

LAND USE AMENDMENT
RESIDUAL SUB-AREA 14V (WARD 14)
SHERIFF KING STREET S AND 210 AVENUE SE
BYLAW 200D2015

MAP15SS

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate 116.83 hectares \pm (288.69 acres \pm) of land from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) 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 (S-SPR) District, Special Purpose – Recreation (S-R) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The intent of this application is to provide a variety of residential development options through the community, commercial districts including a mixed use node and a fire station, a Joint Use Site and other park spaces, local pathways, a stormpond and other community features (a recreation centre and library for example) as per applicable policies.

An Outline Plan application has been submitted in support of this land use redesignation.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 October 08

That Calgary Planning Commission **APPROVE** the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 200D2015; and

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 (S-FUD) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) 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 (S-SPR) District, Special Purpose – Recreation (S-R) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and

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| <ol style="list-style-type: none">2. Give three readings to the proposed Bylaw 200D2015.3. 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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REASON(S) FOR RECOMMENDATION:

The proposed Outline Plan has been developed in accordance to the intent, goals and policies of both the Municipal Development Plan (MDP) and the West Macleod ASP. The plan provides a functional neighbourhood design complemented by an effective transportation and open space system. The area meets and/or exceeds minimum density and intensity requirements, and provides a variety of residential development options distributed through the community along with commercial areas, recreational facilities, a Joint Use Site and an open space concept.

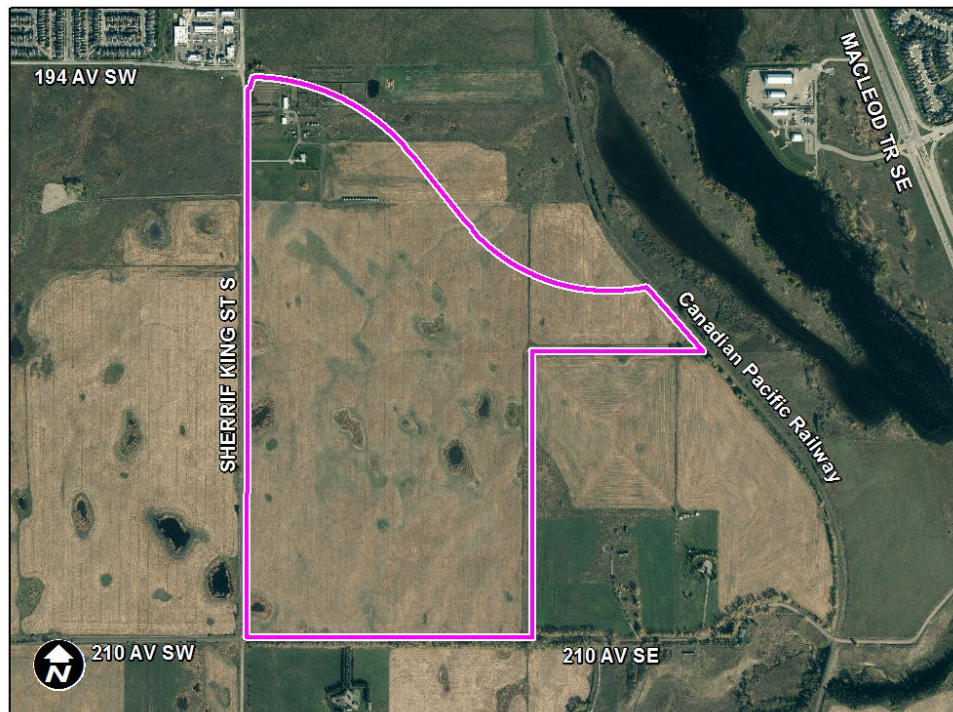
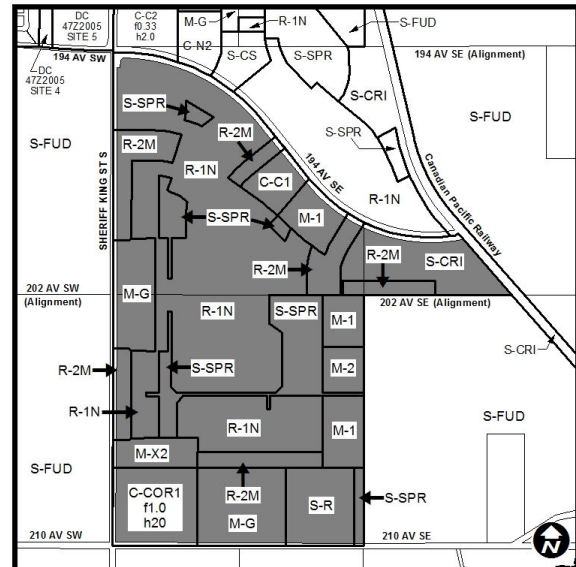
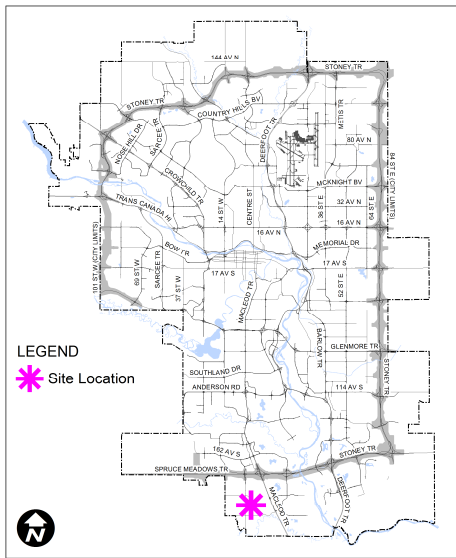
ATTACHMENT

1. Proposed Bylaw 200D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, 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 (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) 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 (S-SPR) District, Special Purpose – Recreation (S-R) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: J. Gondek

Carried: 5 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, Mayor Nenshi, Cllr. Carra and Cllr. Keating.

2. Recommend that Council **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.

Moved by: J. Gondek

Carried: 5 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, Mayor Nenshi, Cllr. Carra and Cllr. Keating.

Reason for Approval from Ms. Gondek:

- It has been suggested that the linear park pathway that presently terminates at a lane can be redesigned at future stages to extend through to the road. Mid-block crossing treatments to be considered then.

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Reasons for Approval from Mr. Morrow:

- Belmont Drive should not be a fire route and should be designed at a lower design speed. This would make the linear pathway system more functional (putting a fence to interrupt pedestrian travel is a design flaw). The Plan also creates a wall against Transit Orientated Development Area – this should be more permeable. We also continue to treat major streets as limited access highways. (e.g. this creates a 600 metre block, which is about 3 times larger than it should be.) Bottom line is we should be designing our residential areas for lower travel speeds.

Reasons for Approval from Mr. Friesen:

- I supported this community design for the many things it did well. I do have major concerns over some aspects of the pedestrian network best illustrated by the walkways that terminate at a back lane. This strange configuration apparently arose as a way to avoid a mid-block crossing. In fact I believe it is an imbalance in priorities between pedestrian and automobile traffic in design of residential areas. I suppose we could create a 'mid-block crossing speed zone' to add to all our other speed zones but I believe there is a better way.
- The ASP approved previously at the meeting was based on healthy communities and presumably would emphasize walkability. This should lead to a different configuration and perhaps a reconsideration, as suggested by one of the commissioners, of the whole philosophy regarding transportation networks.
- It was also noted at the meeting that Transportation's goal is the complete elimination of fatalities. I believe there is a clear way forward to achieve these goals that is not being considered. Below 30kph the fatality rate from accidents is virtually zero and recovery from injuries almost certain. I expect this is probably because most fit people can approach this speed in a short sprint and so over time we have evolved to survive this type of collision.
- There is also a clear relationship between road design, especially width, and traffic speed. All residential roads should be designed with these concepts in mind. To build wide roads in residential areas and rely on enforcement to control speed is folly. If general commute times must be maintained then roads around residential areas where pedestrians are not encouraged should be designed to be safe at higher speeds than currently. These ideas and others would probably lead to a fundamentally different transportation pattern with more pedestrian friendly communities that would be safer while still efficient. If the whole area was designed for lower speeds on residential streets the issue of mid-block crossings would not arise.

Comments from Mr. Logan:

- In regards to the subdivision file related to the naming of this area (SN2011-0003), which is coming forward at the next CPC meeting (2015 October 22), to have Administration also bring background information on the Naming Committee and the Municipal Naming Policy for CPCs further information.

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Applicant:

Brown & Associates Planning Group

Landowner:

United Acquisition II Corp

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	7
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	8
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	8
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	8
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	9
Public Engagement <i>Were major comments received from the circulation</i>	No	9

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site, referred to as “Belmont”, is situated within southwest quadrant of the City. More specifically it is situated south of the future 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 Priddis Slough and Macleod Trail SE are located further east, beyond the rail line. The subject lands are currently used for agricultural purposes and a rural residence. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District.

The surrounding lands, also designated as S-FUD, have historically been used for agricultural cropland or grazing lands. Aside from the existing Community of Silverado, the predominant use of the lands to the west and south of the subject site has been for agricultural purposes.

Land Use Amendment and Outline Plan applications for lands to the west and south of the subject site have been submitted to the City and are currently under various stages of review. Future land development to the west and south will be consistent with the current Belmont application and will consist of residential, commercial and community uses, including a mixed use site, Joint Use Sites and community centres. Future land development to the east will consist of a medium to high density mixed use area surrounding the future LRT station within the Transit Orientated Development (TOD) planning area.

LAND USE DISTRICTS

This land use amendment application seeks to redesignate 116.83 hectares \pm (288.69 acres \pm) of land from S-FUD and is proposing a variety of residential units, commercial districts, a Joint Use Site, other parks, local pathways, stormpond and other community features (ie: recreation centre and library). Proposed land uses and general anticipated development are as follows:

Residential Uses:

- Residential – Narrow Parcel One Dwelling (R-1N) District to accommodate single detached homes on narrow or small parcels;
- Residential – Low Density Multiple Dwelling (R-2M) District to accommodate low density development in the form of duplexes, row houses, semi-detached, and townhouses;
- Multi-Residential – At Grade Housing (M-G) District to accommodate multi-residential products with direct access from grade;
- Multi-Residential – Low Profile (M-1) District to accommodate a variety of residential forms of low height and medium density;
- Multi-Residential – Medium Profile (M-2) District to accommodate a variety of residential forms of medium height and medium density;

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- Multi-Residential – Medium Profile Support Commercial (M-X2) District to accommodate a variety of residential forms and potential mixed use commercial uses at grade;

Non-Residential Uses:

- Commercial – Community 1 (C-C1) District to accommodate the fire station and mix of commercial, office, residential and retail uses;
- Commercial – Corridor 1 f1.0h20 (C-COR1f1.0h20) District to accommodate a comprehensively designed neighbourhood commercial mixed-use area with a retail high street;
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the school site and playfields, a portion of the high school site, parks and open space, playgrounds and local pathways through municipal reserve dedication;
- Special Purpose – Recreation (S-R) District to accommodate the proposed recreational centre and library; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District (PUL) to accommodate the stormwater pond.

A mixed use fire station (C-C1) site has been identified along the northern plan boundary, south of 194 Avenue SE along Belmont Drive and Belmont Way SE. Administration has been working to ensure the proposed land use district can 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. This work is in response to the Council Motion Arising in January 2015.

The C-C1 District provides small to mid-scale commercial developments located within a community or along a commercial street. Multiple commercial uses can be located within a building with opportunities for residential and commercial uses to be located within the same building.

During the review of this application there have been detailed discussions regarding more specific land use districts and policy amendments to guide the development of both The City's fire station site and the developer's commercial site. The objective of these discussions is to allow for a more diverse range of uses and in the case of the commercial site, located in the southwest corner, more detailed design guidance to ensure the development of the site that includes a walkable, retail high street component that will integrate with the surrounding neighbourhood. Through discussions, it has been identified that the best approach will include a mix of Area Structure Plan policies and Direct Control guidelines. While efforts were made to complete this work as part of the subject application, additional time is needed to refine the wording and allow for the site owners to evaluate the effectiveness and impact of the wording.

However, there was a strong desire to allow the Outline Plan and Land Use Amendment applications to proceed ahead of this additional detail so the developer can move ahead with stripping and grading and servicing of the subject site. Therefore, standard land use districts are proposed for both sites as an interim measure to allow the application to proceed. The

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additional policy and DC District work will be brought through Calgary Planning Commission and Council at a future date. The applicant is in agreement with this approach and Administration will continue working closely with them.

The following provides a quick summary of the work that is being undertaken. The Belmont community is proposing a community commercial centre in the southwest corner of the plan area. The area is currently proposed as C-COR1f1.0h20 at the corner at Sheriff King Street S and 210 Avenue SE. Two smaller M-X2 parcels are proposed to the north of the C-COR1f1.0h20 site. The development of this centre is based on sustainable design principles and will be comprised of three main areas:

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

The developer is working with Administration on the details surrounding the implementation of this concept and further work is needed to update the West Macleod ASP and a DC Direct Control District.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

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 anticipated density of 22.1 uph (9.0 upa) exceeds the MDP’s minimum density requirement for Future Greenfield development.

South Macleod Trail Regional Policy Plan

South Macleod Trail Regional Policy Plan provides further policy framework at a regional level and identifies the application area as “Residential”.

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Revised Calgary West Area Structure Plan (ASP)

The Belmont lands fall within the West Macleod Area Structure Plan. This document provides more detailed direction with detailed policies and guidelines for development. The ASP identifies the subject lands as Residential Area with a Mixed Use Community Node in the southwest corner of the Plan Area, two Corridor Planning Areas along Sheriff King Street S and along the proposed Belmont Avenue SE, a Transit Orientated Development Area along the eastern plan boundary, a Joint Use Site, two Neighbourhood Nodes, one which will be shared with the future community to the west across Sheriff King Street S, as well as a recreation centre and library site.

Based on Administrations' discussions with the applicant since the 2014 ASP amendment, the recreation centre and library, as well as the high school site were relocated out of the TOD area to the southern plan area between Belmont Avenue and 210 Avenue SE. It was also determined that the Joint Use Site would move north within the community to create a more central location also moving the site away from the north-south fire connector roadway (Belmont Drive SE) as requested by the Fire Department.

The anticipated densities for the subject area between 22.1 uph (9.0 upa) and 32.7 uph (13.2 upa) meet the intent of the policies in the ASP.

TRANSPORTATION NETWORKS

There are several infrastructure projects underway that will provide a broader road network to serve the plan area. The province is completing the Southwest Ring Road (Stoney Trail SW), which will include two interchanges at Sherriff King Street S and at Spruce Meadows Way SW. The City of Calgary is also completing the construction of the 194 Avenue SE (the Priddis slough crossing), which will connect Macleod Trail SE to Sherriff King Street S. The arterial connections along Sherriff King Street S and 210 Avenue S will be constructed accordingly, which are reflected in the Conditions of Approval.

UTILITIES & SERVICING

Water servicing will tie into the existing 300 millimetre watermain stub located at 194 Avenue S and Sheriff King Street S as well as a water feedermain which will be constructed to the intersection of Sheriff King Street S and 210 Avenue S.

Sanitary servicing will tie into the West Pine Creek Sanitary Trunk which will be constructed to the intersection of Sheriff King Street S and 194 Avenue S.

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Stormwater servicing will be collected in the stormpond in the northeast corner of the plan area. In the interim, the pond will function as a zero discharge pond with all of the water being re-used in the plan area. Ultimately the pond will have an outlet to a trunk on 194 Avenue S which will go to a future outfall into Priddis Slough.

ENVIRONMENTAL ISSUES

A Phase 1 and a limited Phase 2 Environmental Site Assessment were provided in support of the application. As a condition of approval the Developer is required to provide confirmation that the recommendations of the Environmental Site Assessments have been followed.

Recommendations from the reports include:

- Decommissioning of water wells and septic tank/field within the plan area;
- Screening level assessment around former above ground storage tanks and possible waste burn barrels;
- Further assessment of former ATCO pipeline; and
- Further screening level analysis adjacent to CPR line.

ENVIRONMENTAL SUSTAINABILITY

As part of the Stormwater Management Plan for the Outline Plan area, stormwater will be re-used for irrigation purposes on the large Municipal Reserve and Municipal School Reserve spaces in the plan area. This is a requirement in order to achieve the Pine Creek targets set by the City of Calgary, but also an example of environmental sustainability.

Further environmental sustainability would be evaluated by Administration through the development permit process.

GROWTH MANAGEMENT

The lands within the West Macleod Area Structure Plan rank 11 out of 24 on the Sequenced List for Prioritized Growth Areas in Developing Areas. Therefore, this area is a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the Area Structure Plan was first approved in 2009, while the overlay was introduced in 2012.

Funding for the required leading infrastructure servicing (water, sanitary, storm, emergency services, and transportation) has been budgeted within the current Capital Budget (2015-2018) and identified within The City's 10 Year Capital Plans (2015-2024). This addresses concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

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Growth Management is currently working with each of the leading infrastructure departments to coordinate the delivery of the infrastructure required for development of the West Macleod area. The planning and design processes are well underway.

PUBLIC ENGAGEMENT

Community Association Comments

Circulation to the Community Association was not required as there is no Community Association in the subject area.

Citizen Comments

No comments have been received from the public regarding the proposed application.

Public Meetings

As part of the West Macleod ASP Amendment process, the City of Calgary frequently engaged the landowners in the Plan Area and held a number of public open houses for the adjacent residents of Silverado and landowners within the West Macleod Area. The general public and key stakeholders were also informed of proposed changes to the West Macleod ASP (2009) through the project website. There is no Community Association in the Plan Area. An Open House was held in 2013 May upon release of the draft West Macleod ASP. The proposed revisions to the ASP were well received by the public and dialogue continued between the landowners and the City, in advance of its approval in June 2014.

As part of the current Land Use Amendment and Outline Plan application, a public open house was held in June 2015. This was a joint open house hosted by United and Mattamy exhibiting their current West Macleod land use and outline plan applications for the subject application and lands to the west on the other side of Sheriff King Street S. Approximately 75 individuals attended the Open House, including City Staff, the Ward Councillor, and the President of the Silverado Community Association. The proposed applications were well received by the public.

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APPENDIX I

APPLICANT'S SUBMISSION

West Macleod – United Communities (Belmont)

The proposed Belmont community is located in southwest Calgary, south of future 194th Avenue and southeast of the developed portion of the Community of Silverado, west of the CPR line, Priddis Slough and Macleod Trail, north of 210th Avenue and east of Sheriff King Street SW. United Communities is the owner/developer of the land which comprises approximately 117 hectares (289 acres).

The subject land is located within the West Macleod Area Structure Plan (WMASP), originally approved in November 2009 and amended in June 2014. The ASP Land Use Concept identifies this land as mostly residential in nature with emphasis on a Mixed Use Commercial Node and two Planning Corridor Areas, one along Sheriff King Street S and the other along 209th Avenue (now named as Belmont Avenue SE). The WMASP identifies an overall minimum density of 7 units per acre with an assortment of site specific densities for the TOD and Planning Corridor Areas.

The proposed land use districts for the subject land are single family (R-1N), semi-detached/street townhomes (R-2M), medium and high density residential (M-G, M-1, M-2, MX-2), Neighbourhood Commercial and High Street (C-COR1), Mixed Use Fire Hall (C-C1), Public Open Space (S-SPR), recreation centre and library (S-R), and Public Utility Lot (S-CRI).

Various forms of residential have been distributed throughout the community, focusing residential units fronting onto Sheriff King Street S (which includes on-street parking), fronting along the east/west Corridor Planning Area (Belmont Avenue) and higher density residential focused near/adjacent to the TOD area. Density for the community is proposed between 9.0 units per acre and 13.2 units per acre.

As per Section 6.1.1.1 of the Municipal Development Plan, future development is required to achieve between 60 and 70 people/jobs per hectare. The subject site is anticipating between 70 and 99 people/jobs per hectare. Over time we anticipate the minimum number to increase with intensification of retail areas, the addition of secondary suites, increased live/work opportunities and the build out of the school.

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Internal and External Road Networks conform to the sizing and location as provided for within the approved Global Transportation Impact Assessment. The overall residential pattern is of a grid/modified grid, focusing community attention to the central green parks linked by linear pathways. Sanitary and water servicing are identified within the WMASP to be extensions from the east side of Macleod Trail. United and Mattamy are finalizing an agreement with the City to build the off-site sanitary trunk and design is well underway. Furthermore United is finalizing an agreement with the City to construct the initial portion of the water feedermain to Sheriff King Street and its design is also well underway.

Public Open Space is being proposed in the form of: one joint use site, neighbourhood parks, extensive linear pathway system and a recreation site. Regional pathway alignments conform to the WMASP. Numerous discussions have occurred between the Joint Use Coordinating Committee and United relative to the purchase/dedication of the Recreation Centre. It was determined that the site would be a combination of municipal reserve and purchase. As such, 7.14 acres are being dedicated as reserve to the recreation site and the United team has endeavored, in conjunction with Parks, to create meaningful open spaces and connections within the Belmont Community with the remaining municipal reserves available.

The Outline Plan/Land Use is proposing a Mixed Use Node with a high street in the southwest corner of the plan area. It is intended to be a unique commercial centre with the opportunity for residential land uses above and along the high street. It is the desire of United to attract two anchor tenants at each end of the high street and create a centre that fronts buildings onto Sheriff King Street and Belmont Avenue SE.

The Calgary Fire Department identified, in 2015, the desire to locate a fire facility within the Belmont United lands adjacent to 194th Avenue. United has been working with Fire to provide a site that would offer a mixed used opportunity for their facility. Fire is currently evaluating the site and will determine what will meet their needs and the desires of City Council. United supports the Fire Department in their desires to have a mixed use site and has designed surrounding uses to work cohesively with this use.

As part of the West Macleod ASP Amendment process, the City of Calgary held a number of Public Open Houses for the adjacent residents of Silverado and owners within the West Macleod Area. The proposed revisions to the ASP were well received by the public and dialogue continued occurred between the landowners and the City, in advance of it's approved in June 2014. As part of the United application a public open house was held in June 2015. This was a joint open house between United and Mattamy exhibiting their current West Macleod

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land use and outline plan applications. Approximately 75 individuals attended the Open House, including City Staff and the Area Councillor, and the proposed applications were well received by the public.

It should be noted that the application was formally submitted in 2011 and faced a number of hurdles: Growth Management, Amendments to the ASP, further ASP refinements (post approval) to the TOD, Fire Hall location, Recreation Centre location, and Planning Re-Org/Staffing. United appreciates the hard work of staff, given the hurdles, and is pleased to be presenting the application to Calgary Planning Commission and City Council for their consideration. City Council identified the West Macleod area as a “high priority growth area” within the City. It is the intention of United to deliver this area to Calgarians.

We kindly seek the support of Calgary Planning Commission and Council.

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OUTLINE PLAN

