

Land Use Amendment and Outline Plan in Silverado (Ward 13) at 1203 Spruce Meadows Trail SW and 1811 Sheriff King Street SW, LOC2021-0152

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Portion of Area H; Plan 8211167, Portion of Utility Corridor) to subdivide 16.78 hectares \pm (41.46 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 16.78 hectares \pm (41.46 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Portion of Area H; Plan 8211167, Portion of Utility Corridor) from Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- The application seeks to establish a new subdivision design and land use redesignation along the north portion of the community of Silverado. This area will be the final residential neighbourhood to complete the Silverado community and is considered contextually appropriate with existing development.
- This application is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan* (ASP).
- What does this mean to Calgarians? This will help to accommodate the needs of different lifestyles and family types and completes an existing community in alignment with the character and the vision for the area.
- Why does this matter? This application would allow for the provision of low-density housing in a complementary extension of the existing community with benefits such as additional park spaces, connections to the existing pathway system and protection of existing wetlands.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 September 23 by B&A Planning Group on behalf of the landowner, Spruce Meadows Limited. The approximately 16.78 hectare site was once part of

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the Transportation Utility Corridor (TUC) for the area and is in the developing community of Silverado, located south of Spruce Meadows Trail SW/Stoney Trail SW, west of Sheriff King Street SW and east of Spruce Meadows Way SW. Alberta Transportation determined that the subject lands were no longer required for the TUC and made the lands available for purchase. The site is mostly surrounded by lands designated for low-density development containing single detached dwellings, townhomes and rowhouses. Additionally, to the south are lands designated for medium-density development containing low-rise apartment buildings.

The current land uses for the subject site contain a mix of low-to-medium-density designations and were originally approved by Council in 2018 April 16 as part of the North Silverado Outline Plan (LOC2017-0069). As referenced in the Applicant Submission (Attachment 3), the proposed land use districts and subdivision layout are in response to current market demands to develop the site.

The vision for the proposed outline plan (Attachment 4) and associated land use redesignation (Attachment 5) is to accommodate a variety of low-density housing options. The anticipated number of units is expected to be approximately 360, which is a reduction from the currently approved outline plan (697 units), however, the proposed density still meets the targets of both the MDP and the ASP. Except for entrance streets, all the roads are identified to be developed at a residential standard. As shown in the outline plan data sheet (Attachment 6), the application proposes the dedication of 0.92 hectares of Environmental Reserve (ER) to protect two existing wetlands and the associated drainage course. In addition, the application proposes 1.59 hectares of Municipal Reserve (MR) which will include a programmable central park and a naturalized pollinator park, offering environmental benefits and educational opportunities. Connections to the surrounding open spaces will be maintained through the provision of sidewalks, local pathways, trails, and walkways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate.

The applicant has indicated that the following community outreach activities were conducted: project website (went live in January 2022); postcards sent to neighbouring residents (2,500 hand delivered in January 2022); community signage (posted 2022 January 21 through 2022 February 05); online public information session (held on 2022 February 03 with 98 attendees); and a post-event survey to attendees (2022 February 18 to 2022 February 25 with 6 responses).

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The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners. Administration received 25 letters in opposition to the application from the public. Reasons for the opposition are summarized below:

- negative impact on traffic and on-street parking;
- negative impact on the character of the existing neighbourhood;
- increase in noise and light pollution;
- inappropriate location for the proposed density;
- the land should be made into a city park;
- should not have development occurring on wetlands and greenspace;
- negative impact on wildlife;
- proposal is not in alignment with the City's declared statement on a climate emergency;
- inappropriate to replace the R-1s Districts for R-G Districts; and
- preferred original plan which included a greenspace within the western portion of the plan.

The Silverado Community Association (CA) was circulated for comment but did not submit a formal response at the time of writing this report. Foothills County was circulated for comments as the application falls within the Intermunicipal Development Plan boundary. The County responded on 2022 April 04 indicating that they did not have any objections to the proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Administration worked with the applicant to ensure the proposal protects the existing wetlands and provides open spaces and opportunities for low-density building forms that are complementary to the rest of the community. While the proposed density is a decrease from the density allotted within the currently approved outline plan, it conforms with the ASP which states that 'low-density residential land uses shall be the predominant use of land'.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms that is complementary to the existing community. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable

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climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a wider variety of housing types, including rowhouse units, with the option to include secondary suites or backyard suites would contribute to Calgary’s overall economic health by providing diverse and potentially more affordable housing for new residents within Calgary’s city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Proposed Outline Plan Data Sheet
7. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform