

Applicant's Submission

Belmont Station

The Outline Plan and Land Use Redesignation Application is for the Belmont Station neighbourhood that is generally located south of 194 Avenue SE, east of Sheriff King Street S, north of 210 Avenue SE and West of the CPR alignment in Southeast Calgary. The land is comprised primarily of cultivated farmland where two residential acreages were previously sited.

The application is seeking to redesignate 36.60 ha (90.44 ac) of land from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use-General (M-U1f3.5h20) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – Active (MU-2f4.0h56) District, Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – City and Regional Infrastructure (S-CRI) District and a Direct Control (DC) District to support a high density, transit supportive, mid-rise multi-residential neighbourhood centred around a large open space system, a future LRT station and a future High School site.

The Belmont Station Outline Plan / Land Use Redesignation Application provides the vision and framework for a new neighbourhood that is intended to create a vibrant pedestrian-oriented environment focused on the future LRT (Red Line) station, an interconnected park system and a future High School.

The plan:

- Meets the vision of the Municipal Development Plan (MDP) to achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare and a target density of 70 people and jobs per gross developable hectare over the life of the plan;
- Meets the vision of the West Macleod Area Structure Plan by incorporating Medium and High Density/ Mixed Uses, a Main Street Retail Area, and a Public High School within the Transit Station Planning Area;
- Provides for mixed use, street-oriented commercial retail and office development along Belmont Plaza;
- Creates opportunities to expand the retail precincts over time around public plazas and pedestrian focused areas through the use of the Mixed Use Land Use Districts;
- Refines and enhances the policies of the Area Structure Plan into a vibrant neighbourhood that provides for the needs of its residents in a unique and exciting manner.

The Belmont Station neighbourhood has been planned to prioritize the pedestrian and encourage transit use through the establishment of a modified grid street network, the use of unique street standards, primarily mid-rise multi-residential and mixed use buildings and the inclusion of private mews/pathways that connect people to nearby amenities. At the heart of the plan is a significant public open space that draws people from a suburban residential area to a more vibrant urban area within Belmont Plaza Park. The public spaces are filled with art, markets, seating areas and playground amenities for future residents and visitors.

The Belmont Station neighbourhood will accommodate 1757 - 3522 new residential units that meet a market niche for high-end rental units. The plan provides for approximately 50,000 sf of retail development in a mixed use format near the future LRT station.