

Community Boundary Change in Silverado (Ward 13), SN2020-0008

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed community boundary change from the existing Silverado Community boundary to extend to the remaining Residual Sub - Area 13L.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JANUARY 21:

That Council adopt, by resolution, the proposed community boundary change from the existing Silverado Community boundary to extend to the remaining Residual Sub - Area 13L.

HIGHLIGHTS

- This application proposes a community boundary change for the Silverado Community.
- Administration recommends approval of the proposal as it complies with the *Municipal Naming Sponsorship and Naming Rights Policy* and the *Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (Section 2.1)*.
- What does this mean to Calgarians? Municipal naming of communities and streets plays an important role in simple and unambiguous identification for location and navigation within Calgary. This boundary change provides greater clarity for Calgarian's in this area.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within this area. This is adjacent to the other developing communities of Belmont, Pinecreek and Yorkville.
- This application is associated with the approved land use and outline plan applications LOC2009-0109 and LOC2018-0115.
- Council initially adopted the community name Silverado on 2005 September 19.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The application was submitted by B&A Planning Group on behalf of the landowner, Cardel West MacLeod, on 2020 September 09.

This application is associated with land use and outline plan applications LOC2009-0109 approved on 2013 May 15 and LOC2018-0115 approved on 2019 February 04 by Council.

The subject application is approximately 53 hectares of land located south of the community of Silverado. The parcel is defined by a mix of low and medium density residential and undeveloped land. The development area is located in the *Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan*.

The community of Silverado is located north of 194 Avenue SW, east of Spruce Meadows Way SW, south of Spruce Meadows Trail SW and west of MacLeod Trail SW. The development

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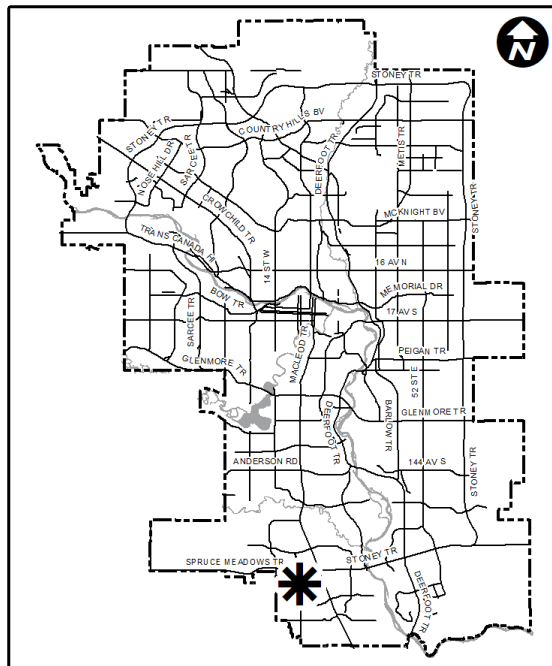
area, south of Silverado boundary is bounded by 194 Avenue SW to the south and MacLeod Trail SW to the East.

The proposed community boundary extension of Silverado was selected by the developer to complement and support the existing Silverado community. A summary of the applicant's proposal can be found in their submission (Attachment 1). The boundary extension follows the northern boundary of 194 Avenue SW and will realign Residual Sub - Area 13L into the Silverado boundary.

In addition to the applicant's proposed boundary adjustment, Administration has also included the easterly City owned properties between the CP Railway and MacLeod Trail SW to align with the new southern and eastern community boundaries.

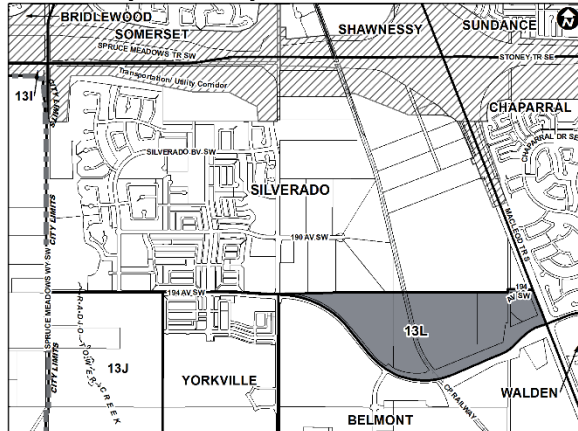
Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate.

Location Maps

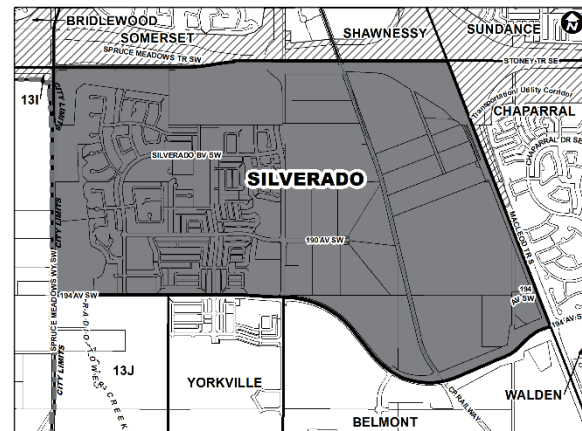


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Lands to be added to the Silverado
Community Boundary



Proposed Silverado Community Boundary



STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Applicant-led outreach was concurrently done with LOC2018-0115. The applicant did not provide the outreach summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and affected landowners. No public comments were received at the time of writing this report.

The proposed boundary extension was circulated to various City of Calgary business units, related agencies, Rocky View County, Foothills County and affected owners. No objections to the proposed boundary extension were received.

Following Calgary Planning Commission, this application will be forwarded for decision at a future meeting of Council.

IMPLICATIONS

Social

As per the *Municipal Naming, Sponsorship and Naming Rights Policy*, municipal naming plays an important role in simple and unambiguous identification of location and navigation in the city of Calgary.

Environmental

There are no concerns associated with this application.

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Economic

This application provides a strong sense of community and supports the existing community of Silverado.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Applicant Submission

Department Circulation

General Manager	Department	Approve/Consult/Inform