

Planning & Development Report to
Calgary Planning Commission
2022 February 24

ISC: UNRESTRICTED
CPC2022-0223
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**Land Use Amendment in Belmont (Ward 13) at 19600 Sheriff King Street SW,
LOC2021-0157**

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) at 19600 – Sheriff King Street SW (Portion of N1/2 Section 15-22-1-5) from Multi-Residential – Low Profile (M-1) District to Commercial – Community 1 (C-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 FEBRUARY 24:

That Council give three readings to **Proposed Bylaw 56D2022** for the redesignation of 0.74 hectares \pm (1.83 acres \pm) at 19600 – Sheriff King Street SW (Portion of N1/2 Section 15-22-1-5) from Multi-Residential – Low Profile (M-1) District to Commercial – Community 1 (C-C1) District.

HIGHLIGHTS

- This application represents a minor amendment to the Belmont Outline Plan area, as approved in 2015, by redesignating a portion of the plan area to enable additional separation between the future fire hall and residential development.
- The proposal would maintain an appropriate development intensity and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *West Macleod Area Structure Plan (ASP)*.
- What does this mean to Calgarians? Facilitating future site design to allow for additional separation between residential development and a future fire hall building that is needed to service the area.
- Why does this matter? The proposed land use boundary line adjustment would provide a modest increase in density and accommodate future services in a developing community.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Belmont, was submitted by Stantec Consulting on behalf of the landowner, United Acquisition II Corp, on 2021 October 01. A development permit has not been submitted at this time. As per the Applicant Submission (Attachment 2), the land use boundary line adjustment is proposed to accommodate a future fire hall and provide an additional buffer for the adjacent multi-residential development.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. According to the applicant, the following activities were undertaken:

- Posted information on the proposal on the Belmont Community Facebook page; and,
- Posted information about the proposal on the Belmont Community [website](#).

Further details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration did not receive any letters in opposition or support of the application from the public.

There is no community association for the subject area.

Foothills County was circulated for comments as the application falls within the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP) area. The Municipal District of Foothills responded on 2021 October 18 indicating that they did not have any objections to the proposal.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use meets the vision of the MDP to provide development which would allow for additional services in the community.

Environmental

This land use application submission does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop additional commercial development would support the viability of the local neighbourhood and support employment opportunities and local business that will cater to the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 56D2022**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform