

LIBERTY, BELVEDERE SLIDE 1

● **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.

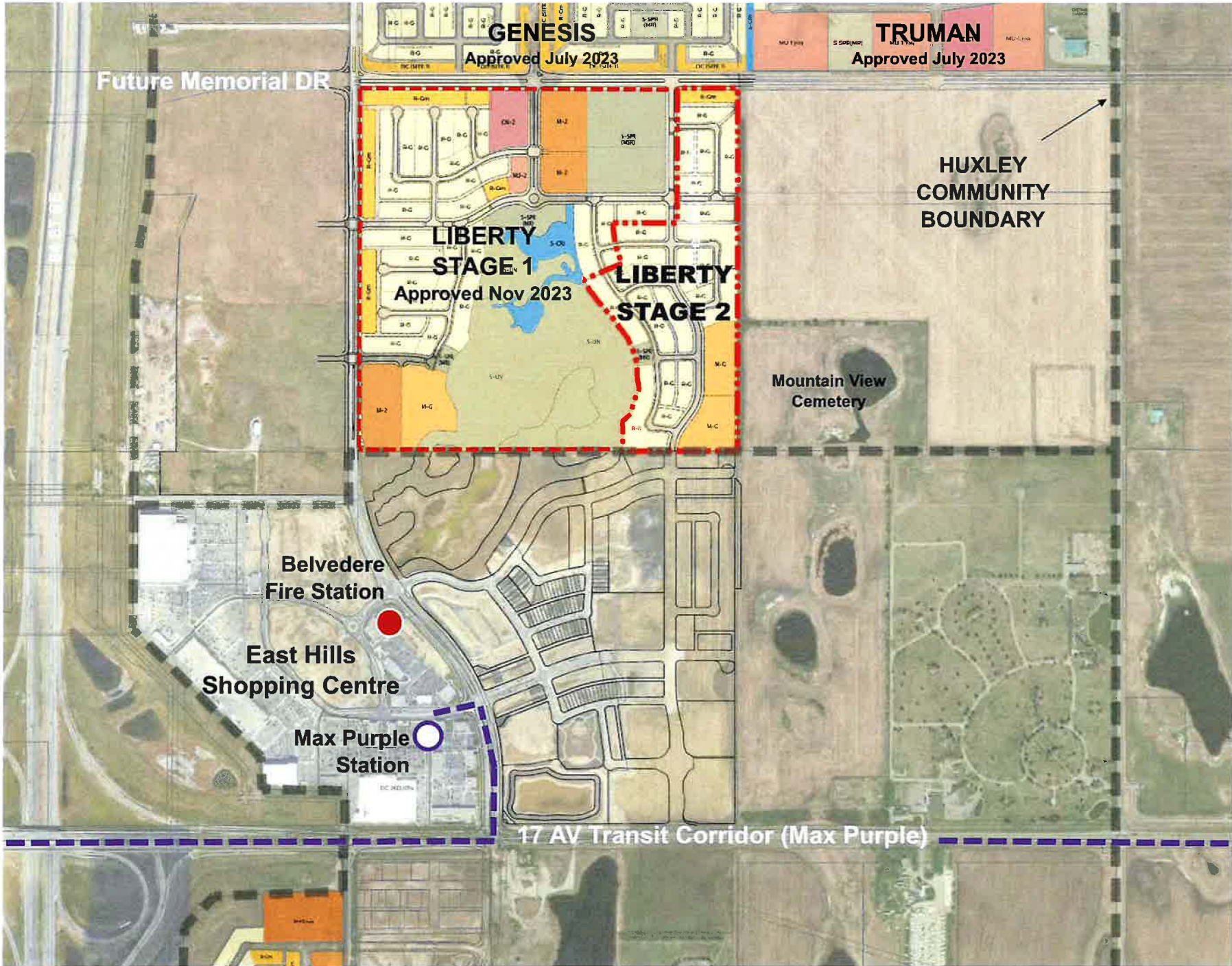


● **Multi-Modal Connectivity** - Liberty's extensive pathway network facilitates multi-modal connectivity. Direct east-west transit route, the pathway network along the wetland complex and the green corridor along the east boundary will facilitate walking and cycling to key destination areas.

Conceptual Render Only

LIBERTY, BELVEDERE SLIDE 2

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7-2-18 (PLC 2024-1078)
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT



LIBERTY BELVEDERE STAGE 2

planningplus

PASQUINI & ASSOCIATES

MAGNA

bunt associates

Athena Environmental Consultants Ltd.

coregeomatics

L.A. West

Stantec

Legend

- Outline Plan Boundary
- Contour Interval 1.0m
- Neighbourhood Activity Centre Boundary
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 3.5m Green Corridor
- 4.0m Maintenance Pathway
- 2.5m Local Pathway
- 2.0m Separate Sidewalk
- 2.0m Mono Sidewalk
- 1.5m Mono Sidewalk
- Bus Zone
- △ Rectangular Rapid Flashing Beacon (RRFB)
- Potential Access
- Crown Claimed Wetland Boundary
- 30m Wetland Setback
- Ecological Boundary (Existing Wetland)
- Ecological Boundary (Constructed Wetland)

Deep Services - Existing

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main

Deep Services - Proposed

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main

Municipal Address:
500 84 Street SE

Legal Description:
Portion of NW $\frac{1}{4}$ Section 18-24-28-4



Truman
LOC2021-0202

Genesis
LOC2021-0212

Liberty
Stage I
LOC2022-0109
216D2023

Lansdowne
Equity Ventures
LOC2024-0133

APPROVED
Tristar
LOC2016-0185

OUTLINE PLAN STATISTICS	Hectares	Acres	Frontage (m)	# of units	% of GDA
Zahnel Ownership	(#)	(#)	(#)		
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		194 units	
Anticipated number of units @ 50/acre				358	
Maximum anticipated number of units @ 25/acre					
LOW DENSITY RESIDENTIAL					
R-Gm Low Density Mixed-Housing	0.33	0.82	127	21 units	
Anticipated number of units at 6m lot width				6	
Maximum number of units at 5m lot width				25	
R-G Low Density Mixed-Housing Lined	1.79	4.43	538	64 units	
Anticipated number of units at 6m lot width				84	
Maximum number of units at 5m lot width				106	
R-G Low Density Mixed-Housing Laneless	6.48	16.01	1816	175 units	
Anticipated number at 10.4m lot width				104	
Maximum number of units at 6m lot width				303	
Total Anticipated Number of Units				454 units	
Total Maximum Number of Units				626 units	
DENSITY					
Anticipated	29.1 upha			11.8 upa	
Maximum	52.5 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 (Crest MR)	0.17	0.42		1.1%	
Abandoned Well Setback (Non-Crest MR)	0.16	0.40			
	0.01	0.02			
PUBLIC DEDICATION					
Roads	4.21	10.41			27.0%
	4.21	10.41			

Existing
Mountain View
Cemetery



Outline Plan & Land Use Redesignation