

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Silverado in the southwest quadrant of the city. The site is approximately 16.78 hectares in size and is currently undeveloped. The current outline plan for the subject lands (LOC2017-0069) was approved by Calgary Planning Commission on 2018 February 08 and the land uses, which are a mix of low-to-medium districts, were subsequently approved by Council on 2018 April 16.

The site was once part of the Transportation Utility Corridor (TUC) in this area. Alberta Transportation determined that the subject lands were no longer required for the TUC and made them available for purchase. R.D. Southern purchased the lands directly from Alberta Transportation in the early 1990s for future consideration as part of Spruce Meadows. The lands have since been used informally for passive recreation. There are three existing wetlands on the site and an intermittent stream.

The surrounding context is comprised predominantly of low-density residential areas designated as Residential – One Dwelling (R-1) District and Direct Control (DC) District developed with single-detached homes. However, to the south (along Silverado Skies Link SW and Silverado Boulevard SW) are multi-residential developments in the form of low-rise apartment buildings designated as DC District and Multi-Residential – Low Profile (M-1) District. The undeveloped lands to the north, east and west are designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and contain an existing wetland.

No stripping or grading has commenced on the site and there is no vehicular access to the site.

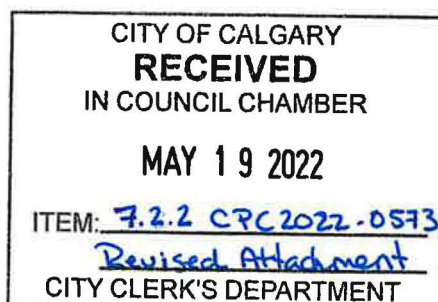
Community Peak Population Table

As identified below, the community of Silverado reached its peak population in 2018.

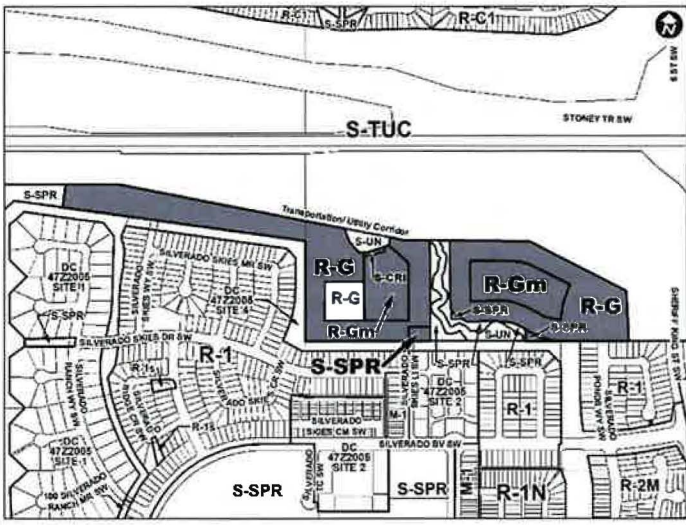
Silverado	
Peak Population Year	2018
Peak Population	7,655
2019 Current Population	7,655
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Silverado Community Profile](#).



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

Existing Land Use

The existing land use districts are predominantly a mix of low-to-medium residential land use districts along with special purpose districts, which include:

- 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;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The R-1s District is intended to accommodate low-density development in form of single-detached dwellings. The maximum building height is 11.0 metres and the maximum density is one dwelling unit and one secondary suite per parcel.

The R-G District is intended to accommodate low-density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres, the maximum density is 75 units per hectare and secondary suites are permissible.

It should be noted that under Land Use Bylaw 1P2007, secondary suites do not count towards the density calculations for units per hectare.

The M-G District is intended to accommodate multi-residential development designed to provide all units with direct pedestrian access to grade. The maximum building height is 13.0 metres and the maximum density is 80 units per hectare.

The M-2 District is intended to accommodate multi-residential development in a variety of forms of medium height and density. The maximum building height is 16.0 metres, the maximum floor area ratio is 3.0 and the minimum density is 60 units per hectare.

The S-SPR District is intended to provide for schools, parks, open space and recreational facilities on parcels of varying sizes and use intensities. This District is only applied to lands that will be dedicated as school reserve or other forms of MR pursuant to the [Municipal Government Act](#) (MGA).

The S-UN District is intended for lands consisting of significant landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This District is intended to apply only to those lands that will be dedicated as ER pursuant to the MGA.

Proposed Land Use

This application proposes to redesignate portions of the subject site to the following Districts:

- 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**; and
- **Special Purpose – City and Regional Infrastructure (S-CRI) District comprising approximately 0.03 hectares.**

The R-Gm District is intended to accommodate low-density attached dwelling development in the form of rowhouse buildings, semi-detached dwellings, duplex dwellings and cottage housing clusters within master planned communities where attached residential forms are promoted. The maximum building height is 12.0 metres.

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.

The distribution of these districts can be seen in the proposed outline plan in Attachment 4.

Subdivision Design

The application seeks to establish a new subdivision design and land use redesignation a small linear piece of undeveloped land (16.78 hectares ±) across the north portion of the community of Silverado. The vision for the proposed outline plan is to accommodate a mix of low-density housing products (designated as R-G and R-Gm). The anticipated number of units is expected to be approximately 359. This area will be the final residential neighbourhood to be developed within Silverado.

Road Network

The road network emphasizes external connections to Silverado Skies Way SW, Silverado Skies Link SW and Silverado Ponds Way SW to the south. Silver Spruce Way SW, Silver Spruce Grove SW and Silver Spruce Road SW circulate traffic through the neighbourhood. Two cul-de-sacs and one crescent branch-off from these residential streets. Two of the residential blocks will include lanes to offer rear vehicular access. Walkways are located at strategic points within the neighbourhood to provide access to the surrounding and future regional pathway network.

Environmental Reserve

Approximately 0.92 hectares (2.28 acres) of S-UN land will be designated as ER. This will preserve two wetlands classified as Class III (Seasonal Marsh) and Class IV (Semi-Permanent Marsh) and a Class I Intermittent Stream; all with associated setbacks. The Class IV wetland straddles the northern property line with the TUC lands. The third wetland on the site is a Shrubby Swamp and is not considered ER in accordance with the provisions of The City of Calgary's *Wetland Conservation Plan*. The two wetlands and stream will provide a comprehensively linked natural open space system that extends into the TUC lands where the stream continues into a large existing wetland outside the subject lands.

These natural features, including their relevant setbacks, were designated S-UN under the previous land use approval (LOC2017-0069) and this designation is maintained as part of this application. At the time of subdivision, the S-UN lands will be dedicated to The City of Calgary as ER.

Open Space

Approximately 1.84 hectares (4.54 acres) of S-SPR land will be designated as MR. Approximately 0.25 hectares (0.63 acres) of this land is non-credit MR due to its limited function and access. Two local parks are proposed to meet the recreational needs of adjacent residents. A centrally located park approximately 0.41 hectares in size (1.0 acres) will provide a combination of active and passive recreational uses. There is also a proposed outdoor fitness course, a natural play area for children ages 5-12 and pathways/trails that link to existing pathways within the Silverado community and proposed trails along the preserved wetland. In the northwest area of the outline plan, a naturalized pollinator park approximately 0.66 hectares (1.63 acres) in size will use pollination-friendly habitat to encourage pollination of plants. Inspired by the preserved Radio Tower Creek natural area, this naturalized pollinator park will reflect adjacent natural areas as well as tie to the existing open space and pathway system contained within Silverado. Supplemental MR buffers the most southerly wetland and the stream from the adjacent development and provides trail connections that link to the north to informal trails within the TUC and south – to existing pathways within the existing Silverado community.

The credit MR meets the ten percent requirement for the net developable area.

Pathways

Connections to existing regional pathways are formalized through the plan area. On the east side of the plan, a 3.0 metre local pathway is proposed to connect to the existing regional pathway along the west side of Sheriff King Street SW. A proposed 2.5 metre local pathway extension allows for a future connection to Spruce Meadows Way SW on the west side of the plan area. Several proposed local pathways in the plan area link to existing pathways contained within Silverado and within the Residents Association's recreational areas that are privately owned and maintained.

Density & Intensity

At build-out, the subject area is expected to have an anticipated and maximum density of 359 units. The R-G parcels are expected to account for 257 units and the R-Gm parcels account for 102 units. With a total site area of approximately 15.86 gross developable hectares (39.18 acres) the proposed development would achieve an anticipated density of 22.6 units per hectare (9.2 units per acre) and maximum residential density of 31.6 units per hectare (12.8 units per acre).

The proposal meets the minimum density requirements within the [Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan](#) (ASP) which requires the Residential Area to have a minimum density of 17.3 units per hectare or a minimum of 273 units.

The [Municipal Development Plan](#) (MDP) also sets out density and intensity targets for new communities at a minimum of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The site is anticipated to have a residential density of 22.6 units per hectare (9.2 units per acre) and the anticipated intensity of 70.2 persons per gross developable hectare, meeting both MDP targets.

Transportation

Access to the subject lands is provided from Sherriff King Street SW via Silverado Boulevard SW to the south. The transportation network has been designed to support multi-modal connectivity throughout the outline plan area. Sidewalks have been provided on all new roadways, providing pedestrian connectivity south to Silverado. A system of regional and local pathways is proposed to establish an active modes network through and adjacent to the plan area. The proposed plan includes regional pathway connections to existing infrastructure along Sheriff King Street SW and to Spruce Meadows Way SW. In addition, curb extensions are proposed where pathways intersect with roadways to facilitate crossings of active modes.

The closest transit service is located on Silverado Skies Drive SW and Silverado Boulevard SW, with transit stops (Route 402) located approximately 100 metres and 250 metres south of the plan area respectively. Route 402 provides service to the Somerset-Bridlewood LRT Station.

Environmental Site Considerations

A Phase I Environmental Site Assessment (ESA) was completed and was accepted by Administration. Based on the information reviewed and a visit to the site, no further investigation is recommended for the site. There are no environmental concerns noted.

Utilities and Servicing

Water, sanitary and storm sewer mains are available for tie-in and can accommodate the proposed application. Development servicing will be reviewed in further detail at the subdivision stage, with separate service connections required for each proposed parcel

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The plan area is located within the approved [Intermunicipal Development Plan \(IDP\) for the Municipal District of Foothills and the City of Calgary](#) (IPD). The area is of mutual interest, where "attention is required to ensure that future development is complementary to the intentions and interests of both municipalities".

The IDP requires planning application to align with applicable policies. Both Foothills County and The City of Calgary have deemed that the subject application is aligned.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation ensures future development provides appropriate transitions in building forms with existing low and medium-density areas to the south.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application will enable development of a naturalized pollinator park that is intended to include native pollinator plants, trees and grasses. In addition, two wetlands and a natural drainage course will be preserved. These initiatives will promote flood mitigation and enhance habitat diversity. These aspects of the proposed plan generally support Program 6: Natural Assets Management and Program 9: Green Spaces and Natural Areas to Support Mitigation of the Climate Resilience Strategy. Further opportunities to align development of this site with applicable climate resilience strategies, such as enhanced building performance and on-site renewable energy generation, may be explored and encouraged at subsequent development approval stages.

Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan (Statutory – 2004)

The subject site is located within the Residential Area identified on Map 2: Land Use Concept in the [Southwest Community 'A' Area Structure Plan](#) (ASP). Residential areas are intended to provide for a range of low-density residential development and complimentary medium-density and high-density residential development. However, the ASP states that low-density uses shall be the predominant use within the Residential Area. This application fulfills the policy objectives of this area by providing a range of low-density housing forms.