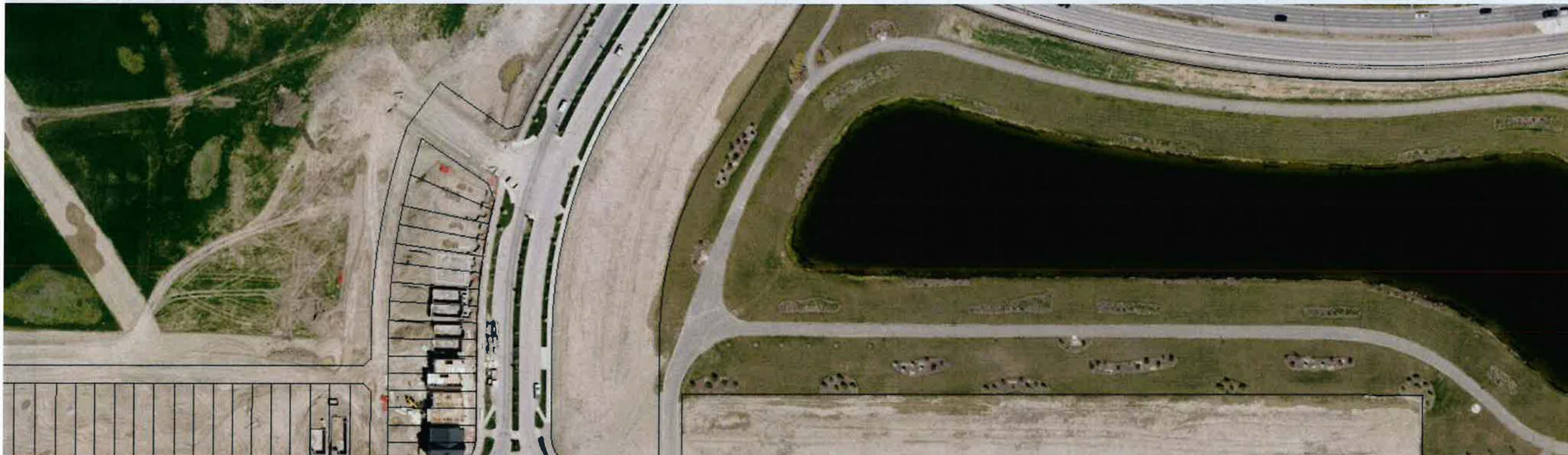




# Public Hearing of Council

Agenda Item: 8.1.13

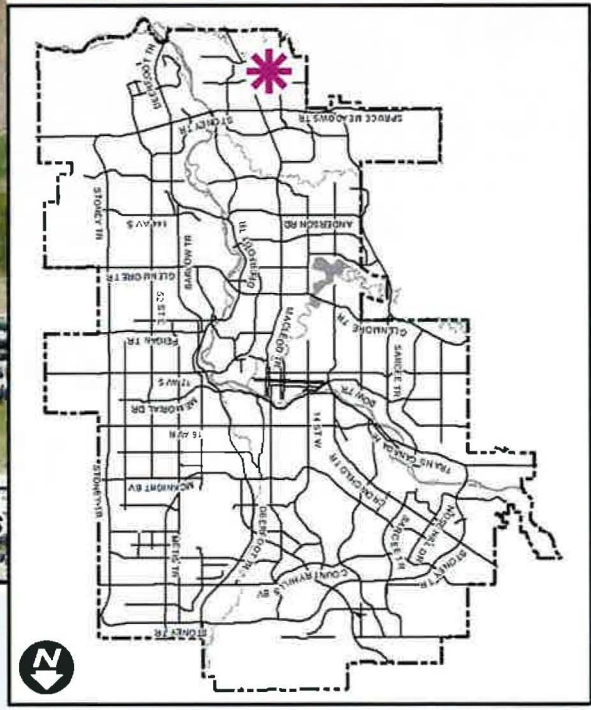
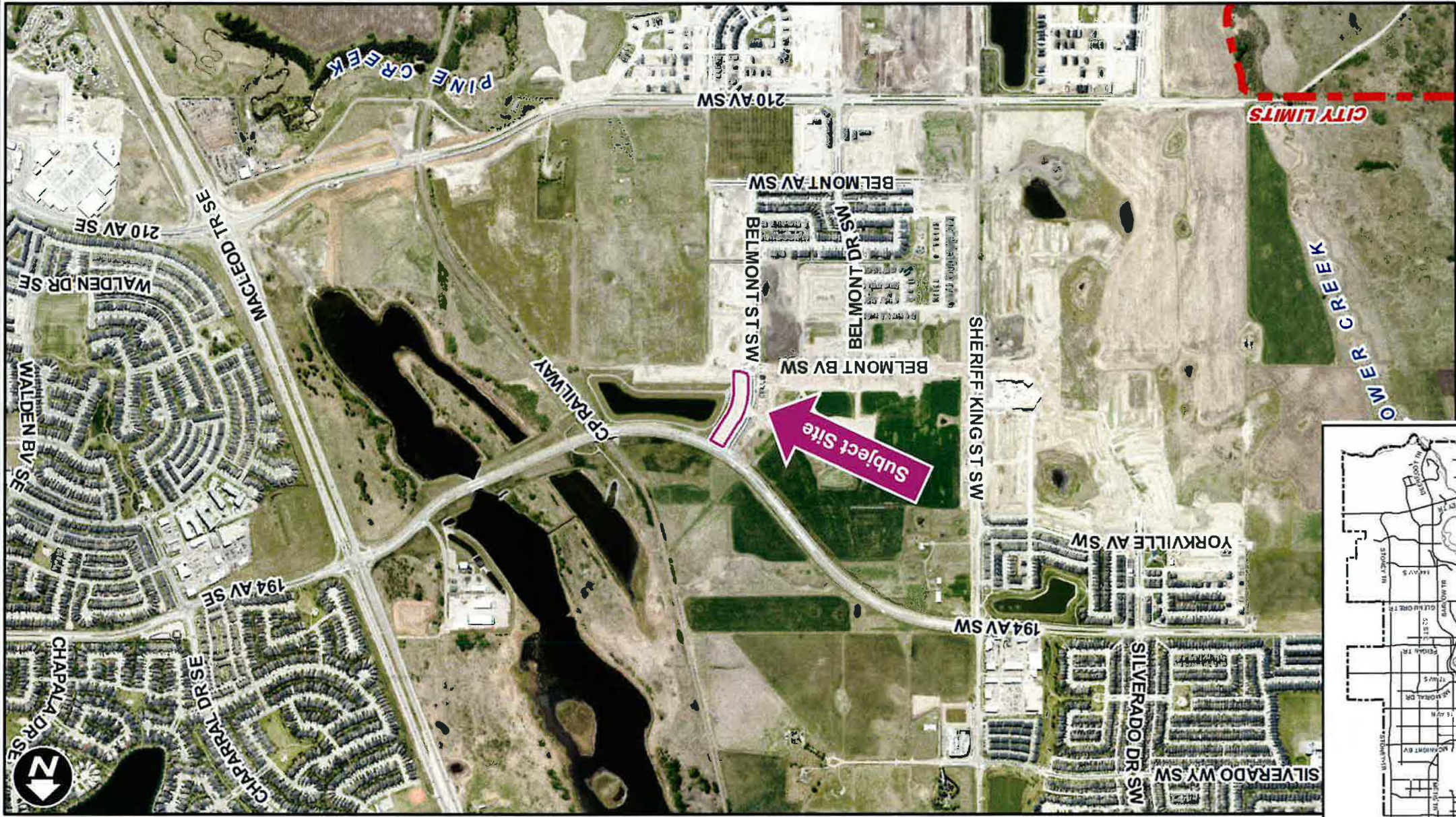


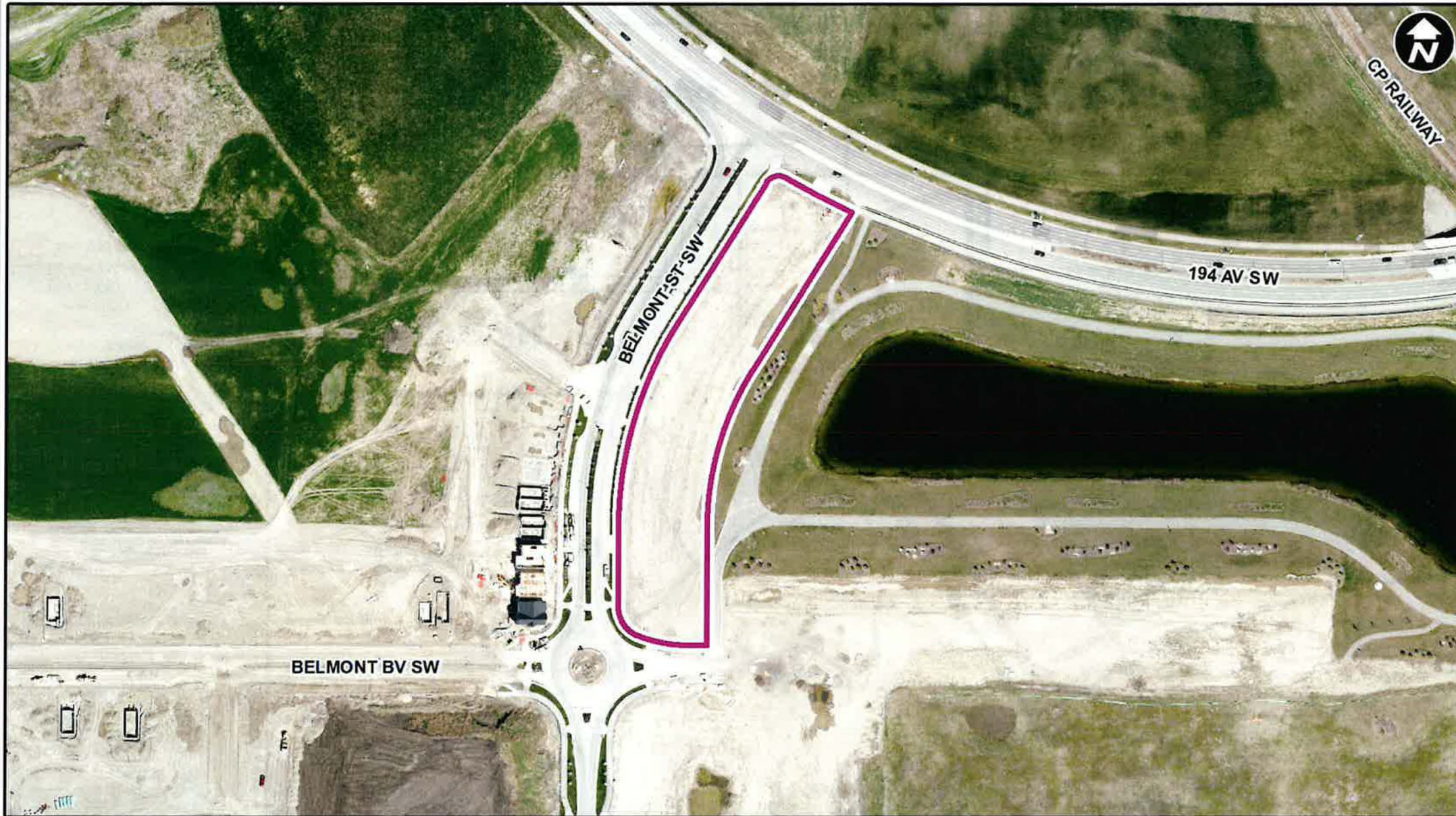
## LOC2022-0029 / CPC2022-0732

## Land Use Amendment

July 26, 2022

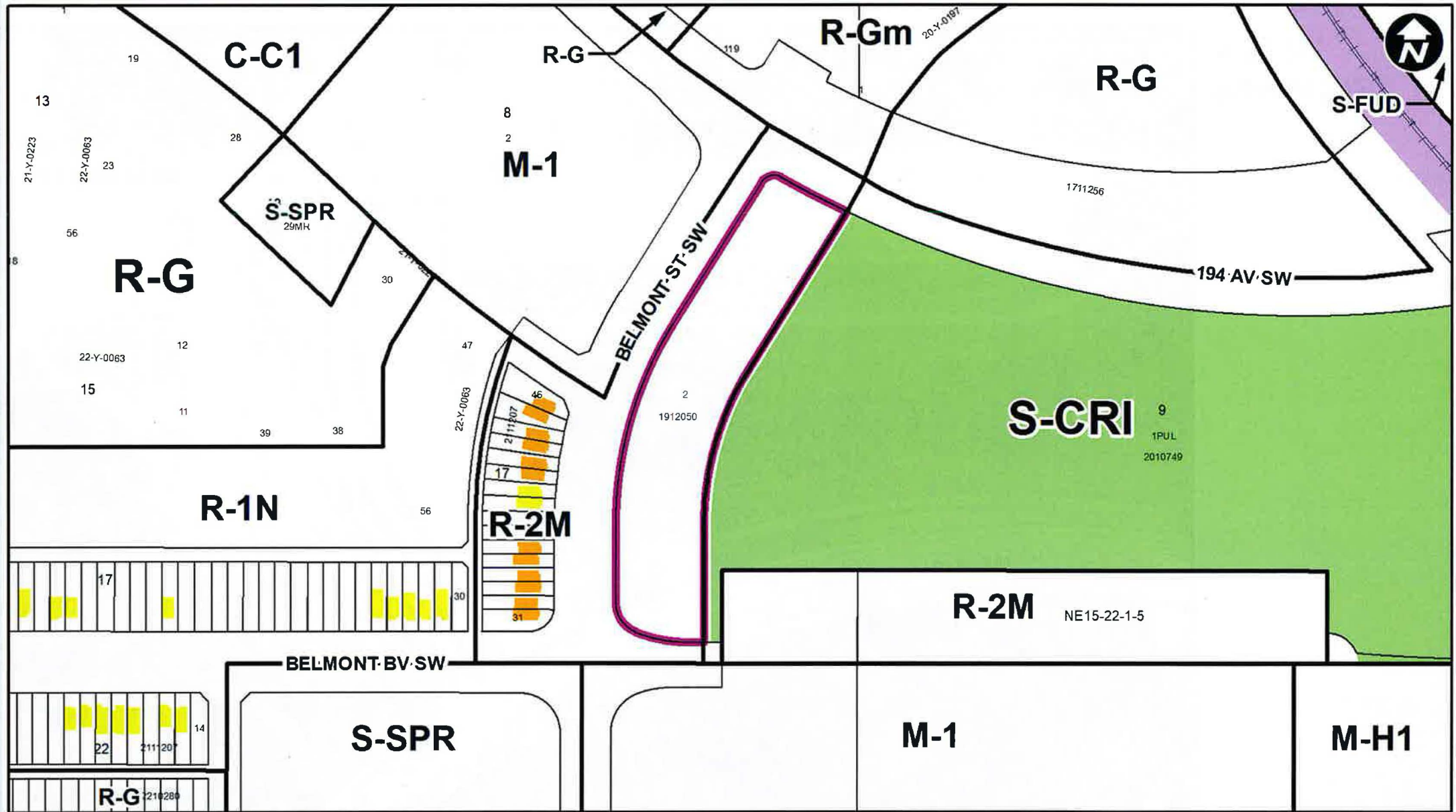
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JUL 26 2022  
ITEM: #8.1.13 CPC2022-0732  
Distribution  
CITY CLERK'S DEPARTMENT

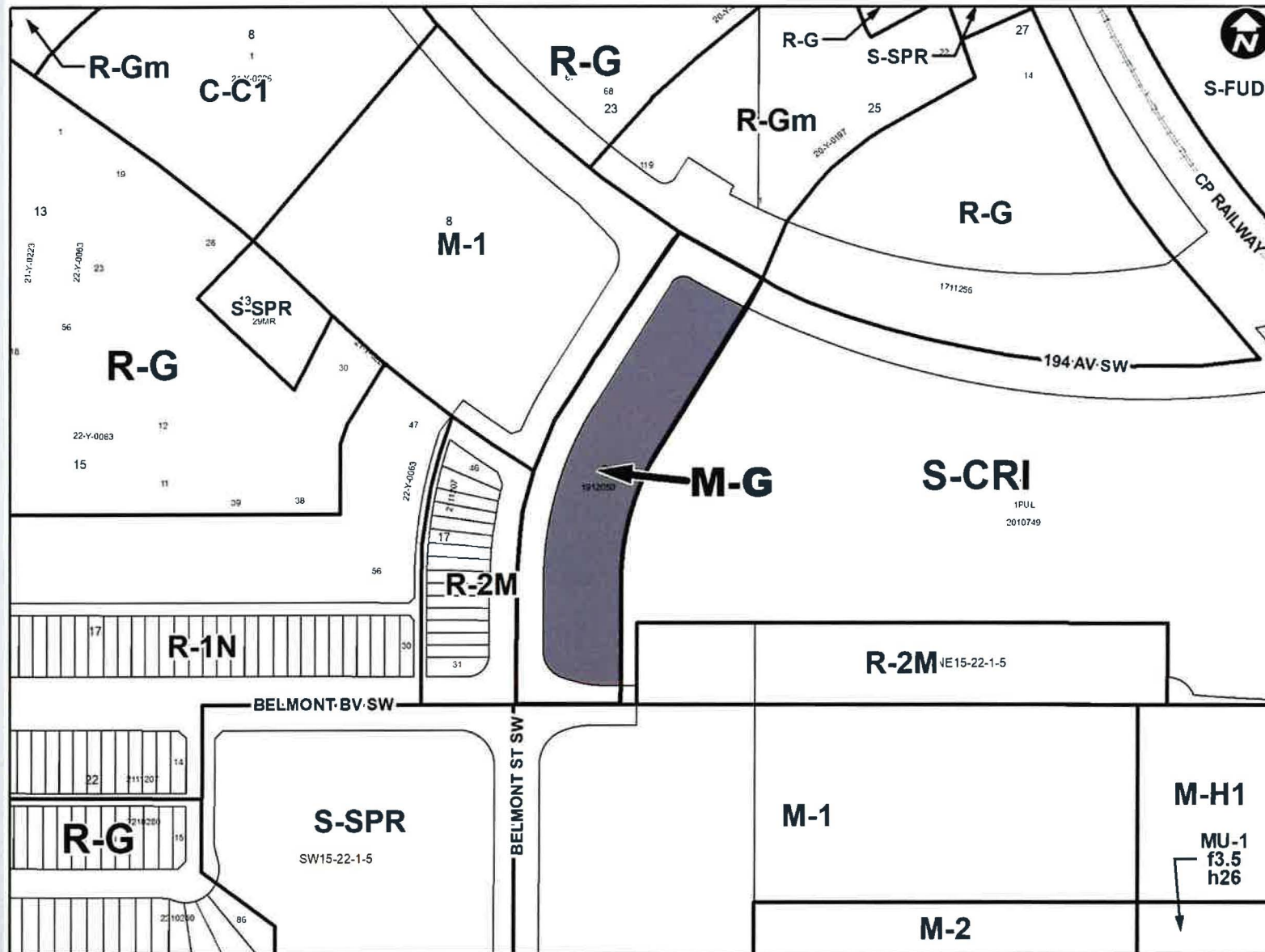




**Parcel Size:**  
**1.01 ha**

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



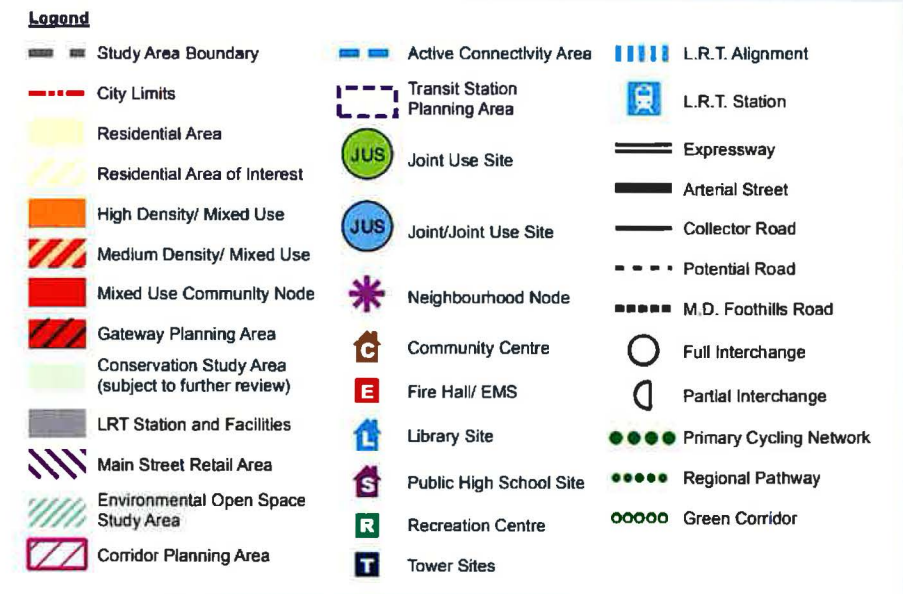
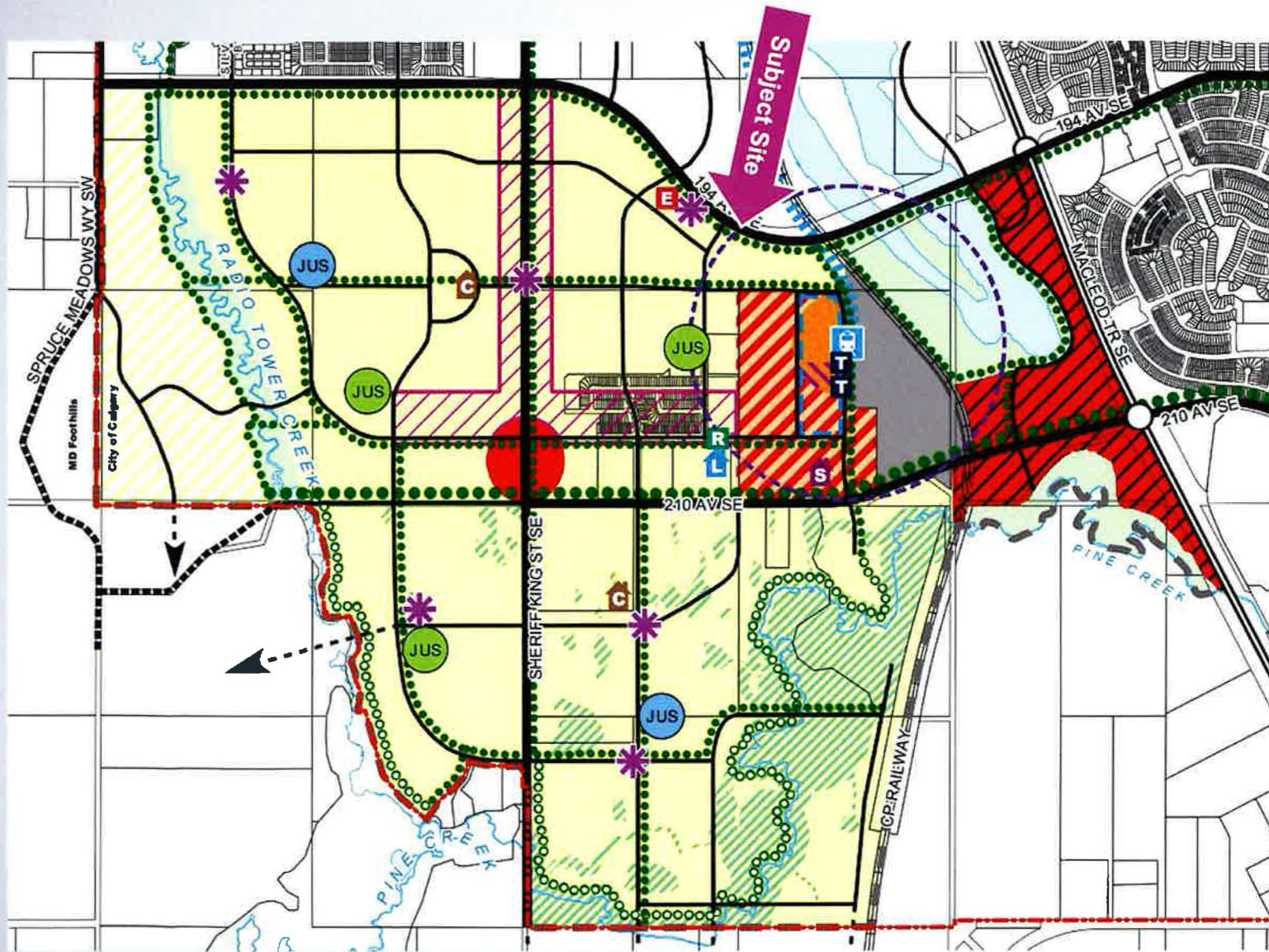


**Proposed Multi-Residential- At Grade Housing (M-G) District:**

- Allows for a variety of grade-oriented multi-residential building forms.
- Maximum density is 80 units per hectare, maximum height is 13 metres.
- A Development Permit application (DP2022-03088) for 68 townhouse units has been submitted and is currently under review

West Macleod Area Structure Plan (2014)

- This application represents a modest increase in density in proximity to a future Neighbourhood Node, public open space, and within 600 metres of a future LRT station.



## Calgary Planning Commission's Recommendation:

That Council:

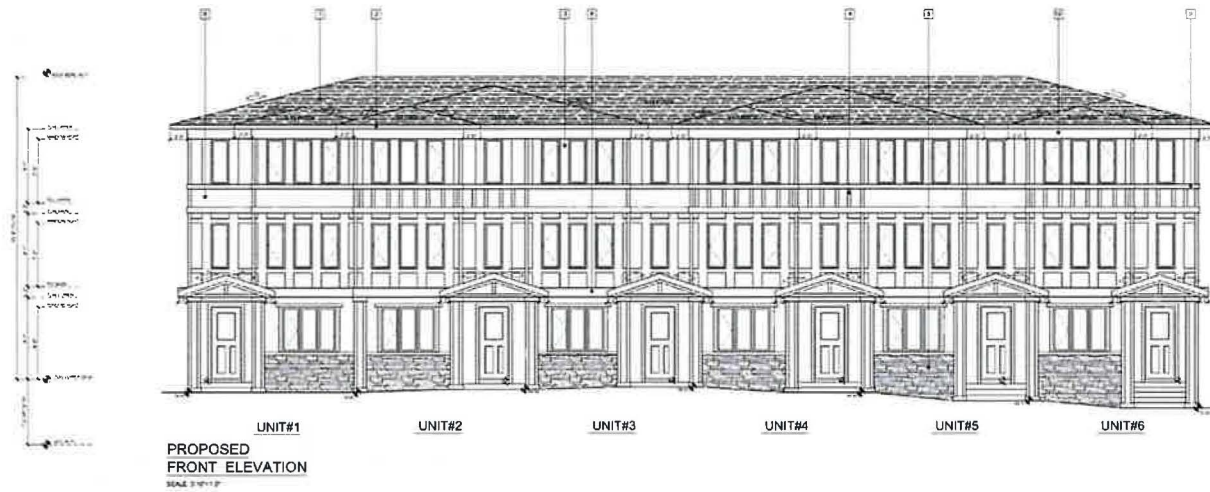
Give three readings to **Proposed Bylaw 110D2022** for the redesignation of 1.01 hectares  $\pm$  (2.50 acres  $\pm$ ) located at 150 Belmont Street SW (Plan 1912050, Block 9, Lot 2) from Residential Low-Density Multiple-Dwelling (R-2M) District **to** Multi-Residential At-Grade Housing (M-G) District.

# Supplementary Slides





# Draft Development Permit Building Elevation



- REVISIONS**
- 1. 04/26/22 - REVISED PER COMMENTS
  - 2. 04/26/22 - REVISED PER COMMENTS
  - 3. 04/26/22 - REVISED PER COMMENTS
  - 4. 04/26/22 - REVISED PER COMMENTS
  - 5. 04/26/22 - REVISED PER COMMENTS
  - 6. 04/26/22 - REVISED PER COMMENTS
  - 7. 04/26/22 - REVISED PER COMMENTS
  - 8. 04/26/22 - REVISED PER COMMENTS
  - 9. 04/26/22 - REVISED PER COMMENTS
  - 10. 04/26/22 - REVISED PER COMMENTS

**CONSULTANT**

**T** **TRICORP**  
DESIGN GROUP

150 BELMONT STREET SW CALGARY ALTA T2K 0K9  
P 403 203 1070 F 403 203 1990  
WWW.TRICORPDESIGN.COM

---

**ARCHITECT**

**STEVEN HO**  
ARCHITECTURE  
INCORPORATED

412, 4th Street SW, Unit 501  
Calgary, Alberta T2K 5K3  
Tel: 403.270.8100  
Email: info@stevenho.com

---

**CLIENT**

**LUXURIA HOMES**  
LUXURIA HOMES REALTY INC.

---

**PROJECT NAME & ADDRESS**

**BELMONT**  
MULTI-FAMILY TOWNHOMES  
150 BELMONT STREET SW CALGARY  
LOT: 3, BLOCK: 9, PLAN: 191 2059

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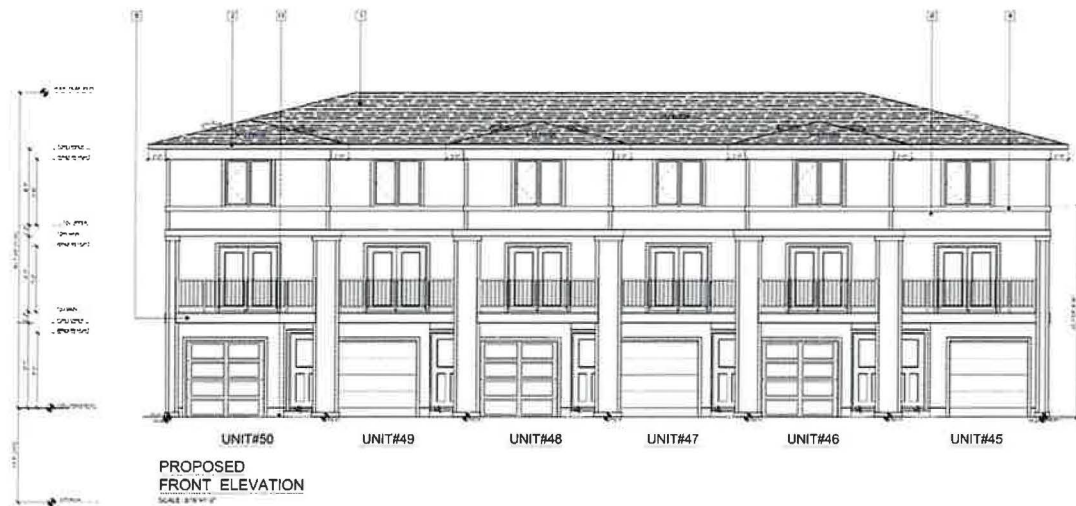
**DRAWING TITLE**

**FRONT / REAR ELEVATION**  
**BUILDING 1**

---

**PROJECT #** 22-08847  
**DATE** APR 26, 2022  
**DRAWN BY** S.W./A./A./M/R/G  
**DRAWING NO.** DP3

# Draft Development Permit Building Elevation



PROPOSED FRONT ELEVATION  
SCALE 3/16\"/>



PROPOSED REAR ELEVATION  
SCALE 3/16\"/>

- EXTERIOR MATERIALS LIST**
- 1. ASPHALT/FLYASH ROOFING
  - 2. 1/2\"/>

 <p>2201 439 12th Street NE Calgary, Alberta T2E 6K4 P 413 233 1810 F 413 233 1883 info@tdesigns.com www.tdesigns.com © 2012 T Design Group Inc.</p>	
<p><b>ARCHITECT</b></p> <p><b>STEVEN HO ARCHITECTURE INCORPORATED</b></p> <p>612 5th Street SW NE NE Suite 308 Calgary, Alberta T2K 1K1 Tel: (403) 243-8888 Email: info@sharchitecture.com</p>	
<p><b>CLIENT</b></p> <p><b>PROJECT NAME &amp; ADDRESS</b></p> <p><b>BELMONT MULTI-FAMILY TOWNHOMES</b> 150 BELMONT STREET SW CALGARY LOT: 2, BLOCK: 9, PLAN: 191 2050</p>	
<p><b>DRAWING TITLE</b></p> <p><b>FRONT / REAR ELEVATION BUILDING 9</b></p>	
<p><b>PROJECT #</b></p> <p>22-08847</p>	<p><b>DATE</b></p> <p>APR 28, 2022</p>
<p><b>DRAWN BY</b></p> <p>S.W./A./A./M.R./G</p>	<p><b>DRAWING NO.</b></p> <p><b>DP51</b></p>