

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Belmont. This area is located east of Sheriff King Street SW and south of 194 Avenue SW. Directly to the west of the site is the developing community of Yorkville. The site is currently vacant and was historically used for agricultural purposes.

The subject site is surrounded by a mix of land use districts, which include Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Mixed Housing (R-G and R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposal represents a minor amendment to the Belmont Outline Plan (LOC2011-0058) which was approved in 2015. The subject application proposes a land use boundary line adjustment by redesignating approximately 0.74 hectares (1.83 acres) from the M-1 District to the C-C1 District to provide for appropriate separation for residential development from a future fire hall which has been identified within the *West Macleod Area Structure Plan* (ASP) land use concept map.

## Community Peak Population Table

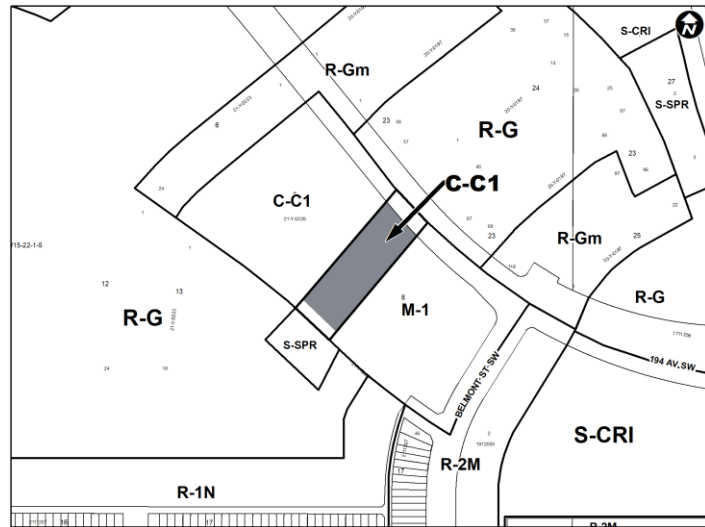
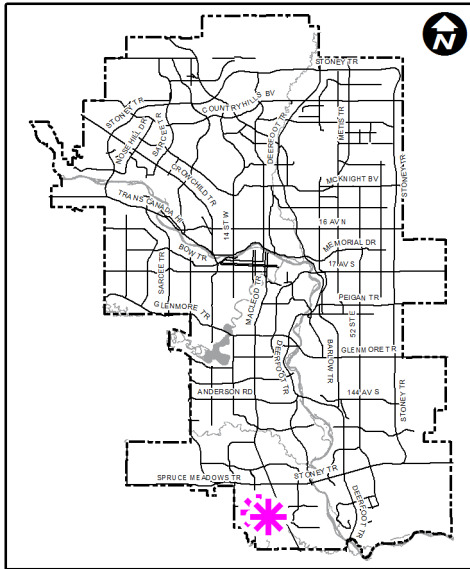
As identified below, the community of Belmont is in the initial stages of development.

<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*

Additional demographic and socio-economic information for Belmont is currently not available as the community is in the early stages of development.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-1 District, which is the same land use as the parcel to the east, is intended for multi-residential development in a variety of forms in close proximity or adjacent to low density residential development. The maximum building height is 14.0 metres and the maximum density is 148 units per hectare.

The proposed C-C1 District is intended to accommodate small to mid-scale commercial developments located within a community or along a commercial street. There may also be opportunities for residential and office uses to be located in the same building as commercial uses. The maximum building height is 10 metres and the maximum floor area ratio is 1.0.

### Development and Site Design

If this application is approved by Council, the rules of the proposed C-C1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Given that the parcel is adjacent to a residential and commercial parcel, additional items that will be considered through the development permit process include, but are not limited to:

- access location and parking; and
- interface with the adjacent residential and commercial development.

## **Transportation**

Pedestrian and vehicular access to the lands, as well future transit locations, remain unchanged from the previously approved Belmont Outline Plan (LOC2011-0058). Future local transit stops are anticipated along Belmont Way SW adjacent to the proposed site. 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 land use does not significantly impact the proposed services for the parcel. Sanitary, storm, and water services are available for tie-in and have capacity to service any potential 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 and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

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](#). 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 forms. The site is also identified as being a Neighbourhood Node which is intended to accommodate a variety of multi-residential development and local commercial uses.