

Applicant Submission

2025 April 4

Company Name (if applicable):

B&A

Applicant's Name:

Patrick Wetter

Date:

April 4, 2025

LOC Number (office use only):

LOC2024-0234

Introduction

Livingston Stage 1c first received outline plan approval in June 2018 and was subsequently amended in April 2022. The current outline plan includes an ATCO gas line that runs diagonally through the northeast corner of the subject site. Brookfield Residential has worked with ATCO to realign the gas line to run parallel to 160 Avenue NE. As a result, B&A has submitted applications on behalf of Brookfield Residential for Livingston Stage 1c to modify the land uses and outline plan accordingly.

Site Description

The total area of the subject site is approximately 38.6 hectares (95.4 acres). The 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 NE to the west. The site boundary is irregularly shaped with the topography gradually rising from the west before dropping again towards the east. An abandoned well is located within the site.

Proposed Development

This portion of Livingston Stage 1c anticipates a diversity of housing including single-detached, semi-detached and townhouse dwellings. Three local parks are dispersed evenly across the site. Changes in response to the realignment of the gas line include reconfiguring the road network, blocks and parks; narrowing of 160 Avenue from 46.5 meters to 36.0 meters; and narrowing/widening Livingston Boulevard to achieve a 22.4 metre wide collector road. To accommodate this development, portions of the site are to be rezoned to R-G, R-Gm, M-1, MU-1, S-SPR and S-CRI.

Benefits

The amendments to the Livingston Stage 1C outline plan and modification to the land use districts will be a welcome addition to north Calgary as it will benefit future and surrounding area residents by:

- Creating a more efficient development layout to augment the housing supply;
- Augmenting the open space around the abandoned well to enhance the programmability of the associated park;
- Introduction of a pathway along Livingston Boulevard to establish strong walking and cycling connections to 1 Street NE and 6 Street NE; and
- Transforming 160 Avenue NE to a more human scaled street and providing sidewalks and pathways on both side of the road.

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