

**Development Permit in Belmont (Ward 13) at 305 and 329 Belmont Avenue SW,
 DP2024-02822**

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2024-02822 for a New: Indoor Recreation Facility, Library (1 building) at 305 and 329 Belmont Avenue SW (Plan 1810558, Block 34, Lots 2MR and 3MSR) with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new indoor recreation centre containing one fieldhouse and a Calgary Public Library.
- The proposed development would be an appropriate form in a location served by existing infrastructure, would provide an important amenity to residents within southwest Calgary and aligns with the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would provide additional recreation opportunities in the form of an indoor fieldhouse and learning and social opportunities at the public library.
- Why does this matter? Providing recreational and social amenities to a growing population will allow residents closer proximity to these amenities and provide additional space for athletic teams throughout the city.
- The proposal is in alignment with the discretionary use rules of Land Use Bylaw 1P2007 with relaxations.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Belmont, was submitted by GEC Architecture on behalf of the landowners, The City of Calgary and the Calgary Board of Education, on 2024 April 22. Since the application is for a large-scale municipal project (recreation centre and library), the site meets the criteria identified for Calgary Planning Commission (CPC) development permit review. As indicated in the Applicant Submission (Attachment 3), the intent of this application is to allow for the first phase of development, comprising a fieldhouse and public library, of a 34-acre Joint Use Site (JUS) that will also include an optimized recreation centre and a public high school site in the future. The proposed application encompasses a portion of the civic site (fieldhouse, library and recreation centre), on two vacant parcels approximately 5.54 hectares (13.69 acres) in size, with the proposed development occupying approximately 3.20 hectares (7.91 acres) of the overall site.

This development permit application proposes a total gross floor area of 12,110 square metres in one building (11,150 square metres for the fieldhouse and 960 square metres for the library) with a height of 15.26 metres. The principal access to the building will be provided on the east side of the building, accessed from the parking lot and an east-west pedestrian promenade that will eventually connect to the school site to the east. The entrance will take users into a shared open lobby for both the fieldhouse and library. Additional site connections include sidewalks that connect to the regional pathway and bus stop along 210 Avenue SW and a north-south sidewalk that brings users to the building entrance and eventually connect to a future expanded

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(‘optimized’) recreation centre to the north. An outdoor learning commons/courtyard area associated with the library use is proposed on the south side of the site to allow for outdoor gathering or reading areas. Additional details can be viewed in the Development Permit Plans (Attachment 4).

As part of the review process, this application was reviewed by the Office for Urban Design (OFUD) and was reviewed at the pre-application stage by the Urban Design Review Panel (UDRP) on 2024 March 20 (Attachment 5). In response, the applicant moved the east-west promenade to the north to reduce pedestrian/vehicle interaction and to better align with the primary building entrance and added secondary building signage to identify the primary entrance and enhance the sense of arrival to the building. The applicant also provided a more gradual/accessible sidewalk connection and added a stair connection from 210 Avenue SW. The south façade of the building was also enhanced with the addition of murals to break up the long linear mass of the building and introduce visual interest for passersby. A subsequent review of the plans was completed by OFUD and was deemed to have satisfied the direction provided by UDRP.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with interested members of the public and the relevant community association was appropriate. In response, the applicant published material on the City’s project website and provided project information updates to the Ward 13 and Ward 14 Offices.

City-Led Outreach

In keeping with Administration’s standard practices, the application was circulated to external partners, notice posted on site and published [online](#).

Administration received five letters of support from the public and no letters of opposition. The letters cited the following:

- a desire for the facility to be built in the shortest time possible because it is a much-needed amenity in the community;
- the proposal will attract and serve families in the area; and
- preference to see the future optimized recreation centre with a swimming pool provided.

There is currently no community association for the subject area.

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Administration considered the relevant planning issues specific to the proposed development and has determined that the proposal is appropriate. The development provides a public recreation amenity and library in a format that is appropriate to the surrounding context and sets the foundation for future phases of the Joint Use Site. The bylaw relaxations (for landscaping and bicycle parking) are considered minor in nature and will not negatively impact the amenity and functionality on the site. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This development permit would provide recreation and social amenities within a developing area of the city and within close proximity to residents.

Environmental

This application includes specific measures that addresses energy efficiency, water conservation and renewable energy in support of Program 6 (Building new City-owned infrastructure to be climate-resilient) of the *Calgary Climate Strategy – Pathways to 2050*. The site will also function as a designated cooling location which helps support Program 1 (Supporting climate-resilient people).

Economic

The proposed development represents an efficient use of land and infrastructure in a developing community. It supports local community development by providing amenities in proximity to residents and a future Light Rail Transit (LRT) station and supports social and recreation organizations throughout the city.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform