

Applicant's Submission



October 3, 2019

Introduction

On behalf of Calgary Co-op, B&A Planning Group submitted an application for Land Use Redesignation for approximately 9.02 ha (22.29 acres) of land in the southwest community of Silverado, a portion of Southwest Community "A" Area Structure Plan (SCASP). The subject site is bound by Silverton Way and Sheriff King Street S to the north and west respectively, and residential and commercial uses approved to the east with close proximity to the future LRT Station. An original application submission had covered the 6.12 ha (15.12 acres) of land, however Co-op acquired an additional 1.88 ha (4.65 ac) parcel to the east of the Plan Area in the south portion which is included in this application resubmission.

The property is municipally addressed as 11 190 Avenue SE and legally known as Plan 731309; Block 13.

The majority of the subject site is currently zoned as a Commercial Use District (C-C2 & C-N2), and a small portion of that is designated as M- G Multi-Residential. The MDP identifies the land as "Planned Greenfield with Area Structure Plan" and mandates a minimum intensity of 60 people and jobs per gross developable hectare (p+j/gdh) with target intensity of 70 p+j/gdh.

The subject land is relatively flat with drainage towards the south eastern edge of the site. These are cultivated lands with no significant features, contains mostly agricultural grasslands. There are no significant environmental concerns.

Proposal

The application seeks to redesignate the subject land to create a unique mixed-use development within the community of Silverado and complement adjacent transit-oriented uses. To accommodate this mixed-use development, the application proposes to redesignate the following:

- 0.10 hectares \pm (0.25 acres \pm) from Multi-Residential – At Grade Housing (M-G) District to DC Direct Control District;
- 6.60 hectares \pm (16.30 acres \pm) from Commercial – Community 2 (C-C2f0.33h20) District to DC Direct Control District; and
- 2.32 hectares \pm (5.73 acres \pm) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 2 (C-C2f0.4h26) District.

The proposed land uses accommodate residential housing that may include townhomes and apartments, mixed with multiple commercial uses that include a grocery store, gas bar as well as other retail and professional office spaces.

The proposed development meets the overarching municipal policies relating to a Transit Oriented Community, Pedestrian Oriented Design and Active Modes, as outlined below:

- Aligns more closely with the Core Commercial designation of the ASP;
- Provides transit supportive uses located within close proximity to the Primary Transit Network (the future LRT Station and feeder bus stops);

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- Increases density around transit stations within the Community and within walking distance of the LRT;
- Connects direct pathway to the regional network have been provided. In addition, considers pedestrian scaled multi-residential to create a walkable and pedestrian friendly environment; and
- Considers cycling facilities along the north and south edges of the site, along with the bus stops for Route 402 to accommodate all modes of transit.

In terms of Mobility, Transportation Impact Assessment (TIA) reveals that the Silverado Co-op Development, at full build-out, does not require any additional intersection improvements or signalization. In addition, roadway daily link volume analysis confirmed all internal community roadway links would continue to operate within their respective guidelines after the addition of new development traffic.

Conclusion

This land use application proposes C-C2 and DC zones to generate approximately 1,205 units, and 2,048 people. The application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), the Transit Station Planning Area (TSPA), and the Southwest Community "A" And Employment Centre / Mixed-Use Area Structure Plan (SCASP).