

Applicant Submission

October 1, 2021



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

SITE CONTEXT & PROPOSED REDESIGNATION

The Subject Lands represent approximately 0.74 ha (1.83 ac) of land situated in the southwest quadrant of the city in the developing community of Belmont, surrounded by Sheriff King ST SW to the west, 194 AV SW to the north, Belmont ST SW to the east, and Belmont WY SW to the south.

The Subject Lands are located within the Outline Plan (OP) of Belmont (approved in Oct of 2015) and are currently designated as Multi-Residential – Low Profile (M-1). This application proposes redesignation of the Subject Lands from:

- M-1 to Commercial – Community 1 (C-C1)

This proposed redesignation is intended to allow for a minor boundary adjustment related to the overall C-C1/M-1 site, maintaining the overall vision and built form anticipated for the subject lands. The purpose for the boundary adjustment is to accommodate ongoing site design considerations of the C-C1 site related to the potential Fire Hall site location, as well as opportunities to accommodate buffering of the adjacent residential area (M-1 site) from the Fire Hall.

PLANNING CONSIDERATIONS

West Macleod ASP

The proposed application is consistent with the West Macleod Area Structure Plan (ASP) which identifies a 'Neighbourhood Node' on Map 4: Land Use Concept in the approximate location of the subject lands. The proposed LUR boundary adjustment is not intended to change any of the outcomes identified in the approved Belmont OP with respect to the Neighbourhood Node, nor adjust any of the potential programming associated with the use. The M-1 site is still anticipated to provide a variety of multi-residential developments with an open space situated across the street, with neighbourhood-scale commercial uses in the C-C1 uses at this location.

Map 4: Land Use Concept of the ASP also identifies a potential Emergency Services (EMS) Fire Hall in the same general location of the Neighbourhood Node. The intent is still to provide a Fire Hall at this location and will be incorporated into the C-C1 site as part of future Development Permit site designs, to be submitted at a later date.

Belmont OP

We anticipate that the dwelling totals remain consistent with anticipated dwelling totals for the M-1 site as outlined in the OP (106 anticipated units), despite the minor adjustment to the designated M-1 land area. No further changes to the approved OP are proposed with this application.