

NEW HOMES



LATEST CONCEPTS IN LIVING

Stampede dream home delivers **F4-5**



MOVING UP IN CITYSCAPE

New options unveiled **F3**



Trent Edwards, COO of Brookfield Residential, Calgary councillor Jim Stevenson, and Alan Norris, president and CEO of Brookfield Residential, walk across the 519-hectare site of future homes in the master-planned community of Livingston, which is planned to include 12 parks and six schools. PHOTOS: ELIZABETH CAMERON

CONNECTIVITY KEY TO LIVINGSTON LIFE

Community to be ‘nimble’ with customer needs

JOSH SKAPIN

Homes for around 30,000 people along with a main street and commercial hub the same length as downtown Calgary are headed for a new master-planned community north of Stoney Trail.

Construction is now underway at Livingston, the newest community by Brookfield Residential. The community is 519 hectares of land straddling Centre Street, west of Deerfoot Trail. Brookfield is also behind communities such as Auburn Bay, Cranston, New Brighton, and most recently, Symons Gate.

At build out, the community will have around 6,500 single-family homes and 4,500 homes in multi-family development. Livingston will commit 20 per cent of its land to open space and is planned to include 12 parks and six schools. It'll also have a 30,000-square-foot homeowners association facility.

“We did a survey both in Calgary and across North America as to what is good in our communities, as well as competing communities, and what was missing,” Trent Edwards, chief operating officer for Brookfield Residential, said at a celebration for the developer, builders, partners and city officials on Tuesday to mark groundbreaking work on the community.

The survey results showed that the biggest thing residents felt they were missing was a connection to their neighbours, he adds.

“We had a huge focus around connectivity,” Edwards says of the plan for Livingston. “Whether that be through pathways, our soft programming or our laned housing that’s fronting on to green space, to bring people out in their front yards to talk to each other.

“It’s been a huge focus for us to build a great community that all our stakeholders can be proud of but the customers are going to love and really want to be part of.”


Livingston is the first approved



A celebration on June 22 marked the ground-breaking for Livingston, which will eventually have homes for about 30,000 people.

through the city’s current municipal development plan. Its opening phases will include almost 400 homes, with sales expected to start in late 2016 or early 2017.

The zoning at Livingston provides “flexibility to do different things and really be nimble with



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what customers are looking for,” says Edwards. “Our demographic in Calgary is changing by the day. Everybody is looking for something different with what they want in a home, and now we have this ability to do it and we can do it af-

Lake communities offer year-round escape

JOSH SKAPIN

Time by the water can feel like a summer getaway. This escape and place to connect with neighbours has helped lake communities in and around the city, such as Auburn Bay, Mahogany, Harmony in Springbank and developments around Chestermere Lake.

The Shaw family can relate.

“Right from Day 1, we always knew we wanted to end up in a lake community,” says Chris Shaw. He and his wife Chrissy and their two children moved nearly two years ago to Mahogany, with its 25.5-hectare freshwater lake, the largest in the city, top of mind.

Mahogany is an award-winning southeast Calgary community by Hopewell Residential.

“I think it’s a great family outing,” says Chris Shaw. “You can get away and escape to the beach without leaving your own community. It almost saves the expense, in the long run, of having to go on a tropical vacation. Having this accessible on a daily basis is fantastic.”

The family bought the Insignia floor plan by Hopewell, which is 2,101 square feet with a two-car, front-attached garage. Other builders in the community include

Jayman Built, Calbridge Homes, Homes by Avi, Excel Homes, Morrison Homes and Stepper Homes.

Mahogany Lake has 8.5 hectares of beach area and a 22,000-square-foot beach club, which has a splash park, fishing pier and non-motorized marina. It also includes tennis courts, play equipment, a hockey rink, barbecue pits and outdoor fitness equipment.

“The family can just escape and, even for 30 minutes to an hour, just be together on the beach playing games, sitting by the water ... it’s just very relaxing and gives some peace and quiet away from the hustle and bustle,” says Shaw. He likes to kayak, and the entire family enjoys cruising across the lake on paddle boards.

“We have connected with a lot of people (in Mahogany),” he says. “That’s one of the reasons we chose to change our community. In our old community, we found that very few people were outside. We like the outside and I find people in this community, and I’m not sure if it is the lake, are outside a lot more.

“We’ve really gotten to know our neighbours in this community more than any community we’ve lived in.”

SEE LAKES ON **F6**



Chris and Chrissy Shaw and their children Abby and Grayson enjoy paddle boarding on 25.5-hectare Mahogany Lake. DON MOLYNEAUX



Auburn Bay, a community by Brookfield residential, has a 17-hectare freshwater lake where residents can enjoy boating, swimming and fishing. MICHELLE HOFER

Lakeside living is becoming a popular option for many buyers

LAKES FROM F1

Keith and Samantha Mitchell are also soaking up the benefits of living near a lake, but in nearby Auburn Bay.

The community by Brookfield Residential has a 17-hectare fresh-water lake.

Keith is from Canada’s East Coast and missed having a home near water, says Samantha.

She’s enjoying it, too. “It’s a great place to relax,” Samantha says.

“My family has a cabin in B.C. — but this is right here. You never have to drive anywhere. You have the water and you have your access and it’s always close by.”

The couple bought a home through Morrison Homes.

Other single-family builders in the community are Cedarglen Homes, Brookfield, Albi Luxury by Brookfield Residential, Homes by Avi, Jayman Built and Crystal Creek Homes.

The multi-family builders are Stonecroft, Cardel Lifestyles and Avi Urban.

“We recently moved within the community from a house that was on one of the main boulevards to a house that had lake access because that was something that we

really valued in the community,” Mitchell says. “Not just having the access but having access when we felt like it.”

The couple bought Morrison’s 2,874-square-foot Logan model and had it built on a lot backing on to a pathway that connects to the lake.

“What we like doing is being able to head down the path, sit on the dock, enjoy the sunset, dip our feet in when it’s hot,” Mitchell says. “It’s nice having the option all the time.”

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Outside the city, there are opportunities, as well. There’s 303-hectare Chestermere Lake, which is surrounded by communities such as Westmere, Rainbow Falls, Kinniburgh and Kinniburgh South.

Just west of Calgary city limits, Qualico Communities and Bordeaux Properties are developing a community with a lake. Harmony opened sales in late 2015 and will

bring about 10,000 residents to Springbank.

“Once completed, Harmony lake and wetland area will offer residents and Springbank neighbours 140 acres (56 hectares) of water activities, non-motorized boating, fishing and skating,” says Qualico’s communications manager, Maribeth Janikowski. “It will be


the largest engineered lake in the Calgary area, offering year-round activities for everyone.”

The current phases of Harmony have a builder group of Broadview Homes, Sterling Homes, Baywest Homes, Augusta Fine Homes, Homes by Avi and NuVista Homes.

Harmony Lake will be built in two phases. The first stretch of the

lake is well underway and currently being filled, says Janikowski. She says residents and visitors are expected to enjoy this first section by the end of the summer.


With water directly from the Bow River, the lake will be stocked with fish and there will also be waterside walking paths, central docks and public areas, adds Janikowski.




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