

LAND USE AMENDMENT
SILVERADO (WARD 14)
WEST OF SHERIFF KING STREET NORTH OF 190 AVENUE SW
BYLAW 86D2016

MAP 22SS

EXECUTIVE SUMMARY

This application is for a proposed Land Use Amendment from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District to accommodate a senior's facility and residence.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 February 25

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 86D2016; and

1. **ADOPT** the proposed redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 7 – 190 Avenue SE (Plan 9010690, Block 14) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 86D2016.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment would enable a seniors' facility to be built along a transit route and close to LRT access. The proposed use and intensity of this site are in alignment with the policies of the Area Structure Plan and follow many of the principles for the location of care facilities.

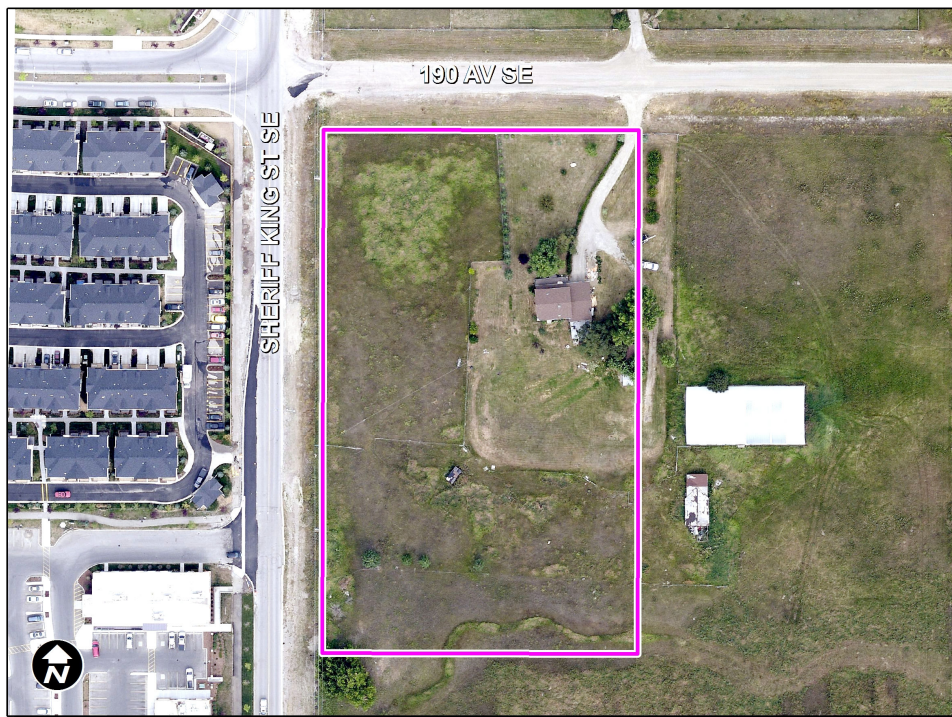
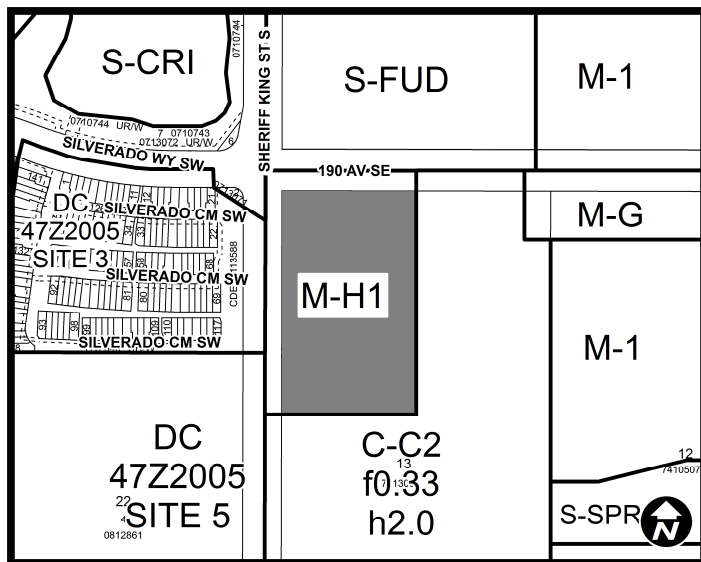
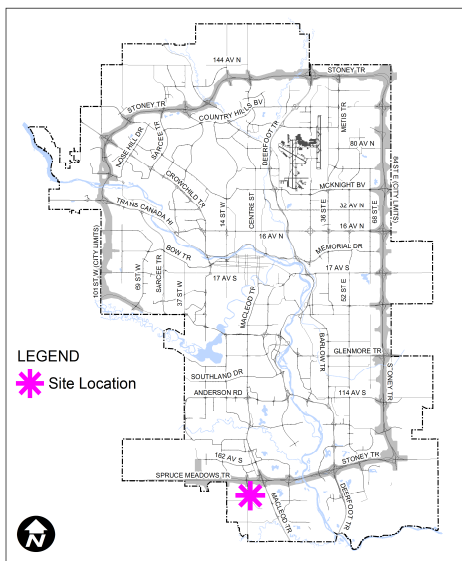
ATTACHMENT

1. Proposed Bylaw 86D2016

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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 1.62 hectares \pm (4.00 acres \pm) located at 7 – 190 Avenue SE (Plan 9010690, Block 14) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District.

Moved by: M. Tita

Carried: 6 – 0

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Applicant:

Brown & Associates Planning Group

Landowner:

Silverado Seniors Village Ltd

PLANNING EVALUATION

SITE CONTEXT

This application is located within the southwest sector of Calgary, within the West Macleod Area Structure Plan.

The subject lands are located and are bounded on the:

- North by 190 Avenue/Silverton Station Way SW;
- East by land designated Commercial – Community 2 (C-C2) District;
- South by land designated Commercial – Community 2 (C-C2) District; and
- West by Sheriff King Street S.

The subject site is a flat parcel of land currently used for a single family dwelling, an associated country residential /agricultural uses. Access to the site is currently from 190 Avenue SW (future Silverton Way SW). No sour gas or well sites exist within proximity of the subject lands. In addition, no noise exposure forecast areas are applicable to the subject lands.

LAND USE DISTRICTS

The existing land use on the site is Special Purpose – Future Urban Development (S-FUD) District which applies to lands awaiting urban development and servicing.

The application is proposing a 1.6 hectare ± site be designated from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District to accommodate assisted living facility with associated uses. This site is intended to accommodate a spectrum of seniors' care options which will range from assisted living to long-term care. Associated uses will include support consumer and medical services, such as a hairdresser and dietician.

LEGISLATION & POLICY

The Municipal Development Plan, Southwest Community 'A' and Employment Centre Mixed Use Area Structure Plan, and Planning Principles for the Location of Care Facilities and Shelters are the documents that guide development on the subject site. The proposal generally complies with the policies in these documents.

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TRANSPORTATION NETWORKS

There are two entry points into the site. The first access will be a right in/right out from 190 Avenue/Silverton Station Way SW. The second access point will be located south of the parcel from Sheriff King Street SW. This access will be right in/right out.

A transit stop is located on the north boundary of the site. This will provide access to the eastbound transit route, which connect to the LRT. Across 190 Avenue SW, the westbound transit route can be accessed.

Regional Pathways are located on two sides of the site, on the west boundary on Sheriff King Street and on the north boundary on 190 Avenue/Silverton Station Way SW. Bikeways will also be provided along 190 Avenue/Silverton Station Way SW.

UTILITIES & SERVICING

Sanitary servicing will be provided by the Pine Creek Sanitary Trunk. Currently, Phase 1 of the trunk is installed from the Pine Creek Wastewater Treatment Plant to the intersection of 210 Avenue and Macleod Trail SE. It is anticipated that the trunk will be extended to the intersection of Sheriff King Street and 194 Avenue SE.

Storm water will utilize the storm water management facility located within the approved East Silverado Outline Plan.

Services will be available to the site 2017/2018.

ENVIRONMENTAL ISSUES

The finding of the records review, site visit and site interviews are summarized as follows:

- 1) No environmental concerns were noted for the property or surrounding properties by the records review.
- 2) There no visible area of environmental concern encountered during the site inspection of the property or surrounding properties.
- 3) No environmental concerns relating to the property were noted by the interview process.

ENVIRONMENTAL SUSTAINABILITY

None.

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GROWTH MANAGEMENT

Servicing will be provided through sanitary and water extensions as per the approved November 2014 City budget.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

A joint open house was held 2015 October 29 with 40 people attending.

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APPENDIX I

APPLICANT'S SUBMISSION

Park Place Seniors Living (Park Place) is proposing a land use redesignation for a ± four-acre parcel of land in south Calgary. The land use redesignation will accommodate a seniors' care facility which includes assisted living, long-term care and associated uses. This facility will fulfill a need for seniors' housing in the south sector of the City. It is ideally located in proximity to the Calgary South Health Campus. This application is the second seniors' facility for Park Place within Calgary. Their first facility is located within the Country Hills Community in the northeast sector.

The subject property is located on the east side of Sheriff King Street and will be one of the first developments to be built east of Sheriff King Street within the Silverton Station neighbourhood. The land is legally described as Plan 9010690 Block 14 and is addressed as 7 190 Avenue SE. Park Place is proposing this use under a M-H1 land use designation. The Area Structure Plan (Southwest Community 'A' and Employment Centre Mixed Use Area Structure Plan) identifies the subject site as a residential redevelopment area. The policies for this area accommodate low density residential development and compatible medium to high density residential uses, local commercial and public uses. This site is located just outside of the 600-metre transit station planning area for the future extension of the LRT line. As a seniors' facility, it is ideally situated to provide access for seniors to transit while enhancing the number of jobs in the area. The proposed use and intensity of this site are in alignment with the policies of the Area Structure Plan and support the future transit oriented nature of the area.