

# Background and Planning Evaluation

## Background and Site Context

The subject site is situated in the southwest quadrant of the city in the developing community of Belmont. The area is located west of Macleod Trail S and is bounded by Sheriff King Street SW to the east and 194 Avenue SW to the north. Directly to the west of the site is the developing community of Yorkville. Historically the subject lands have been used for agricultural purposes.

The subject site is an amendment to the Belmont Outline Plan (LOC2011-0058) which was approved in 2015. The original application area was approximately 116.83 hectares (288.69 acres) in size. The subject application is approximately 33.56 hectares (89.92 acres) within the larger parent parcel. The subject lands are adjacent to a mix of land use to districts, which include Residential – Narrow Parcel One Dwelling (R-1N) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1) District, and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

No development permit applications have been submitted in association with this subject land use amendment application.

## Community Peak Population Table

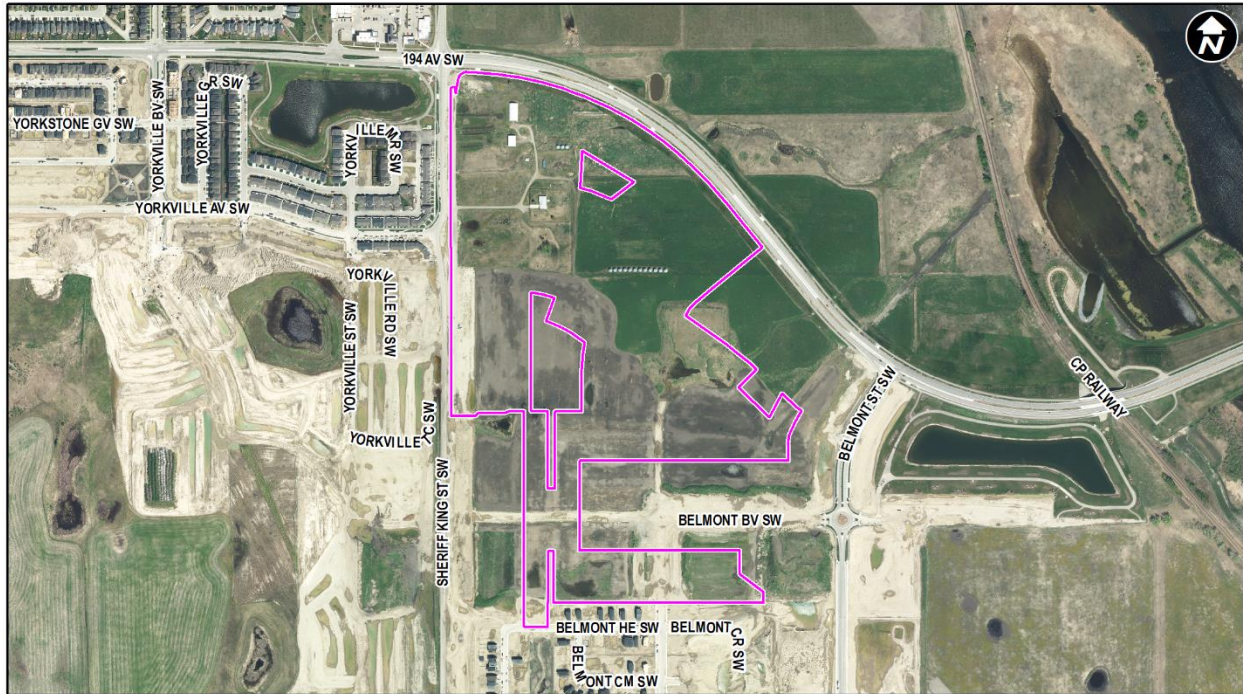
As identified below, the community of Belmont is still developing.

<b>Belmont</b>	
Peak Population Year	2019
Peak Population	86
2019 Current Population	86
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated as R-1N, R-2 and R-2M and is intended to accommodate low density residential development in the form of single detached and semi-detached dwellings and rowhouse buildings, respectively, in the developing area. Secondary suites may also be accommodated as a permitted use on the same parcel. The R-1N District allows for a maximum height of 10 metres and the R-2 and R-2N Districts allow for a maximum building height of 11 metres.

The proposed R-G and R-Gm Districts are intended to apply to low density neighbourhoods within the developing area and accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. Backyard Suites and Secondary Suites may also be accommodated in the R-G District. The maximum building height allowed for within the District is 12 metres.

### Development and Site Design

The proposed land use amendment is not proposing any changes to the approved outline plan layout, as the parcel depths, road network, parks and open spaces and servicing will remain the same. All conditions from the Belmont Outline Plan shall still apply.

### **Density**

The anticipated density proposed through this redesignation represents a minor increase of 33 units to the overall anticipated density from the approved Belmont Outline Plan (720 units). This redesignation would result in a minor anticipated increase to the Belmont Outline Plan density from approximately 22.2 units per hectare (9.0 units per acre) to 22.5 units per hectare (9.1 units per acre).

### **Transportation**

Pedestrian and vehicular access to the lands, as well as existing and future transit locations remain unchanged from the previously approved Belmont Outline Plan (LOC2011-0058). Future local Transit stops are anticipated along Belmont Boulevard SW and Belmont Way SW adjacent to the proposed sites. Transit service within the area will become available as the buildout of Belmont progresses.

A Transportation Impact Assessment was not required for this land use proposal.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

The proposed change in use does not significantly impact the proposed services for the development. Sanitary, storm and water services are available for tie-in and have capacity to service the development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2020)**

The subject site is located within the Residential – Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods.

### **Climate Resilience Strategy (2018)**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

**West Macleod Area Structure Plan (Statutory – 2014)**

The subject site is located within the Residential Area on Map 4: Land Use Concept in the [West Macleod Area Structure Plan](#). Residential areas are intended to accommodate residential development in a variety of development forms. The proposed redesignation will allow for a variety of housing options and is in alignment with the objectives of the plan.