

Background and Planning Evaluation

Background and Site Context

The proposed development is in the southwest developing community of Belmont, north of 210 Avenue SW and approximately one and a half kilometres west of Macleod Trail SW. The subject site is a square shape and located on two parcels with a combined area of approximately 5.54 hectares (13.69 acres) in size, with the proposed development to occupy approximately 3.20 hectares (7.91 acres) of the overall site. The site is relatively flat and undeveloped. The site is also proposed to be accessed from the south via 210 Avenue SW.

Surrounding development is characterized by multi-residential townhouses to the west, multi-residential apartments to the north, a planned future public high school to the east and single and semi-detached residential dwellings to the south. A future Light Rail Transit (LRT) station is planned approximately 500 metres (a six-minute walk) to the northeast. Future multi-residential and mixed-use developments are also planned in proximity to the future LRT station.

Community Peak Population Table

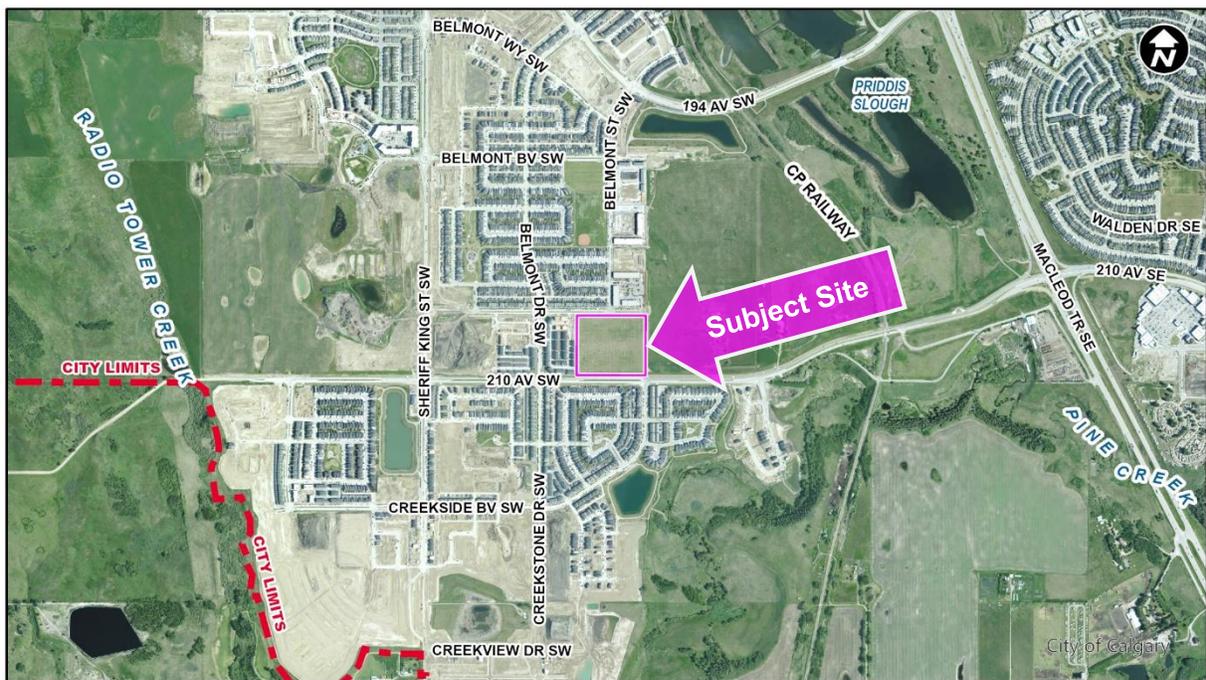
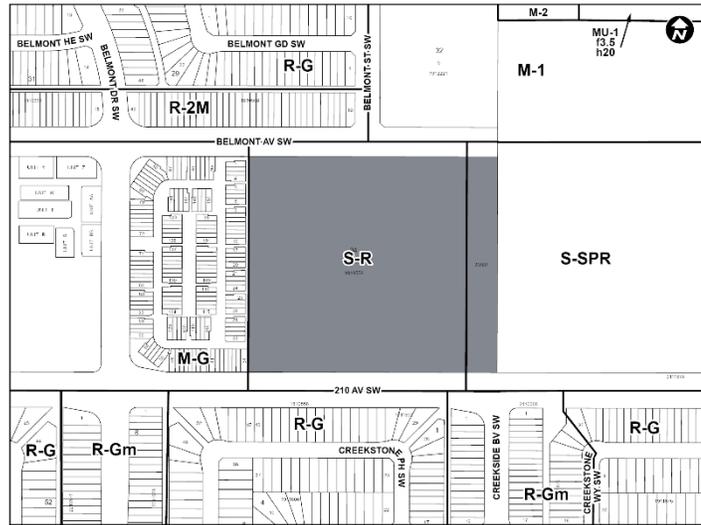
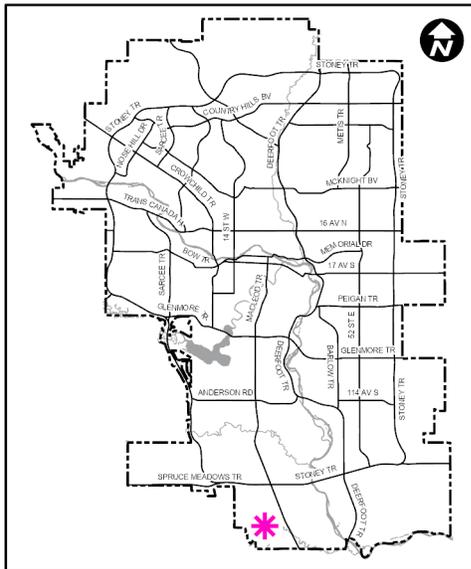
The community of Belmont is an actively developing community. As identified below, the community of Belmont reached its peak population in 2021.

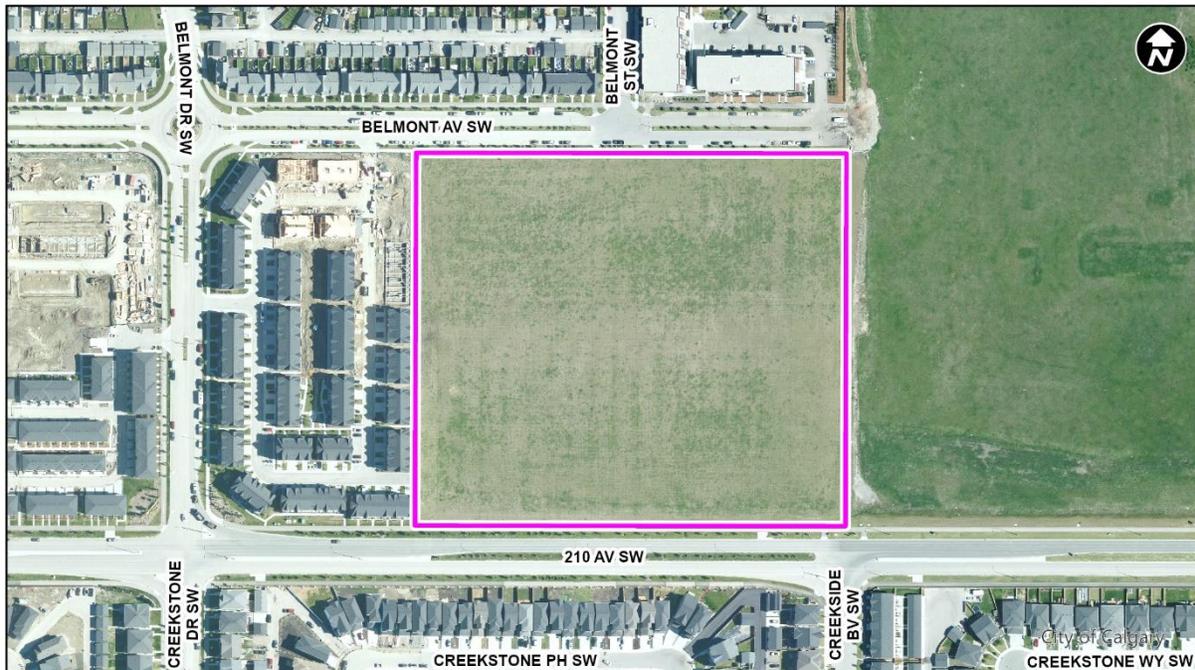
Belmont	
Peak Population Year	2021
Peak Population	800
2021 Current Population	800
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *Canada 2021 Census*

Additional demographic and socio-economic information may be obtained online through the [Belmont Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated as Special Purpose – Recreation (S-R) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposed building and most of the supporting site infrastructure is located on the parcel designated as S-R District. This district is intended to accommodate a range of indoor and outdoor recreation uses and a limited range of support uses such as restaurants and retail. The district has no maximum building height requirement and the proposed building height of this development permit application is 15.26 metres. The district has no motor vehicle parking stall requirements and the development proposes a total of 259 motor vehicle parking stalls.

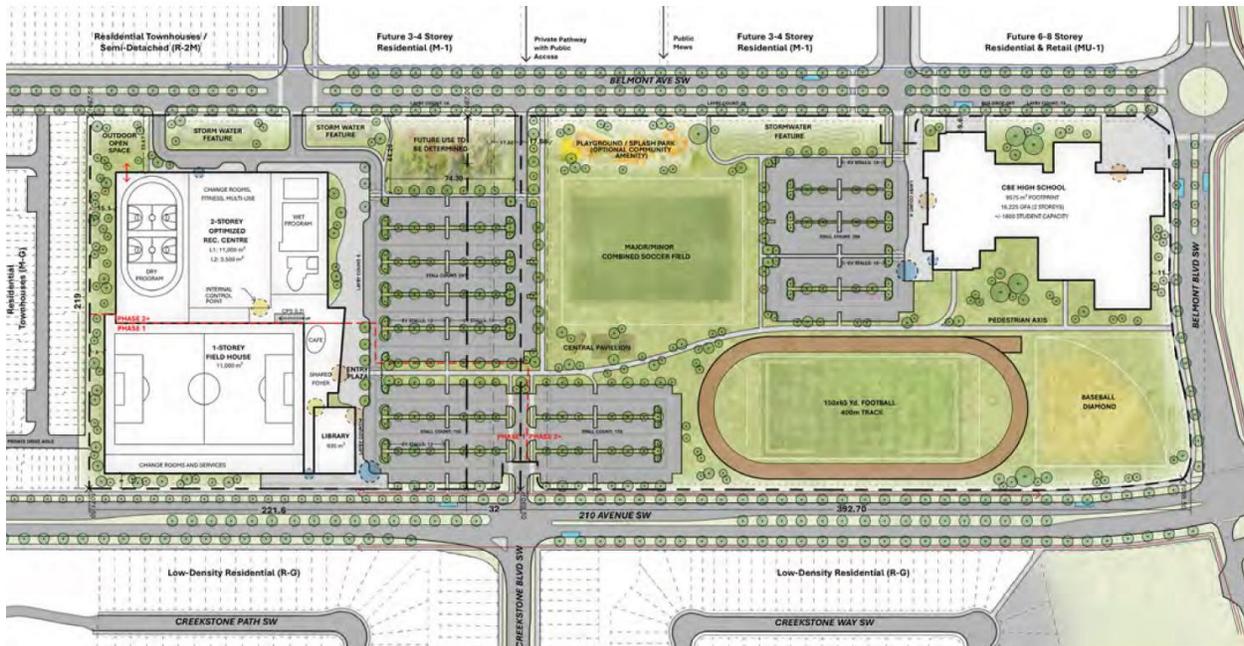
The vehicular site access from 210 Avenue SW and a portion of the parking lot and pedestrian promenade are located on a parcel designated S-SPR District. This district is intended to provide for schools, parks, open space and recreation facilities. The site is dedicated as municipal school reserve (MSR).

Belmont Civic Site Master Plan

The Belmont Civic Site Master Plan (2022) established a collective vision for the overall 34-acre Joint Use Site. At build-out, the site is anticipated to contain a public high school, fieldhouse, library and optimized recreation centre while also retaining flexibility to enable a police station, affordable housing units and various outdoor community amenities. The plan laid out a phasing

strategy that balances the immediately available funds for the fieldhouse and library with the longer-term vision for the entire area. The Master Plan lays out a preferred concept plan (see image below) for the overall site and strived to find opportunities for optimization of the site including shared interior social spaces, stormwater infrastructure and parking areas.

The proposed plan was taken to Site Planning Team (SPT) to ensure the proposed site access and parking area was acceptable on the MSR lands. It was determined that the Belmont Civic Site Master Plan showed the shared parking and access arrangement and was approved by the Joint Use Coordinating Committee (JUCC) in 2022. No further action was required.



Concept Plan

Development and Site Design

This application proposes Phase 1 of the Belmont Civic Site Master Plan, an indoor recreation facility (fieldhouse) and a public library with a shared common lobby. Key aspects of the development are described below.

Site and Building Design

The proposed fieldhouse and library is a one storey building reaching a maximum height of 15.26 metres for the fieldhouse portion. The massing of the fieldhouse to surrounding residential uses is mitigated by an approximately three-metre drop in grade from adjacent homes to the west and from 210 Avenue SW to the south.

The exterior materials of the fieldhouse include insulated metal panels complemented with vertical fins and murals on the south facade to help break up and animate the large façade and enhance the public realm on 210 Avenue SW. Cementitious panels add texture at the pedestrian level along the front (east) of the building and glazing is concentrated in the lobby and library areas to bring natural light into and through the building.

The front lobby area of the fieldhouse and library has been designed to transition and connect with the future optimized recreation centre to the north, noted as Phase 2 of the Belmont Civic Site Master Plan.

Public Realm and Outdoor Amenity Spaces

To ensure the site is well-connected to the surrounding community and major mobility infrastructure, several pedestrian connections have been provided throughout the site. The main building access includes an entry plaza and overhead signage to ensure wayfinding and overall place-making. The building entrance connects to the landscaped east-west pedestrian promenade that will eventually connect to the future high school site to the east. Two pedestrian connections to 210 Avenue SW, which includes a regional pathway and a bus stop, bring people into the site from the surrounding community. A pedestrian walkway in front of the building and a raised walkway through the middle of the parking lot allows pedestrians to travel north-south through the site. These connections have been planned to extend into the north portion of the site when the future recreation centre is developed.

An outdoor courtyard/learning commons area is provided on the south side of the building to provide an outdoor component of the library, allowing people to gather or enjoy reading a book outside.

Landscaping

The landscaping has been designed to accommodate many user requirements while providing a quality experience throughout the site.

The east-west promenade includes wide walkways with large tree trench planting areas in the middle to provide an inviting pedestrian experience. Additional parking islands in the central portion of the parking lot help to frame a north / south pedestrian corridor connecting to the promenade. Layered landscaping at the front of the building provides an attractive interface with the adjacent sidewalk. The landscaping of the outdoor learning commons area is intended to provide a protected environment that is bordered by trees and shrubs.

Urban Design Review

The project was reviewed and commented on throughout the review process by the Office for Urban Design (OFUD). The applicant presented the proposed development at the pre-application stage to the Urban Design Review Panel (UDRP) on 2024 March 20. The Panel commended the comprehensive planning approach taken to realize a functional Phase 1 that also sets a strong framework for future phases to integrate seamlessly both across the site and with the proposed building / program. The Panel suggested improvements to pedestrian/vehicle circulation and key building edges, architectural quality, and publicly visible and accessible entry points.

Administration worked with the applicant to revise the development permit drawings in response to both the UDRP and OFUD comments. The applicant made changes to the proposed development by improving pedestrian connections throughout the site, enhancing the main building entrance and providing additional façade treatment on the south exterior wall. Specific changes included:

- moving the east-west pedestrian promenade north to reduce the potential for pedestrian/vehicle conflicts and to connect better with the primary building entrance;
- adding an entry canopy and additional building signage to the front entrance to improve wayfinding;

- revising the pedestrian path connecting the south portion of the site to 210 Avenue SW to a gentler slope and the addition of a stair-only connection; and
- adding locations for murals on the south building façade to break up the long expanse and provide a more attractive interface with passersby.

Transportation

The site fronts onto 210 Avenue SW, which is an arterial road that connects to Macleod Trail SW to the east and Sheriff King Street SW to the west.

Pedestrian and cyclist access to the site will be provided from an existing regional pathway on 210 Avenue SW. The regional pathway provides access to adjacent uses within the Belmont area and extends east to the Macleod Trail SW interchange as part of the Always Available for All Ages and Abilities (5A) Network. A future bus stop is located on the south boundary of the site on 210 Avenue SW. Future pedestrian access from the north of the site will occur from the multi-use pathway along Belmont Avenue SW, once the optimized recreation center portion of the site is developed. A pedestrian promenade through the future high school site to the east will connect to Belmont Boulevard SW. These pathway connections will allow direct connections to the future LRT station located to the northeast of the site on Belmont Boulevard SW.

Site Access and Traffic

Access to the site will be off 210 Avenue SW, through a newly constructed fourth leg for an all-turns intersection. The details of the intersection design are currently under review through the construction drawing process with the applicant team and Administration. Intersection design will be completed under the approved Roads Standard design to coincide with opening day of the fieldhouse and library.

Motor Vehicle Parking

Parking on site is expected to meet demand for the proposed uses under this design approval. A Parking Study was completed by the applicant and accepted by Administration. The proposed surface parking stalls in this application provides a total of 259 stalls, with six barrier free stalls and 29 EV ready stalls.

Bicycle Parking Facilities

Twelve class 2 bicycle parking stalls have been provided at the primary building entrance to the fieldhouse and library. While bylaw requirements state 0.5 bicycle parking stalls per 100 square metres of gross usable floor area (requiring 57 bicycle stalls for this application), it was confirmed that the same group of occupants using the change rooms would subsequently be using the fieldhouse. Therefore, the fieldhouse was excluded from the overall bicycle parking calculation. The potential to add additional bicycle parking stalls is currently being reviewed and will be included as a Prior to Release condition of the Development Permit.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist in the adjacent public rights-of-ways and have sufficient capacity to support this development. Main extension and connections to services for this development is at the expense of the developer.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site within the Developing Residential area, and is designated as being with the 'Planned Greenfield with an Area Structure Plan' typology. The MDP supports the development of community service and recreation facilities and the application meets the policy objectives for location and access.

The proposed development aligns with the policies of the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures:

- a green building with LEED (Leadership in Energy and Environmental Design) Silver certification;
- a solar photovoltaic array (128 KW) panel on the roof to align with zero carbon building standard for electric power generation;
- the installation of 29 electric-vehicle-ready parking stalls; and
- designated as a Cooling Location (publicly available indoor locations where individuals can visit for a temporary respite from the heat that has either an indoor water fountain or an indoor water bottle filling station).

West Macleod Area Structure Plan (Statutory – 2014)

The [West Macleod Area Structure Plan](#) (ASP) provides the guiding policy direction for this subject site. The ASP identifies the site as a 'Recreation Centre' and 'Library Site'. Directly to the east of the subject site is a future public High School Site. The applicable policies in the ASP indicate that the Library/Recreation Centre/School Site should be designed to interact and coordinate uses appropriately; the proposed development is in alignment with the ASP policies.

Land Use Bylaw 1P2007

Administration highlights the following relaxations to the Land Use Bylaw 1P2007 in the table below. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined in the table below.

Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
1049 Landscaping In Setback Areas S-R	(2) Where a setback area shares a property line with an LRT corridor, street or parcel designated as a residential district, the setback area must provide a min. of: (b) 1.0 trees / 2.0 shrubs: per 50.0m ² of Req. L.S. low H2O.	Plans indicate 0 (-16) trees and 0 (-31) shrubs in the north setback area. Plans indicate 0 (-31) shrubs in the south setback area. Plans indicate 20 (-6) trees and 0 (-52) shrubs in the west setback area.	The north setback area will be landscaped and designed with a DP for the future optimized recreation centre. The south setback area provides appropriate tree coverage that generally matches the tree alignment in the 210 Avenue SW right-of-way that will create a double row of trees along the multi-use pathway. The remaining west setback area will be landscaped as part of a future DP for the recreation centre.
1030 Landscaping in Setback Areas S-SPR	(3) Where a setback area shares a property line with a lane or parcel designated as a commercial, industrial or special purpose district, the setback area must provide a min. of: (b) 1.0 trees / 2.0 shrubs: per 45.0m ² of Req. L.S. low H2O	Plans indicate 2 (-13) trees and 0 (-29) shrubs in the east setback area.	The east setback area includes the site's access road and stormwater management areas. It will also eventually contain the extension of the E/W pedestrian promenade. Final landscaping of this area will be determined through future DP's when later phases of the JUS are developed.

<p>1051 Landscaping for Large Parking Area</p>	<p>(4) Strips provided in the parking area must: (a) be provided every four (4) rows of motor vehicle parking stalls with no more than four (4) rows between strips;</p>	<p>Plans do not indicate strips for every four rows of motor vehicle parking stalls in the parking area.</p>	<p>The east/ west promenade connection from the library / fieldhouse to the future school site includes large tree trench planting areas that exceed the bylaw requirement of a 2m strip with trees. Additional parking islands that frame a north / south pedestrian corridor connecting to the promenade result in two more trees than the 2m strip requirement.</p> <p>Landscaping was reviewed holistically for the site and the number of trees and shrubs provided for the overall site exceeds bylaw minimums for setback areas and parking islands.</p>
<p>(d) provide a minimum of 1.0 trees and 2.0 shrubs; and</p>	<p>Plans indicate 12 (-11) trees and 4 (-42) shrubs within the proposed islands.</p>		
<p>211 Indoor Recreation Facility</p>	<p>(e) requires a minimum of 0.5 bicycle parking stalls – class 2 per 100.0 square metres of gross usable floor area.</p>	<p>Plans indicate 12 (-45) bicycle parking stalls – class 2.</p>	<p>The same group of occupants using the fieldhouse change rooms would subsequently be using the fieldhouse playfield. Therefore, the fieldhouse was excluded from the area calculation.</p>
<p>224 Library</p>	<p>(e) requires a minimum of 0.5 bicycle parking stalls – class 2 per 100.0 square metres of gross usable floor area.</p>		