

**MISCELLANEOUS
BELMONT (WARD 14)
SHERIFF KING STREET S AND 210 AVENUE SE**

MAP 15SS

EXECUTIVE SUMMARY

On 2015 December 07 Council directed Administration to prepare Area Structure Plan (ASP) amendments and DC Direct Control Guidelines for the fire hall and commercial sites in the Belmont Outline Plan Area to allow for comprehensive mixed use development.

The fire hall component of this direction was addressed through the Integrated Civic Facility Planning Program, and no further Land Use Amendments, DC Direct Control Districts, or Area Structure Plan Amendments are required for mixed-use development to occur on the fire hall sites.

The commercial site component of this direction was reviewed by Administration, and the previously approved Land Use Designations and Area Structure Plan policy are the most appropriate districts to achieve the components outlined in the previous report CPC2015-207.

All aspects of the Notice of Motion have been reviewed and addressed. No Land Use Amendments, DC Direct Control Districts, or Area Structure Plan Amendments are required.

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.

Administration has commenced the Integrated Civic Facility Planning Program to respond to the fire station component of the above Notice of Motion.

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ADMINISTRATION RECOMMENDATION(S)

2016 November 03

That Calgary Planning Commission **RECEIVE AND ACCEPT FOR INFORMATION** the contents of this report.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

The Calgary Planning Commission **RECEIVED AND ACCEPTED FOR INFORMATION** the Administration's response to Council's direction for LOC2011-0058 report; and

1. Recommends that Council **RECEIVE AND ACCEPT FOR INFORMATION** the Administration's response to Council's direction for LOC2011-0058 report.

REASON(S) FOR RECOMMENDATION:

The existing Commercial – Corridor 1 (C-COR1f1.0h20) Land Use District currently approved on the site in conjunction with existing policy the West Macleod Area Structure Plan provides the necessary framework to create the mixed use main street and perimeter commercial development referenced in LOC2011-0058.

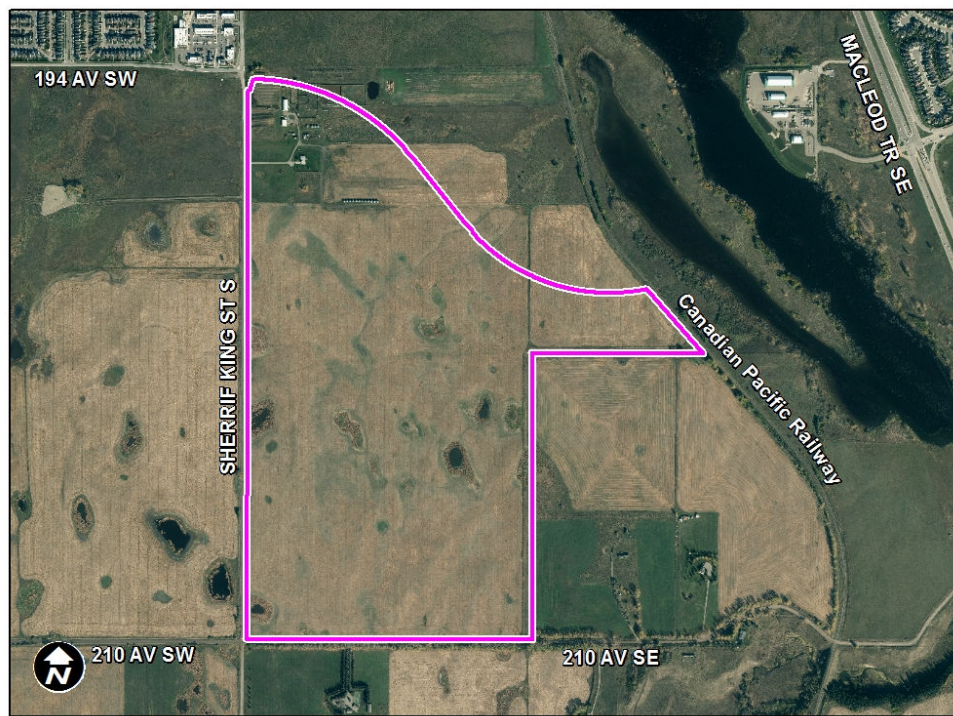
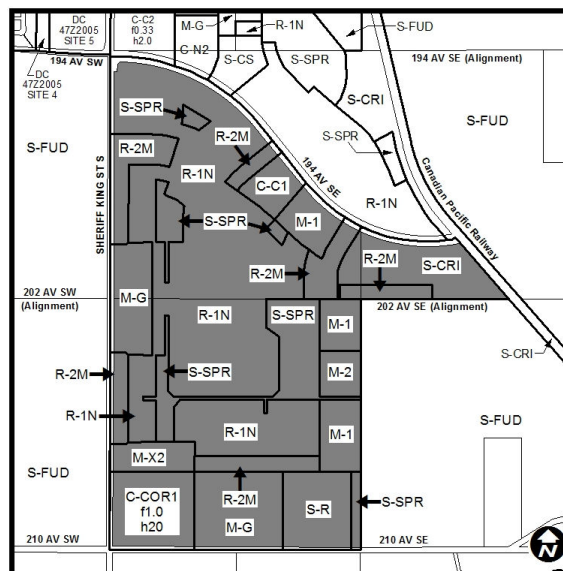
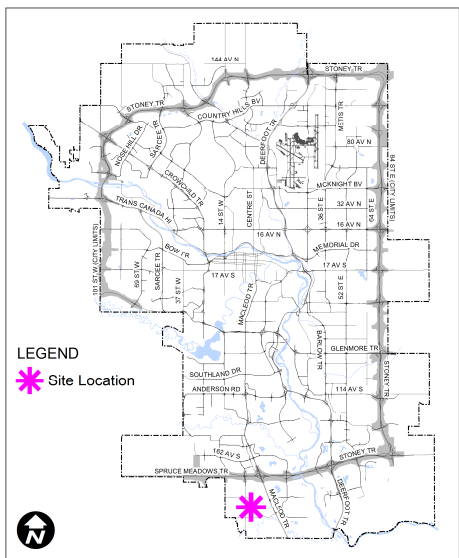
The existing Multi- Residential – Medium Profile Support Commercial (M-X2) District previously approved on the site provides the necessary controls to allow for the flex development component referenced in LOC2011-0058.

The fire hall components of the notice of motion have been addressed through a corporate wide initiative in the Integrated Civic Facility Planning Program which addresses the requirement for ASP amendments, Land Use Amendments or DC guidelines on the site.

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **RECEIVE AND ACCEPT FOR INFORMATION** the information contained within this report.

Moved by: S. Keating

Carried: 6 – 2

Opposed: J. Gondek and
G. Morrow

Reasons for Opposition from Ms. Gondek:

- I am left befuddled by this item. To the best of my memory, in a meeting hosted by Administration and the Applicant jointly prior to the LOC, the agreement was to avoid DCs and the proposed standard land uses were sufficient. With Administration confirming that the vision has not changed, why are we now seeing the Applicant being required to revisit the idea of DCs?

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PLANNING EVALUATION

SITE CONTEXT

This report references two sites within the approved but un-subdivided community of Belmont. Belmont is 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 lands.

The Notice of Motion referenced in this report covers two areas of the approved community: the fire hall site; and the Mixed Use Community Node.

The fire hall site is located along the northern plan boundary of the community. It is situated south of 194 Avenue SE at the corner of Belmont Drive SE and Belmont Way SE. This site is generally square, with an approximate area of 1.84 hectares. The parcel has triple frontage with access to both Belmont Drive SE and Belmont Way SE.

The Mixed Use Community Node is a future pedestrian-oriented mixed use development located at the southwest corner of the community. The node consists of four future parcels located at the corner of Sheriff King Street S and 210 Avenue SE.

The mixed use community node is comprised of three main components:

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

LAND USE DISTRICTS

Administration reviewed the existing approved Land Use Districts for the fire hall and Mixed Use Community Node as per Council direction. The Land Use Districts previously approved for the two sites have been reviewed as the most appropriate Land Use Districts to achieve the outcomes and desired components referenced in the initial reports.

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The fire hall component of the plan was previously approved with the Commercial- Community 1 (C-C1) District. The C-C1 district allows for development of a multi-purpose building including Fire/Emergency Medical Services and a mix of potential affordable housing, market housing, office, commercial or medical uses. A program of work, the Integrated Civic Facility Planning Program, was commenced to respond to the Notice of Motion. Fire station sites only represent one facility type covered under this Notice of Motion.

The Mixed Use Community Node was previously approved with two Land Use Districts. The “main street” and “perimeter commercial” areas are currently designated with Commercial – Corridor 1 (C-COR1f1h20) Land Use District. The “flex development” area is currently districted under the Multi-Residential – Medium Profile Support Commercial (M-X2) District.

These previously approved land use districts have been found to provide the necessary framework to achieve the three components of Mixed Use Community Node. Land Use Bylaw 1P2007 directs Administration not to use DC Direct Control Districts in situations where a stock Land Use District can be applied.

Review has concluded that the previously approved Land Use Districts across both the fire hall and commercial sites are the most appropriate Districts to achieve the intent of the Notice of Motion.

LEGISLATION & POLICY

Municipal Development Plan (MDP 2007)

The Municipal Development Plan 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 approved uses are 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 Area Structure Plan (ASP)

Specific policy in the section covers composition, transit service, size and design of the community node.

As the east side of the mixed use node, the approved policies were reviewed and determined to provide the necessary framework to realize the development outcomes and characteristics of the fire hall and Mixed Use Community Node.

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FINDINGS AND FUTURE DIRECTION

The findings from this report conclude that no further Area Structure Plan (ASP) amendments for the subject area are required as the existing West Macleod ASP fulfills the direction and intent of Council's Notice of Motion. Furthermore, the landowner has submitted a land use application to further refine specific items in the existing land use and this application will be brought forward to Calgary Planning Commission and City Council as soon as possible. This is in order to achieve a successful Neighbourhood Node anchored with a thriving retail component based on a modified Direct Control District.