

**LAND USE AMENDMENT
BELMONT (WARD 14)
SHERIFF KING STREET S AND 210 AVENUE SE
BYLAW 100D2017**

MAP 15SS

EXECUTIVE SUMMARY

This land use amendment application proposes redesignation of 8.37 hectares ± of land on three previously approved sites in the developing southeast community of Belmont.

This application proposes redesignation from Commercial Corridor 1 (C-COR1f1.0h20) District to DC Direct Control District based on the Commercial – Community 1 (C-C1) District and Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Medium Profile (M-2) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Multiple Dwelling (R-2M) District.

The intent of this application is to align the Land Use Districts on the subject lands to the applicant's intent for a neighborhood node anchored with a thriving retail component.

The proposed land use amendment application complies with policies in the West Macleod Area Structure Plan (ASP) and is consistent with direction from previous application work on the subject lands.

PREVIOUS COUNCIL DIRECTION

2015 December 07 - Combined Meeting of Council. Direction from Council moved by Councillor Demong, Seconded by Councillor Colley-Urquhart:

Direct Administration to work with the applicant and Corporate Properties to prepare amendments to the West Macleod Area Structure Plan and Direct Control Guidelines for the fire hall and commercial sites as outlined in this report to be brought back through Calgary Planning Commission no later than 2016 March 24.

2016 June 13 - Combined Meeting of Council. Direction from Council via executive report Moved by Councilor Demong, Seconded by Councilor Stevenson:

Administration Recommendation contained in Report C2016-0348 be adopted, as follows:

That Council defer the report regarding amendments to the West MacLeod Area Structure Plan, including the Direct Control Bylaw for the proposed fire hall and commercial sites as outlined in report CPC2015-207, to return to Council, through Calgary Planning Commission, no later than Q4 of 2016.

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ADMINISTRATION RECOMMENDATION(S)

2017 January 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 100D2017; and

1. **ADOPT** the proposed redesignation of 8.37 hectares \pm (20.68 acres \pm) located at 200 – 210 Avenue SE (Portion of SW1/4 Section 15-22-1-5) from Multi-Residential – Medium Profile Support Commercial (M-X2) District and Commercial – Corridor 1 f1.0h20 (C-COR1f1.0h20) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District and DC Direct Control District to accommodate a mixed use district, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 100D2017.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendments have been developed in accordance to the intent, goals and policies of the Municipal Development Plan (MDP) and the West Macleod ASP. The proposed land use redesignations set the framework for a successful mixed use commercial centre and neighborhood node. The proposed DC Direct Control District guarantees a minimum residential density on the commercial site while providing flexibility for the detailed design.

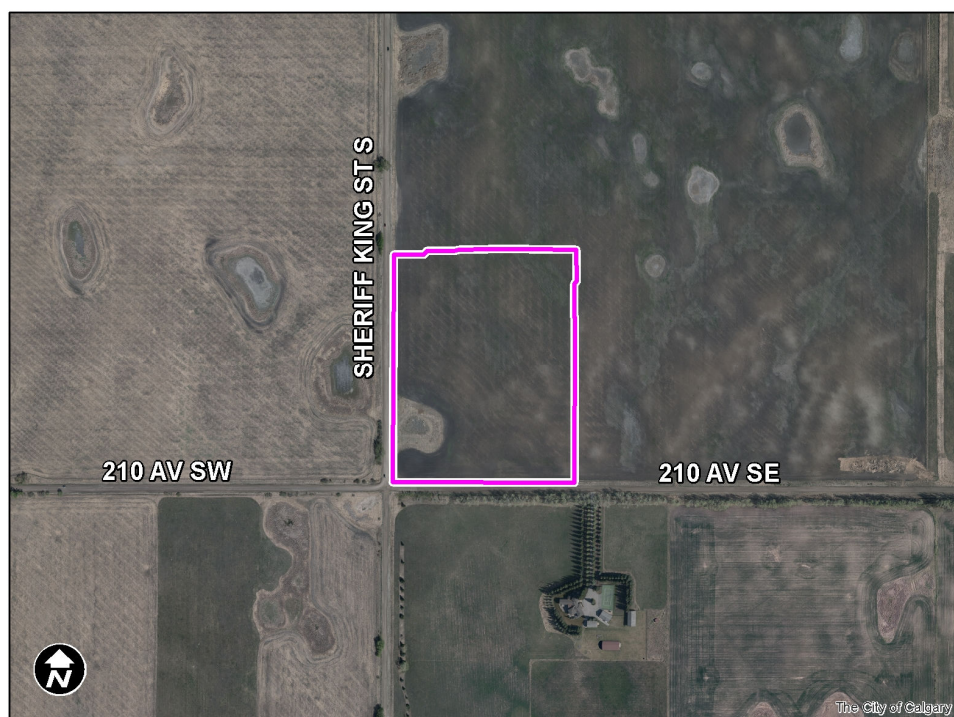
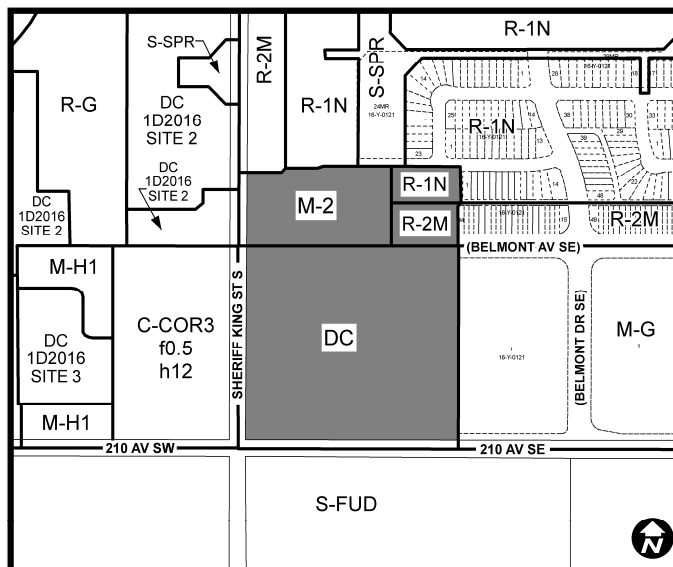
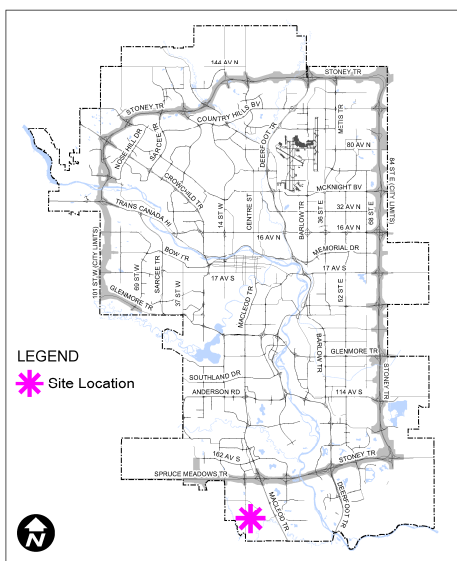
ATTACHMENT

1. Proposed Bylaw 100D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 8.37 hectares \pm (20.68 acres \pm) located at 200 – 210 Avenue SE (Portion of SW1/4 Section 15-22-1-5) from Multi-Residential – Medium Profile Support Commercial (M-X2) District and Commercial – Corridor 1 f1.0h20 (C-COR1f1.0h20) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District and DC Direct Control District to accommodate a mixed use district, with guidelines (APPENDIX II).

Moved by: D. Leighton

Carried: 9 – 0

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons:
 - The land use is consistent with the community requirements – i.e. commercial and multi-residential.
 - The notion of a high street is desirable.
- The future development permit application should consider strong pedestrian connectivity from the adjacent multi-residential and single detached designated lands.

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Applicant:

B&A Planning Group

Landowner:

United Acquisition II

PLANNING EVALUATION

SITE CONTEXT

The subject sites are located in Belmont, an approved new community situated south of 194 Avenue SE, north of 210 Avenue SE, west of the CPR line, and east of Sheriff King Street S. The existing residential community of Silverado is located northwest of the subject site. The future community of Yorkville is located directly west of the subject site.

The subject lands have a total area of 8.56 hectares and were previously approved as three sites under Outline plan by CPC in 2015 October 08 (LOC2011-0058). The site is currently undeveloped with generally flat topography.

The adjacent land uses consist of residential uses to the north and east with higher density districts located closest to the subject site transitioning to lower density uses away from the subject site. South of the application area are vacant lands currently districted Special Purpose – Future Urban Development (S-FUD) District and slated for future urban development. West of the site is the mixed use community node for the adjacent community of Yorkville.

The largest of the three sites within the plan area is the main commercial component for the Belmont community. This area is characterized by a mixed use main street area consisting of grade oriented retail and service establishments framing a private street with the potential for office, commercial or residential uses on the upper storey's. There is also a perimeter commercial area adjacent to the main street accommodating a variety of commercial uses, including anchor tenants such as a grocery store, with the potential for multi-residential development.

The balance of the sites within the application surround the main commercial area. These sites support the commercial component with residential units. Together these sites create the Mixed Use Community Node with the purpose of providing a pedestrian-oriented mixed use development to serve the Belmont Community.

LAND USE DISTRICTS

The site is currently designated with two Land Use Districts. The south portion of the subject site The 'main street' and perimeter commercial areas are currently designated with Commercial – Corridor 1 (C-COR1f1h20) District. The multi-residential area north of the site is currently designated as a Multi Residential – Medium Profile Support Commercial (M-X2) District.

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Under LOC2011-0058 administration recommended approval of the C-COR1 and M-X2 districts on the site as interim Land Use Districts which would allow the overall Belmont application to proceed with subdivision and stripping and grading work.

Excerpt from LOC2011-0058:

“ However, there was a strong desire to allow the Outline Plan and Land Use Amendment applications to proceed ahead of this additional detail so the developer can move ahead with stripping and grading and servicing of the subject site. Therefore, standard land use districts are proposed for both sites as an interim measure to allow the application to proceed. The additional policy and DC District work will be brought through Calgary Planning Commission and Council at a future date. The applicant is in agreement with this approach and Administration will continue working closely with them.

The following provides a quick summary of the work that is being undertaken. The Belmont community is proposing a community commercial centre in the southwest corner of the plan area. The area is currently proposed as C-COR1f1.0h20 at the corner at Sheriff King Street S and 210 Avenue SE. Two smaller M-X2 parcels are proposed to the north of the C-COR1f1.0h20 site. The development of this centre is based on sustainable design principles and will be comprised of three main areas:

- a “main street” area consisting of at-grade smaller scale retail and service establishments framing the street with the potential for office, commercial or residential uses on the upper storeys;*
- a “perimeter commercial” area adjacent to the main street accommodating a variety of small to medium format commercial uses, including anchor tenants such as a grocery store, with the potential for multi-residential development; and*
- a “flex development” area at the north end of the commercial centre (currently proposed as M-X2) comprised of predominantly multi-residential development blocks with the option of retail uses at-grade.*

The developer is working with Administration on the details surrounding the implementation of this concept and further work is needed to update the West Macleod ASP and a DC Direct Control District.”

The proposed DC Direct Control District seeks to provide a mixed use development using the Commercial - Community 1 (C-C1) District as a base district with custom permitted and discretionary use rules, setback areas, a guaranteed residential density of 50 units, parcel area, building height, use area rules, and setback rules.

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The intent of the Direct Control District is to have one land use district which allows for construction of a mixed use commercial-residential high street and periphery commercial on the same site.

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is proposed along Belmont Heath on the north half of a parcel previously designated M-X2. This district is characterized by Single Detached Dwellings on narrow parcels. This land use district is an extension of the pattern of development previously approved on the block face.

The proposed Residential – Low Density Multiple Dwelling (R-2M) District is proposed along Belmont Avenue on the south half of a parcel previously designated M-X2. This district is characterized by a rowhouse or townhouse style development. This land use district is also an extension of the pattern of development previously approved on the block face.

The proposed Multi-Residential – Medium Profile (M-2) District is proposed north of the commercial site at the intersection of Belmont Avenue and Sheriff King Street S on a parcel previously districted M-X2. This district is characterized by medium density, medium height development. This proposed district adds a maximum of 75 units of multi-residential units to the plan area intended to support the adjacent commercial development.

The proposed DC Direct Control District guidelines are set out in APPENDIX II.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) identifies the application area as “Future Greenfield” as per the Urban Structure Map (Map 1). The Future Greenfield areas were protected for future urban development. The proposed redesignation is consistent with MDP policy.

West Macleod Area Structure Plan (ASP)

The subject site is located within the Mixed Use Community Node as indicated on Map 4: Land Use Concept of the ASP.

Specific policy in the section covers composition, transit service, size and design of the community node. The proposed Direct Control and Land Use Districts have been reviewed to work with these ASP policies and will provide the necessary framework to achieve policy goals while protecting for design flexibility at the time of detailed design.

A concept plan is required under the West Macleod ASP and was previously evaluated and approved under LOC2011-0058. This same concept plan has been used to inform the proposed Direct Control Districts.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

This application does not pose impacts on the transportation network. The road network as approved in Outline Plan / Land Use Amendment LOC2011-0058 stands as appropriate.

UTILITIES & SERVICING

The existing and approved servicing strategy will be unaffected by this application.

ENVIRONMENTAL ISSUES

No environmental issues were identified when reviewing this application.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability issues were identified when reviewing this application.

GROWTH MANAGEMENT

The lands within the West Macleod Area Structure Plan (ASP) rank 11 out of 24 on the Council approved Sequenced List for Prioritized Growth Areas in Developing Areas. Therefore, this area is a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the Area Structure Plan was first approved in 2009, while the overlay was first introduced in an ASP in 2012. Funding for the required leading infrastructure servicing (water, sanitary, storm, emergency services, and transportation) has been budgeted within the current Capital Budget (2015-2018) and identified within The City's 10 Year Capital Plans (2015-2024). This addresses concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

Calgary Growth Strategies is currently working with each of the leading infrastructure departments to coordinate the delivery of the infrastructure required for development of the West Macleod area. The planning and design processes are well underway.

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PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meeting were held for this application

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APPENDIX I

APPLICANT'S SUBMISSION

Introduction

On behalf of United Communities, B&A has prepared a land use redesignation for 8.37 hectares (20.68 acres) of land in the southwest quadrant of the City of Calgary in the developing Community of Belmont. The subject site is located at the northeast intersection of 210 Avenue SE and Sheriff King Street S. The site is identified as a Mixed Use Community Node within the West Macleod ASP.

The subject lands have been previously approved for commercial and multi-residential development in the fall of 2015. During the timing of the Outline Plan approval, the City was uncertain if a Policy Plan Amendment would be required to implement the plan. After further reflection, it was decided that different land use districts and a direct control district would be satisfactory. A concept plan for a walkable mixed use village was prepared by Civitas that provides for a private high street, mixed use development and internalized parking that was highly supported by Administration and Council. This land use redesignation will ensure the development concept can be realized and that residential development along the Belmont Avenue Corridor is adaptable to the market conditions and meets the requirements of the Land Use Bylaw and Local Area Plans.

Vision

Belmont Market is an innovative mixed use commercial centre that is highly pedestrian focused, is compatible with the surrounding residential neighbourhood and provides for local neighbourhood uses in a format that is unique to Calgary's newer communities. Belmont Market provides for small cafes, neighbourhood scale retail services, above grade residential units and street-oriented buildings with internalized or underground parking. Residential densities and building heights are focused around the mixed use community node and transition downward towards the centre of the Belmont Community.

Proposed Land Use Bylaw Amendment

The application proposes to redesignate three sites from M-X2 and C-COR1f1.0h20 to M-2, R-1N, R-2M and DC(C-C1). The first site is 1.58 ha (3.09 ac) in size and is proposed to be redesignated from M-X2 to M-2 to allow for stand-alone residential development. The second site is being redesignated from M-X2 to 0.30 ha (0.75 ac) of R-1N and 0.33 ha (0.82 ac) of R-2M to allow for a continuation of the residential development within the block. The third site is 6.01 ha (14.85 ac) in size and is proposed to be redesignated from C-COR1 to a Direct Control district based upon the C-C1 district. The DC is attached for consideration and has undergone a thorough review by Planning and law.

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Summary

Belmont Market is a unique mixed use development concept in an area that would typically be developed with auto-oriented, large format retailers. A land use redesignation is required to fulfill the development intentions of United Communities and their sister company Anthen Properties.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to be characterized by:
- (a) a comprehensively designed mixed-use area that features a retail high street, at **grade** commercial **uses**, with opportunities for residential and **Office uses** above **grade**;
 - (b) **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm;
 - (c) **developments** located within a community or along a commercial **street**;
 - (d) **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on nearby **residential districts**; and
 - (e) opportunities for residential and **Office uses** to be in the same **building** as commercial **uses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:
- (a) “**internal street**” means the private road that provides access within the site to connect between 210 Avenue SE and Belmont Avenue SE.

Permitted Uses

- 5 The **permitted uses** in the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:
- (a) with the addition of:
 - (i) **Accessory Residential Building**; and

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(b) with the exclusion of:

(i) **Vehicle Rental – Minor.**

Discretionary Uses

6 The **discretionary uses** of the Commercial- Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:

- (a) **Auto Service – Minor;**
- (b) **Beverage Container Drop – Off Depot;**
- (c) **Beverage Container Quick Drop Facility;** and
- (d) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

8 A minimum of 50 **Dwelling Units** must be provided on the east side of the **internal street**.

Parcel Area

9 There is no maximum area of a **parcel** in this Direct Control District.

Building Height

10 The maximum **building height** is 20.0 metres.

Use Area

- 11**
- (1)** Unless otherwise provided in subsections (2), (3) and (4), the maximum **use area** in this Direct Control District is 1400.0 square metres.
 - (2)** The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.
 - (3)** There is no maximum **use area** requirement for **uses** located on upper floors of a **building** in this Direct Control District.
 - (4)** One **Retail and Consumer Service use** within the Direct Control District may have a maximum **use area** of 1900.0 square metres.

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Front Setback Area

- 12 (1) Unless otherwise referenced in subsection (2), there is no requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 6.0 metres.
- (2) Where the **parcel** shares one or more **side property lines** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **front setback area** must not exceed a depth of 3.0 metres.

Setback to Internal Street

- 13 (1) There is no minimum **building setback** to the **internal street**.
- (2) The maximum **building setback** to the **internal street** is 6.0 metres.

Location of Uses within Buildings

- 14 The following **uses** must not be located on the ground floor of a **building** facing a commercial **street** or be located on the **internal street**:
- (a) **Catering Services – Minor;**
 - (b) **Counselling Service;**
 - (c) **Dwelling Unit;**
 - (d) **Health Care Laboratory;**
 - (e) **Instructional Facility;**
 - (f) **Place of Worship – Small;**
 - (g) **Residential Care;** and
 - (h) **Social Organization.**

Landscaping In Setback Areas

- 15 Where a **setback area** shares a **property line** with the **internal street**, the **setback area** may include **hard surfaced landscaped area** or **soft surface landscaped area**.