

Applicant Submission

May 13, 2021



Stantec Consulting Ltd.

200 – 325 25 Street SE, Calgary AB T2A 7H8

On behalf of Anthem United (Anthem), Stantec Consulting Ltd. (Stantec) is pleased to submit the following Land Use Redesignation (LUR) for lands located within the community of Belmont, civically addressed as 19600 Sheriff King ST SW and 480 210 AV SW, legally described as a portion of NW15-022-01-W5M, NE15-022-01-W5M, and SW15-022-01-W5M.

The Subject Lands are included within the approved Belmont Outline Plan (2015) and are currently designated as Residential – Narrow Parcel One Dwelling (R-1N) and Residential – Low Density Multiple Dwelling (R-2M). This application proposes redesignation of the Subject Lands from:

- R-1N to Residential – Low Density Mixed Housing (R-G), and
- R-2M to Residential – Low Density Mixed Housing (R-Gm).

This application proposes redesignation from R-1N and R-2M to R-G/R-Gm to allow for increased flexibility in implementation of housing product options throughout the Subject Lands, while maintaining the overall vision and built form anticipated through R-1N and R-2M districts and outlined in the Belmont Outline Plan.

As the Outline Plan was approved prior to the R-G/R-Gm district being adopted into the 1P2007 Bylaw, the district was not available at that time for consideration. The R-G/R-Gm district also allows for more optimal design provisions to reflect current market standards, relating to greater flexibility and choice for low density housing in the Belmont community.

Planning Considerations

The permitted and discretionary dwelling types included with R-G/R-Gm are similar in nature to R-1N and R-2M, and as such will remain consistent with the overall vision of residential built form within the neighbourhood, as well as generally consistent with the anticipated density identified in the Belmont Outline Plan.

Based on typical lot width assumptions within the existing approved Outline Plan, the anticipated dwelling totals for the Subject Lands is ± 720 (± 9.0 upa). The anticipated dwelling totals of the proposed LUR to R-G/R-Gm results in an anticipated increase to ± 753 dwellings total, an increase of ± 33 dwellings overall (± 9.1 upa).

To ensure the original vision of the multi-residential/attached type dwellings of the R-2M parcels are maintained, these areas are proposed to be redesignated to R-Gm, reinforcing the intent to

provide attached-type product. The additional flexibility in development controls within the R-G/R-Gm district (such as minimum setbacks and site area) will provide for a variety of built forms within the Subject Lands in addition to greater flexibility during the implementation stage of future phases.

West Macleod ASP

The proposed application is consistent with the West Macleod Area Structure Plan (ASP) which identifies the Subject Lands as 'Residential Area' on Map 4: Land Use Concept. The Residential Area is intended for residential development in a variety of development forms, to which the R-G/R-Gm district is suited to provide. The R-G/R-Gm district also maintains and encourages the overall framework for delivering a wide variety of housing options in Belmont, which is in alignment with the overall objectives of the plan.

The West Macleod ASP identifies specific minimum density targets that apply to the Subject Lands (noted below).

1. Residential Area target of 17.3 uph (7 upa);
2. Plan Area density target of 22.2 uph (9 upa); and
3. Neighbourhood Corridor target of 29-37 uph (12-15 upa).

The proposed redesignation to R-G/R-Gm would remain consistent with and/or result in minor increases to the approved Outline Plan anticipated densities for the subject lands, thereby remaining in alignment with the overall objectives of applicable density policies identified within the ASP.

Public Outreach

Stantec and Anthem chose to undertake the approach of informing existing residents in the developing community of Belmont through an application summary sheet ('one-pager'). This summary outlined the details of the application, redesignation areas, and potential impacts to the community (such as how many dwellings is this anticipated to add, what are the intended built forms, etc.). The information sheet also provided contact information for the City file manager should any residents wish to follow up, ask questions, or comment on the application.

The application summary was posted online using platforms such as the Belmont Community Website (<https://belmontcalgary.com/land-use-public-notice/>) and Belmont Community Facebook page (±400 members).

Additionally, Stantec and Anthem engaged directly with the Ward Councillor to provide additional information on the application and clarification of potential impacts to the community.