



Calgary Planning Commission

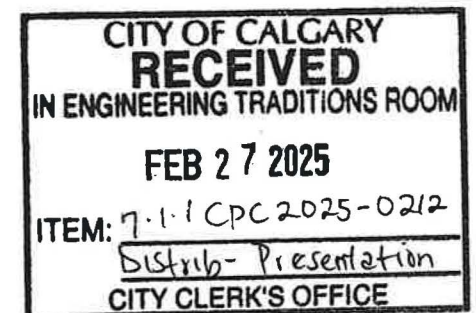
Agenda Item: 7.1.1



DP2024-02822 / CPC2025-0212

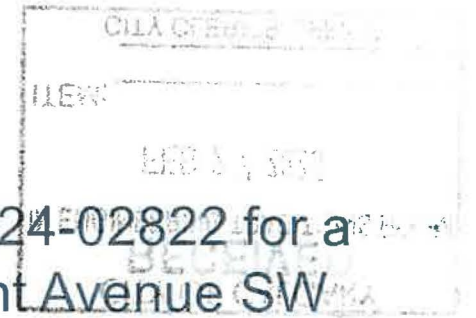
Development Permit

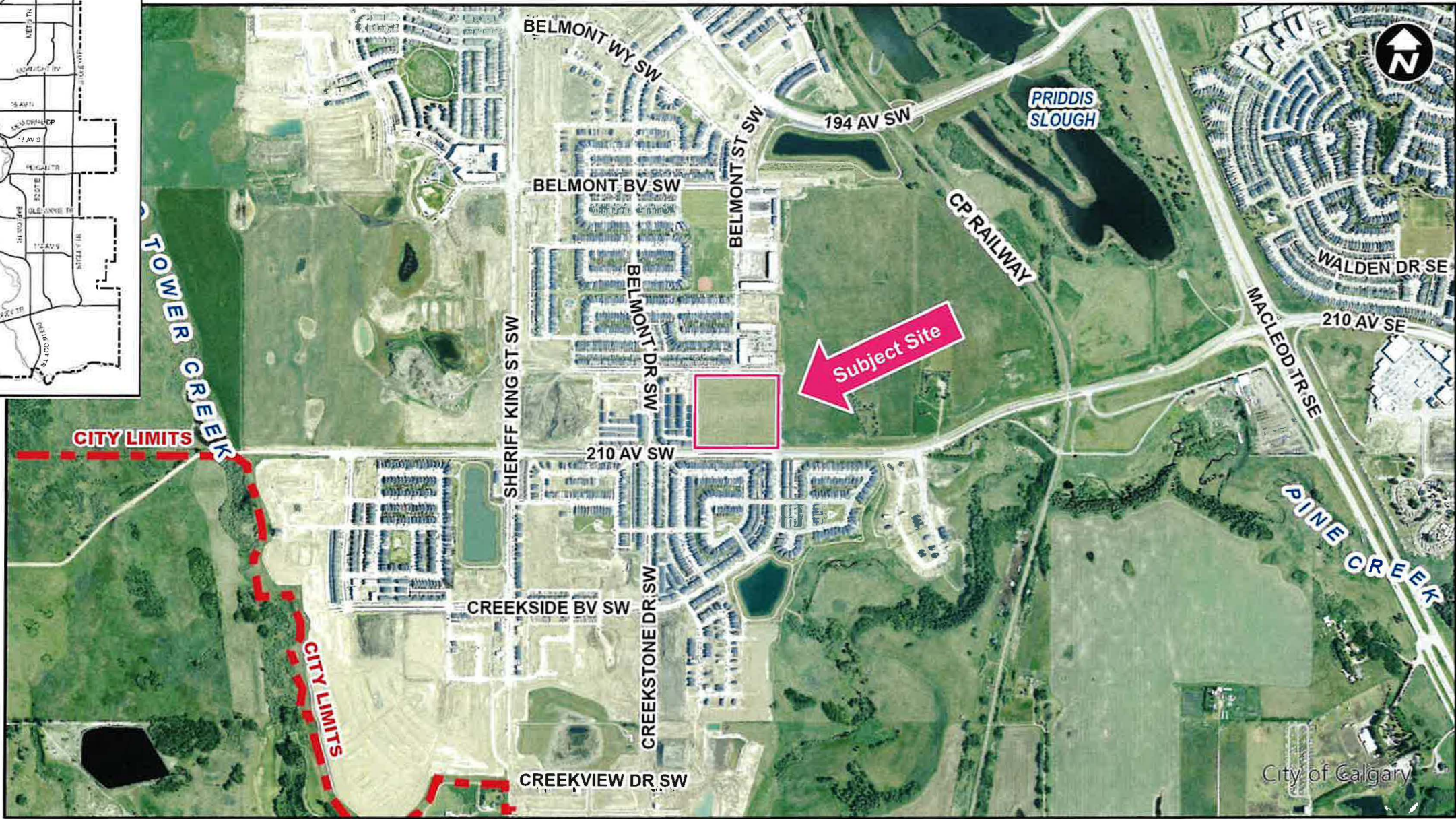
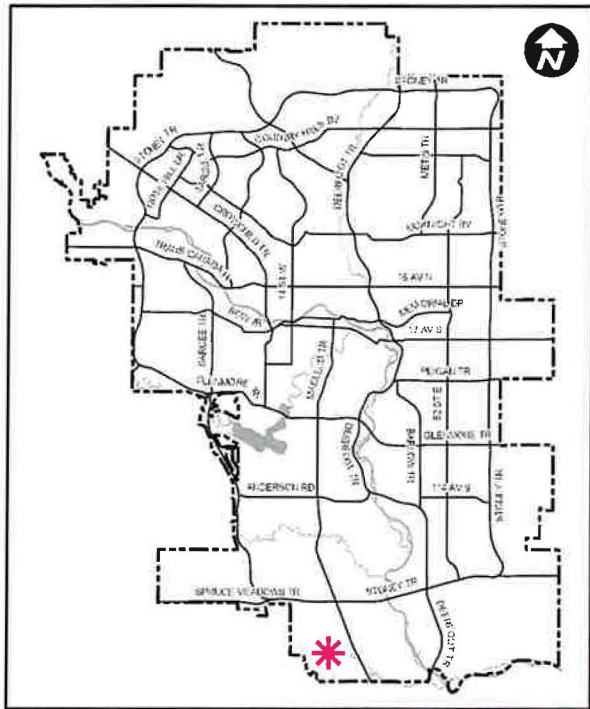
February 27, 2025

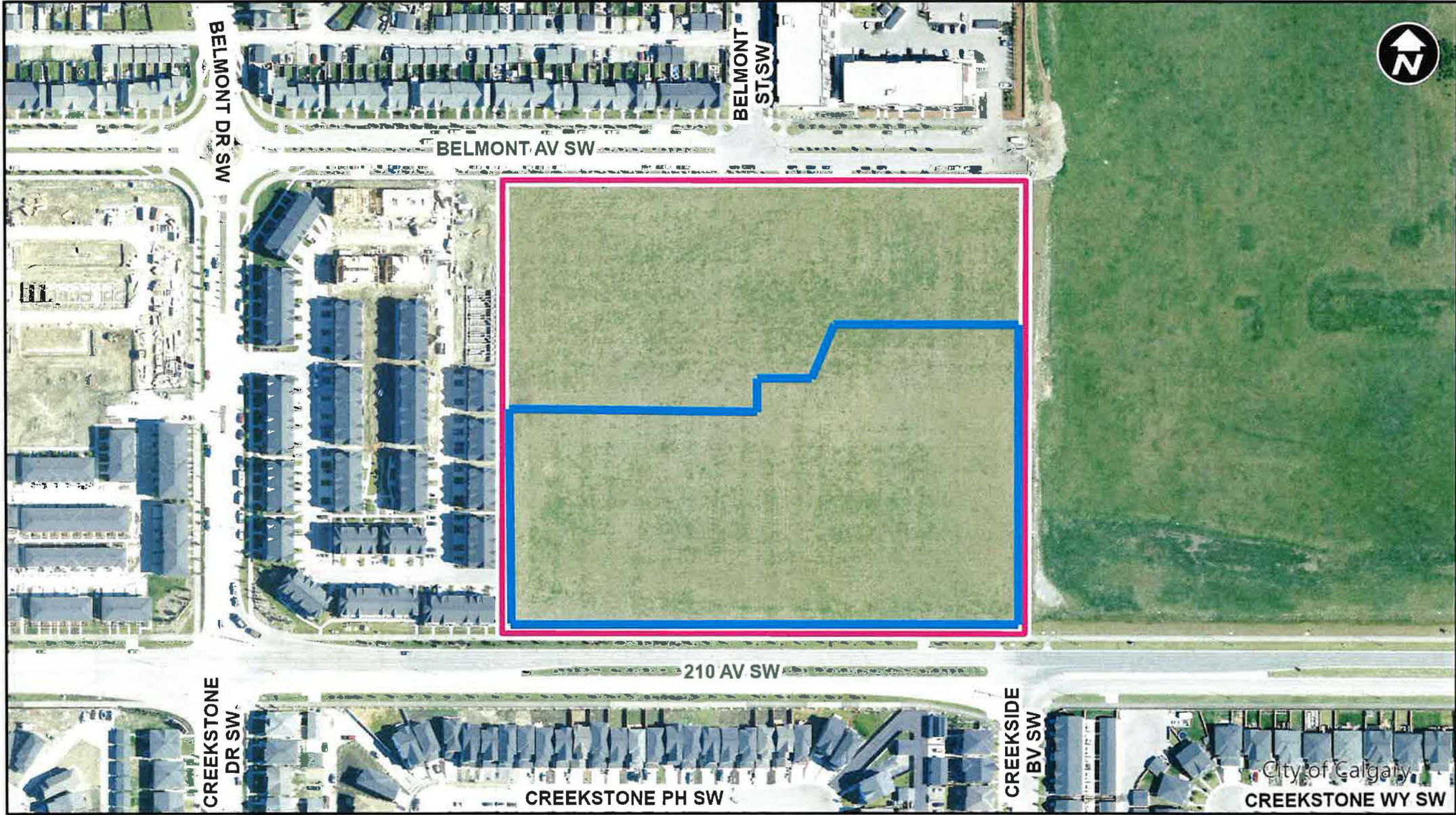


RECOMMENDATION:

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).

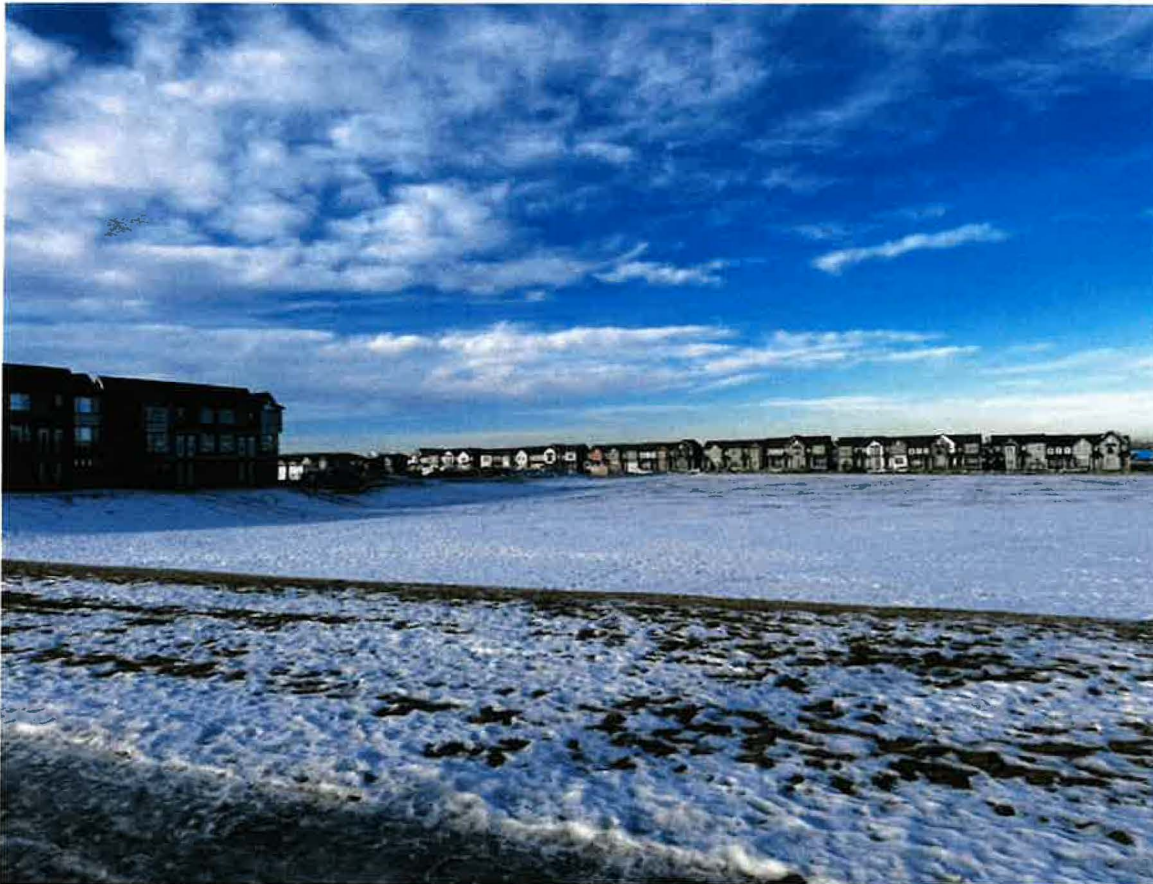






Parcel Size:
5.54 hectares
(13.69 acres)
253m x 231m

**Proposed
Development
Area:**
3.20 hectares
(7.91 acres)



Southwest corner looking north from
210 Avenue SW



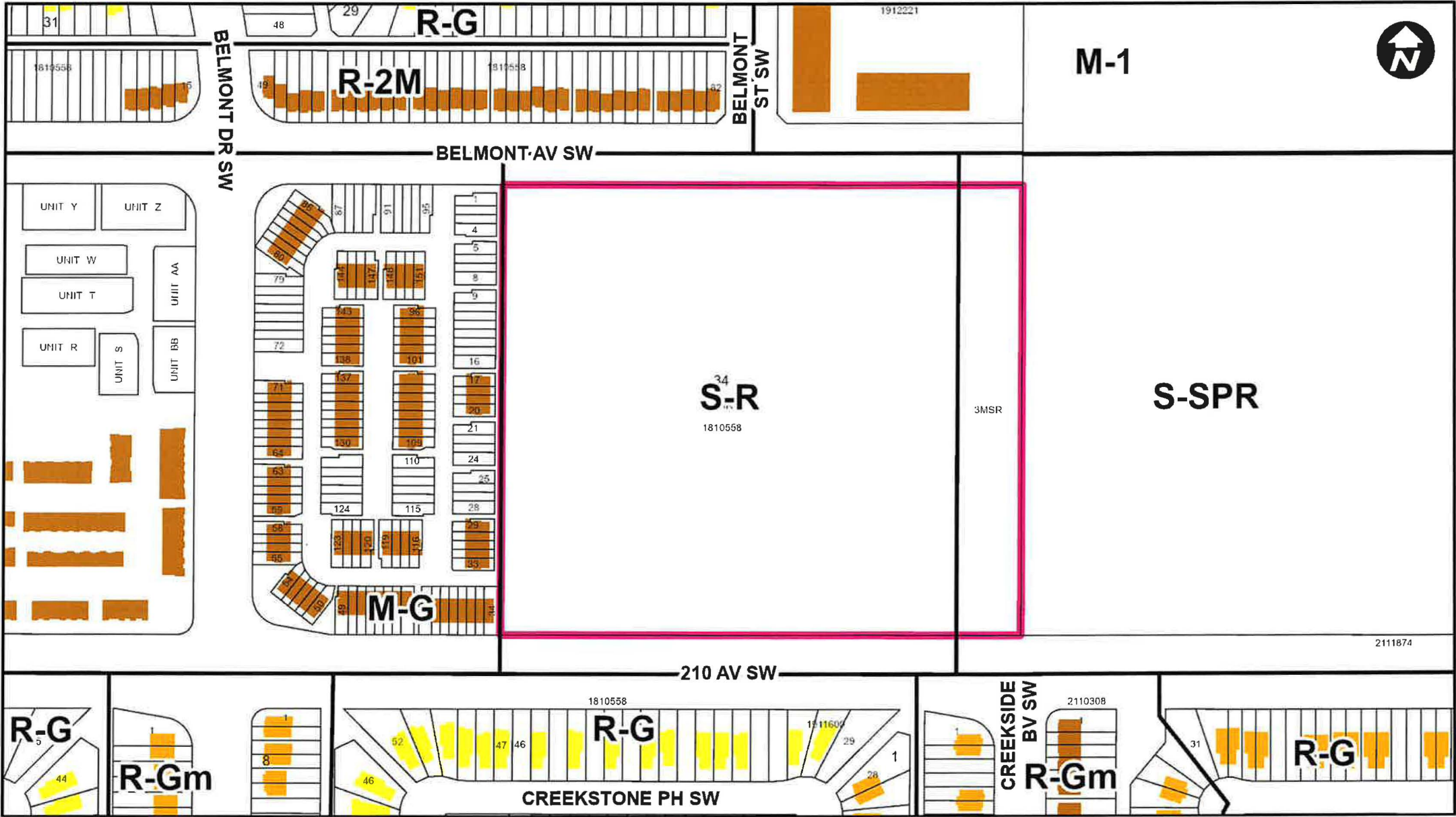
Northwest corner looking south from
Belmont Avenue SW

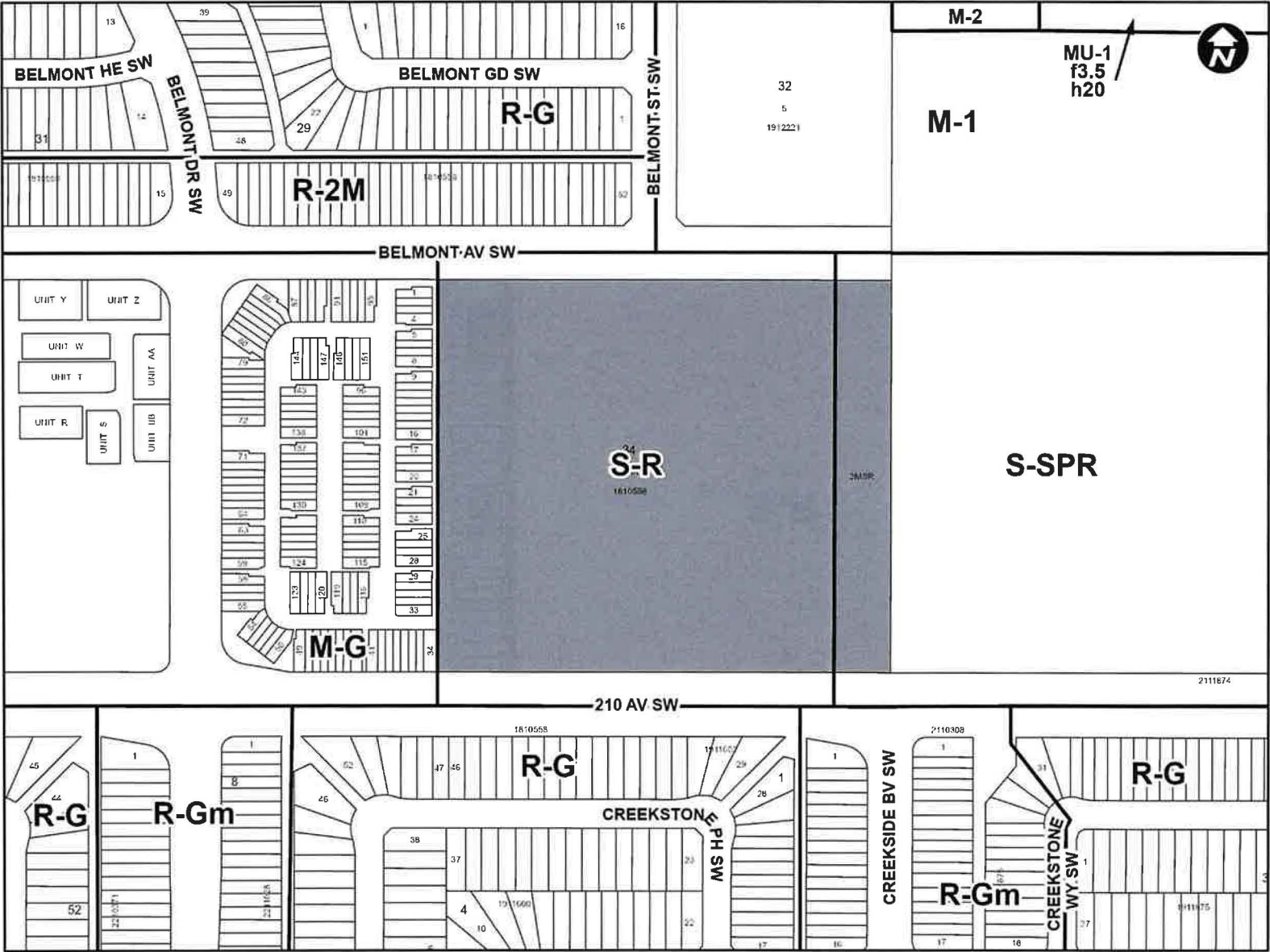


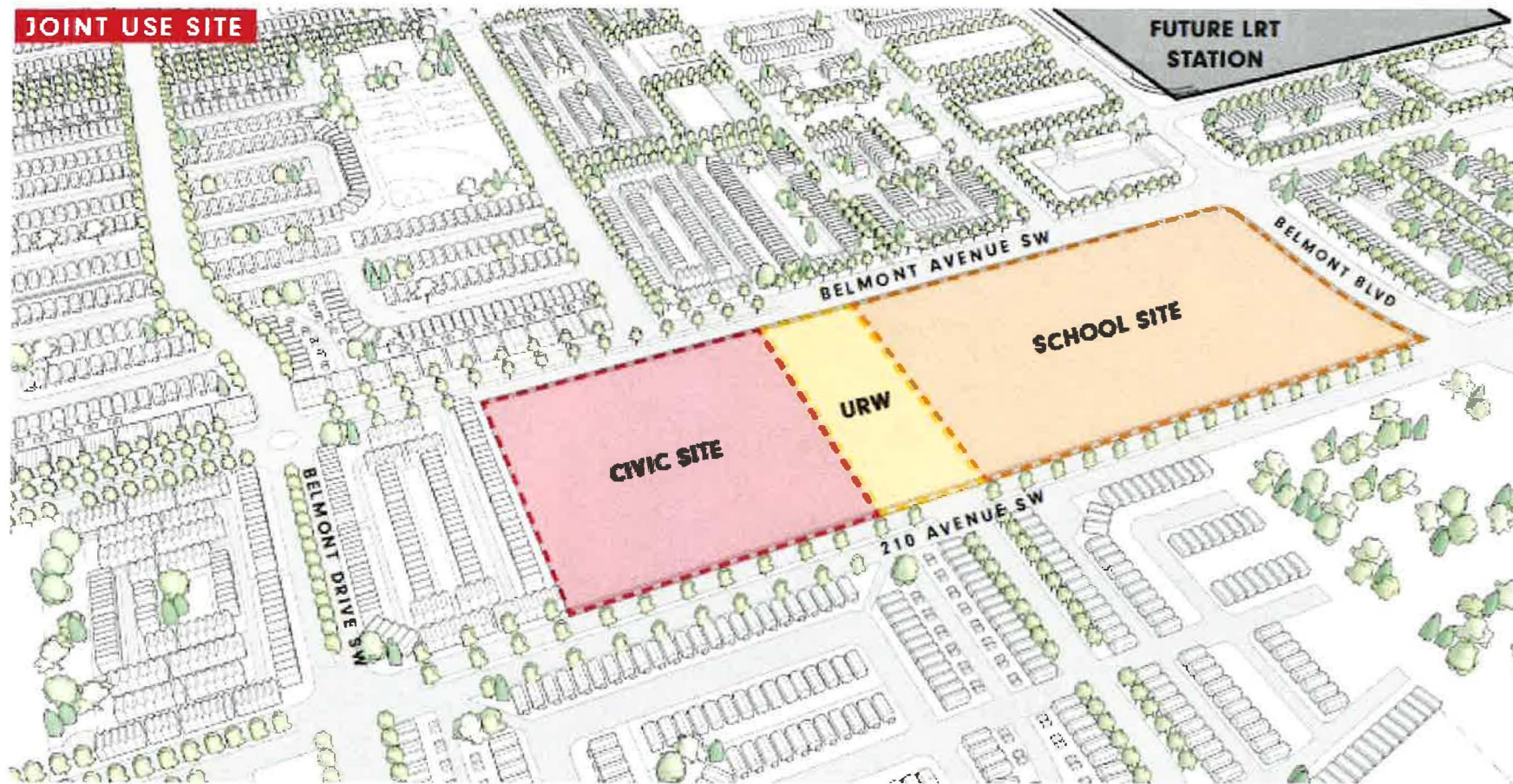
Looking east from 210 Avenue SW

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Vacant
- Land Use Site Boundary





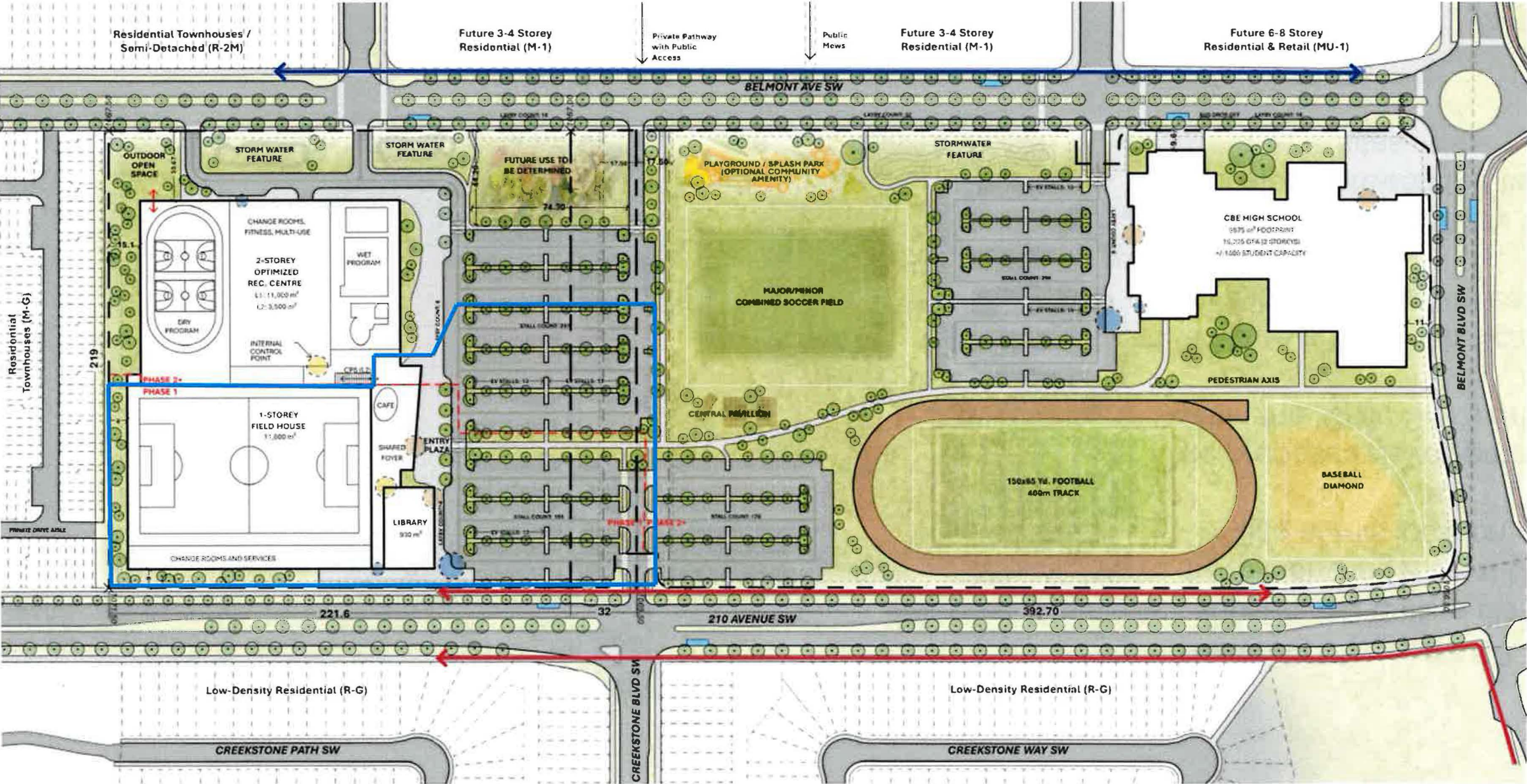


The West Macleod ASP and subsequent outline plans have identified a Joint Use Site at this location.

The proposed development is within the 'Civic Site' portion.

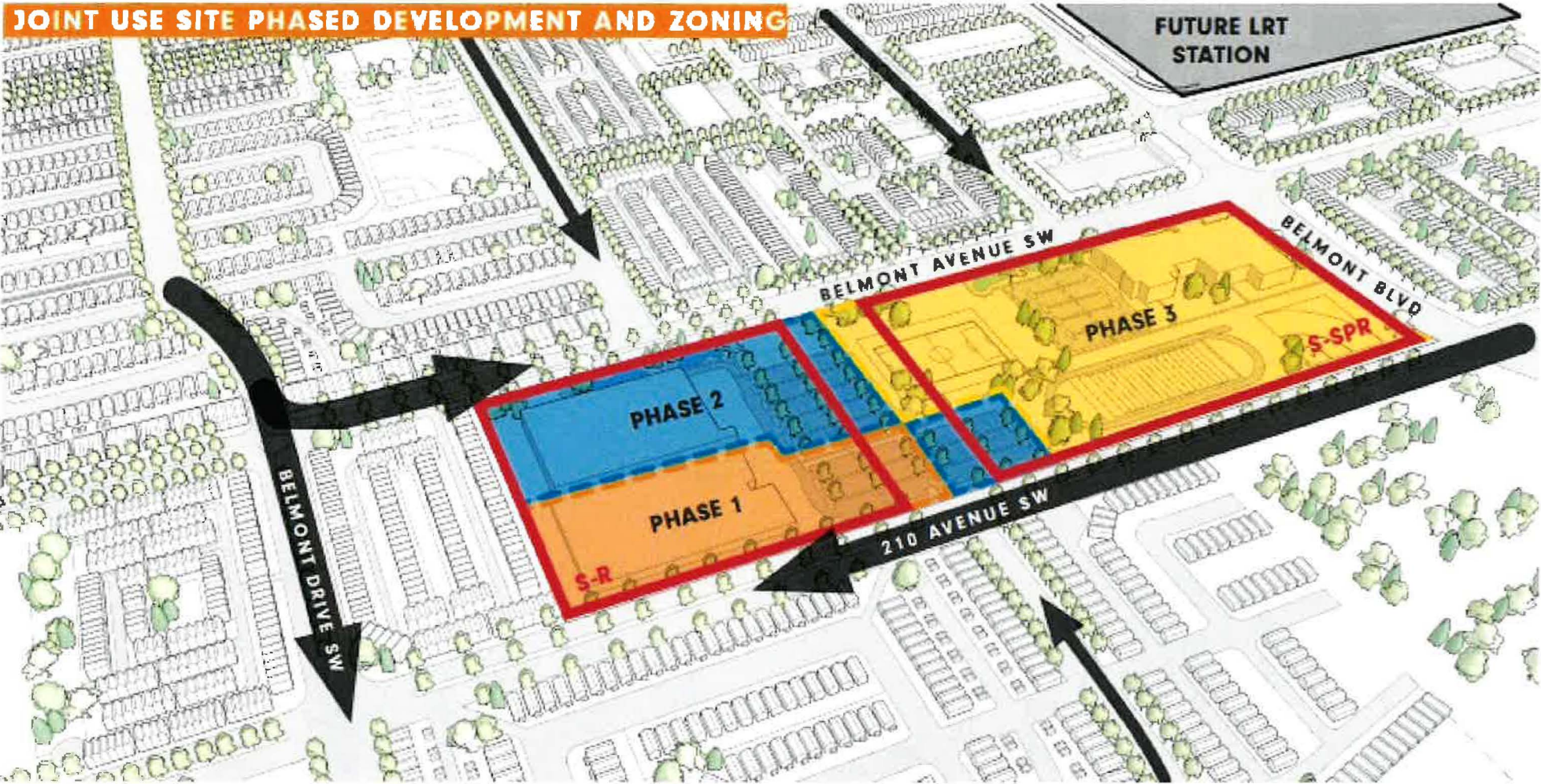
A future public High School site is located to the east.

A Utility Right-of-Way is located between the two sites.

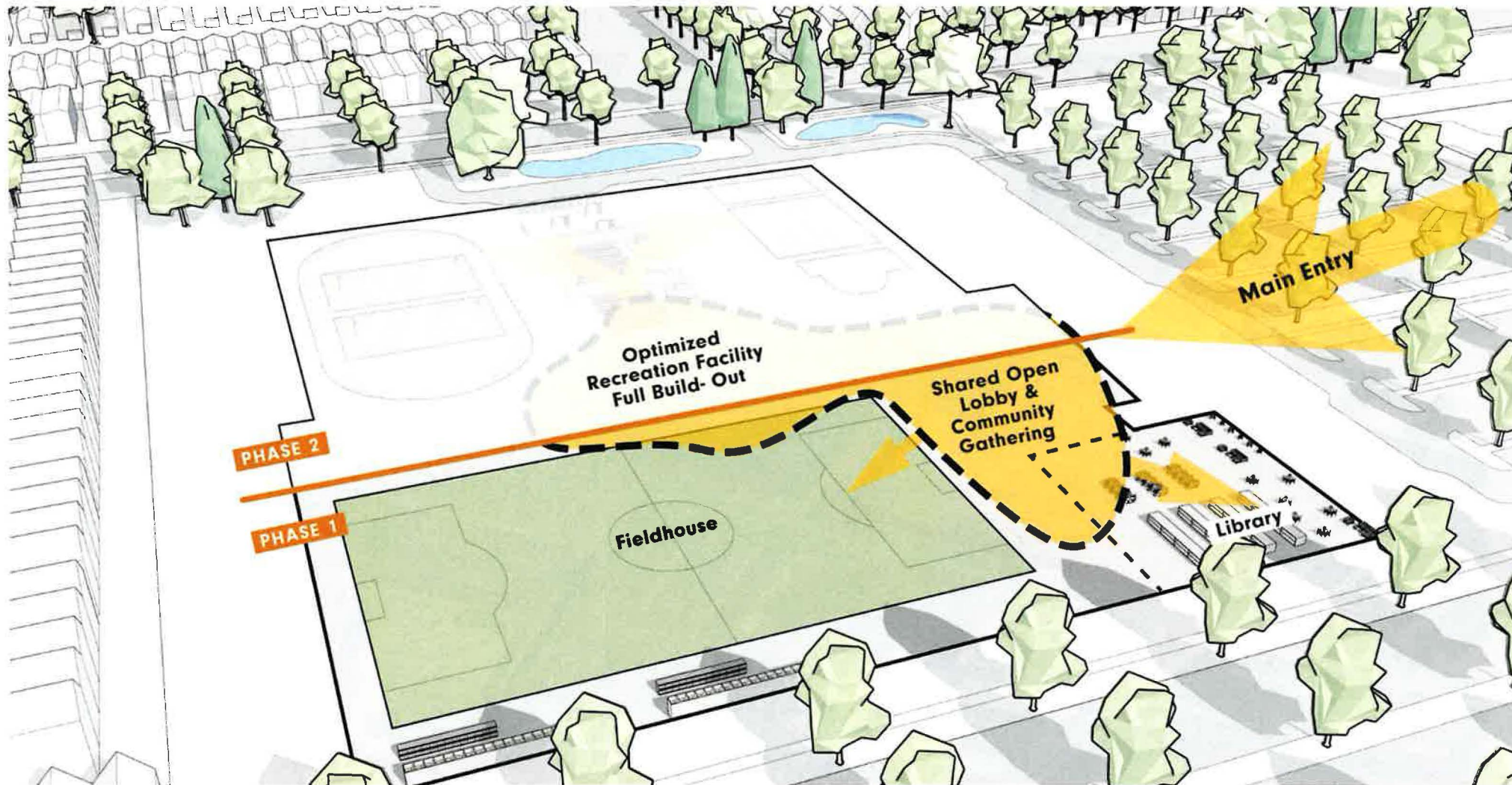


— Subject Site

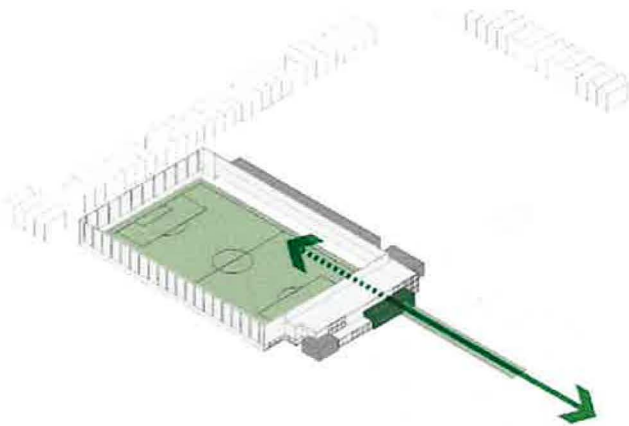
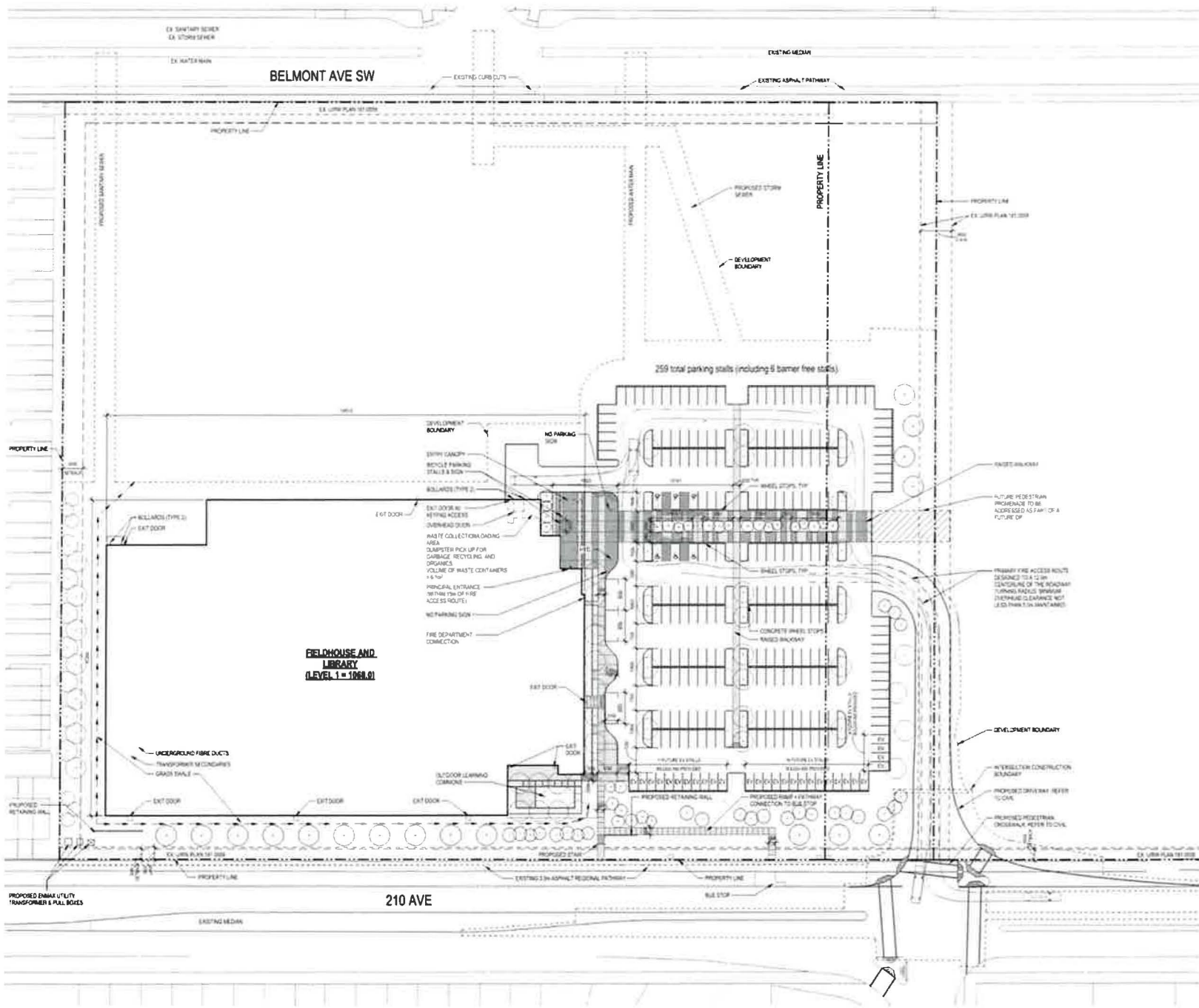
JOINT USE SITE PHASED DEVELOPMENT AND ZONING



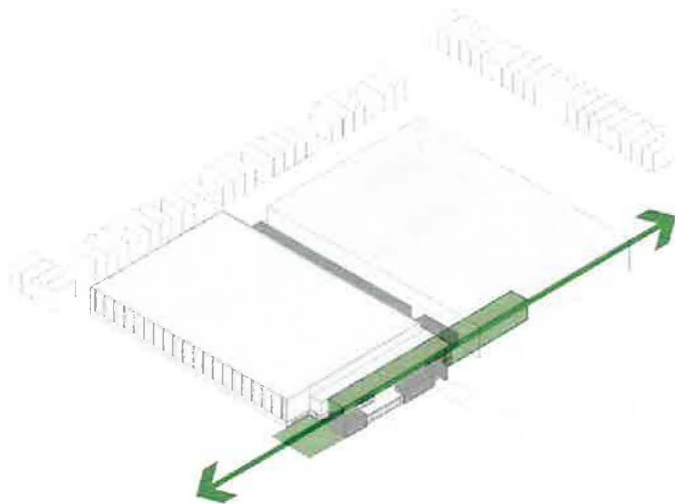
The proposed Library and Fieldhouse are within Phase 1 of the Master Plan.



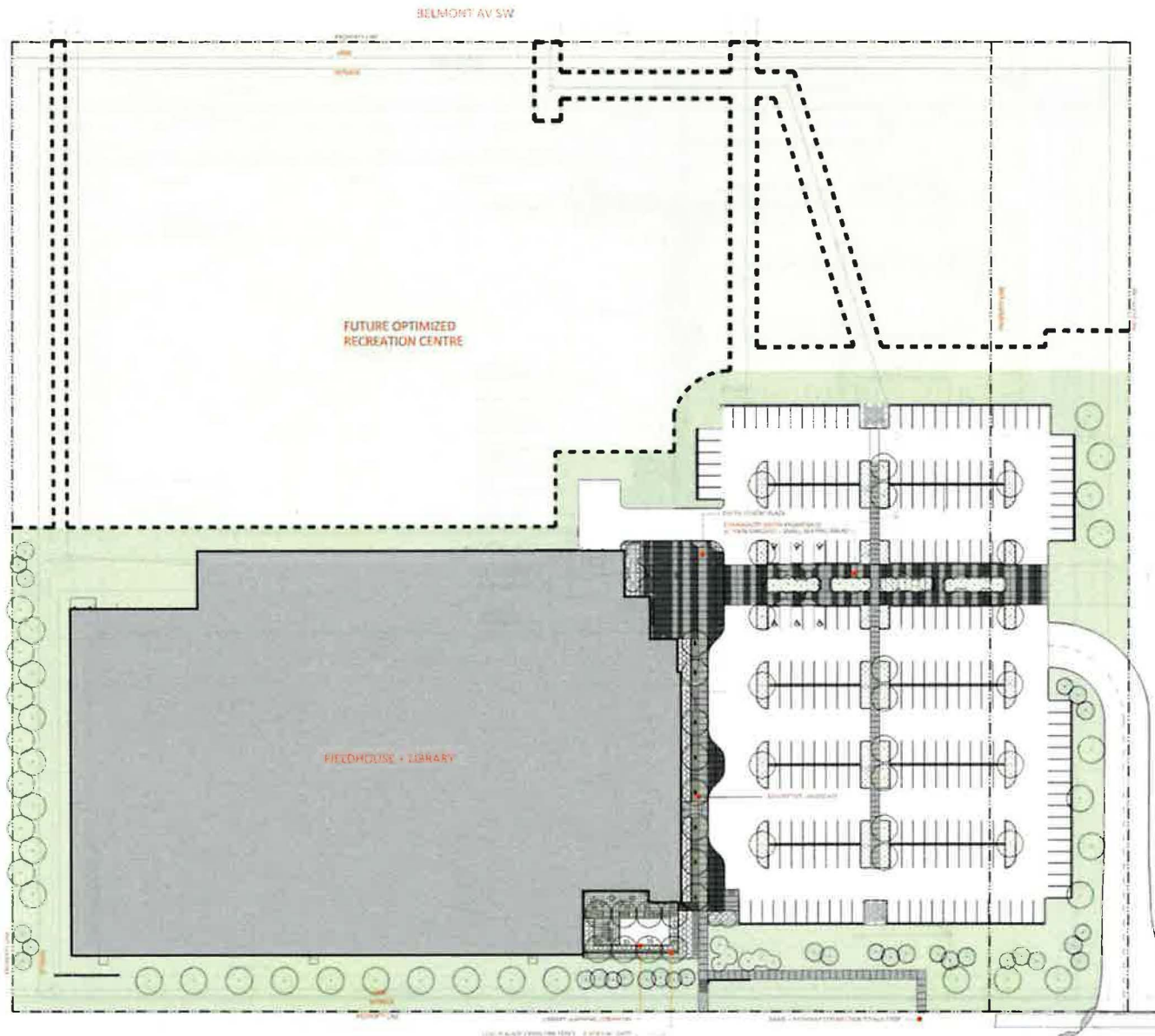
Phase 2 of the Master Plan is the addition of an Optimized Recreation Centre that will eventually connect with the Fieldhouse and Library.



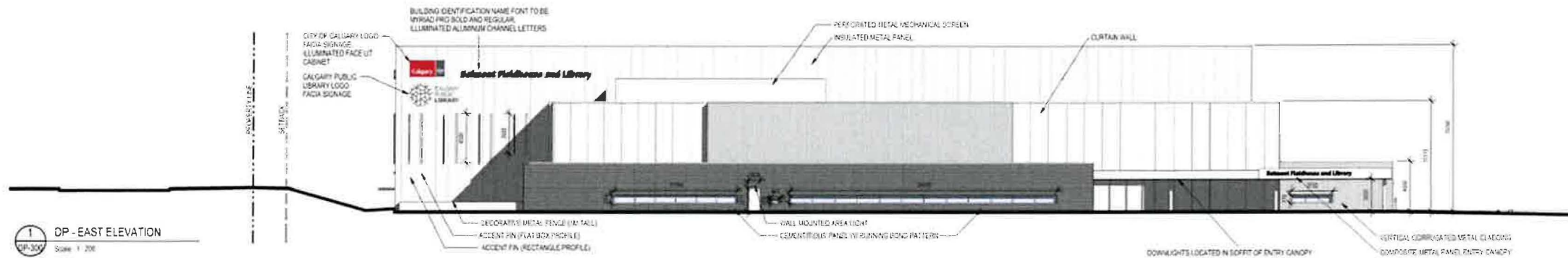
East-West Connection

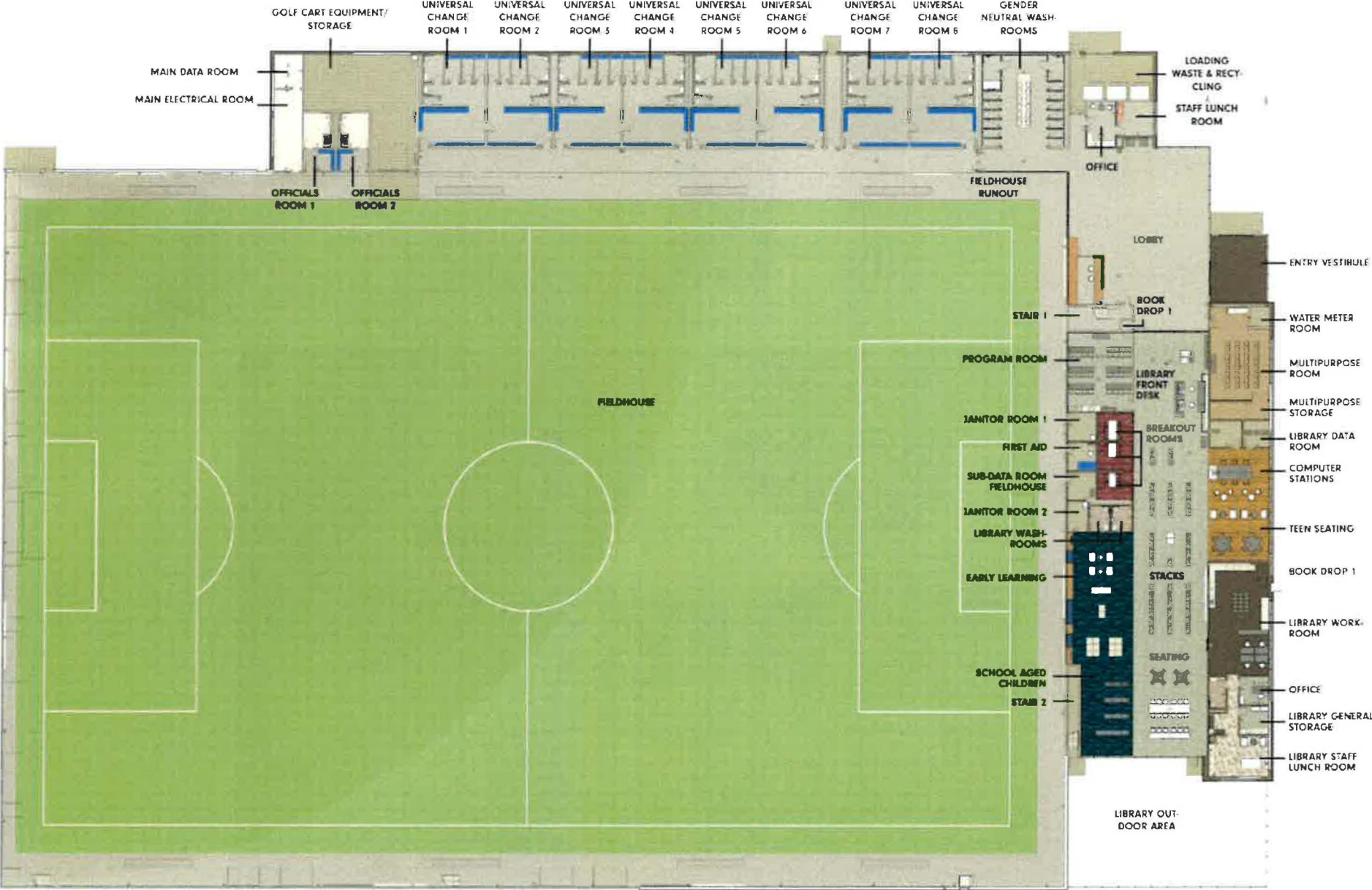


North-South Connection



Exterior Building Façade – East Elevation 15





Library = 960 m2

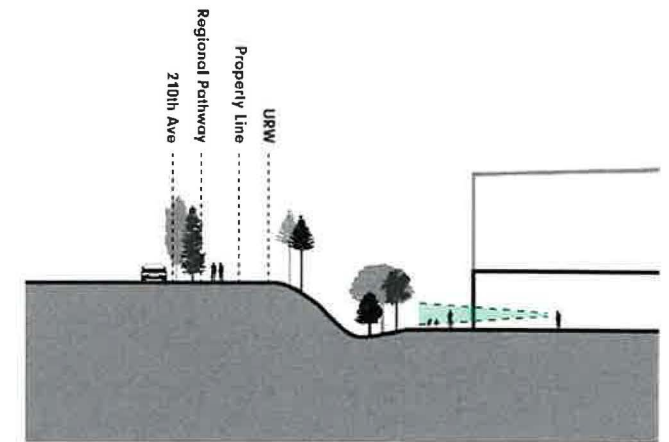
Fieldhouse =
11,150 m2

Common main
entry and lobby

Interior - Lobby and Washrooms 18







LIBRARY VIEWS

Key sustainability features include:

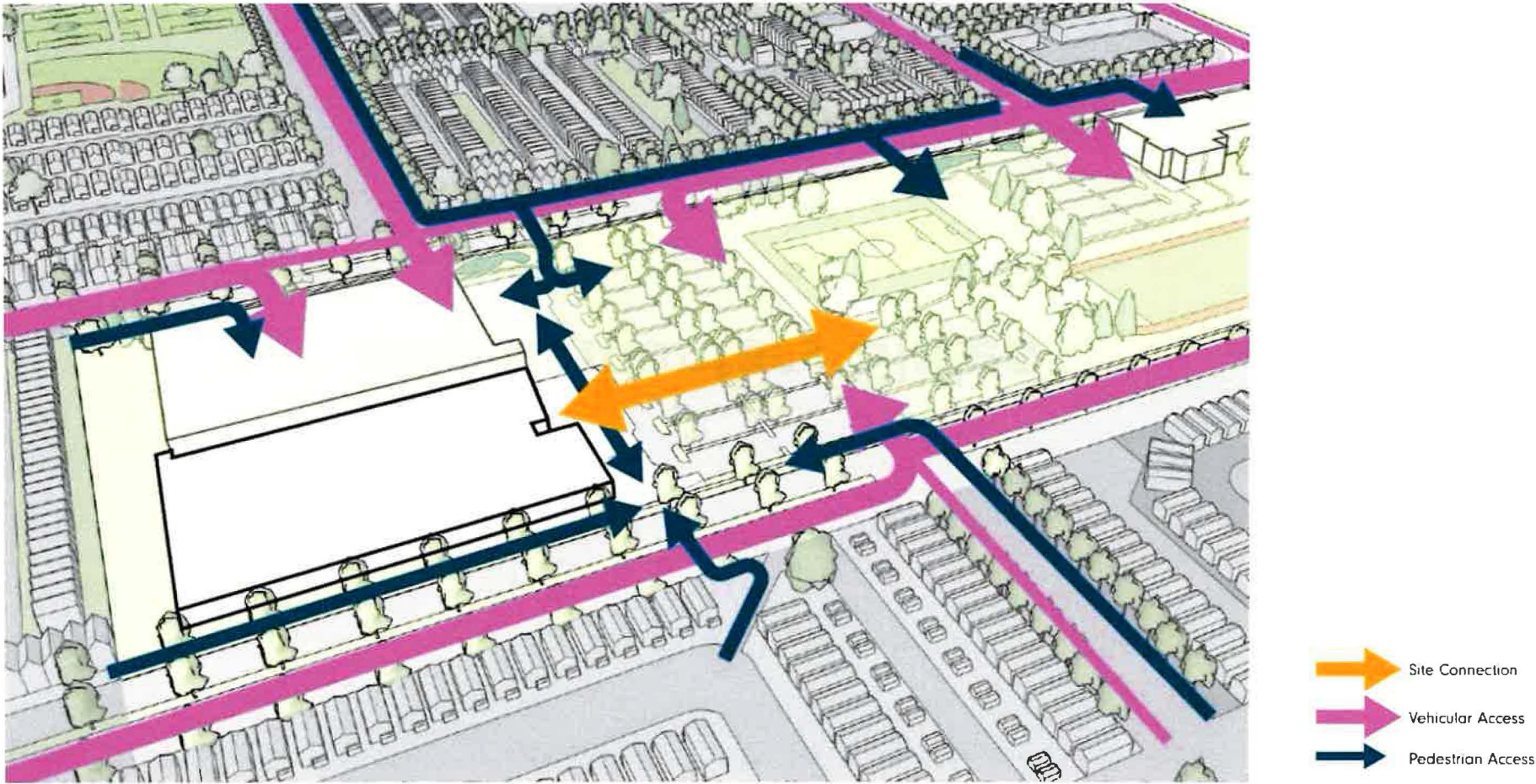
- a green building with LEED Silver certification;
- a solar photovoltaic array (128 KW) panel on the roof for electric power generation;
- the installation of 29 electric-vehicle-ready parking stalls; and
- designated as a Cooling Location

RECOMMENDATION:

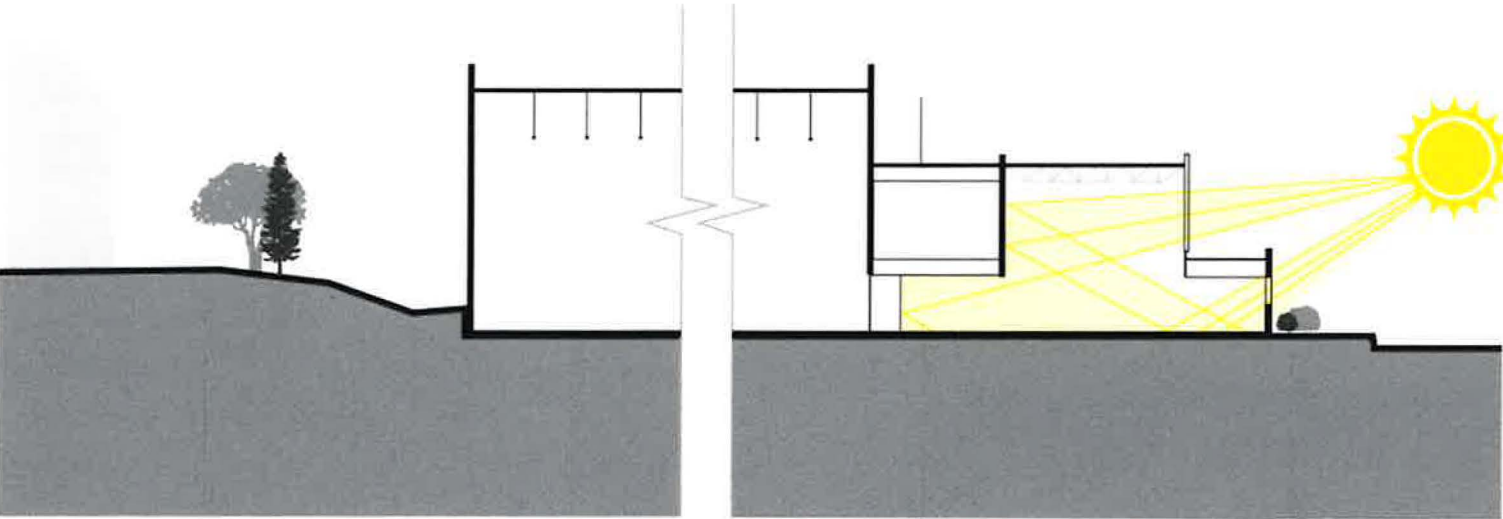
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Supplementary Slides

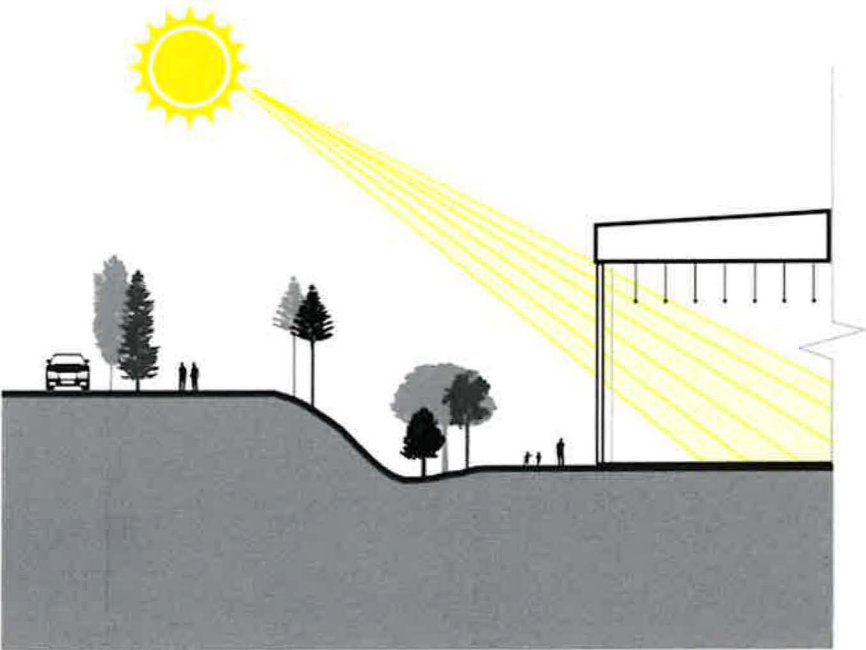
Key Connections



Natural Light



EAST LIBRARY DAYLIGHTING

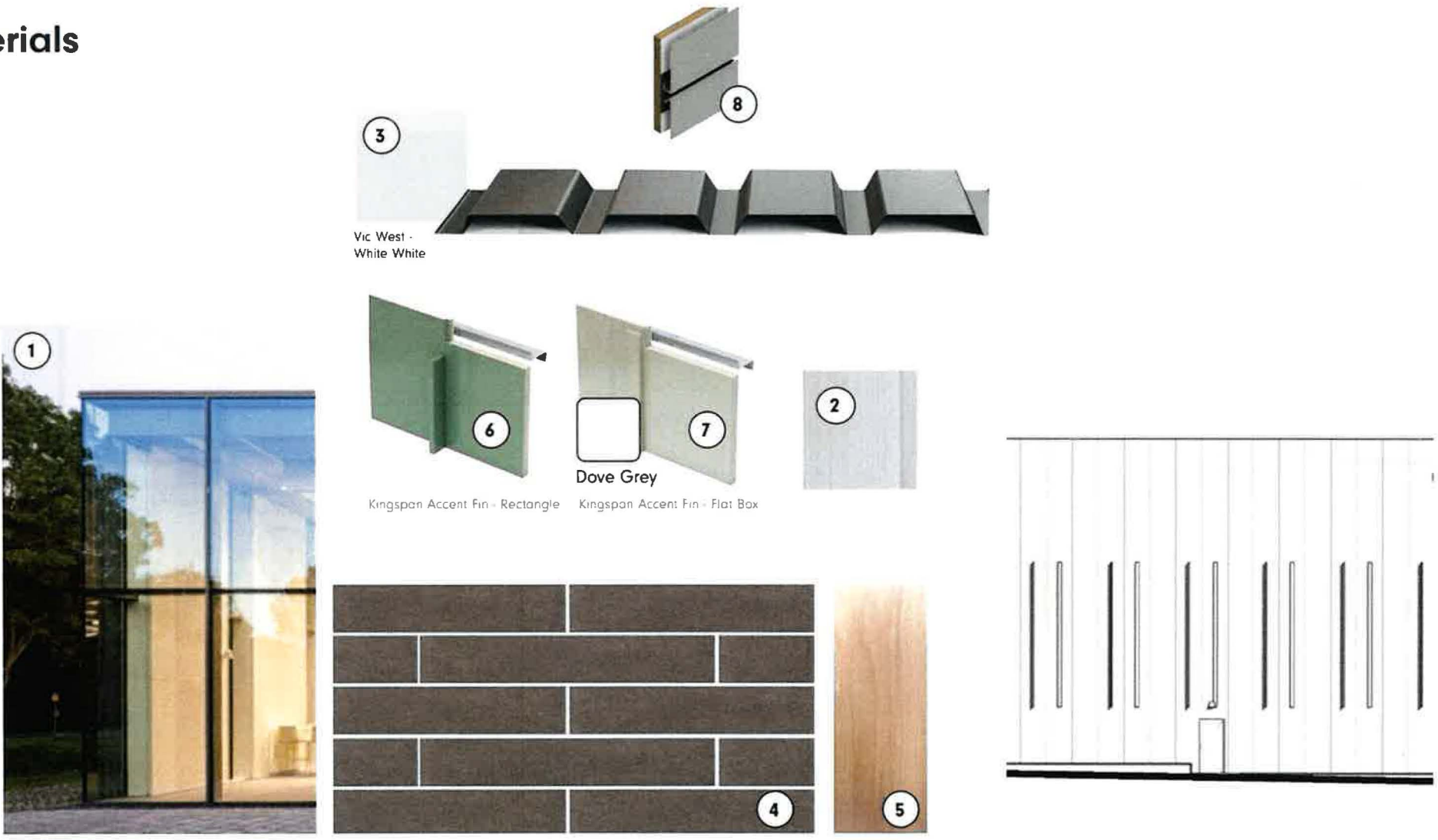


SOUTH LIBRARY DAYLIGHTING

8.0 Exterior Materials

LEGEND

- 1. Clear Glazing
- 2. Insulated Metal Panel (King Span - Regal White)
- 3. Corrugated Metal Panel (Vic-West CL5022 - White White)
- 4. Cementitious Panel (OKO Skin - Liquid Black - Ferro Light)
- 5. Wood Accent Feature
- 6. Rectangle Accent Fin (King Span - Dove Gray)
- 7. Flat Box Accent Fin (King Pan - Dove Gray)
- 8. Composite Metal Panel (Alucobond - Magnolia)



SUSTAINABLE STRATEGY INITIATIVES SUMMARY	
	ZERO CARBON BUILDING WITH TRANSITION PLAN
Architectural Design	• Glazing: high efficiency triple-glazed units • Roof: 300mm of insulation • Wall: 200mm of insulation for PERSIST assemblies • 200mm of insulation for insulated metal panel cladding
Mechanical Design	• Outdoor air source heat pumps for building heating and cooling • Gas-fired boilers to supplement heat pumps in cold weather • Gas-fired domestic hot water tanks
Electrical Design	• 2000A 347/600V primary service • 128 kW solar PV roof array on fieldhouse (14% of roof) • 1200 amp main breaker





