

**ROAD CLOSURE AND LAND USE AMENDMENT
SILVERADO (WARD 14)
SILVERTON BOULEVARD SE AND SHERIFF KING STREET SE
BYLAW 13C2016 AND 222D2016**

MAP 22SS

EXECUTIVE SUMMARY

This application is for a Road Closure and Land Use Amendment. The Road Closure is proposing to close 0.24 hectares \pm (0.59 acres \pm) of road adjacent to 18550 Sheriff King Street S and 21, 22, 35 and 36 190 Avenue SE.

This Land Use Amendment seeks to redesignate 37.47 hectares \pm (92.59 acres \pm). The intent of this application is to provide a more intense, transit oriented development than the previously approved Land Use Amendment and Outline Plan. A cohesive neighbourhood will be achieved through a variety of more compact housing forms, a Joint Use Site, three park spaces, and local pathways.

An Outline Plan application has been submitted in support of this Land Use Amendment (APPENDIX III).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 13C2016 and 222D2016; and

1. **ADOPT** the proposed closure of 0.24 hectares \pm (0.59 acres \pm) of road (Plan 1611345, Area A, B and C) adjacent to 18550 Sheriff King Street S and 21, 22, 35, and 36 – 190 Avenue SE , in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 13C2016
3. **ADOPT** the proposed redesignation of 37.47 hectares \pm (92.59 acres \pm) located at 18550 Sheriff King Street SE and 21, 22, 35 and 36 – 190 Avenue SE and the closed road (Portion of Plan 7410507, Blocks 4, 8 and 12; Plan 7510858, Block 7 and a portion of block 11; Plan 1611345, Area A, B and C) from Residential – Narrow Parcel One Dwelling (R-1N) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi –Residential – Medium Profile Support Commercial (M-X2) District, Commercial – Neighbourhood 2 (C-N2) District, Special

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Purpose – Community Service (S-CS) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose - City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 222D2016

REASON(S) FOR RECOMMENDATION:

The proposed Outline Plan, Land Use Amendment and Road Closure application has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP) and the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP). The plan provides a functional neighbourhood design complemented by an effective transportation and open space system. The area exceeds minimum density and intensity requirements, and provides a variety of residential development options throughout the community along with a Joint Use Site, and an open space concept.

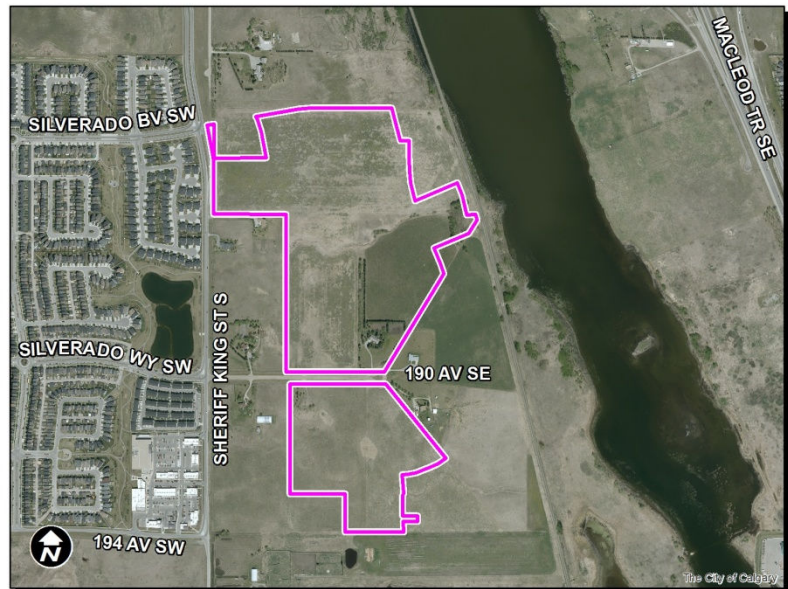
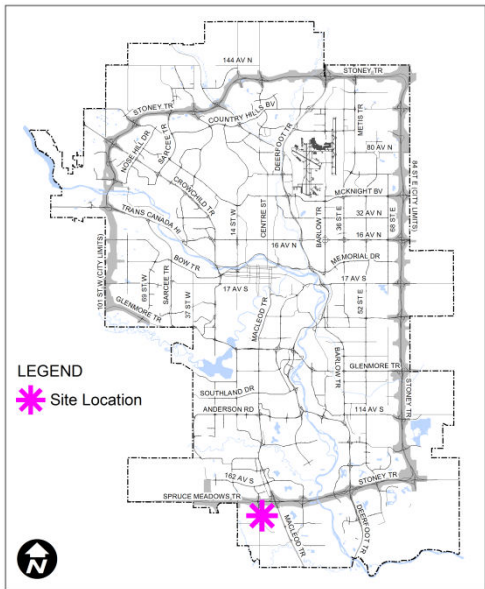
ATTACHMENTS

1. Proposed Bylaw 13C2016
2. Proposed Bylaw 222D2016

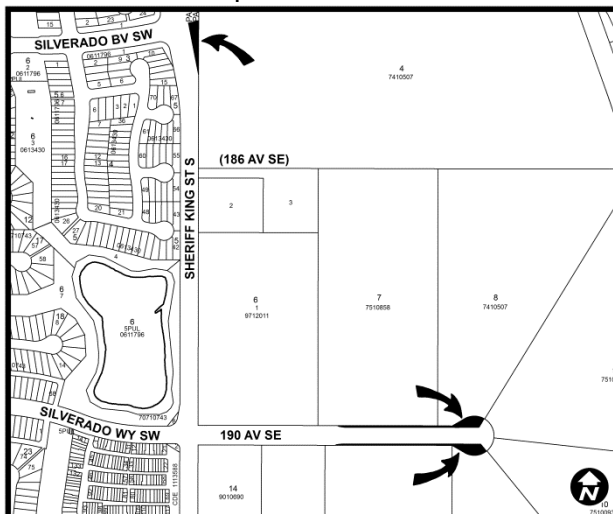
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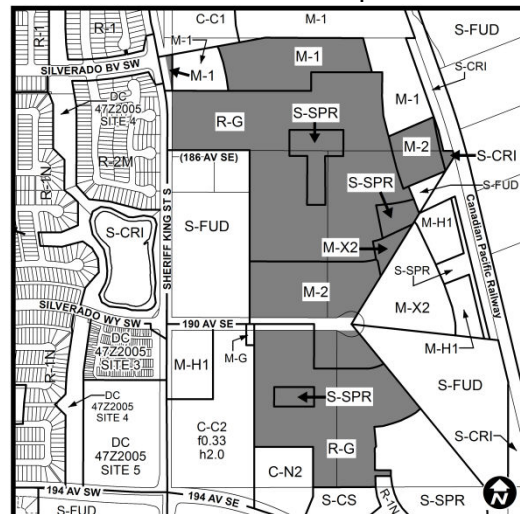
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.24 hectares \pm (0.59 acres \pm) of road (Plan 1611345, Area A, B and C) adjacent to 18550 Sheriff King Street S and 21, 22, 35, and 36 – 190 Avenue SE with conditions (APPENDIX II).

Moved by: C. Friesen

Carried: 6 – 0

Absent: S. Keating and R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 37.47 hectares \pm (92.59 acres \pm) located at 18550 Sheriff King Street SE and 21, 22, 35 and 36 – 190 Avenue SE and the closed road (Portion of Plan 7410507, Blocks 4, 8 and 12; Plan 7510858, Block 7 and a portion of block 11; Plan 1611345, Area A, B and C) from Residential – Narrow Parcel One Dwelling (R-1N) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi – Residential – Medium Profile Support Commercial (M-X2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Community Service (S-CS) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose City and Regional Infrastructure (S-CRI) District.

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Applicant:

Brown & Associates Planning Group

Landowners:

Cardel West McLeod Ltd
John Nelson Dong

PLANNING EVALUATION

SITE CONTEXT

The subject site, referred to as “Silverton Station”, is situated in the southwest quadrant of the City, east of the existing Community of Silverado. More specifically it is located north of 194 Avenue S, east of Sheriff King Street S, south of Silverton Boulevard SE and west of the CP Rail line and future LRT line.

The surrounding lands consist of future development sites to the north, an approved commercial site and Sheriff King Street S to the west, future development sites approved for multi-residential, Priddis Slough and the CP Rail tracks to the east, and future development sites approved for R-1N, C-N2 and S-SPR to the south.

The following current Land Use Amendment and Outline Plan applications to the surrounding lands have been approved and / or are currently under review by Administration:

- Globalview lands to the north;
- Barkley lands to the south;
- Mattamy lands to the southwest;
- Horton lands to the west; and
- Dong lands to the west.

LAND USE DISTRICTS

This Land Use Amendment application seeks to redesignate the previously approved land uses in the area, in addition to 46 acres purchased by Cardel, to accommodate higher density development that is more aligned with the intent of the Transit Station Planning Area identified for the site in the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP).

Residential Uses:

- Residential – Low Density Mixed Housing (R-G) District to accommodate low-density residential development in the form of Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings and Single Detached Dwellings;

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- Multi-Residential – Low Profile (M-1) District to accommodate multi-residential development of low height and medium density;
- Multi-Residential – Medium Profile (M-2) District to accommodate multi-residential development of medium height and medium density; and
- Multi-Residential – Medium Profile Support Commercial (M-X2) District to accommodate a variety of residential forms and potential mixed use commercial uses at grade.

Non-Residential Uses:

- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the school site, a portion of the playfields, parks and open space, playgrounds and local pathways through Municipal Reserve dedication; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate LRT widening.

ROAD CLOSURE

The proposed road closure application will close a 0.06 hectare (0.15 acre) portion of Sheriff King Street S along the upper northwest corner of the plan area as well as two portions of road along existing 190 Avenue SE in the center of the plan area. The closure along 190 Avenue SE will consist of 0.18 hectares (0.44 acres), bringing the total closure area to 0.24 hectares (0.59 acres) of road. Proposed Road Closure Conditions are located in APPENDIX II.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The Municipal Development Plan identifies the application area as “Future Greenfield” as per the Urban Structure Map (Map 1). The Future Greenfield areas were protected for future urban development.

The anticipated density of 35.6 units per hectare (14.4 units per acre) exceeds the MDP's minimum density requirement for Future Greenfield development.

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

The subject lands are identified as “Residential Redevelopment Area” in Map 2, Land Use Concept, the plan complies with the purpose and policies of the area by accommodating low density residential development and also containing medium density residential and high density residential.

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The lands are partly included in the Transit Station Planning Area (TSPA). The application complies with the purpose and policies of the TSPA by allowing for the future LRT to act as a “neighbourhood station” by providing transit-supportive development with increased densities, and an interconnected road pattern that will encourage walking and cycling to the transit station, and pedestrian routes that are facilitated by landscaping, building orientation and building scale. The LRT / TSPA is considered a “special density area” and the plan meets this by providing higher residential densities and a variety of housing forms. The anticipated density for the plan is 35.6 units per hectare (14.4 units per acre). This exceeds the required minimum density of 19.8 units per gross developable hectare (8.0 units per gross developable acre) as well as the encouraged minimum density targets as set out by the ASP.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section of the SSRP to this item is:

- 8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors’ centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

Railway Corridor Working Group

The proposed application was circulated to the City of Calgary’s Railway Corridor Working Group. The group provided conditions that formed part of the Planning section within the Conditions of Approval for the Outline Plan.

The CP Railway Line is located to the east of the subject plan area. Residential land located in the northeast corner of the plan area will be affected by a 30 metre setback from the railway property line.

TRANSPORTATION NETWORKS

There are several infrastructure projects underway that will provide a broader road network to serve the plan area. The province is completing the Southwest Ring Road (Stoney Trail SW), which will include two interchanges at Sherriff King Street S and at Spruce Meadows Way SW. The City of Calgary is also completing the construction of the 194 Avenue SE (the Priddis slough crossing), which will connect Macleod Trail SE to Sherriff King Street S.

The extension of the South LRT (Red Line) will ultimately run through the development with a station area proposed just outside of the plan boundary. A significant portion of the outline plan area lies within walking distance of the future station area. The plan includes a modified grid network and has numerous pedestrian and cyclist connections to the future station area.

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The central access point into the site is from Sheriff King Street S. The access is located and aligned to terminate with the future LRT Station and Plaza. Additional access points are provided further north, from Sheriff King Street and to the south from 194 Avenue S.

UTILITIES & SERVICING

Water servicing will tie into the existing 300 millimetre watermain along Sheriff King Street S, the future 400 millimetre along 194 Avenue S which will tie into the feedermain along MacLeod Trail S and the future 300 millimetre watermain from Belmont Drive SW which will be connected to the 210 Avenue feedermain.

Sanitary servicing will tie into the West Pine Creek Sanitary Trunk Phase 2 at the southwest corner of 194 Avenue SW and Sheriff King Road S. The West Pine Creek Sanitary Trunk is being built under a Construction Agreement under Action Plan – Activity 454810, to be completed by 2018.

Stormwater will be collected in a proposed storm pond just to the south of the subject site. This stormpond was approved as part of previous Land Use Amendment/Outline Plan (LOC2009-0102). There will be no discharge from this storm pond to the Priddis Slough until the Pine Creek Outfall is constructed.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was provided in support of this application, and it was determined that no additional environmental investigation was required. It was recommended that if a septic tank or material containing asbestos, lead paint, UFFI or PCB's are encountered in the future, it should be handled and disposed of offsite appropriately.

ENVIRONMENTAL SUSTAINABILITY

Stormwater will be collected in a proposed storm pond just to the south of the subject site.

GROWTH MANAGEMENT

There is not a growth management overlay, any applicable growth management issues relating to this site were addressed through capital budget planning within Action Plan 2014-2018. As such, second and third reading was given to Bylaw 32D2013 at Council on 2015 January 26. Development on the site will be restricted until such a time as capital infrastructure is completed.

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PUBLIC ENGAGEMENT

Community Association Comments

The Silverado Community Association was circulated. No response was received by Administration.

Citizen Comments

There were a number of comments received by adjacent landowners noting concerns with transportation access over their properties; however, they were responded to and addressed by the applicant.

Public Meetings

A public open house was held on 2015 October 29, jointly with another adjacent application on behalf of Park Place. Approximately 40 members of the public attended the open house along with city staff and representatives from Cardel, Brown & Associates, Exp (Landscape Architecture and Engineering), and a representative from Park Place Seniors Living. The general feedback from the public was positive.

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APPENDIX I

APPLICANT'S SUBMISSION

The Outline Plan and Land Use Redesignation for Cardel's Silverton Station lands will serve as the framework for the more intense transit oriented development in comparison to the previously approved plan. The Outline Plan identifies the land uses, road network, transit characteristics and elements of the public realm. Cardel's Outline Plan combined with the recently approved East Silverado Outline Plan and Land Use Redesignation, and anticipated future planning applications will comprise the neighbourhood of Silverton Station in the Community of Silverado.

As part of the Outline Plan and Land Use Redesignation application for Silverton Station, a road closure application is required to accommodate a New Outline Plan/Land Use application for a portion of the lands purchased by Cardel Homes at the west end of 190 Avenue SE. The redesign proposes a small north and south portion of the temporary cul-de-sac for a multi-residential development as it was deemed with the currently approved Outline Plan (LOC2009-0102 – approved in April, 2013) that 190 Avenue SE would continue easterly to the future LRT Station. The lands that intersect with Sheriff King Street S and the future Silverton Blvd SW in the north portion of the new Outline Plan/Land Use application are not needed as a part of the intersection therefore, have been designed as a part of a proposed multi-residential development. A portion of this road closure has been identified as potential future ROW for Sheriff King Street S should it be needed for bus queuing however this has not been confirmed therefore, proposed a full road closure is being applied for. The potential bus queuing area has been identified as such on the Outline Plan therefore would be given to ROW should be needed in the future. The Outline Plan identifies those lands that will require closure and is being reviewed through the Outline Plan and Land Use Redesignation process for the Silverton Station application.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That all costs associated with the closure be borne by the applicant;
2. Protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
3. **Concurrent with the registration of the final instrument**, execute and register on title an Access Easement Agreement over the closed/disposed sections of right-of-way (Servient Lands) in favour of 36 - 190 Avenue SE, 49 - 190 Avenue SE, and 50 - 190 Avenue SE (Dominant Lands) for the purpose of vehicular access. The agreement and access right of way plan shall be approved by the Director, Transportation Planning **prior to endorsement of the final instrument.**
3. That the closed right-of-way be consolidated with the adjacent lands located at 18550 Sheriff King Street SE, 35 and 36 – 190 Avenue SE.

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APPENDIX III

OUTLINE PLAN

