WHAT WE HEARD REPORT

Outline Plan & Land Use Redesignation - March 2022

SILVER SPRUCE
SILVERADO

1.0 BACKGROUND

Apex Development submitted an Outline Plan and Land Use Redesignation to the City of Calgary for its Silver Spruce Project, about 41 acres of land located north of the existing community of Silverado. The site is located south of Spruce Meadows Trail SW, west of Sheriff King Street SW and east of Radio Tower Creek. Silver Spruce is envisioned to be a residential neighbourhood that reflects the existing character of Silverado by offering a diversity of low-profile housing and well-connected park spaces within close walking distance of residents.

The Outline Plan and Land Use Redesignation submission revises a 2018 approved plan for the property. The new plan redesignates most of the site to accommodate a lower profile housing product.The anticipated number of units is expected to be approximately 350, down from 750 in the currently approved plan. The new plan includes dedication of 10% open space which is in line with the provincial requirement. The original plan included 21% open space to balance the higher density land use districts.

SILVER SPRUCE SILVERADO

ANTICIPATED PROJECT TIMELINE

Summer 2021
Preparation of technical studies and application

September 2021
Submission of Concept Plan and Land Use Redesignation

January 2022
City of Calgary circulation of application

February 3, 2022
Online Public Engagement Session

March 2022
What We Heard Report prepared

Spring 2022
Updates to Concept Plan and application based on feedback

Spring 2022
Updates to stakeholders on revised plan

Spring/Summer 2022
Calgary Planning Commission and Public Hearing

2.0 OUTREACH ACTIVITIES

The following outreach methods were used to raise awareness and respond to questions about the project. The promotions invited stakeholders to attend the online engagement session. The website was promoted to share information about the application and ongoing project updates.

Project Website
silversprucecalgary.com went live January 2022

Postcards to Silverado Residents
2,500 postcards hand delivered on January 20, 2022

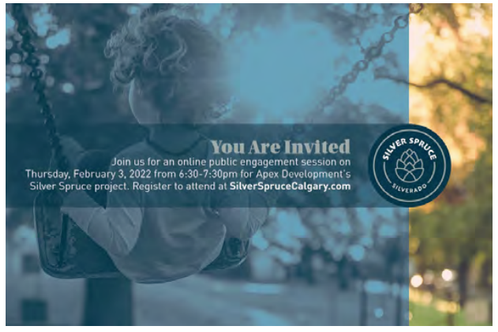
Community Signage
Posted January 21 through February 5, 2022

Online Public Information Session
February 3, 2022 - 182 registered, 98 attended

Post-event survey
From February 18 to February 25, 2022 - 6 responses

Email update
Sent February 18, 2022 sharing Engagement Session Q&A

100 RECIPIENTS
85 RECIPIENTS OPENED THE EMAIL
21 VIEWED THE Q&A DOCUMENT
13 CLICKED TO VIEW THE WEBSITE
8 OPEN THE SURVEY LINK
6 COMPLETE THE SURVEY



3.0 WHAT WE HEARD

The project team shared information, collected feedback and responded to questions from the Silverado Community through online engagement tactics. The following provides an overview of the feedback we received. This report includes the comments and questions posed during the Online Q&A, along with the project team responses. Through out engagement, we received:

119 Distinct Comments
and questions during the online Engagement Session

12 Stakeholder
email queries

6 Online
survey responses

Following the online event, the project team prepared a Q&A document to respond the questions and comments received during the session. An email was sent out to all attendees to share the Q&A document and provide a link to the online feedback survey. The email was sent to 100 recipients. 85 people opened the email, while only 6 filled in the engagement survey to provide additional feedback.

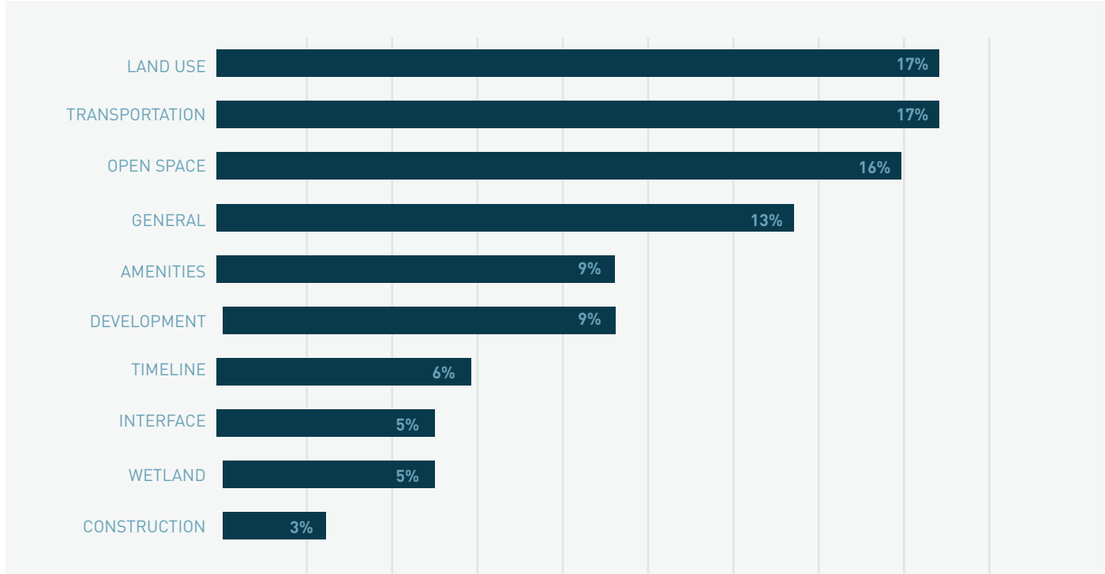
PUBLIC ENGAGEMENT SESSION QUESTIONS & COMMENTS

The public engagement session was held online on February 3, 2022, from 6:30pmto 7:30pm. Stakeholders were able to register for the session through the project website, which was promoted through a postcard, community signage and Community Association website and Facebook posts.

- 98 people attended the Public Engagement Session
- Of the 98 attendees, 43 shared a question or comment
- There were 119 distinct comments and questions, 31 comments and 88 questions

The majority (71) of the distinct comments received during the session were neutral in sentiment. These comments were mostly questions about the project. 17 attendees shared 39 negative comments about the project, with one stakeholder sharing 15 of the total 39 negative comments (38%). Most of the negative sentiment questions and comments related to transportation, land use and open space themes. Of the positive comments received (9), most expressed support for the proposed revisions to the plan.

We received 119 distinct comments that broke out into the following themes:



4.0 QUESTIONS AND ANSWERS

We appreciate all the questions and comments received during the February 3, 2022 presentation. This document shares the verbatim feedback collected during the event. The project team has provided responses to questions and has documented the feedback received through comments. Repeating questions and comments from individual stakeholders have been merged. Stakeholder names have been replaced with ID numbers. Feedback has been grouped into themes.

AMENITIES

ID	Question/Comment	Response
15	**Any intention of building a small dog park?**	We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities that can be offered.
17	**The current land is used by quite a few pet owners as a nice open area for pet walks/areas to play. Any chance there are plans for an off leash dog park area?**	Thank you for your comment. We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities that can be offered.
20	**I would like to voice support for a contribution/donation from the developer as a good will gesture to the community for a center as already designated but never built.**	Apex has met with the Silverado Community Association to share information about the project. Apex will reach out to the SCA directly to learn more about the community needs.
23	**The Silverado Community Association Welcomes any feedback and participation in regards to community buildings and/or amenities like an ice rink.**	Apex has met with the Silverado Community Association to share information about the project. Apex will reach out to the SCA directly to learn more about the community needs.
26	**I'm excited about the natural space playground proposed in the east central area**	Thank you for your feedback.
32	**6 to 12 is great for a play space.**	Thank you for your feedback.

AMENITIES *continued*

ID	Question/Comment	Response
32	**This is not a question, but I would rather see a dog park or a skate park for the community over what's proposed for the north- west corner of the plan.**	Thanks for your comment. We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities that can be offered.
32	**Is there any direction for kids 13+ i.e.: skate park, bike park, Basketball court**	Thank you for your comment. We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities the park spaces can offer.
36	**A lot of people walk there dogs currently in that area. Is a dog park an option?**	Thank you for your comment. We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities that can be offered.
42	**Dog park?**	Thank you for your comment. We hope to gather more feedback from the community on the types of amenities offered in the park spaces. There are some spatial limitations on the type of recreational amenities that can be offered.
44	**Will Apex be contributing to enhance the community such as providing funding to help build a hockey rink or community centre for example?**	Apex has met with the Silverado Community Association to share information about the project. Apex will reach out to the SCA directly to learn more about the community needs.

CONSTRUCTION

ID	Question/Comment	Response
16	during development, how will traffic of heavy equipment thru existing residential be managed?	The developer will seek a construction access agreement through the Province's Transportation Utility Corridor land. No agreement is currently in place. Construction will occur in a respectful manner. All construction will adhere to the City of Calgary rules and regulations.
26	When the land is prepared for the new properties will the large equipment required to prepare the land have access from Sherriff King rather than the existing residential access sites	The developer will seek a construction access agreement through the Province's Transportation Utility Corridor land. No agreement is currently in place.
34	Where will all the construction traffic go and will the streets be kept clean? What is the duration of the construction?	The developer will seek a construction access agreement through the Province's Transportation Utility Corridor land. No agreement is currently in place. Construction will occur in a respectful manner. All construction will adhere to the City of Calgary rules and regulations. We anticipate full build out to take approximately five years.

DEVELOPMENT

ID	Question/Comment	Response
3	"Any estate builders; custom builder for the west end? Do you have estates builder in the new subdivision? I presume not. Excel is not an estate builder my understanding is. (x3)"	It is expected that two builders will offer new homes in the development. Excel Homes will be one of the builders. To view an example of an Apex community, please check out creekstonecalgary.com in which Excel Homes is also a builder.
4	the lots in the 500 Silverado Ranch Manor sold for $350K to $500, with house values at $1MM+. what do anticipate the value of the homes in the area just right east of the new pollinator area?	The homes will be valued at market compatible rates for new, single-family homes at the time of construction.
5	What's the likelihood that owner will sell to you? What's the current status of that?	Apex has a conditional purchase agreement on the subject land.
5	So you do own this land now?	The current landowner is Spruce Meadows. Apex has a conditional purchase agreement on the subject land.
7	For newer residents in Silverado, who is the current owner of the land? Second question is will Excel be exclusive builder?	The current landowner is Spruce Meadows. It is expected that two builders will offer new homes in the development. Excel Homes will be one of the builders.
9	The existing builders/developers in Silverado so far have been able to maintain a level of quality in development and home building like Augusta etc.. Our concern is the would Excel Homes be able to deliver to the same quality, since we can see from online reviews that Excel does not have the best reviews, just being honest...?	Please visit Excel Homes at excelhomes.ca or a current showhome to view Excel's product offerings. To view an example of an Apex community, please check out creekstonecalgary.com.

DEVELOPMENT *continued*

ID	Question/Comment	Response
12	I think that the question with respect to "affordable housing", the specific questions is what price range is being considered?- $175,000 to $500,000 etc.	The homes will be valued at market compatible rates for new, single-family homes at the time of construction.
14	What other conditions exist on the purchase of the land?	The purchase is contigent on the approval of the Outline Plan.
21	If this is part of Silverado why the different name? Wouldn't that be confusing?	The name "Silver Spruce" is intended to connect the neighbourhood with the community of Silverado while also representing the ownership history of the land.

GENERAL

ID	Question/Comment	Response
3	"2017-0069 plan is significantly better. Lots of concerns Right now it's not a win win (x3)"	Thank you for your feedback.
3	A strong petition is being put forward on various grounds	Thank you for your feedback. Stakeholders can provide their comments to the project team through the website at silversprucecalgary.com or email at mmcclary@bapg.ca.
3	Thank-you for the information	Thank you for your time.
11	Can you please let people know that they can still submit comments to the City of Calgary Community Planning contact Jarred Friedman by email at jarred.friedman@calgary.ca	Thank you for your comment. We will share Jarred's contact information with attendees.
12	Will the 2018 plan also be posted on your website for comparison purposes?	The plan approved in 2018 is included in the presentation (Slide 9) posted on the Silver Spruce website.
12	Overall, I like this revised plan.	Thank you for your feedback.
13	I want to raise a question that has come up a few times. There is land for a community centre. However, there are no funds to build a community centre. Is Apex able to help financially contribute to the community centre?	Apex has met with the Silverado Community Association to share information about the project. Apex will reach out to the SCA directly to learn more about the community needs.
13	There is a lot of give and take. For almost 15 years this has been an on-again and off-again project. This is something that was always going to happen, whether the community liked it or not. Overall, this is a pretty good balance that reduces the density.	Thank you for your comment.
15	Thank you for your time and fielding the questions! Enjoy your evening.	Thank you for your time

GENERAL *continued*

ID	Question/Comment	Response
16	I attempted to send an email with questions from when I signed up, but the email did not work. Please advise.	Stakeholders can provide their feedback to the project team through the website at silversprucecalgary.com or email at mmcclary@bapg.ca. Stakeholders can also provide their feedback directly to The City File Manager, contact Jarred Friedman by email at jarred.friedman@calgary.ca "
19	So, the concerns of the 2018 plans was NIMBYs? Great! I'm on record as being FOR the 2018 plan.	Thank you for your feedback.
21	As home owners who backs onto the proposed development We are much happier with your plan. The similar housing type behind us (detached homes), add parks, preserved wetland and lower density and is everything we could hope for as we were strongly opposed to the previous plan.	Thank you for your feedback.
26	This looks like a much more acceptable use of the land to fit in with the existing neighbourhood	Thank you for your feedback.
26	If people think this land isn't going to be developed, you're wrong. What we have here is a more viable option than the original plan	Thank you for your feedback.
37	Will this PowerPoint be available to us post call?	The Engagement Session presentation and recording will be shared on the project website at silversprucecalgary.com.
44	Thanks for this, it was helpful information. My opinion is there needs to be additional revisions to get the community buy-in but I think we can get there.	Thank you for your feedback.

INTERFACE

ID	Question/Comment	Response
15	Sound mitigation (walls on 22x)??	A noise analysis report has been requested by the City for the Silver Spruce residential development adjacent to Stoney Trail SW and Sheriff King Street SW. The report will be required before subdivision of the site to identify if any noise attenuation is required to support the new development.
21	How will the elevation change as there is a big hill on the north east corner	Grading within the site will have to match the existing grade of the Transportation Utility Corridor, which runs along the north edge of the site boundary. The peak of the NE hill within the site will get shaved down to smooth out the grade of the plan area.
28	There is a small hill in the NE area now. Just wondering if you will be flattening the hill to build house. Will you flatten the small hill in the NE area? (x2)	Grading within the site will have to match the existing grade of the Transportation Utility Corridor, which runs along the north edge of the site boundary. The peak of the NE hill within the site will get shaved down to smooth out the grade of the plan area.
35	Loss of the north-central park has a direct impact on the home value and quality of life for homes bordering that area. Will Apex commit to providing trees or similar along the walking path to create privacy for those impacted homes?	There will be a minimum 20 meters (65 feet) open space setback between existing property lines and the subject site. This 20 meters is based on the width of the Silverado Residents Association open space network around Silverado. The pathway belongs to the Silverado Residents Association.
37	Sound barriers?	A noise analysis report has been requested by the City for the Silver Spruce residential development adjacent to Stoney Trail SW and Sheriff King Street SW. The report will be required before subdivision of the site to identify if any noise attenuation is required to support the new development.
44	Is there a plan to build a barrier along Stoney for sound and access considerations?	Screening will be installed along the boundary of the Transportation Utility Corridor. Details on the type of screening will be determined as plans are finalized.

LAND USE

ID	Question/Comment	Response
3	the 20178 plan is more like for like	Thank you for your comment. The R-G designation is intended for double front-drive garage, single-detached homes.
3	Then why not R1S? So why not R-1S? My understanding R-1S has single family dwelling. Why has the R1S housing designation not been put in areas where the existing homes are estate level of architectural controls. R1S why not? (x5)	Apex intends to build double front-drive garage, single-detached homes on all laneless blocks designated R-G. With respect to single-detached homes, R-G provides flexibility in lot width when working at the subdivision level. With the R-G designation, the minimum lot width to accommodate a double front-drive, single-family home is 29 feet. This is only a 3 foot difference from the minimum allowed in R-1s which is 32 feet.
3	So basically you want to put row housing behind estate level homes. Let's have a 2 million homes with row houses behind it... makes no sense. So again have large lots next to small lots? Capitalism at its finest So why have you not considered like kind and quality homes? In an estate subdivision you have like kind of quality. Let's look at Springbank maybe we put row houses there. The plan is not representative to like kind and quality of the neighbouring homes. Specifically we have added noise pollution, increased shadowing and light pollution in the west end of the development. Having homes behind the estate area makes a significant devalue of the properties. The new plan certainly is not representative for any consideration to the estates subdivision of silverado. Not representative of the existing homes in the community (x7)	The areas proposed as R-G are intended for double front-drive garage, single-detached homes. The existing SRA linear open space network provides a 20m buffer area between existing and future lot lines.

LAND USE *continued*

ID	Question/Comment	Response
3	Why has the zoning changed behind the Estates area changed from SSPR to RG?	The design of the west park and residential area was altered to increase public accessibility and visibility to the park space for ease of access, future maintenance and safety considerations of users.
3	There is no gas station in silverado its orginal intent was to be a quiet bedroom community	Thank you for your comment.
9	So R-G seems to be in a not set in stone for single family, as Patrick said, correct? what else can come in its place, from developer, if we may ask, since it will impact the density.	R-G (low density, mixed housing) can accommodate single-detached, semi-detached and townhouses. Apex is intending to put in front-drive garage, single-detached housing in the areas identified as R-G.
12	It looks like the housing in the west corner of this plan has further encroached behind the 500 cul de sac of Silverado Ranch Manor SW.	The design of the west park and residential area was altered to increase public accessibility and visibility to the park space for ease of access, future maintenance and safety considerations of users.
15	you said "intended" single family... what guarantee? As a resident who backs onto this space WE paid a premium not to look a townhouses?	Apex is intending to put in front-drive garage, single-detached housing in the areas identified as R-G.
15	Thanks for the response. Obviously the attached landowners would want SF detached.	Thank you for your comment. It is Apex's intent to put in front-drive garage, single-detached dwellings in the areas marked R-G (yellow).
15	Also, I believe the major concern is the individuals backing on to the proposed development want SF as we were promised and have on our original purchase maps. The inner spaces are of less concern.	The proposed plan locates R-G designated lots along the south property line. The R-G area will be front-drive garage, single-family homes.

LAND USE *continued*

ID	Question/Comment	Response
15	RG - Zero lot line?	Zero lot line subdivision accommodates single-detached homes in the R-G land use designation. The minimum lot width for a double front-drive garage, single-detached home in a zero lot line subdivision is 29 feet.
21	Can you clarify on the plan that yellow area are single detached and orange is semi-detached?	The yellow area is R-G (low density, mixed housing) and can accommodate single-detached, semi-detached and townhouses. Apex is intending to subdivide the land to accommodate front-drive garage, single-detached housing in the areas identified as R-G. The orange area is R-Gm (low density, mixed housing) which does not allow for single-detached housing. Apex is intending to subdivide the land to build laned, semi-detached homes and laned, townhouses in the R-Gm areas.
24	The Setback between the utility corridor and the path way. To include the road then dwelling specifically for pan handle or the portion between utilities corridor and the current walkway. How is this going to be fit along with the 20 m setback mentioned in the presentation. There is a reason to why s-spr	The proposed plan accommodates a public road along the north property line for access to the park space and future residential lots on the subject site. The existing SRA linear open space network provides a minimum 20m buffer area between existing and future lot lines.
28	Will there be any affordable housing included in the plan now?	This development does not include affordable or below-market priced housing. The housing product will be priced at market rates.
30	I would prefer the west green space be extended east to the start , or near to the start, of 500 ranch manor block. That would move the cul de sac slightly more east	Thank you for your feedback.
30	What is the proposed frontage of these single homes?	On all laneless blocks designated R-G the intent is to build double front-drive garage, single-detached homes. With respect to single-detached homes, R-G provides flexibility in lot width when working at the subdivision level. In the R-G designation, the minimum lot width to accommodate a double front-drive, single-family home is 29 feet.
40	Will there be a percentage allotted of affordable housing in this project?	This development does not include affordable or below-market priced housing. The housing product will be priced at market rates.

OPEN SPACE

ID	Question/Comment	Response
1	Is there a pathway along the wetland park? Are they paved? Who clears them?	A 1.5m granular trail is proposed along the retained wetland and drainage course.
3	its unmanicured pathway right?	The current landscape concept for the west park proposes a natural, granular trail throughout the park. The central activity park proposes a local park pathway connecting to the activity area and naturalized granular trail running along the preserved drainage.
3	and you took most of that green space from the estates subdivision area	There has been a reduction in green space with the newly proposed plan. The proposed plan includes 10% park space, whereas the currently approved plan is 21%. Apex is balancing a reduction to the density (700 unit currently approved to 350 units proposed) and providing park space. At 10%, the proposed plan meets requirements for new development. Two open space areas are proposed in the plan, one in the west plan area (Naturalized Pollinator Park) and the other in the east plan area (Activity Park/Naturalized Park).
3	let's determine what is the net green space. Wetlands class 3 are protected and it is being double dipped	The 10% Municipal Reserve open space dedication includes the west park and activity park. The retained wetland and drainage areas are not included in that calculation as they are considered Environmental Reserve which is in addition to the 10% open space.
3	Definitely not in favor of this plan..1. Effective green space is lowered.. Its lower green space, no additional services, more pollution. Less green space; less so basically you took away effective green space in the new plan (4x)	There has been a reduction in green space with the newly proposed plan. The proposed plan includes 10% park space, whereas the currently approved plan is 21%. Apex is balancing a reduction to the density (700 unit currently approved to 350 units proposed) and providing park space. At 10%, the proposed plan meets requirements for new development.
3	west end high end homes; unmanicured; east end lower end homes let's put manicured lawns and parks..hmm	The naturalized pollinator park is planned as a compatible amenity and transition to the Radio Tower Creek natural amenity lands adjacent Silverado. The east Activity Park is planned to provide a dedicated activity space located centrally to the future residents of Silver Spruce while accessible to all Silverado residents via the SRA open space network.
8	Who is going to pay for the new green areas if the SRA isn't?	The proposed park spaces will be constructed by the land developer, Apex. The parks will be public park spaces and ultimately owned and maintained by The City of Calgary.

OPEN SPACE *continued*

ID	Question/Comment	Response
14	**Thank you for sharing this information for the currently proposed plan. There are a lot of positive items that I am sure the community supports. Some of my concerns include: When comparing the currently approved plan, there was significantly more green space, SSPR space. One SSPR space is being replaced with homes entirely. The other NW corner space has been significantly reduced in size. There are concerns about the cul-de-sac as well. If RG throughout is necessary, if the goal is single-detached homes, why can't R1-S be used in certain sections instead? What other conditions exist on the purchase from Spruce Meadows. There was mention that zoning needs to change as a condition.**	The original plan does include more green space. The original plan offsets impacts of the high density residential with a higher-than-average amount of green space. The proposed plan is offering a more typical amount of green space with a lower density residential development. RG spreads the density more evenly across the site which helps meet the minimum density requirement by the City of Calgary. RG also provides more flexibility of lot widths. The City of Calgary requires that public park spaces are accessible to public streets for safety and maintenance reasons. The purchase is contingent on the approval of the Outline Plan.
16	**I see that the green space is greatly reduced. possible to put a public pathway alongside Stony Trail for easier access over to Shawnessy for walkers/bikers?**	The original plan offsets impacts of the high density residential with a higher-than-average amount of green space. The proposed plan is offering a more typical amount of green space with a lower density residential development. The new plan provides the 10% open space requirement for new development. The Transportation Utility Corridor (TUC) is owned by the Province and borders the Silver Spruce site to the west, north and east. The Silver Spruce plan proposes a pathway connection to the existing pathway on Sheriff King Street. The Parks Foundation Calgary's Greenway is located within some portions of the TUC. We are unaware of plans for this section of the TUC however please refer to the website for further details www.parksfdn.com/greenway.
18	**Is it possible for resident to decide not to be a member of SRA**	Future residences in Silver Spruce will be required to contribute to the SRA through a caveat that will be registered on all new titles.
22	**Does this mean the SRA will not maintain anything in Silver Spruce?**	The proposed park spaces within the Silver Spruce area will be owned and maintained by The City of Calgary. The residences will be members of the Silverado Residents Association and will pay their annual fees for the maintenance of the SRA lands.

OPEN SPACE *continued*

ID	Question/Comment	Response
27	**Because the hill on the north east side is such a great viewing place, perhaps a pathway system could be added and a bench to enjoy the amazing views? Or will it be totally gone?!**	Grading within the site will have to match the existing grade of the Transportation Utility Corridor, which runs along the north edge of the site boundary. The peak of the NE hill within the site will get shaved down to smooth out the grade of the plan area.
30	**Who is responsible for upkeep?**	The proposed park spaces within the Silver Spruce area will be public park spaces and will be owned and maintained by The City of Calgary.
30	**City of Calgary do not do a very good job compared to SRA. Will their commitment duties be clearly outlined. Poor upkeep by city behind us**	Thanks for your comment. The City of Calgary Parks directs their own standards and guidelines for maintaining park space. Concerns can be addressed to The City through 311 and your Councillor's office.
32	**Will this new area become part of the current Residence association, a group who is responsible for maintaining green space and walkways?**	The proposed park spaces within the Silver Spruce area will be owned and maintained by The City of Calgary. The future residences will be members of the Silverado Residents Association and will pay contributions for the maintenance of the SRA lands.
32	**If the SRA is not taking on extra maintenance costs for the new parks, who will be responsible for the maintenance of these areas?**	The proposed park spaces within the Silver Spruce area will be public park spaces and will be owned and maintained by The City of Calgary.

TIMELINE

ID	Question/Comment	Response
2	Hi. Thank you for all the information. Can you share what the project timeline is?	If the Outline Plan and Land Use Redesignation is approved in Spring 2022, Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023. We anticipate full build out to be approximately five years.
3	So will there be another reiteration or is this what you are planning?	We will gather feedback from public engagement and the formal City circulation process. Following a review of the feedback received, we will determine if revisions to the plan are required. Any updates will be shared on the website SilverSpruceCalgary.com and shared with stakeholders.
9	seems like developer is saying this is a quicker, in-out project for them, any timelines in case the proposal goes through?	The Outline Plan and Land Use Redesignation may be approved in Spring 2022. Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023. We anticipate full build out to be approximately five years.
21	What is the projected project completion date, an estimate is ok. Just wondering how long we will be in construction for	The Outline Plan and Land Use Redesignation may be approved in Spring 2022. Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023. We anticipate full build out to be approximately five years.
33	What is the anticipated timeline from initiation to completion	The Outline Plan and Land Use Redesignation may be approved in Spring 2022. Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023. We anticipate full build out to be approximately five years.
40	If all things are approved when would development begin? How long are you projecting this will take to finish?	The Outline Plan and Land Use Redesignation may be approved in Spring 2022. Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023. We anticipate full build out to take approximately five years.
43	how much time approx. for a detached home possession from now	The Outline Plan and Land Use Redesignation may be approved in Spring 2022. Apex Developments would like to begin development in summer 2022, with the first homes constructed in early 2023.

TRANSPORTATION

ID	Question/Comment	Response
3	Why has silver spruce way cul-de-sac been extended ? The approved 2017-0069 plan was much more reasonable on the west side	The design of the west park and residential area was altered to increase public accessibility and visibility to the park space for ease of access, future maintenance and safety considerations of users.
5	Silverado skies link currently has parked cars both sides + bus + 2 directions of local traffic. Did you analyze the increase in traffic per the 3 connecting roads?	The existing Transportation Impact Assessment (TIA) for the subject site assumed 700+ residential units. The study concluded that, "Roadway daily link volume analysis confirmed all internal community roadway links would continue to operate within their respective guidelines after the addition of outline plan traffic. Therefore upgrades to intersection controls or roadway classifications are not required to accommodate outline plan area site traffic." It is noted that the newly proposed outline plan includes 350 residential units which is half of the traffic originally anticipated.
6	Can there be an appeal to a road connector of Silver Spruce Road to Sheriff King St? As I live along Silverado Skies link the traffic is already onerous at times and additional is a huge worry.	The land between the subject site and Sheriff King St is owned by the Province as part of the Transportation Utility Corridor (TUC).There is no additional connection to Sheriff King Street from Silverado in the Provincial plans due to distance considerations to the interchange and ramps of Highway 22X plans.
9	The park space on north west corner, connected by Silver Spruce Way, is there any parking facility for residents (with limited mobility) who get to use the park, since the cul-de-sac seem small around the beginning of this green zone on north east side?	Parking will be accommodated along the road connecting to the cul-de-sac. There is access to the proposed pathway from the cul-de-sac.
10	Traffic is congested at Silverado Blvd/Silverado Skies Link during peak hours. We have to wait for a long time on Silverado Skies Link to turn left onto Silverado Blvd from time to time. After the Silver Spruce project is developed, traffic at that location will be worse. Can we have a traffic signal or roundabout there as one of solutions?	The existing Transportation Impact Assessment (TIA) for the subject site assumed 700+ residential units. The study concluded that, "Roadway daily link volume analysis confirmed all internal community roadway links would continue to operate within their respective guidelines after the addition of outline plan traffic. Therefore upgrades to intersection controls or roadway classifications are not required to accommodate outline plan area site traffic." It is noted that the newly proposed outline plan includes 350 residential units which is half of the traffic originally anticipated.
15	Perfect question. Skies Link is brutal and far to narrow!	Thank you for your feedback. We have heard from a few stakeholders about Silverado Skies Link.

TRANSPORTATION *continued*

ID	Question/Comment	Response
21	**The previous plan had an emergency vehicle access on the east side. Is that no longer being built or is required?**	The proposed plan reduces the number of residential units on the subject site and does not require an emergency vehicle access. The proposed internal road system provides sufficient access points in case of emergency.
22	**who currently owns the land? Is this the reason the city of Calgary "had no room" to make an exit out to Spruce Meadows trail heading east? How is the increased traffic going to be dealt with?**	The Province owns the Transportation Utility Corridor land north of the site where Spruce Meadows Trail/Highway 22X is located. The project team is unable to speak to plan design decisions for the Provincial infrastructure of Spruce Meadows Trail/Highway 22X.
22	**Access and ability to exit silverado has all been downhill since the ring road... this seems like it will just make things worse. The whole of silverado was never well designed - especially once they developed the ring road! (x2)"**	Thank you for your feedback.
22	**why can you not build a road straight out West to the spruce meadows drive exit?**	Radio Tower Creek is a protected natural area between Spruce Meadows Way and Silverado. No roads are planned to cross this area between Spruce Meadows Trail/22X and 194 Avenue SW.
22	**The ring road has clearly impacted traffic in Somerset... was that taken in to consideration?**	The area Transportation Impact Assessment (TIA) is updated when area conditions change, this can include new infrastructure or population changes. The newly proposed plan reduces the unit count from 700 to 350. Therefore, an update to the TIA is not required as the current road network is approved to support traffic numbers and movements in excess of what would relate to the proposed plan.
29	**Is the traffic going to filter to Silverado Blvd to Sheriff King St?**	Most traffic is expected to connect from the subject site's three access points to Silverado Blvd to access Sheriff King Street.
29	**Most homes have 2 vehicles plus school drop offs will create more traffic at peak periods.**	Thank you for your comment. The Transportation Impact Assessment does model projected vehicle volumes and peak periods.
32	**Has there been an updated traffic study completed as the previous one was done over the summer when school was not in?**	The Transportation Impact Assessment does model projected vehicle volumes and peak periods. The newly proposed plan reduces the unit count from 700 to 350. An update to the TIA is not required as the current road network is approved to support an additional 700 units, more than the current proposed 350 units.

TRANSPORTATION *continued*

ID	Question/Comment	Response
37	**Is there a single egress from the development to Sheriff King st?**	There are three access points between Silver Spruce and the existing community: Silverado Skies Way SW, Silverado Skies Link SW, and Silverado Ponds Way SW. There is no direct vehicle access to Sheriff King Street from Silver Spruce. There is a proposed pedestrian (pathway) access to Sheriff King Street.
38	**Is there an emergency vehicles entrance at the SE corner of development coming off of Sheriff King St into the development**	The proposed plan has reduced the number of residential units and does not require an emergency vehicle access. The proposed internal road system provides sufficient access points in case of emergency.
39	**Would the current roads support the influx of traffic?**	The road network of Silverado is designed to accommodate the future development. The original proposal is approved for development with 700 units. Our plan is proposing 350 units, which will add less traffic than the currently approved plan.
39	**Sheriff King St is not connected with east Stoney, which is already causing problems. How would you ensure it won't get any worse?**	The road network of Silverado is designed to accommodate the future development. The original proposal is approved for development with 700 units. Our plan is proposing 350 units, which will add less traffic than the currently approved plan.

WETLAND

ID	Question/Comment	Response
3	Also a number of concerns with respect to class 3 wetlands and why they are not being protected?!? (x2)	The plan proposes to maintain Wetland 1 and the intermittent drainage north to the road crossing. The drainage path will be maintained through a culvert from the proposed road to the property line. The portion of Wetland 2 that is on the site is proposed for removal. Over half of Wetland 2 will remain on the Provincial lands.
9	Any environmental impact study done since the proposed development on one side connects to a designated wet land?	A Biophysical Impact Assessment has been submitted to the City and Water Act Applications submitted to the Province.
14	What is the plan with the two current Class 3 Wetlands currently known as Wetland 1 and a portion of Wetland 2 that falls within the project boundary?	The plan proposes to maintain Wetland 1 and the intermittent drainage north to the road crossing. The drainage path will be maintained through a culvert from the proposed road to the property line. The portion of Wetland 2 that is on the site is proposed for removal. Over half of Wetland 2 will remain on the Provincial lands.
24	Protection of Class III wetlands has not been included . Two Class III are included but not been included	The plan proposes to maintain Wetland 1 and the intermittent drainage north to the road crossing. The drainage path will be maintained through a culvert from the proposed road to the property line. The portion of Wetland 2 that is on the site is proposed for removal. Over half of Wetland 2 will remain on the Provincial lands.
25	Can you elaborate on the removal of the west wetland? How much will be removed?	The plan proposes to maintain Wetland 1 and the intermittent drainage north to the road crossing. The drainage path will be maintained through a culvert from the proposed road to the property line. The portion of Wetland 2 that is on the site is proposed for removal. Over half of Wetland 2 will remain on the Provincial lands.
44	How is apex addressing the preservation of wetland 2 that was preserved under the previous plan and is not addressed in your current plan?	The plan proposes to maintain Wetland 1 and the intermittent drainage north to the road crossing. The drainage path will be maintained through a culvert from the proposed road to the property line. The portion of Wetland 2 that is on the site is proposed for removal. Over half of Wetland 2 will remain on the Provincial lands.

SURVEY RESULTS

A feedback survey was emailed to attendees and posted on the website following the Public Engagement Session. We received 6 complete responses. 3 respondents had attended the engagement session.
The survey gave stakeholder additional opportunity to provide their feedback on the project. It also asked stakeholders to evaluate the engagement event.

Please tell us about yourself. I am a(n):
Adjacent Resident - 0
Resident of Silverado - 6
Resident of Calgary - 0
Work in Silverado - 0

How did you hear about the project? Please select all that apply.
Postcard - 2
Silverado Residents Association - 2
Community Sign - 4
Project Website - 0
Word of Mouth - 0

Did you attend the February 3, 2022 Public Engagement Session?
Yes - 6
No - 0

Do you have any comments or questions related to the Silver Spruce Project?

1	I was a supporter of the original plan, prior to this, as approved by the city. If this goes forward, fine, but I would like a token offering to the community as a sign of good faith, a donation for a community hall completion would be a minimum.
2	Well done.
3	I think there needs to be more park space. I also think the north west tree/natural park for the community is ill conceived and will become a haven for mischief and drug use due to the secluded nature. A open, well lit skatepark/ off leash area would be better.
4	Community support would be higher if you committed to changing the designation of your proposed single family to single family. Current designation of multifamily is concerning, despite your statement that mulitfamily will be single family. Changing the designation would result in greater confidence that you will build what you propose.
5	Focus was on low housing and park space. I didn't see enough information how vehicle traffic will be accommodated throughout the community, especially flowing on to Silverado Blvd during peak times

The information provided was clear and helps me understand the Silver Spruce Outline Plan.

Strongly agree 4
Agree 1
Neither agree nor disagree 1
Disagree 0
Strongly disagree 0

The project team was able to answer my questions and provide relevant information.

Strongly agree 2
Agree 1
Neither agree nor disagree 1
Disagree 2
Strongly disagree 0

I have a strong understanding of the project next steps.

Strongly agree 1
Agree 3
Neither agree nor disagree 0
Disagree 2
Strongly disagree 0

5.0 NEXT STEPS

This What We Heard Report will be shared with those who participated in the engagement program, posted on SilverSpruceCalgary.com and provided to The City of Calgary. The project team will review all input received. We will continue to provide updates on the project website. For more information, contact:

Martha McClary Engagement Specialist

mmcclary@bapg.ca

403.692.5230

B&A PLANNING GROUP | OUTLINE PLAN & LAND USE REDESIGNATION

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 18111 Sheriff King Street SW & 1203 Spruce Meadoews Trail SW

Did you conduct community outreach on your application? ☑ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

The following outreach methods were used to raise awareness and respond to questions about the project:

- Project Website: silversprucecalgary.com went live January 2022
- Postcards to Silverado Residents: 2,500 postcards hand delivered on January 20, 2022
- Community Signage: Posted January 21 through February 5, 2022
- Online Public Information Session: February 3, 2022 - 182 registered, 98 attended
- Post-event survey: From February 18 to February 25, 2022 - 6 responses
- Email update: Sent February 18, 2022 sharing Engagement Session Q&A
- Email update: Sent April 29, 2022 sharing revised outline plan and requesting final comments before CPC and Council.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Stakeholders were mainly local residents but we also held meetings with the Silverado Community Association and the Silverado Residents Association. They subsequently submitted letters of support for the project to the City.

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

The majority (71) of the distinct comments received during the Online Public Information Session were neutral in sentiment. These comments were mostly questions about the project. 17 attendees shared 39 negative comments about the project, with one stakeholder sharing 15 of the total 39 negative comments (38%). Most of the negative sentiment questions and comments related to transportation, land use and open space themes. Of the positive comments received (9), most expressed support for the proposed revisions to the plan.

How did stakeholder input influence decisions?
Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

After hearing from the public, it was determined that the subject site's wetlands were valued by the community. In consideration, we incorporated a second existing wetland into the outline plan. The wetlands will be dedicated as Environmental Reserve and buffered by Municipal Reserve.

How did you close the loop with stakeholders?
Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The project team documented the questions and comments received during the February 3, 2022 presentation. Responses to each of the comments and questions was circulated to participates via e-mail and shared on the project website on February 18, 2022.

After finalizing with the City, the revised outline plan was circulated to participates via e-mail and shared on the project website on April 29, 2022. Based on our email tracking, 81 of the 100 recipients opened the email and 41 people clicked links in the email. We did not receive any participate queries following that e-mail. We also met with the Community Association on May 9, 2022 and they are supportive of the revised outline plan.