



Calgary Planning Commission

Agenda Item: 7.2.2



LOC2021-0152

Land Use Amendment & Outline Plan

May 19, 2022

Address:

18111 Sheriff King Street SW.

Cover Report - Recommendation 2:

- **Addition of**: Special Purpose – City and Regional Infrastructure (S-CRI) District (within the proposed land use districts).

Attachment 1 – Page 4 – Proposed Land Use:

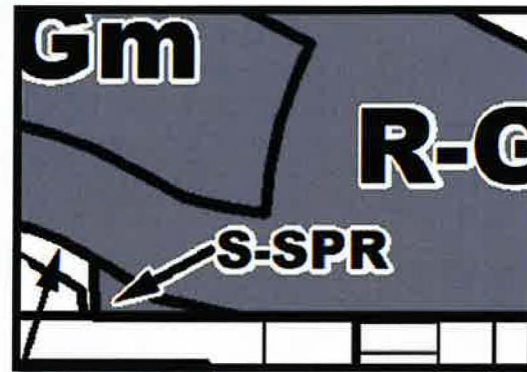
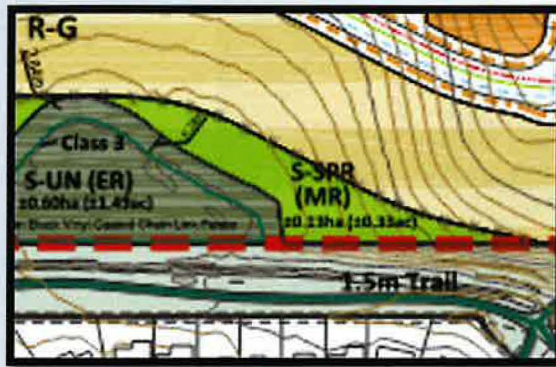
- Residential – Low Density Mixed Housing (R-G) (R-Gm) District comprising approximately **13.09 hectares**;
- Special Purpose – School, Park and Community Reserve (S-SPR) District comprising approximately **0.21 hectares**;
- **Addition of**: Special Purpose – City and Regional Infrastructure (S-CRI) District comprising approximately 0.03 hectare; and
- **Addition of**: The S-CRI District is intended to provide for infrastructure and utility facilities. In this outline plan, this will facilitate City access to develop and maintain the water main located at the end of the Silver Spruce Road SW cul-de-sac.

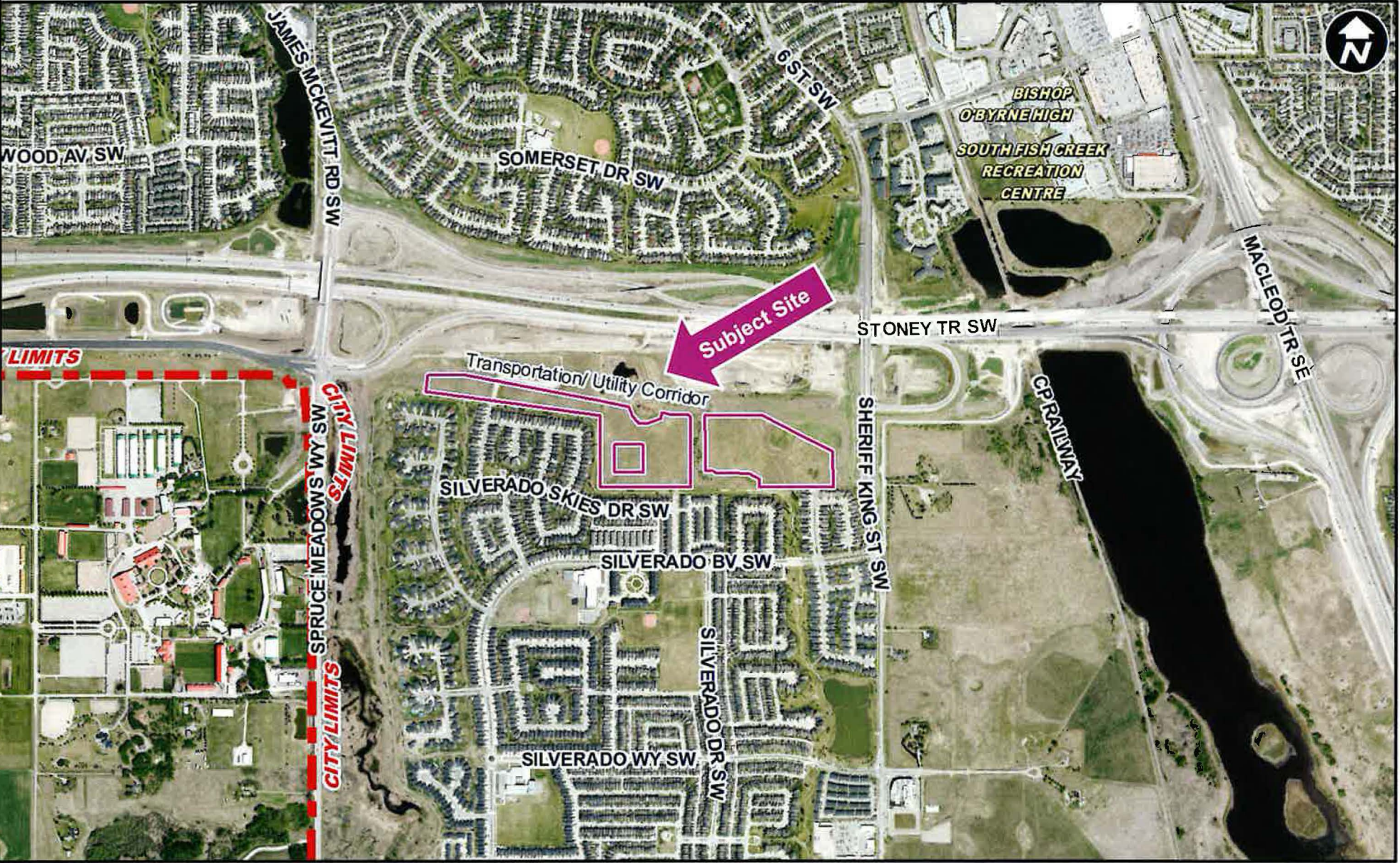
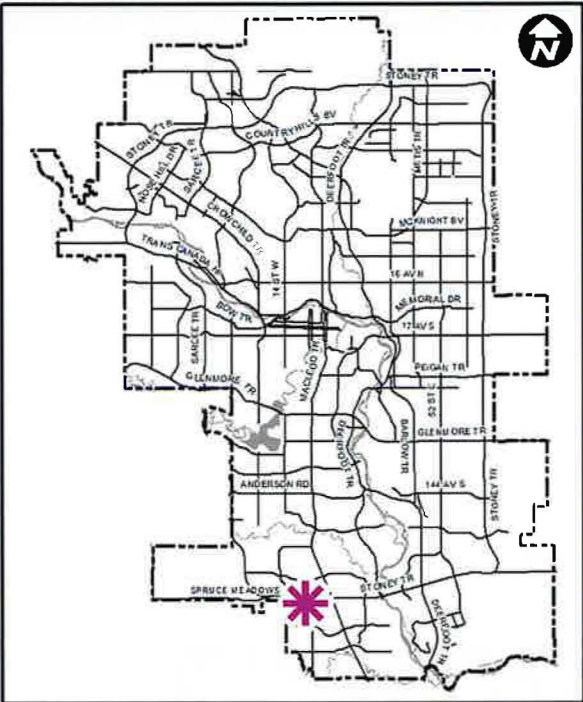
Attachment 1 – Page 4 - Climate Resilience Strategy (2018):

- **Updated**: with details on how the proposal is in alignment with the strategy.

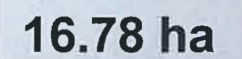
Attachment 4 - Proposed Outline Map and Attachment 5 - Proposed Land Use Map:

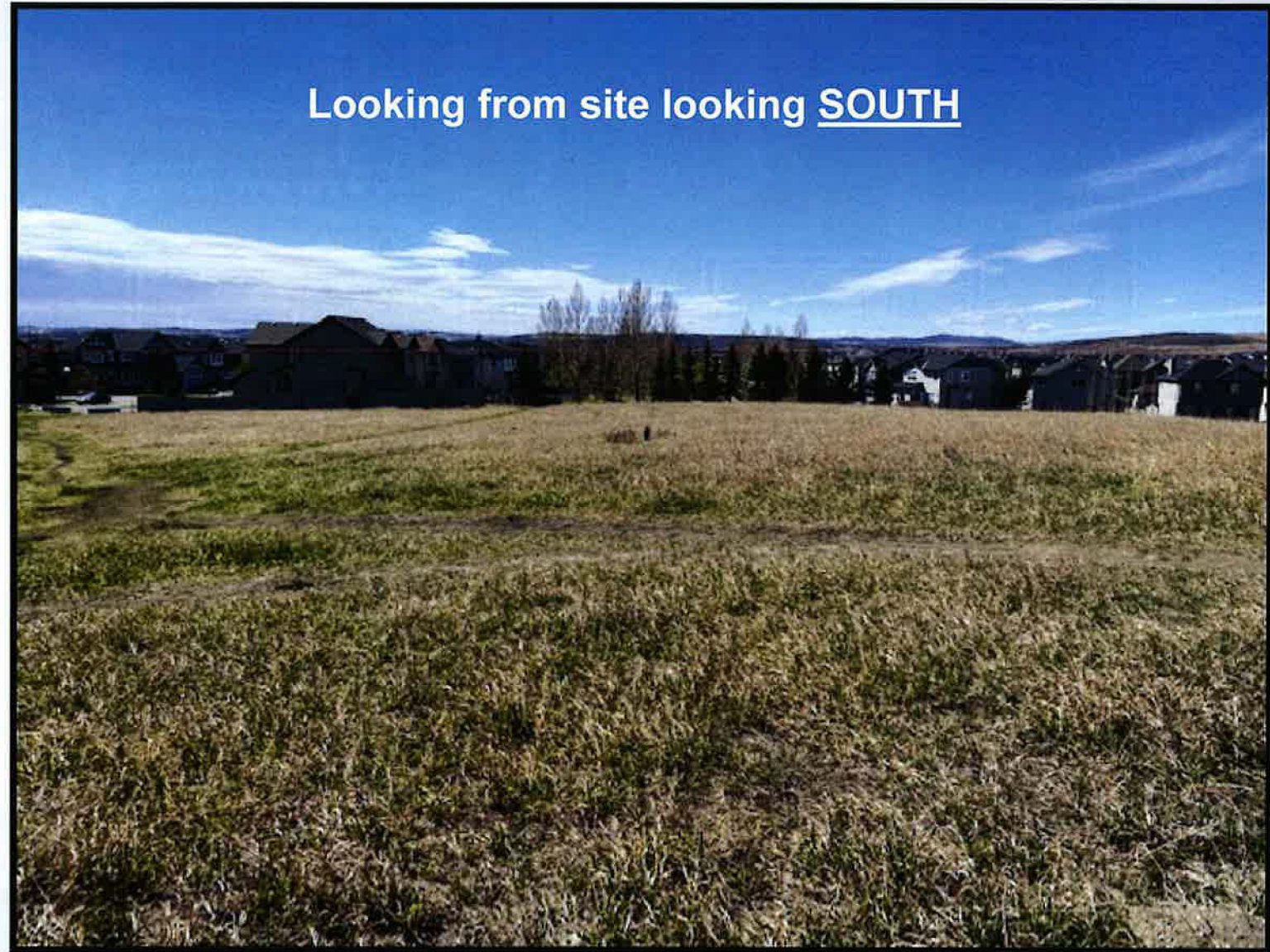
- Minor land boundary line adjustment to the S-SPR District:





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow

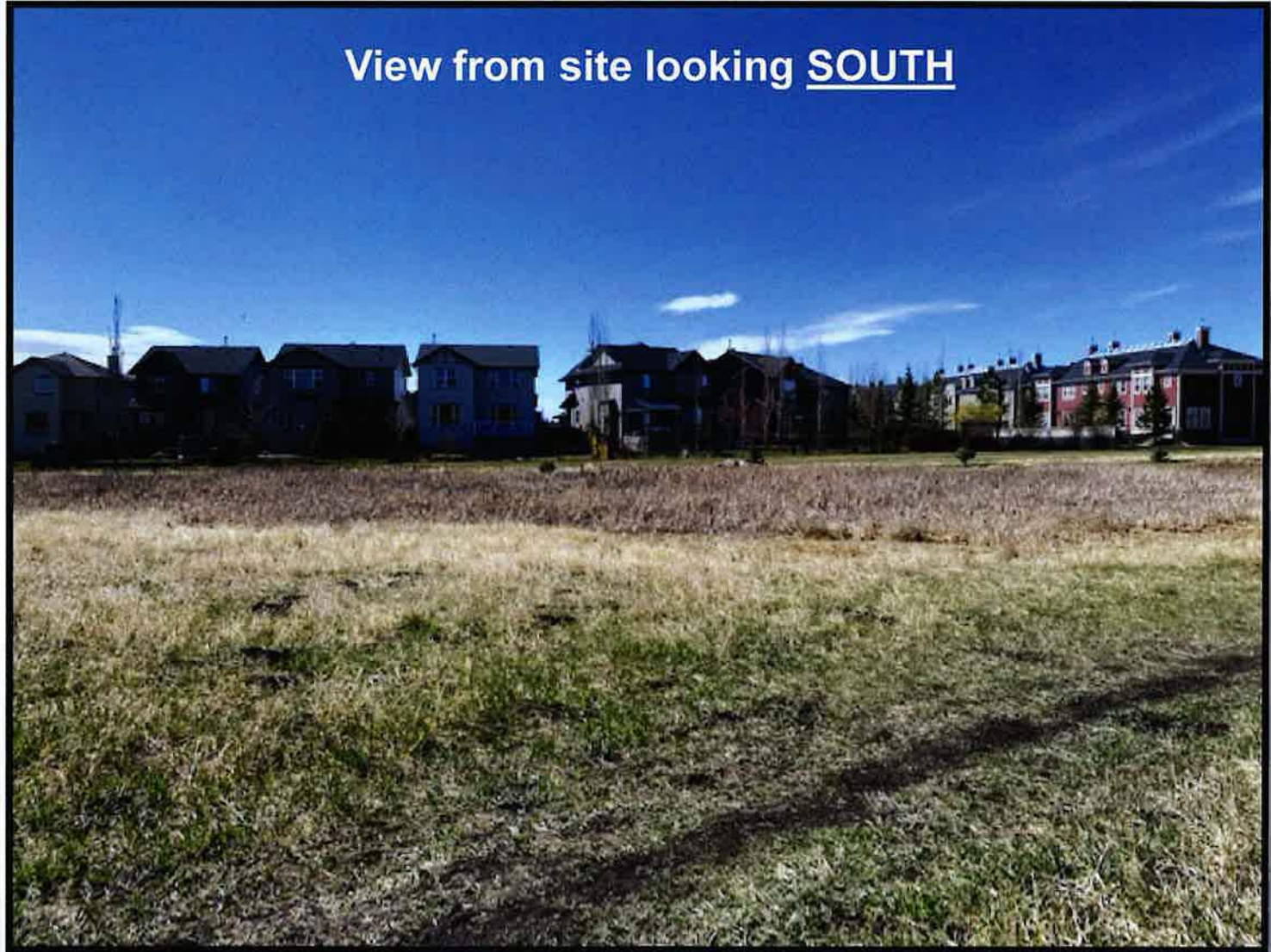






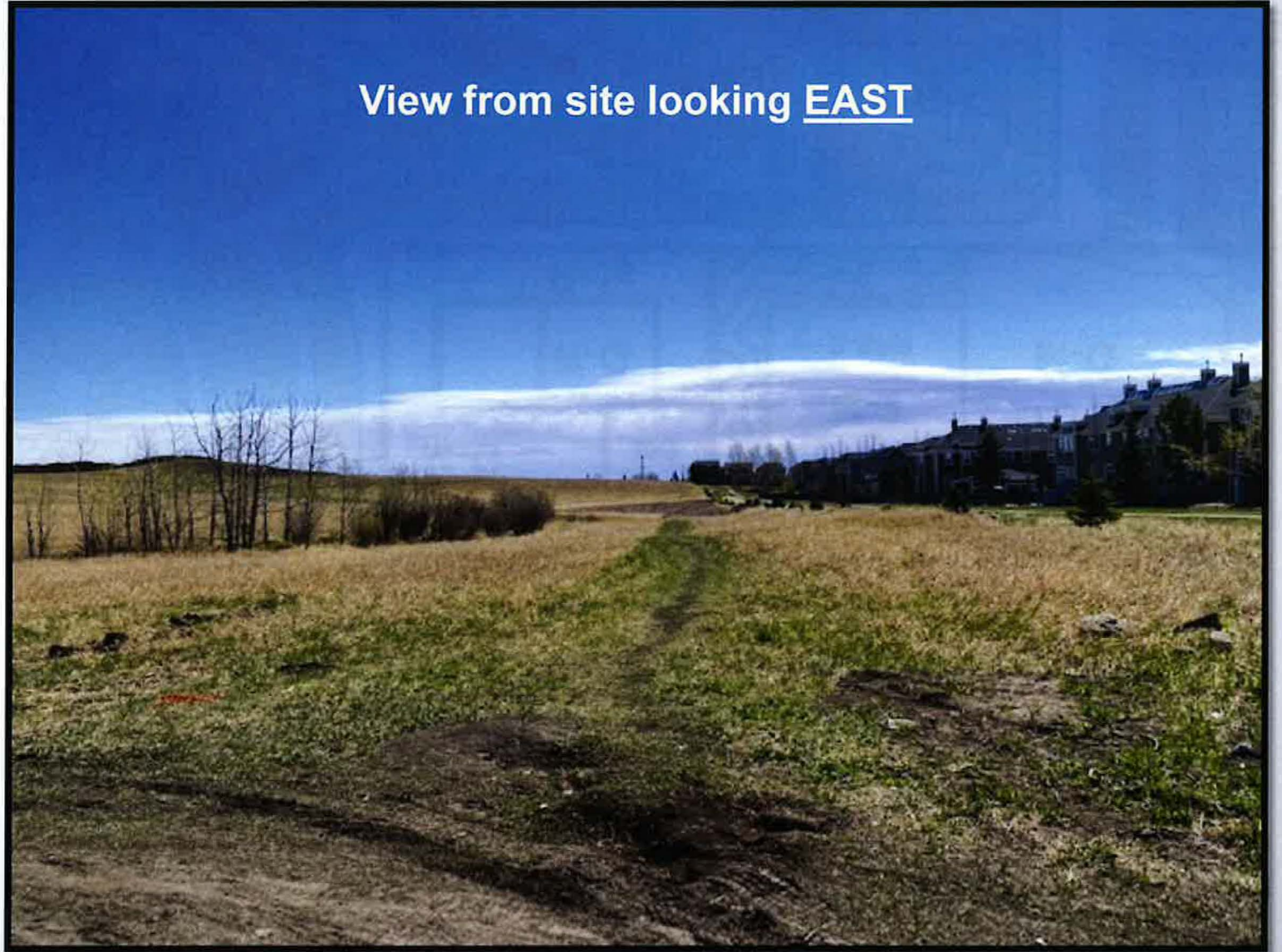


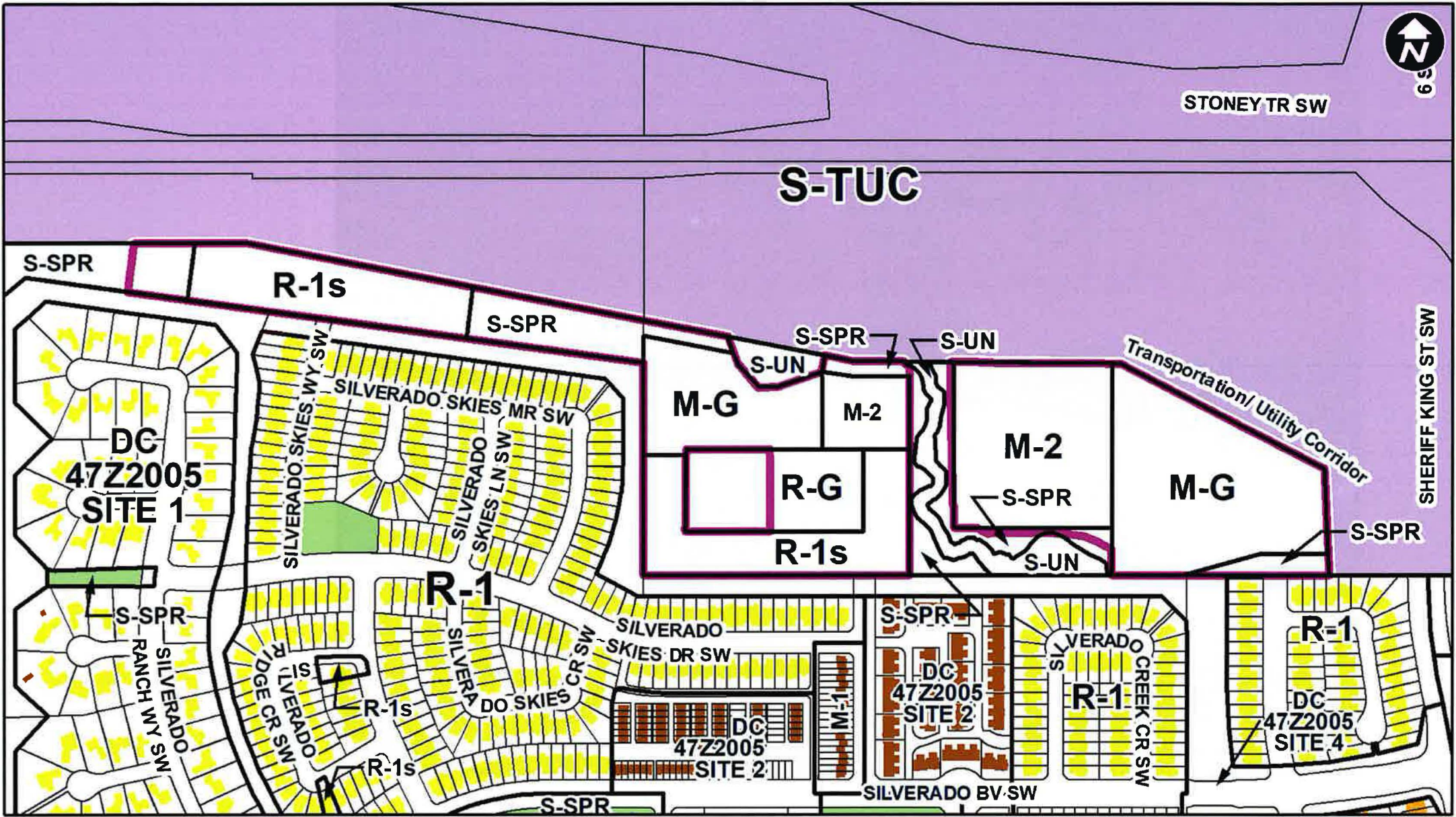
View from site looking SOUTH

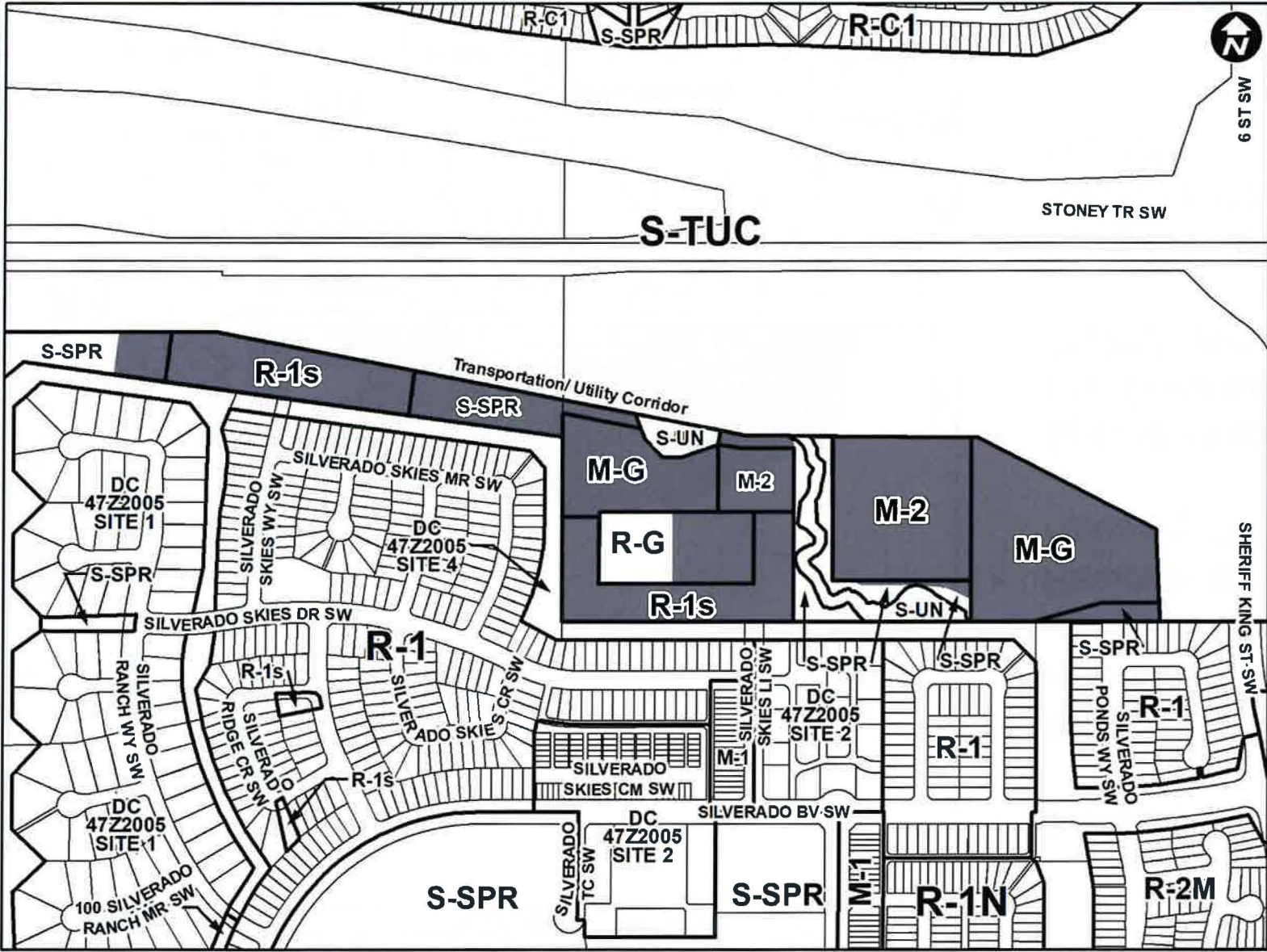


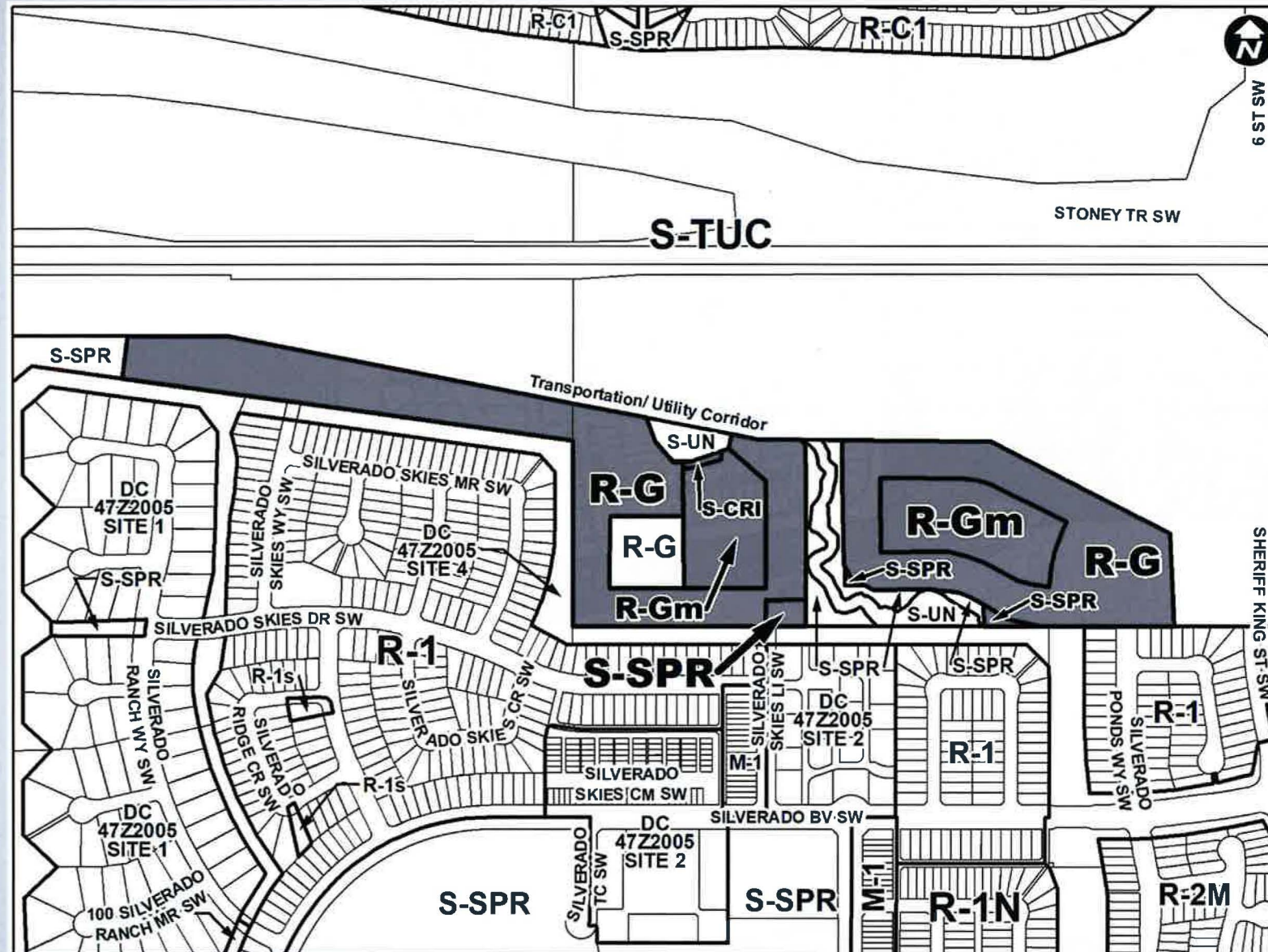


View from site looking EAST







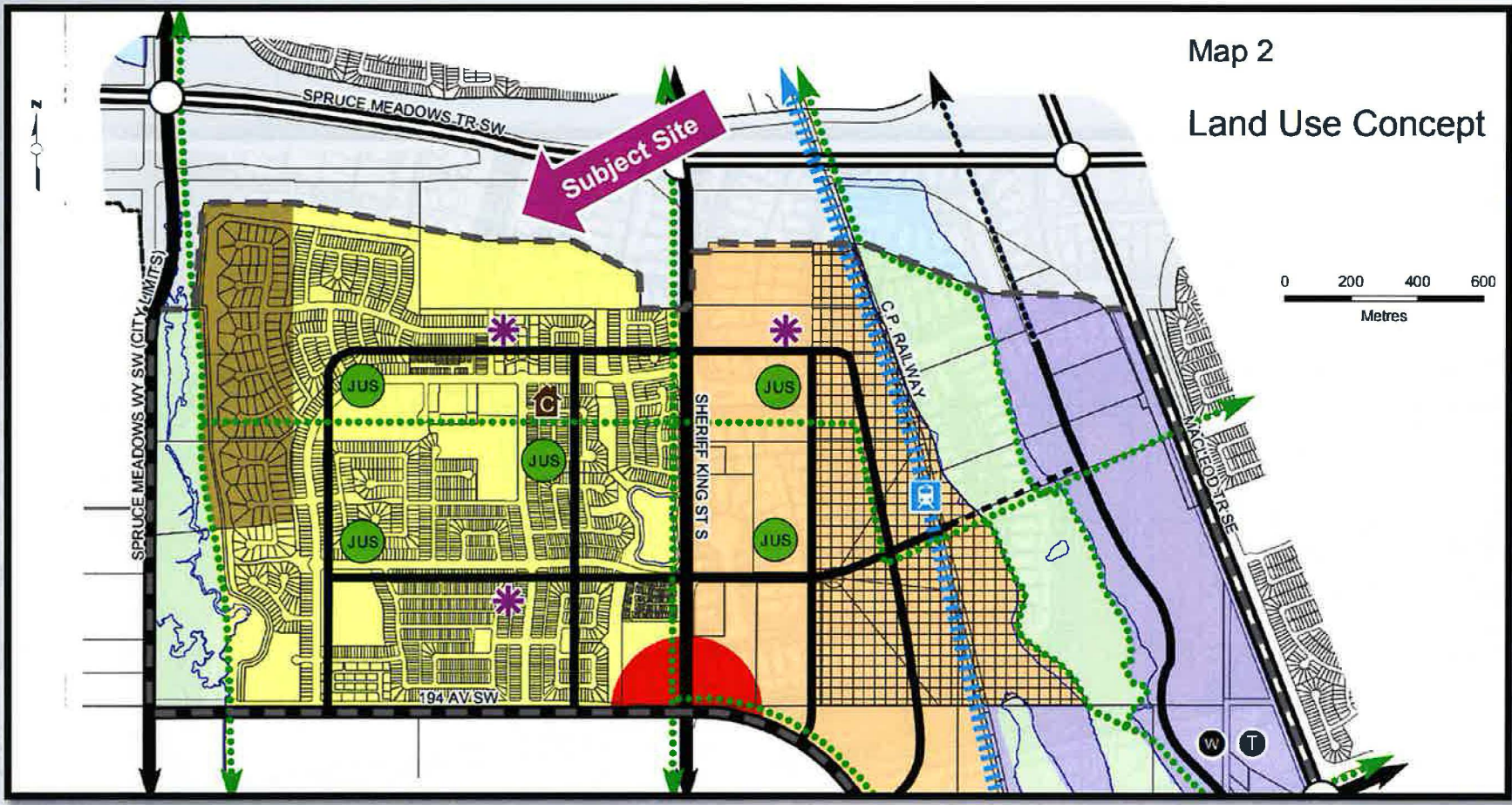


Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Special Purpose – School Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District



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



Legend

Plan Boundary	Community Centre Site
Transportation/ Utility Corridor	Neighbourhood Node
Large Lot Residential	City Operations Workplace Centre Site
Residential Area	Transit Maintenance Site Facility
Residential Redevelopment Area	Regional Pathway
Employment Centre/ Mixed-Use Area	L.R.T./ Transit Station
Conservation Area	L.R.T. Alignment
Core Commercial Centre	
Transit Station Planning Area	
Joint Use Site	

RECOMMENDATIONS:

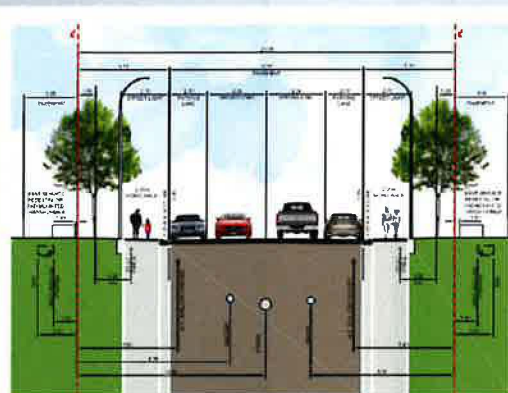
That Calgary Planning Commission:

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

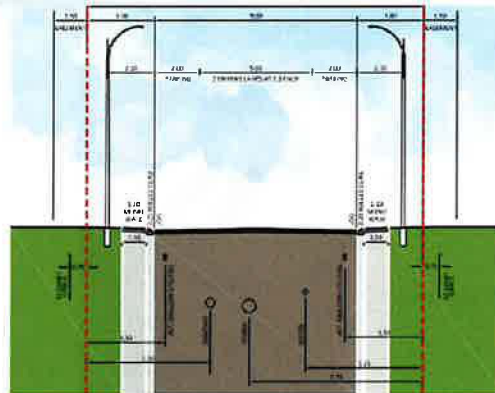
That Calgary Planning Commission recommend that Council:

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, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

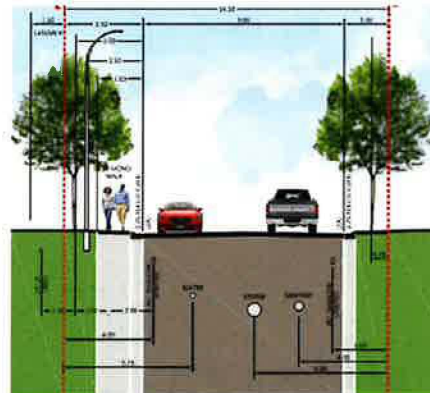
Supplementary Slides



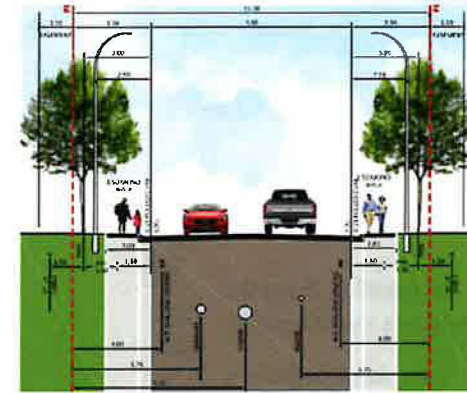
Cross Section A-A: Collector Street
(10.8m / 21.0m ROW) 1:250



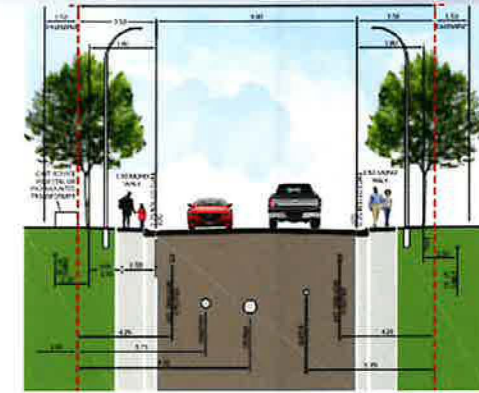
Cross Section B-B: Residential Street
DGSS 2012 (9.0m / 15.0m ROW) 1:250



Cross Section C-C: Mod. Residential 'M' Street
(9.0m / 14.5m ROW) 1:200



Cross Section D-D: Mod. Residential 'M-L' Street
(9.0m / 16.0m ROW) 1:200



Cross Section E-E: Mod. Residential 'M' Street
(9.0m / 16.0m ROW) 1:200

NORTH SILVERADO Outline Plan & Land Use Redesignation



Legend

- A Link to Ext. Road Crossing & HOA Trail System
- B Community Access
- C FitCore Circuit (Teens / Adults)
- D Secondary / Natural Play (5-12 years)
- E Central Seating Area
- F Local Park Pathways (2.5m Asphalt)
- G Piped Road Crossing
- H Seating Node
- J Naturalized MR Buffer (Plant Material shall be Native)
- K Existing ER Drainage
- L 1.5m Granular Trail
- Approximate Location of Existing Vegetation

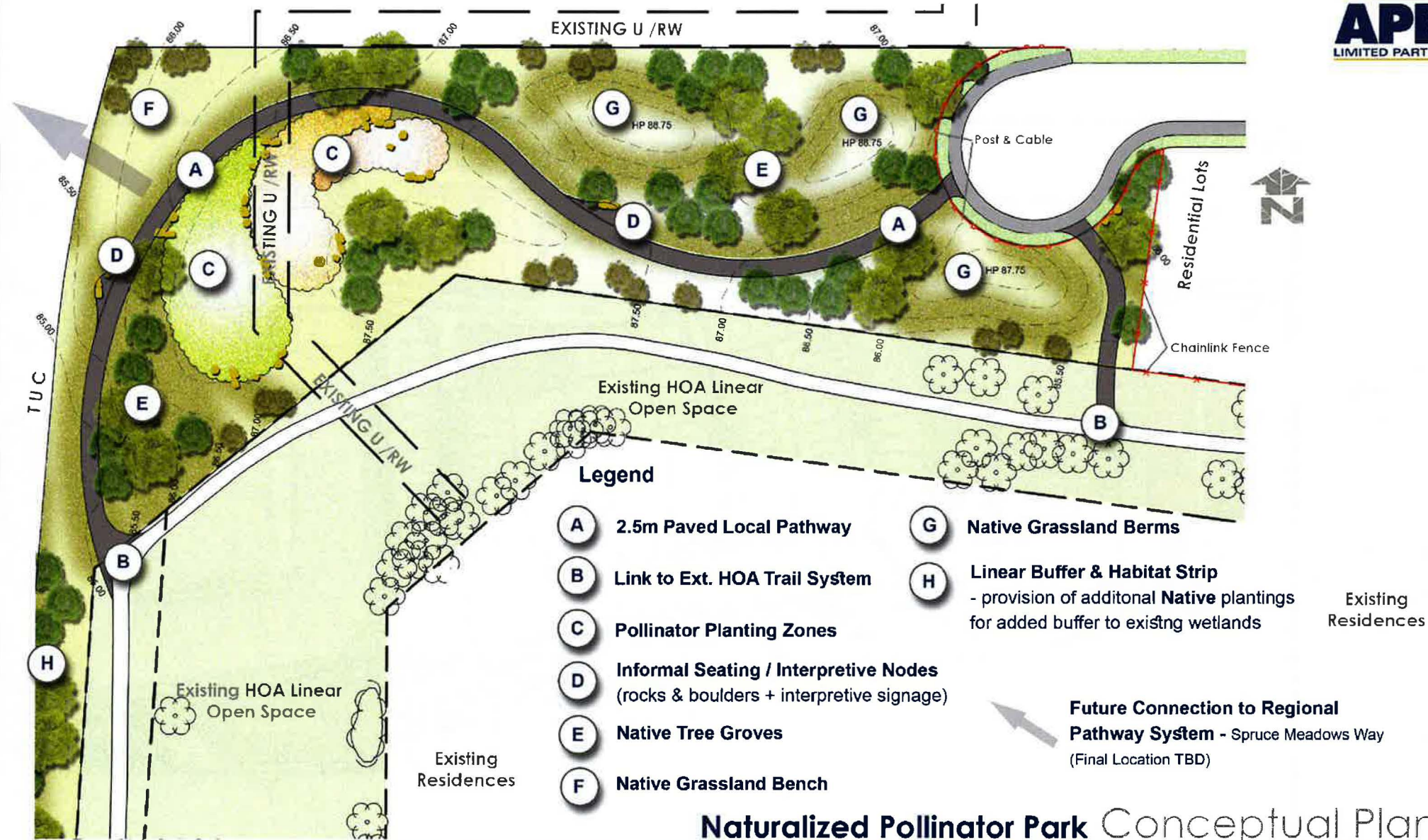
L.A. West

Landscape • Architectural • Design

Activity Park / Naturalized Park
Conceptual Plan

March 2022

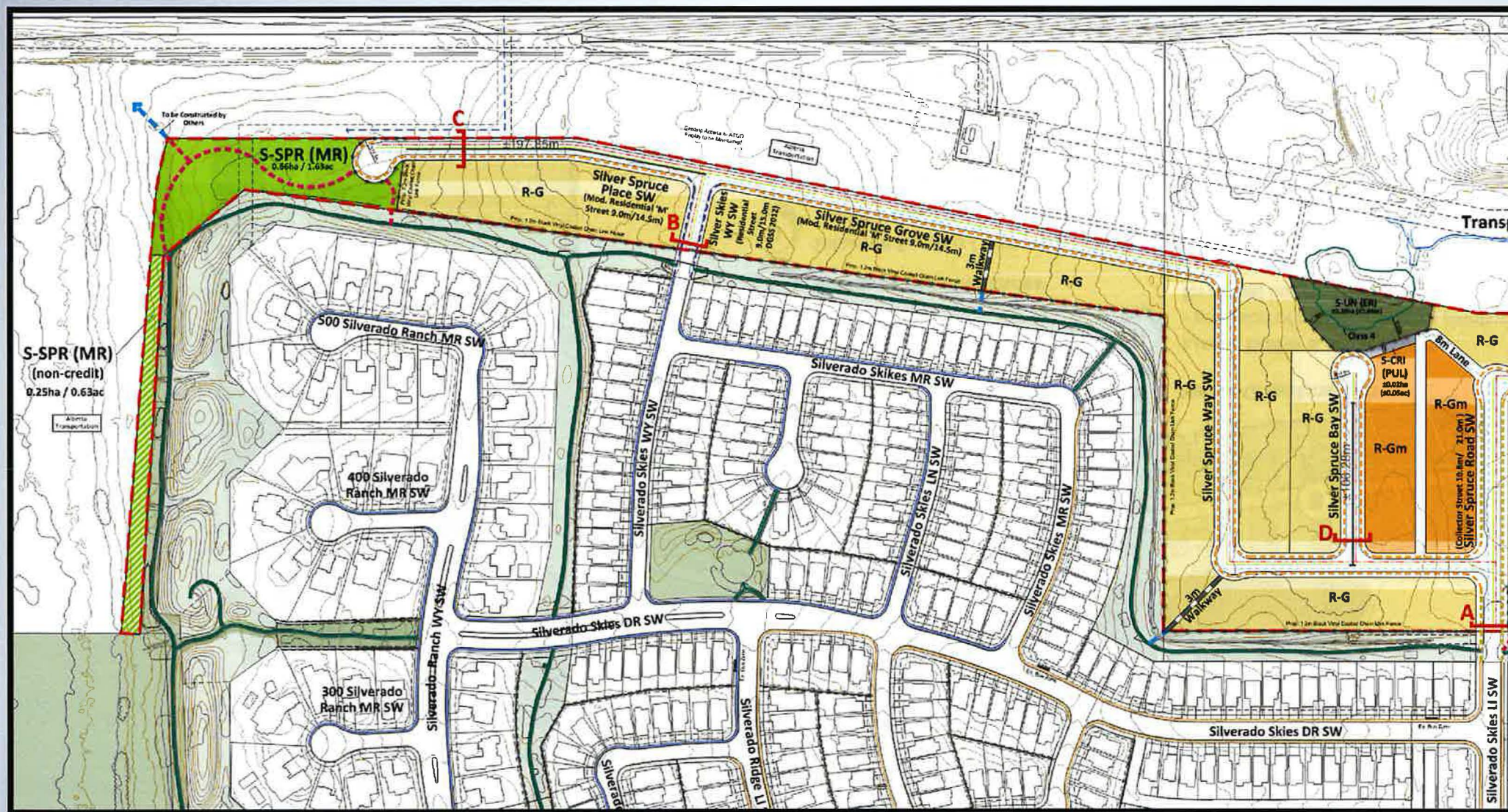
NORTH SILVERADO Outline Plan & Land Use Redesignation

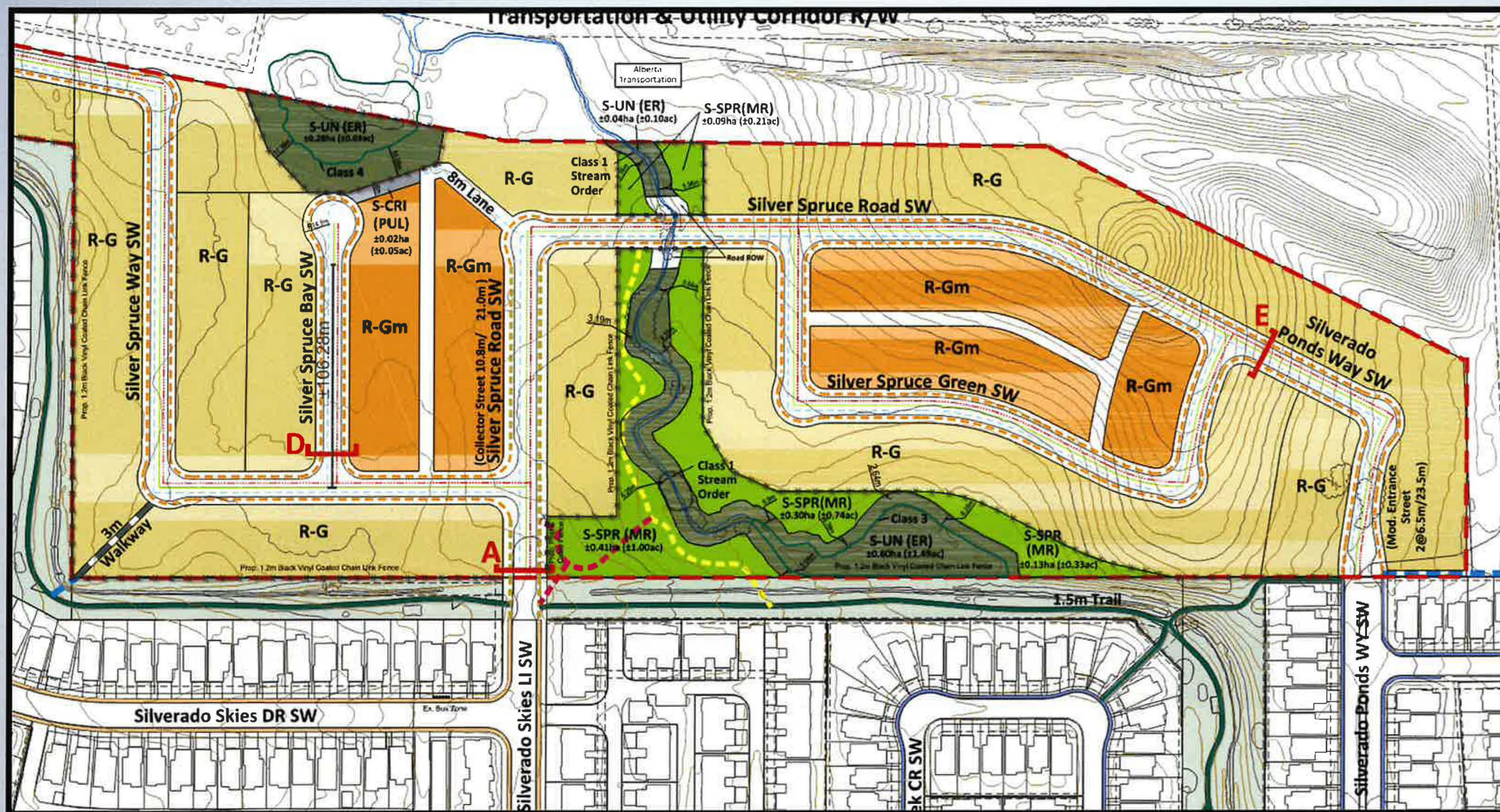


Landscape • Architectural • Design

Naturalized Pollinator Park Conceptual Plan

March 2022





Proposed Outline Plan Density	Current Outline Plan Density	ASP Density	MDP Density
anticipated density of 22.6 units per hectare (359 units)	anticipated density of 44 units per hectare (697 Units)	minimum density of 17.3 units per hectare (273 units)	minimum density of 20 units per hectare (317 units)

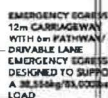
OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m) / upa	(m)	(+/-)	(+/-)		
Total Area			16.78	41.46		
Less Environmental Reserve			0.92	2.28		
Gross Developable Area			15.86	39.18		100.0%
Residential - Single Family			10.16	25.09		64.0%
Residential - Low Density Mixed Housing District (R-G)			8.21	20.27		
Anticipated number of laneless lots based on 8.84m lot width	8.84	2,272.53	8.21	20.27	257	
Maximum number of lots based on 6.0m lot width	6.00	2,272.53			379	
Residential - Low Density Mixed Housing District (R-Gm)						
Anticipated number of laned lots based on 6.0m lot width	6.00	609.70	1.95	4.82	102	
Maximum number of laned lots based on 5.0m lot width	5.00	609.70			122	
Total frontage		2,882.23				
Total Number of Units						
Anticipated					359	
Maximum					501	
Density						
Anticipated			22.6 upha	9.2 upa		
Maximum			31.6 upha	12.8 upa		
Open Space			1.84	4.54		11.6%
Special Purpose - School, Park and Community (S-SPR (MR)) - Credit			1.59	3.91		10.0%
Special Purpose - School, Park and Community (S-SPR (MR)) - Non-Credit			0.25	0.63		1.6%
Public Utility Lots			0.02	0.05		0.1%
Roadways and Lanes			3.84	9.50		24.2%
Collector Street (10.8m/21.0m)			0.37	0.91		
Residential Street (9.0m/15.0m DGSS 2012)			0.07	0.17		
Modified Residential 'M' Street (9.0m/16.0m)			1.28	3.17		
Modified Residential 'M-L' Street (9.0m/16.0m)			0.94	2.32		
Modified Residential 'M' Street (9.0m/14.5m)			0.89	2.19		
Lanes (7.0m)			0.25	0.63		
Walkways			0.04	0.11		

	HECTARES	ACRES
GROSS AREA OF PLAN	16.78	41.46
LESS: ENVIRONMENTAL RESERVE	0.92	2.28
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	15.86	39.18

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	8.20	20.27	257	
R-Gm	1.95	4.82	102	
Total Residential	10.15	25.09	359	

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	3.84	9.50	24.2
PUBLIC UTILITY LOT (S-CRI)	0.02	0.05	0.1

Reserves	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	1.59	3.91	10.0
Non-Credit (S-R)	0.25	0.63	1.6



Outline Plan Statistics

	Units	Acres	Hectares	% of GDA
Total Area		41.44	16.77	
Less S-UN (ER)		2.29	0.93	
<i>Special Purpose – Urban Nature District</i>				
Gross Developable Area (GDA)	39.15	15.84	100.00%	
Residential (R-1s)	5.87	2.38	15.03%	
<i>One Dwelling District</i>				
Anticipated number of lots based on +/- 13 m lot width	47			
Maximum number of lots based on +/- 12 m lot width	50			
Residential (R-G)	2.4	0.97	6.12%	
<i>Low Density Mixed Housing District</i>				
Anticipated number of lots based on +/- 6.4 m lot width	48			
Maximum number of lots based on +/- 6 m lot width	50			
Multi-Residential (M-G)	9.72	3.93	24.81%	
<i>At Grade Housing</i>				
Anticipated number of units based on 21 upa (52 uph)	205			
Maximum number of units based on 22 upa (55 uph)	216			
Multi-Residential (M-2)	6.47	2.61	16.48%	
<i>Medium Profile District</i>				
Anticipated number of units based on 61 upa (152 uph)	397			
Maximum number of units based on 65 upa (160 uph)	418			
Open Space				
Required Credit Open Space (MR)	3.92	1.58	10.00%	
Provided Open Space (S-SPR)	8.25	3.34	21.09%	
Non-credit Open Space (S-SPR)	4.33	1.76	11.09%	
Roadways				
Roadways	6.44	2.61	16.48%	
TOTAL UNITS				
Anticipated 18 upa (44 uph)	697			
Maximum 19 upa (46 uph)	734			

Land Use Statistics

	Acres	Hectares
S-FUD to R-1s	8.21	3.32
S-FUD to R-G	3.46	1.40
S-FUD to M-G	11.24	4.55
S-FUD to M-2	7.62	3.08
S-FUD to S-UN	2.41	0.97
S-FUD to S-SPR	8.51	3.44

Intensity

Land Use District	PPU	People Anticipated	People Maximum	Jobs
R-1s	3.1	146	155	n/a
R-G	2.4	115	120	n/a
M-G	2.4	492	518	n/a
M-2	1.7	675	711	n/a
Total		1428	1504	n/a

Total Intensity *People and Jobs per hectare*

Anticipated: 90

Maximum: 94

Legend

	Outline Plan Boundary
	2.5m Paved Walkway
	3.0m Regional Path Connection
	Contours (0.25m Intervals)
	Existing Vegetation
	Proposed Sanitary Line
	Proposed Water Line
	Proposed Storm Line
	Existing Sanitary Line
	Existing Water Line
	Existing Storm Line
	Public Access Easement / Enhanced Landscape Buffer
	Ex. Wetland/Intermittent Drainage Course
	Silverado Resident's Association (existing pathway network)
	Municipal Reserve (existing pathway network)
	Potential Access Location
	Mid-Block Crossing

