

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1421

Proposed Community Name in Residual Sub-Area 13K (Ward 13), located at multiple properties, SN2018-0012

EXECUTIVE SUMMARY

The proposed community name application was submitted by B&A Planning Group, on 2018 October 05 on behalf of Domain Apartments and is located in Ward 13 – residual sub area 13K. The proposed community name of “Belmont” is proposed to be extended to the east of the existing community to encompass the remaining portion of “Cell C”, as listed in the West Macleod Area Structure Plan and located at 19570, 19707, and 20875 - 6 Street SE, 400 and 550 - 210 Avenue SE, 705, 710, 777, and 779 - 210 Avenue SE, and 700 - 226 Avenue SE.

The applicant proposes to use the existing community name, “Belmont”, approved and adopted at Council on 2015 December 07, and extend its application to the subject lands.

Please refer to the attached map, “Attachment 1”.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed community name of “Belmont” and extend the existing Belmont community boundary to include “Cell C”, in the West Macleod Area Structure Plan.

PREVIOUS COUNCIL DIRECTION / POLICY

Council previously adopted the community name of Belmont for the area shown as “Cell B”, and a portion of “Cell C”, in the West Macleod Area Structure Plan (ASP).

BACKGROUND

The proposed community name application was submitted by B&A Planning Group, on 2018 October 05 on behalf of Domain Apartments and is located in Ward 13 – residual sub area 13K.

West Macleod ASP was amended in 2017, extending the boundary of “Cell D” to the east from Pine Creek to the CP Railway extent.

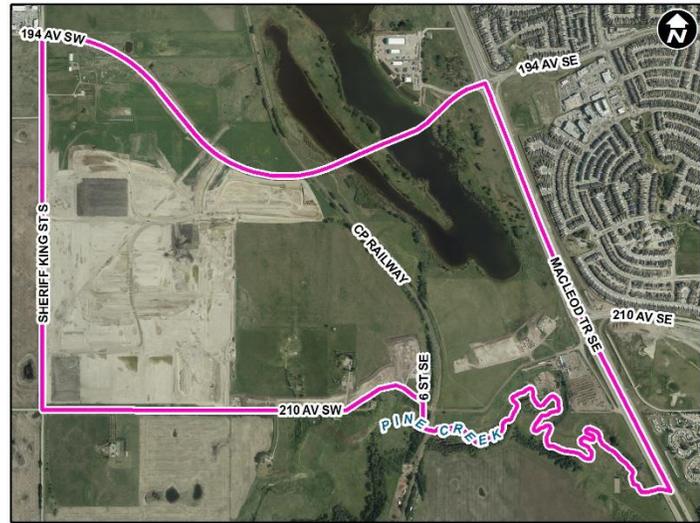
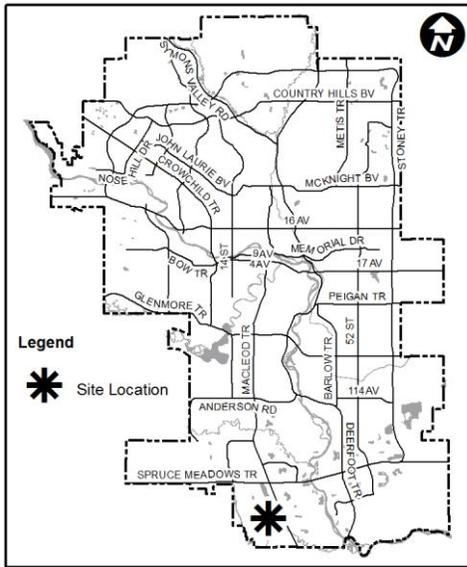
This proposal accompanies a concurrent Area Structure Plan policy amendment associated with LOC2016-0335 outline plan and land use amendment application to amend the community boundaries combining “Cell B”, and “Cell C” into one larger community.

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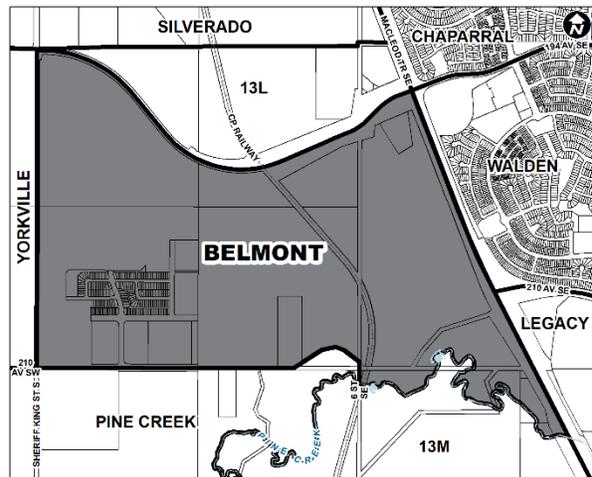
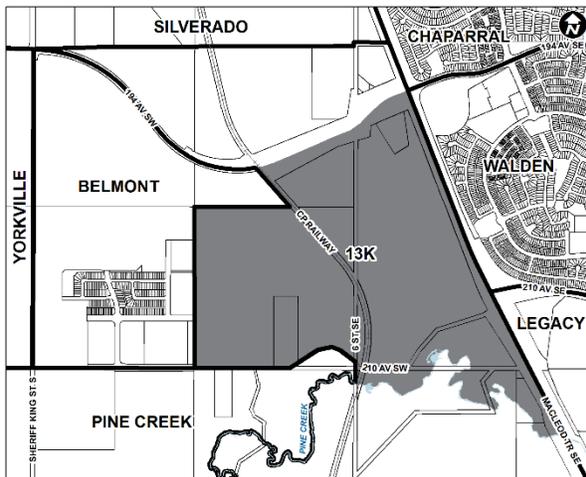
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Location Maps



Existing Community

Proposed Community



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Site Context

The area is surrounded by a range of existing and future uses located north of 194 Avenue SE in the community of Silverado. To the east, across Macleod Trail S, in the Community of Walden, are a number of mixed uses, future commercial, multi-residential, and low density residential currently under development. Pine Creek flows southeast of the area, through an extensive natural area that connects to a large Environmental Reserve parcel. To the south, the lands contained in the community of Pine Creek, contain a variety of uses in approved and proposed area outline plans.

The full built out plan area for the West Macleod Area Structure Plan, “Cell C” is anticipated to be approximately 1.2 million square metres of development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The community of Belmont is comprised of “Cell B” and a portion of “Cell C”. The previous approval boundary was based on the approved outline plan area, and the “Cell C” portion contains a storm pond.

Stakeholder Engagement, Research and Communication

The subject application for the proposed community name was circulated to various City of Calgary business units, other agencies, and adjacent landowners for review. No objections were received.

Strategic Alignment

The West Macleod Area Structure Plan identifies 4 community cells that vary in size and composition. The amended community of Belmont, will create 3 community cells comparable in size to the communities “Cell A” and “Cell D”, currently named and awaiting boundary adjustments for “Pine Creek”, and “Yorkville”, as the community names were designated based on the outline plan applications first proposed in each community.

The City’s Municipal Naming, Sponsorship and Naming Rights Policy has no comment on this application, as the proposed name of Belmont has been approved and is currently in use.

Social, Environmental, Economic (External)

The proposal provides an appropriate community and street naming opportunity to ensure appropriate emergency response and navigation can occur in this area.

Financial Capacity

There are no impacts to the current and future financial capacity.

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Current and Future Operating Budget:

There are no impacts to the current or future operating budgets.

Current and Future Capital Budget:

There are no impacts to the current and future capital budgets.

Risk Assessment

There are no significant risks with this proposal. In the event the community runs out of street types, a new street name application can be presented to CPC and Council, if this is anticipated during the plan approval process.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval as there were no objections received during circulation of the proposed community name of "Belmont".

Original concerns were noted, and are no longer valid as the Community Name is designated and in use.

The concurrent outline plan is not identified in the West Macleod Area Structure Plan to have its own community name, and the area structure plan defines communities as "Cell C", and "Cell B". The expansion of the existing community to include the concurrent outline plan area would create a remnant group of parcels that do not meet the minimum size or density to define a complete community in the West Macleod Area Structure Plan.

ATTACHMENT(S)

1. Applicant Submission.