)	(+/-)
S-FUD to R-G	12.26	30.29
S-FUD to R-Gm	0.43	1.06
S-FUD to M-1	3.04	7.50
S-FUD to S-SPR	0.21	0.52
TOTAL LAND USE REDESIGNATION	15.94	39.37





Active Edge along Urban Corridor

Neighbourhood Activity Centre

School Site

Neighbourhood Residential Areas

Stormwater Management

Constructed Wetland

Crown Wetland

Stage II of the Neighbourhood
(not part of current proposal)