

**ROAD CLOSURE AND LAND USE AMENDMENT
SILVERADO (WARD 14)
EAST OF SHERIFF KING STREET SW AND SOUTH OF STONEY
TRAIL SW
BYLAWS 12C2015 AND 154D2015**

MAP 21SS, 22SS

EXECUTIVE SUMMARY

This application is proposing to close 0.69 hectares \pm (1.70 acres \pm) of road (Plan 0815394, Areas A, B, C, and D) adjacent to 18123 and 18515 Sheriff King Street SW and 17910, 18120, and 18440 Sheriff King Street SE.

This application is also proposing to redesignate vacant land to allow for residential development, 17.83 hectares \pm (44.06 acres \pm) adjacent to Sheriff King Street and the CPR railway. The proposal is anticipated to accommodate 725 units (16.5 units per acres). There will be a variety of housing units including single and semi detached, rowhouse buildings/townhouses and apartments. The area also contains a 1.6 hectares (3.95 acres) central park that contains two tot lots for toddler to pre-teens, an active play space.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

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 12C2015 and 154D2015; and

1. **ADOPT** the proposed closure of 0.39 hectares \pm (0.95 acres \pm) of road (Plan 0815394, Area A, B, C and D) adjacent to 18123 and 18515 Sheriff King Street SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 12C2015.
3. **ADOPT** the proposed redesignation of 17.83 hectares \pm (44.06 acres \pm) located at 18120, 18440 and 18550 Sheriff King Street SE, 18515 Sheriff King Street SW and the closed road (Plan 731309, Block 2; Plan 7410507, Block 3 and a portion of Block 4; NE 1/4 Section 21-22-1-5; Plan 0815394, Area A, B, C and D) from Special Purpose – Future Urban Development (S-FUD) District, Special Purpose - Transportation and Utility Corridor (S-TUC) District, Residential – One Dwelling (R-1) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile Housing (M-1) District, Residential - Low Density Multiple Dwelling (R-2M) District, Commercial – Community 1 (C-C1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and

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|--------------------------------------------------------|
| 4. Give three readings to the proposed Bylaw 154D2015. |
|--------------------------------------------------------|

REASON(S) FOR RECOMMENDATION:

The proposed Land Use amendment proposes a variety of residential districts that will provide a variety of housing options in the community, consistent with the intent and goals of both the Municipal Development Plan and the Southwest Community "A" and Employment Centre/Mixed Use Area Structure Plan. Through the review of a Transportation Impact Assessment, the level of intensity of the proposed multi-storey residential and retail development is supportable with the future servicing and transportation infrastructure upgrades planned by the Province of Alberta and The City.

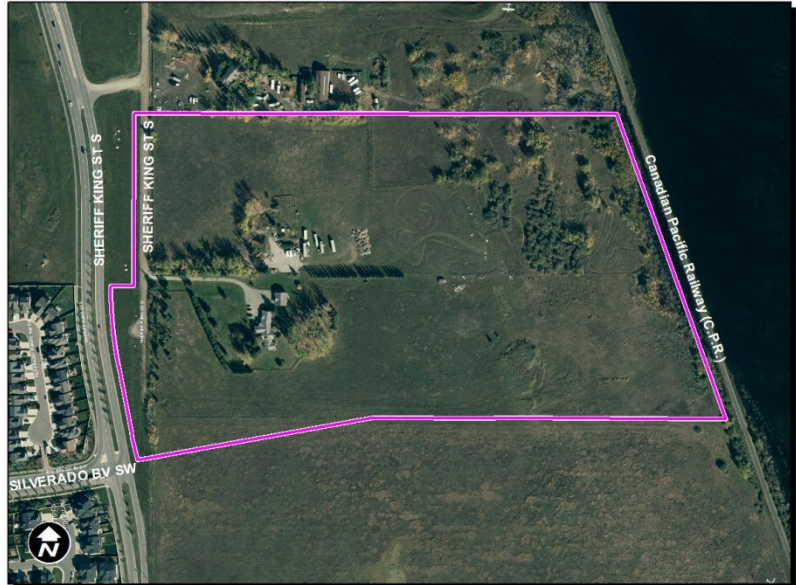
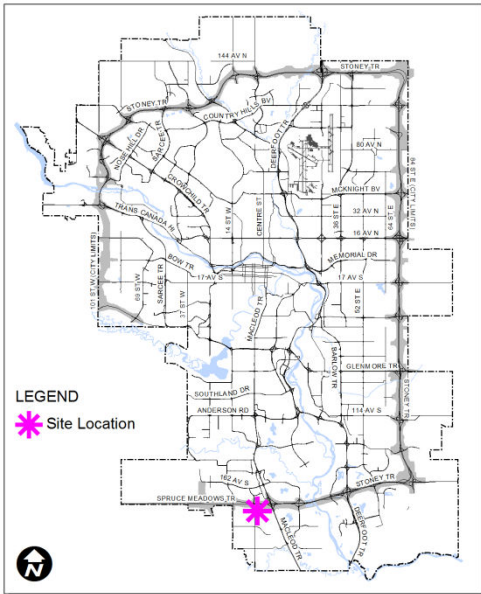
ATTACHMENTS

1. Proposed Bylaw 12C2015
2. Proposed Bylaw 154D2015

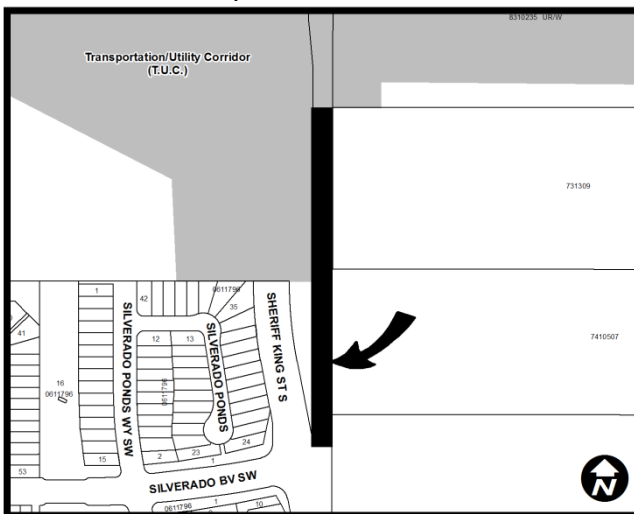
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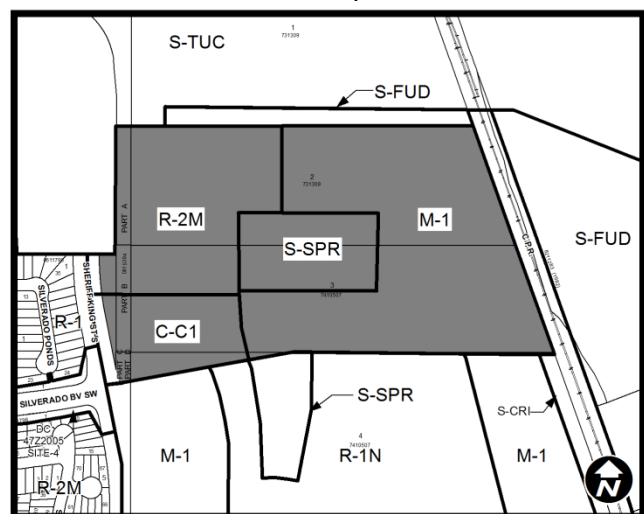
LOCATION MAPS



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 0.39 hectares \pm (0.95 acres \pm) of road (Plan 0815394, Area A, B, C and D) adjacent to 18123 and 18515 Sheriff King Street SW, with conditions (APPENDIX II).

Moved by: D. Mulligan

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 17.83 hectares \pm (44.06 acres \pm) located at 18120, 18440 and 18550 Sheriff King Street SE, 18515 Sheriff King Street SW and the closed road (Plan 731309, Block 2; Plan 7410507, Block 3 and a portion of Block 4; NE 1/4 Section 21-22-1-5; Plan 0815394, Area A, B, C and D) from Special Purpose – Future Urban Development (S-FUD) District, Special Purpose - Transportation and Utility Corridor (S-TUC) District, Residential – One Dwelling (R-1) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile Housing (M-1) District, Residential - Low Density Multiple Dwelling (R-2M) District, Commercial – Community 1 (C-C1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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Applicant:

IBI Group Inc

Landowner:

Cardel West Mcleod Ltd
Rockford Acquisitions Ltd
Global View Foundation Ltd
Her Majesty the Queen in Right of Alberta

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation..</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	Yes	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site.</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the Southwest quadrant of the City of Calgary, within the Southwest Community "A" and Employment Centre/Mixed Use Area Structure Plan.

The land directly to the west of the subject area in the Priddis Slough, zoned Future Urban Development (S-FUD) District but proposed as an Environmental Reserve Wetland in the City of Calgary Wetland Conservation Plan. To the north lies an Alberta Transportation and Utility (TUC), and to the south and to the south The City recently approved and granted second and third readings to Bylaw 32D2013 and has fixed the land use districts in proximity to these lands for primarily residential development.

The subject lands are primarily grass pasture, with some willow and aspen trees; as well as planted grass, trees and shrubs around the acreage sites. The site topography is gently sloped down to the east approximately 15 metres.

LAND USE DISTRICTS

This application proposes a mix of residential land use districts to provide a variety of housing types. The majority of the residential areas are proposed as either Residential – Low Density Multiple Dwelling District (R-2M) to accommodate 171 semi-detached, rowhouse buildings or townhouse dwellings combined.

The balance of the residential area is proposed to be Multi-Residential Residential – Low Profile (M-1)-District

One C-C1 parcel is proposed directly adjacent to Sherriff King Street S, which is anticipated to accommodate small to mid-scale commercial development to support the development as well as the community of Silverado.

DENSITY

The outline plan includes an anticipated 725 residential units. Higher density concentrations are focused along the main entryways into the neighbourhoods, in proximity to the commercial centres, along Sheriff King Street S. This equates to a density of 40.66 upha ± (16.45 upa ±).

When including the anticipated 1.57 hectares ± (3.89 acres ±) of retail and office uses and associated anticipated population numbers for residential units in the development, overall intensity numbers for the entire neighbourhood will increase to approximately 1329 ± persons total, or 77.8 ± persons and jobs per hectare.

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LEGISLATION & POLICY

Municipal Development Plan

The subject site is currently designated as Planned Greenfield with Area Structure Plan (ASP) within the Municipal Development Plan (MDP).

Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan

The ASP identifies the subject lands as a residential redevelopment area and an LRT/Transit Station Planning Area. The Plan area is also shown as being the location of a neighbourhood node

TRANSPORTATION NETWORKS

The plan area is, or will be, served by a well developed network of roads and pathways. Sheriff King Street S currently serves as the local major road and runs adjacent to the proposed development. In the future it will connect Silverado to the City of Calgary's expressway system via a partial interchange with Spruce Meadows Trail to the north. It is also linked to the local collector, Silverado Boulevard SW. The regional pedestrian pathway is proposed on the south boundary of the Plan area.

UTILITIES & SERVICING

Water Servicing will be available through extensions from the existing water distribution feeder mains located in Silverado as well as the extension of the existing water main in Shawville Boulevard SE.

Sanitary Servicing will be managed through the Pine Creek Wastewater treatment Plant. Sanitary sewer mains will extend south from the Outline Plan area.

Storm Water servicing and management is to be provided primarily by the adjacent Priddis Slough Facility and a new storm water management pond to be constructed as part of the recently approved lands immediately to the south (LOC2009-0102). There shall be no discharge to the Priddis Slough until the Pinecreek Outlet is constructed.

Shallow Utilities will be extended from existing infrastructure in adjacent communities.

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ENVIRONMENTAL ISSUES

A Phase 1 Environmental Assessment (ESA) was conducted and submitted as part of the Outline Plan application. The report concluded that the existing wells and septic sewer system should be reclaimed. The report recommends that a hazardous building materials assessment should occur with existing buildings prior to being demolished.

The report concluded that garbage pits may have been used and a loam pile is located on site.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability would be evaluated by Administration through the development permit process

GROWTH MANAGEMENT

The East Silverado growth area ranks 9 out of 24 on the Sequenced List for Developing Areas. This indicates that this area is a high priority area for growth from a corporate perspective. The subject site is within the Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan, which does not include a growth overlay area. Analysis by Growth Management indicates that the leading City infrastructure pieces required to begin development (water, storm, sanitary, fire or transportation services) are budgeted in the current Capital Budget (2015-2018), indicating that a growth overlay for this site is not necessary.

PUBLIC ENGAGEMENT

Community Association Comments

Community Association is in support of the application.

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

No public meetings were held for this file

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APPENDIX I

APPLICANT'S SUBMISSION

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. Furthermore, a significant portion of the land also lies 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. This application not only speaks directly to the design of the subject site, but to the proposed land uses within it.

The subject area is comprised of approximately ± 44.06 acres or ± 17.83 hectares of land, and is anticipated to accommodate a population of approximately 1329 people in 725 units. The site is bound by the Canadian Pacific Railway line to the east and the existing alignment of Sheriff King Street (with 6th Street SW) to the west. Spruce Meadows Trail is north of the development and future neighbourhood growth is planned and approved for the land directly to the south, as proposed by the Southwest Community "A" Area Structure Plan. The Outline Plan area is described as a portion of Section 22-22-01-W5M.

The subject lands are currently zoned Future Urban Development (S-FUD). One large open space will be preserved centrally for S-SPR (MR) while commercial is to be located in the south west portion of the site to provide service to residents within the neighbourhood. The other proposed land uses are designed to provide a variety of housing types and densities that will allow for a mix of ownership types within the same neighbourhood. The Plan proposes several different district types, including townhouse, rowhouse, duplex, and semi-detached (R2-M), low rise apartments (M-1), all of which have the capacity to serve a variety of different populations at different stages of their lives.

Furthermore, connectivity with the local street network and the regional pathway will provide a choice of transportation options; walking, cycling, driving, or using transit.

Global View Foundation and Rockford Development seek the support of Administration, Calgary Planning Commission and City Council on this new development in south Calgary as it conforms and is consistent with the area goals and objectives and past and present land use approval protocols associated with the area.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All existing utilities within the right-of-way are to be protected by easements or o be relocated at the developer's expense.
4. That the closed road right-of-way be consolidated with the adjacent land(s) at 18123 and 18515 Sheriff King Street SW.