

Land Use Amendment in Belmont (Ward 13) at 150 Belmont Street SW - LOC2022-0029

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.01 hectares \pm (2.5 acres \pm) located at 150 Belmont Street SW (Plan 1912050, Block 9, Lot 2) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-G) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for townhouse development at a higher density than the existing district allows.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and support the goals and objectives of the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to a future Neighbourhood Node, public open space, and within 600 metres of a future LRT station.
- Why does this matter? This proposal allows for more density near an activity centre and promotes more efficient use of transit infrastructure.
- A development permit application for a 68-unit townhouse development has been submitted and is under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted by Tricor Design Group on 2022 February 24 on behalf of the landowner United Acquisition II Corp. The subject site is located at 150 Belmont Street SW in the developing community of Belmont. The site has an approximate area of 1.01 hectares (2.5 acres) and is currently undeveloped. The Applicant Submission (Attachment 2) indicates the owner's intention to develop townhouses on the site.

A development permit application for a 68-unit townhouse development has been submitted and is under review. See Development Permit (DP2022-03088) Summary (Attachment 3) for additional information.

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

The applicant was encouraged to review and utilize the [Applicant Outreach Toolkit](#). The applicant did not undertake any further public engagement; however, they received a letter of support from the Master Developer (Anthem United) for the proposed application. Because the application is within a greenfield area with very little development near the subject site, and adjacent areas are still under construction, no outreach was undertaken.

City-Led Outreach

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

There is no community association for the subject area. No public comments were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

This proposal offers a positive social gain by helping to shape a more compact urban form and provide greater housing density that supports transit function and promotes the viability of a Neighbourhood Node. Increased density provides additional housing that may accommodate the housing needs of a diverse population, including different age groups, lifestyles, and demographics.

Environmental

This land use submission does not include any specific actions that address 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.

Economic

Multi-residential development would allow for a more efficient use of land and services and leverage future transit infrastructure in the area.

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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. Development Permit (DP2022-03088) Summary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform