Applicant Submission

On behalf of Domain Apartments Ltd., we are pleased to submit this proposed redesignation in the community of Silverado in SW Calgary. The original redesignation was approved July 30, 2015 under LOC 2008-0129 for various districts of residential uses (M-1 and R-2M), a commercial site (C-C1) and public open space (S-SPR). Please note a Development Permit (PE2018-02514) has been initiated for the northwest parcel of the site in conjunction with this land use application.

This application proposes an amendment to the approved commercial and a portion of the residential parcels. Under the South West Community 'A' ASP (Bylaw 1P2004, approved March 22, 2004, with amendments) the subject lands are identified as "residential redevelopment area" with a neighbourhood node, and the easterly portion within the Transit Station Planning Area. Although the current Districts meet the policy criteria, subsequent design and development analysis has prompted the landowner to reconsider uses on the parcel.

Silverado is a holistically designed community that blends diverse housing and landscape components into an environment that creates an exciting compatible sense of place. With a mix of upscale purpose built rental, for sale condos, and small boutique retail this development brings a thoughtful blend of diversified housing options all within a walkable distance to the LRT. To support this the application proposes to amend the C-C1 and R-2M sites to MU-1 and MU-2 and the M-1 parcel to M-2 to accommodate integration of residential and boutique retail uses and support the creation of a neighbourhood node at a key juncture of the community.

We acknowledge that the current C-C1 District has a wide range of uses and can accommodate residential development. However, there is a preference to explore the MU-1 and MU-2 Districts as they provide a broader range of uses and better integration of multi-family dwellings. The location of the site at the intersection of Silverado Station Blvd and Sheriff King Street along with the site's proximity to the future LRT make it well suited for pedestrian scale development.

Adjustment to the M-2 District aligns with the creation of a neighbourhood node as articulated in the ASP and reflects the sites proximity to the future LRT Station and location along a key transportation corridor. Adjustment to the land uses will marginally add dwelling units to the site and will reduce the overall commercial square footage.

This redesignation impacts two parcels within the previously approved plan area. The road network, open space configuration and servicing are unchanged. Based on the marginal adjustment to the overall residential units and proposed reduction in commercial square footage, a transportation analysis review has been completed and is attached for reference.

Thank you for your consideration of this application. Our team would be pleased to gain your feedback and discuss this application further. If you have any questions or require further information, please do not hesitate to call me at 403.710.8048 or email knelson@urbansystems.ca.

Cheers,
Kris Nelson