

**Land Use Amendment in Belmont (Ward 13) at 19600 Sheriff King Street SW and 480 - 210 Avenue SW, LOC2021-0038**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the bylaw for the redesignation of 33.56 hectares  $\pm$  (82.92 acres  $\pm$ ) located 19600 Sheriff King Street SW and 480 - 210 Avenue SW (Portion of N1/2 Section 15-22-1-5; Portion of SW1/4 Section 15-22-1-5) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site in order to facilitate a wider variety of low density residential options.
- The application represents a minor density increase for the site and will be in keeping with the *Municipal Development Plan* (MDP), the *West Macleod Area Structure Plan* (ASP), and the approved Belmont Outline Plan (LOC2011-0058).
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities and will allow for more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? More compact development within the developing community and will provide a greater variety of housing options.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This application was submitted on 2021 March 05 by Stantec Consulting, on behalf of the landowner, United Acquisition Corp. The approximately 33.56 hectare site is in the developing community of Belmont, located to the west of Sheriff King Street SW and south of 194 Avenue SW.

The Applicant Submission (Attachment 2) indicates that the proposed redesignation is to allow for increased flexibility in implementation of housing product options throughout the subject site. The Belmont Outline Plan (LOC2011-0058, Attachment 4) was approved prior to the R-G and R-Gm District being adopted into the City's Land Use Bylaw 1P2007, therefore the R-G and R-Gm District were not available at the time for consideration. The R-G and R-Gm Districts would allow for more optimal design provisions to reflect current market standards relating to greater flexibility and choice for low density housing in the community of Belmont.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

#### Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate.

The applicant chose to inform existing residents of Belmont through online platforms including the Belmont Community Website and Belmont Community Facebook page. They also reached out to the Ward Councillor's office. As part of their outreach, they provided additional information on the application and clarification of potential impacts to the community. The Applicant's Outreach Summary (Attachment 3) provides an overview of the feedback received.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one letter which was neither in opposition or support of the application. The comments are summarized below:

- there should be architectural controls (i.e. covenants on title) to require brick and hardy board siding;
- there are drainage issues in neighbouring Yorkville and this should be monitored in Belmont; and
- would like to see pathway connections to the Yorkville community.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### IMPLICATIONS

#### Social

The recommended land use allows for a wider range of housing types beyond what is allowed through the existing R-2 and R-2M Districts, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics

#### Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable

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climate resilience strategies may be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop a wider variety of housing types, including rowhouse units, with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Approved Belmont Outline Plan, LOC2011-0058

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform