

LAND USE AMENDMENT  
SILVERADO (WARD 14)  
SOUTH EAST OF 190 AVENUE SE  
BYLAW 250D2016

MAP 22SS

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate 7.45 hectares  $\pm$  (18.41 acres  $\pm$ ) of land in the southwest quadrant of the City, located east of the Community of Silverado. The subject lands are located in the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan. A Land Use Amendment has been submitted in support of this Outline Plan.

The plan area can accommodate an anticipated 1332 units (maximum 1398 under the land use designation) within multi-residential development sites. The street pattern integrates into the greater street network within the neighbourhood and provides multi-modal connections to the future LRT station. The open space system provides pedestrian linkages to the future LRT station and to neighbouring areas of the greater community.

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

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 28

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 250D2016; and

1. **ADOPT** the proposed redesignation of 7.45 hectares  $\pm$  (18.41 acres  $\pm$ ) located at 49 – 190 Avenue SE (Plan 7510093, Block 10) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 250D2016

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**REASON(S) FOR RECOMMENDATION:**

This Land Use Amendment has been developed in accordance with the intent, goals and policies of the Municipal Development Plan (MDP) and the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP). The plan provides an integrated neighbourhood design with the greater community complemented by an effective transportation system.

The proposal exceeds minimum density and intensity requirements, and provides two multi-residential parcels within the greater community, as well as a portion of a proposed storm water retention pond and a vital LRT right-of-way connection.

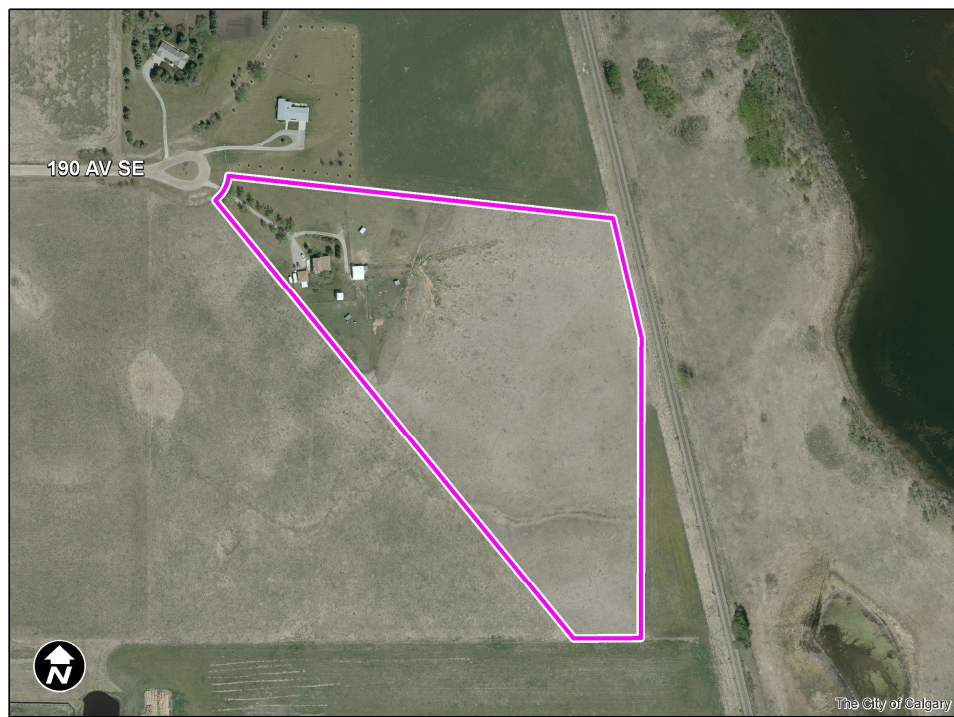
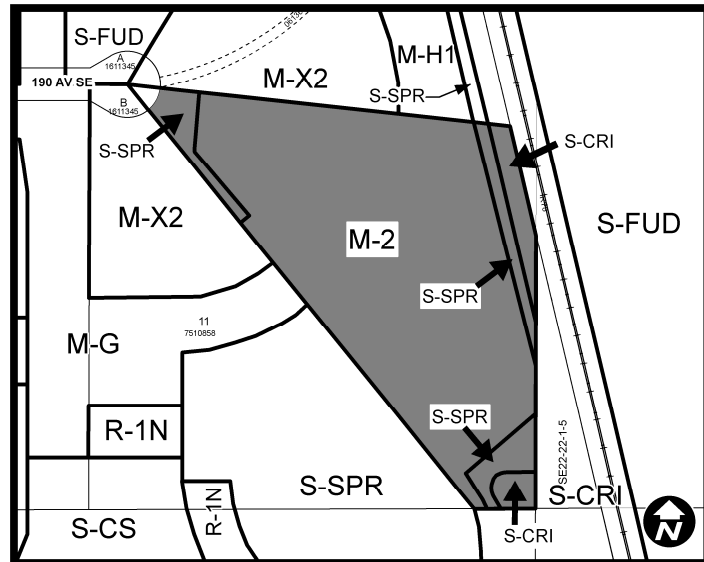
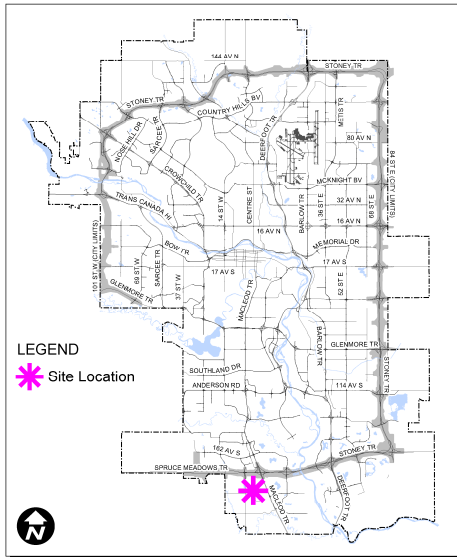
**ATTACHMENT**

1. Proposed Bylaw 250D2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.45 hectares  $\pm$  (18.41 acres  $\pm$ ) located at 49 – 190 Avenue SE (Plan 7510093, Block 10) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District.

**Moved by: M. Foht**

**Carried: 6 – 0**

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**Applicant:**

Silverado Station GP Inc

**Landowner:**

Silverado Station GP Inc

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is situated in the Community of Silverado in the southwest quadrant of the City. It is located east of Sheriff King Street S at 190 Avenue SE, and west of the CP Rail line and future LRT right-of-way.

Future low density residential land and multi-residential development sites surround the parcel, which is located entirely within the 600-metre Transit Station Planning Area. The future LRT station is located less than 200 metres north of the subject site. The CP Rail line and Priddis Slough are located to the east, a future Joint Use Site has been approved to the south west of the subject site and is expected to accommodate a Calgary Separate School Board elementary school, and a storm water retention pond has been approved to the south.

An Outline Plan application for the parcels directly adjacent to the plan area to the north and west were approved by Calgary Planning Commission at its 2016 July 14 meeting, and the associated Land Use Amendment application is scheduled to be considered at the 2016 September 12 Public Hearing of Council.

**LAND USE DISTRICTS**

This Land Use Amendment application seeks to redesignate the subject lands from the current Special Purpose – Future Urban Development (S-FUD) District to to Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate residential development, Municipal Reserve parks, a storm water retention pond, and the future LRT right-of-way.

Residential Uses:

- Multi-Residential – Medium Profile (M-2) District to accommodate an anticipated 1332 multi-residential dwelling units on two large comprehensive development sites;

Non-Residential Uses:

- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate open space, and a Regional Pathway through Municipal Reserve dedication; and

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- Special Purpose – City and Regional Infrastructure (S-CRI) District (PUL) to accommodate the future LRT on the eastern boundary of the plan area, and a portion of a stormwater retention pond in the southeastern corner of the plan.

**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 are protected for comprehensive future urban development.

The anticipated density of 179 uph (72 upa) exceeds the MDP's minimum density requirement for Future Greenfield development and is consistent with the policies for development in proximity to LRT Stations.

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

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

The lands are 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, 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 plan complies with the requirements of the “special density area” of the LRT / TSPA by providing higher residential densities. The anticipated density for the plan is 179 units per hectare (72 units per acre). This exceeds both the required minimum density 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 the policy direction of the South Saskatchewan Regional Plan (SSRP) and is aligned with those policies.

Railway Corridor Working Group

The CP Railway Line is located to the east of the subject plan area. Residential land, identified as Site 1 on the plan, located at the corner of Silverton Boulevard and Silverado Glen Boulevard, will be affected by a 30-metre setback from the railway property line.

The proposed application was reviewed the Railway Corridor Working Group and conditions have been included in the Conditions of Approval for this Outline Plan to ensure that the

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application will comply with the future railway adjacency policies that are anticipated to be considered by Council in the near future.

### **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. The outline plan area lies entirely within walking distance of the future station area. Access to the site will be taken from Silverton Drive SE and Silverton Boulevard SE.

### **UTILITIES & SERVICING**

Water servicing will tie into the existing 300 millimetre watermain along Sheriff King Street S, the future 400 millimetre along 194 Avenue SW 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 S 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.

Stormwater will be collected in a proposed storm pond just to the south of the outline plan area. This stormpond was previously approved. There will be no discharge from this storm pond to the Priddis Slough until the outfall to Pine Creek 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 is required.

### **ENVIRONMENTAL SUSTAINABILITY**

Stormwater will be collected in a proposed storm water retention pond just to the south of the Outline Plan area.

### **GROWTH MANAGEMENT**

Though there was not a growth management overlay, any applicable growth management issues were addressed in Action Plan 2014-2018, which provided infrastructure funding required for this area to develop.

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Though land use may be approved, development on this site will be restricted until such a time as capital infrastructure is completed.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

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

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held by the applicant or Administration.



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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

This application is proposing to redesignate 7.45 ha± of land from Future Urban Development (S-FUD) to M-2 Multi-Residential Medium Profile District. It is anticipated that at buildout the development will accommodate 1200 units in four, five or six story apartments. 0.67 ha± will be dedicated for municipal reserve which will make up the green space/storm water pond on the south PL, the regional pathway on the east edge and a liner park along Silverado Station BLVD SE.

The subject lands are located in south Calgary within the Plan area for the Southwest Community "A" and Employment Centre/Mixed Use Area Structure Plan. This document identifies the subject lands as Residential Redevelopment Area, with the purpose of redeveloping existing small holdings parcels. The land lies entirely within the area identified as an LRT/Transit Station Planning Area, with the intention of providing transit-supportive development for the adjacent proposed Light Rail Transit (LRT) station. The subject area is comprised of approximately 7.45 ha± of land, and is anticipated to accommodate 1200 units. The site is bound by the Canadian Pacific Railway line to the east, the future LRT station and future residential development to the North, and the future alignment of Silverado Station Ave. SE and future residential development to the South West.

The subject lands are currently zoned Future Urban Development (S-FUD). The future LRT station is located directly to the north, medium profile apartment style buildings are proposed to support the future LRT station. In addition to the green space surrounding the storm water pond and the regional pathway to the east a liner park will be provided along Silverado Station BLVD to enhance the pedestrian experience as they approach the LRT station. Connectivity with the local street network and the regional pathway will provide a choice of transportation options; walking, cycling, driving, or using transit.

Silverado Station GP Inc, is requesting the support of Administration, Calgary Planning Commission and City Council on this new development in south Calgary as it conforms to and is consistent with the goals of both Municipal Development Plan and the Southwest Community "A" and Employment Centre/Mixed Use Area Structure Plan's objectives and past and present land use approvals in the area.

