

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1544

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Urban Systems on 2019 February 12 on behalf of the landowner Domain Apartments Limited. This application proposes to change the designation from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate multi-residential and mixed-use development. The proposed redesignation will allow for:

- approximately 575 dwelling units (an increase from the current maximum of approximately 280 dwelling units);
- approximately 1.65 hectares (4.08 acres) of M-2 Multi-Residential – Medium Profile development, with a floor area ratio (FAR) of 2.5, a maximum building height of 16.0 metres (an increase from the current maximum of 14.0 metres) and a minimum density of 60 units per hectare with no maximum (an increase from the current minimum of 50 and maximum of 148 units per hectare);
- approximately 3.28 hectares (8.11 acres) of mixed-use development with a FAR of 2.5 (an increase from the current maximum of 1 FAR for C-C1), a maximum building height of 25.0 metres (an increase from the current maximum of 10.0 metres for C-C1 and 11.0 metres for R-2M) and a maximum density of 130 units per hectare (an increase from the current maximum of 50 units per hectare for R-2M); and
- the uses listed in the M-2, MU-1, and MU-2 Districts.

This proposal aligns with the *Southwest Community “A” and Employment Centre Mixed-Use Area Structure Plan (ASP)* that envisions the lands as a Neighbourhood Node and is located approximately 800 metres to the future LRT station. This application also complies with the applicable policies of the Municipal Development Plan (MDP).

No development permit has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 4.93 hectares ± (12.18 acres ±) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

1. Adopt by bylaw, the proposed redesignation of 4.93 hectares ± (12.18 acres ±) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and
2. Give three readings to **Proposed Bylaw 23D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by Urban Systems on 2019 February 12 on behalf of the landowner Domain Apartments Limited (Attachment 1). No development permit has been submitted at this time, however, the applicant has submitted a concept plan through a separate pre-application process.

On 2015 July 30, Calgary Planning Commission approved the original Outline Plan (LOC2008-0129, Attachment 2), followed by land use approval by Council on 2015 September 14. That approval shifted the Neighbourhood Node west of the original 2004 ASP Land Use Concept-map 2.

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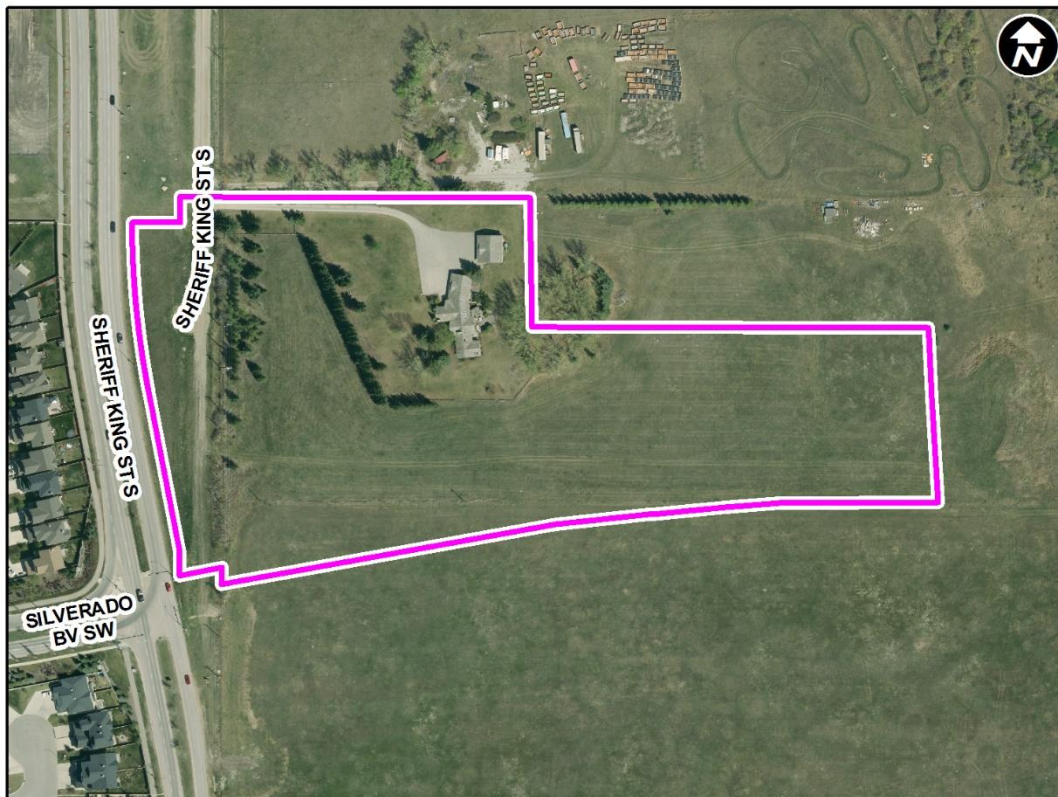
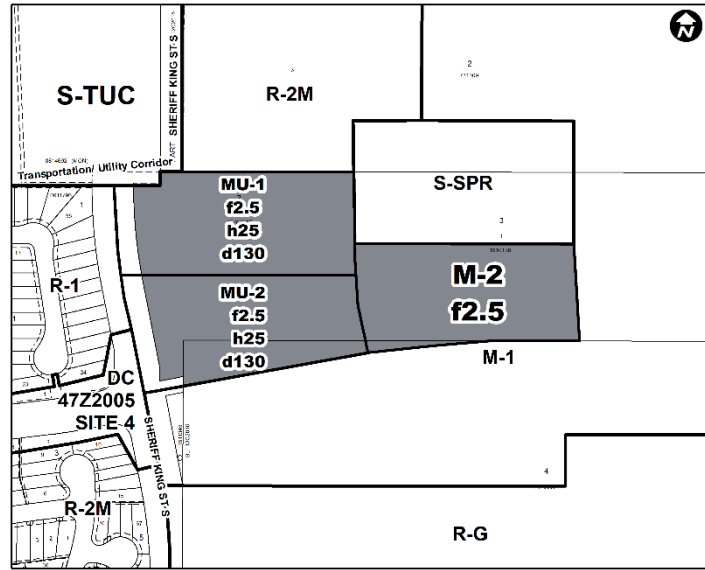
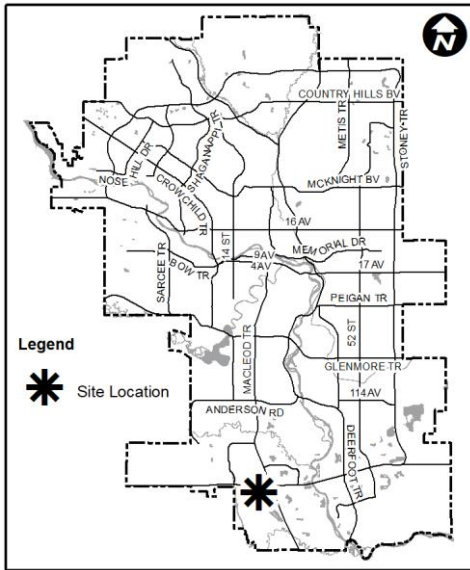
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For reference, on 2016 June 30, Calgary Planning Commission approved the Silverton Station Outline Plan (LOC2015-0118, Attachment 3). Silverton Station is directly south of the subject lands.

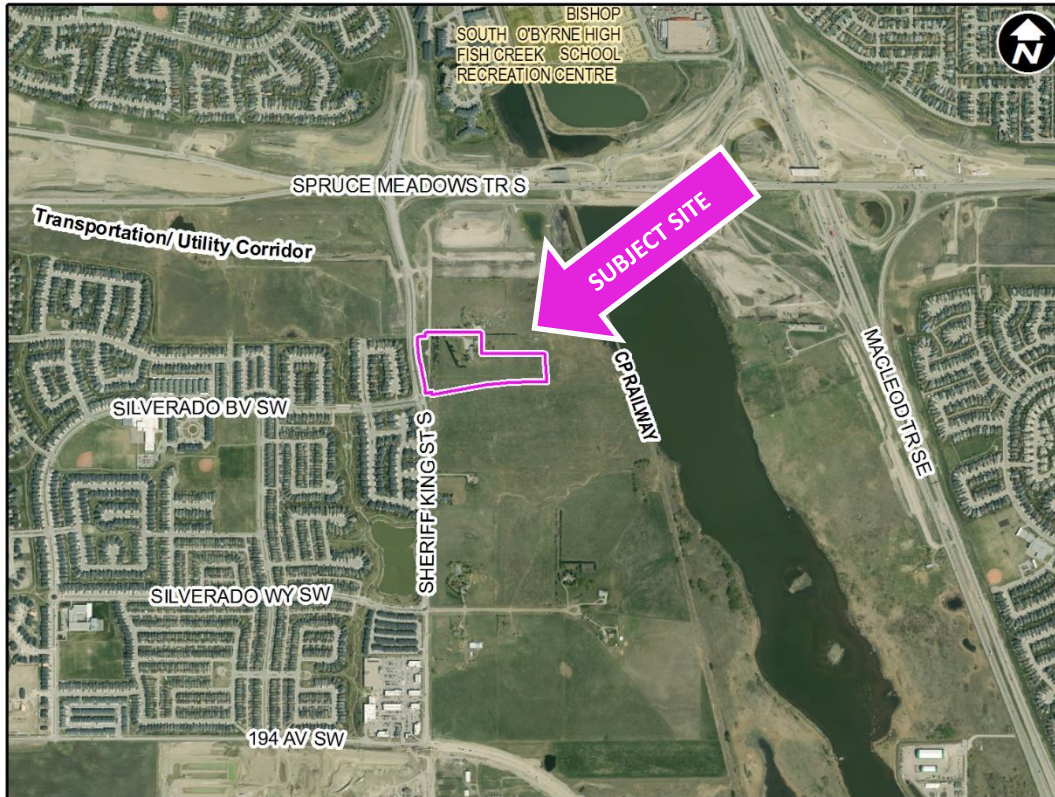
On 2019 July 24, Administration approved the subdivision application (SB2018-0305) which includes portions of the subject lands. At the writing of this report, the subdivision application is pending registration.

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Location Maps



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Site Context

The subject lands are located in the community of Silverado in the southwest quadrant of the city. The subject lands were part of an approved outline plan under LOC2008-0129 (Attachment 2). The lands subject to this application comprise an area of approximately 4.93 hectares (12.18 acres). The application proposes to change the designations of the undeveloped land, which currently allows for Low Density Multiple Dwelling, Multi-Residential and commercial development to accommodate medium profile Multi-Residential and Mixed Use development consisting of both commercial and residential uses. This land use redesignation aligns closely with the *Municipal Development Plan (MDP)* goals of having greater housing choice and supporting intensification. The proposed redesignation also aligns with the ASP's vision for the site of a Neighbourhood Node of local commercial, a concentration of housing and transit stops.

The parcels are bound by Sherriff King Street S to the west and the future Silverton Boulevard SE to the south. The adjacent parcel to the north of the subject site is designated as Residential - Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. Adjacent to the east of the subject site is designated as Multi-Residential – Low Profile (M-1) District.

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Adjacent to the south of the site is vacant land and designated as Multi-Residential – Low Profile (M-1) District. These lands are included in the Silverton Station land use and outline plan (approved by CPC and Council in 2016) which encompasses approximately 37.47 hectares (92.59 acres) of land (Attachment 3).

The subject lands are mainly low rolling open prairie which have no significant features and have been cultivated for agricultural use. There are existing country residential structures on the lands.

As identified in *Figure 1*, the community of Silverado's peak population is 7,400 residents in 2018.

Figure 1: Community Peak Population

Silverado	
Peak Population Year	2018
Peak Population	7400
2018 Current Population	7400
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Additional demographic and socio-economic information may be obtained online through the [Silverado](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposed land use amendment will allow for multi-residential and mixed-use development, an increase to residential densities to the community and will provide more housing diversity in the area. Specifically, this application implements the *Municipal Development Plan* policies for building complete communities, supporting intensification and greater housing and employment choice all of which is also in compliance with the *Southwest Community "A" ASP*.

The proposed land use area is large enough to provide flexible options within a future site design, allow for break-up of building massing, while improving interfaces with public streets and pathways.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing land uses allows for community commercial on the west, low density multi-residential (ie. rowhouse and townhouse) on the north and low profile multi-residential development on the east of the subject site.

This land use amendment application proposes to redesignate the subject lands to accommodate medium profile multi-residential development and mixed-use development consisting of both commercial and residential uses, as follows:

- 1.65 hectares (4.08 acres) of the site from Multi-Residential – Low Profile development (M-1) to Multi-Residential – Medium Profile development (M-2), with a floor area ratio of 2.5, a maximum building height of 16.0 metres and a minimum density of 60 units per hectare;
- 1.25 hectares (3.09 acres) of the site from Residential - Low Density Multiple Dwelling (R-2M) District and 0.42 hectares (1.04 acres) Commercial – Community 1 (C-C1) District to Mixed Use - General (MU-1f2.5h25d130) District, with a floor area ratio of 2.5, a maximum building height of 25.0 metres and a maximum density of 130 units per hectare; and
- 1.61 hectares (3.98 acres) of the site from Commercial – Community 1 (C-C1) District to Mixed Use – Active Frontage (MU-2f2.5h25d130) District, with a floor area ratio of 2.5, a maximum building height of 25.0 metres and a maximum density of 130 units per hectare.

Density

The *Southwest Community “A” and Employment Centre Mixed-Use Area Structure Plan (ASP)* states that Neighbourhood Node shall contain a concentration of housing. The proposed redesignation anticipates up to 575 units across the application area. As such, the proposal can facilitate a higher intensity of mix use residential supporting a ground level local commercial development as well as supporting transit use. It also ensure that residential development in *Community “A”* achieve the minimum target density of 17.3 units per gross developable hectare.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

A Transportation Impact Assessment and parking study was not required as part of this land use amendment. Vehicular access to the subject sites will be on the approved local arterial off the existing intersection of Sheriff King Street S and Silverado Boulevard SW. Two proposed bus stops are located directly adjacent to the sites, one at the corner of Sheriff King Street S and Silverado Boulevard SW and another transit stop located on the future local arterial.

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Utilities and Servicing

The overall utilities and servicing for this development area were reviewed and approved under the previous outline plan. The proposed change in use and density does not significantly impact the proposed services for the area which have capacity to service the proposed development.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and noticed posted on the subject site. Notifications were sent to adjacent landowners and the application was advertised online.

The Silverado Community Association was circulated on this application and responded indicating they do not oppose the proposed application (Attachment 4).

Three letters were received indicating opposition with the following comments:

- high density with very tall buildings will block views;
- devalue of existing homes;
- high density housing comes rental properties, crime and noise;
- Sheriff King St. SE is a very high traffic road with a lot of noise pollution;
- overwhelmed by construction activities in this area; and
- Calgary market is saturated with apartment style dwellings.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The applicant has submitted a concept site plan through a pre application process, which has been informed by comments from Administration. The design is in accordance with the Neighbourhood Node as per the ASP. Further discussion on items such as site planning, building design and location, landscaping and lighting will be discussed during the development permit review process.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on the subject site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2019)

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The ASP for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community. The proposal's scope and intensity will create a range and mix of housing opportunities and choices, which is in alignment with relevant MDP policies.

Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2004)

The subject lands are located within the Residential Redevelopment Area on Map 2 – Land Use Concept in the [Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan](#) (ASP). The Residential Redevelopment Area is intended to accommodate low density residential development and may also contain medium density residential, high density residential, recreational, institutional and local commercial uses. A Neighbourhood Node (transit oriented) requires a transit stop and concentration of housing to support transit use. Local commercial is also listed to complement and support the transit function of the Neighbourhood Node.

Social, Environmental, Economic (External)

The proposed land uses would allow for a wider range of housing types and commercial uses. As such, the proposed changes can be seen as being able to better accommodate the housing and servicing needs of different age groups, lifestyles and demographics. Further the proposal is in alignment with MDP policies as the mixed-use districts will facilitate transit supportive development near future bus stops and future LRT station.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use amendment would allow for a mixed-used development that is transit supportive and provide a mix of housing types in the developing community of Silverado.

ATTACHMENT(S)

1. Applicant Submission
2. Approved Outline Plan, LOC2008-0129
3. Approved Silverton Station Outline Plan, LOC2015-0118
4. Silverado Community Association Letter
5. **Proposed Bylaw 23D2020**