

**LOC2011-0058(CPC2015-207) BELMONT OUTLINE PLAN AND WEST MACLEOD AREA
STRUCTURE PLAN AMENDMENTS - DEFERRAL REPORT**

EXECUTIVE SUMMARY

On 2015 December 07, Council directed Administration to work with the applicant and Corporate Properties (Facility Management) to prepare amendments to the West Macleod Area Structure Plan and Direct Control Guidelines for the fire hall and commercial sites within the Belmont Outline Plan Area.

Administration and the applicant are requesting additional time for further discussion on the applicant's desire for a mix of land uses and complex design elements, and the mechanisms, such as possible Area Structure Plan amendments and/or Direct Control Guidelines, that would be required to achieve the applicant's goals for the site. The applicant is in support of adjusting the date of these amendments to be brought to Calgary Planning Commission by October 2016 followed by Council within Q4 of 2016.

ADMINISTRATION RECOMMENDATION(S)

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.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2015 December 07 Council, Moved by Councillor Demong, Seconded by Councillor Colley-Urquhart, that the Calgary Planning Commission Recommendations contained in Report CPC2015-207 be adopted, as follows:
That Council:

1. Adopt the proposed redesignation of 116.83 hectares \pm (288.69 acres \pm) located at 19600 Sheriff King Street SE and 200 – 210 Avenue SE (Portion of N 1/2 Section 15-22-1-5; SW 1/4 Section 15-22-1-5) from Special Purpose –Future Urban Development (SFUD) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (MG) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Commercial – Community 1 (C-C1) District, Commercial – Corridor 1 f1.0h20 (C-COR1f1.0h20) District, Special Purpose – School, Park and Community Reserve (SSPR) District, Special Purpose – Recreation (S-R) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 200D2015; and
3. 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.

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The mixed use fire station site located in the plan area is in response to a Council Motion Arising in 2015 January, which provided the following direction:

Motion Arising, moved by Councillor Keating, Seconded by Councillor Carra, that with respect to Report CPC2015-010 Council direct Administration to commence planning and implementation of civic facilities in a comprehensive, coordinated corporate-wide approach to achieve economies for municipal needs and funds, improved services to communities and citizens and inclusion of mixed-uses, and that the program include consideration of build models with private sector locations and tenancies and report back to Council through Land and Asset Strategy Committee on the program for this work no later than Q4 2015.

BACKGROUND

Belmont Land Use Amendment (CPC2015-207) and Outline Plan was presented to Calgary Planning Commission (CPC) on 2015 October 08. CPC approved the Outline Plan at that meeting. The Land Use Amendment (CPC2015-207) was presented to Council on 2015 December 08 with the recommendation to bring back amendments to the West Macleod Area Structure Plan and Direct Control Guidelines for the mixed use fire hall and commercial sites no later than 2016 March. Council approved the Land Use Amendment at the 2015 December 08 meeting.

As outlined further in this report, this item was to be brought back through CPC no later than 2016 March 24. If the item was heard at the March 24 CPC, the Public Hearing would have been held on 2016 June 13. . The final recommendations and applicable land uses and policy amendments will be brought through CPC prior to proceeding to Council.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant would like to create Direct Control Guidelines for parcels of land located in the southwest corner of their plan area in response to Council. Their proposed amendments will provide:

1. 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;
2. 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;
3. A “flex development” area at the north end of the commercial centre (currently approved as M-X2) comprised of predominantly multi-residential development blocks with the option of retail uses at-grade; and

A mixed use fire station, currently approved as Commercial Core-1 (C-C1), identified along the northern plan boundary, south of 194 Avenue SE on the corner of Belmont Drive SE and Belmont Way SE. Administration has been working to ensure the proposed land use district can

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facilitate 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.

Due to the complex design elements that are being contemplated by the applicant, and ongoing discussions on how to best achieve the applicant's vision for the site, the applicant and Administration believe additional time is required to complete this work and report back to Council in Q4 of 2016. A letter from the applicant, confirming this, is provided in the Attachment.

Facility Management has since informed Administration that no further Land Use Amendments, Direct Control Districts or Area Structure Plan amendments will be required for the fire hall site as the C-C1 District provides direction for mixed-use development to occur. However Direct Control Districts may still need to be developed for the commercial sites.

Stakeholder Engagement, Research and Communication

Since the Council direction, Administration and the applicant have met and had discussions regarding the complexity of the site design, the applicant's vision for the site, and what may be required to fulfill this vision. Administration and the applicant are in agreement that additional time is required to have further discussions.

Strategic Alignment

Not applicable for this project.

Social, Environmental, Economic (External)

Not applicable for this project.

Financial Capacity

Current and Future Operating Budget:

No impacts have been identified for this recommendation.

Current and Future Capital Budget:

No impacts have been identified for this recommendation.

Risk Assessment

Not applicable for this project.

REASON(S) FOR RECOMMENDATION(S):

The recommendation for a deferral is being made at the request of the applicant and Administration due to the complex nature of the proposal and to allow further discussions and analysis on the design elements proposed by the applicant.

ATTACHMENT(S)

2016 February 28 b&a Planning Group letter