

**MISCELLANEOUS - AMENDMENTS TO SOUTHWEST
COMMUNITY "A" AND EMPLOYMENT CENTRE MIXED-USE
AREA STRUCTURE PLAN
SILVERADO (WARD 14)
BYLAW 28P2015**

EXECUTIVE SUMMARY

This report follows up on previous Council direction to amend the Southwest Community 'A' and Employment Centre Mixed-Use Area Structure Plan in order to allow for the use of the portion of 194 Avenue SW from Silverado Boulevard SW to Spruce Meadows Way prior to connection of 194 Avenue to Macleod Trail SW, in order to address the community's secondary access considerations. This is accomplished by deleting Section 12.1.2 (4)(c) in its entirety.

PREVIOUS COUNCIL DIRECTION

At the 2014 June 09 Combined Meeting of Council, Council adopted the following Motion Arising.

MOTION ARISING, Moved by Councillor Demong, Seconded by Councillor Colley-Urquhart, that with respect to Report CPC2014-064, the following be adopted:

NOW THEREFORE BE IT RESOLVED that Administration undertake an amendment to delete Section 12.1.2.4.c of the Southwest Community 'A' and Employment Centre Mixed Use Area Structure Plan (Bylaw 1P2004) in order to allow for use of the portion of 194 Avenue SW from Silverado Boulevard SW to Spruce Meadows Way prior to connection to 194 Avenue SW to MacLeod Trail, in order to address the community's secondary access considerations.

NOW THEREFORE BE IT FURTHER RESOLVED that the amendment process will include consultation with The Municipal District of Foothills and community representatives as required.

NOW THEREFORE BE IT FURTHER RESOLVED that Administration Report back to Council no later than 2014 December.

ADMINISTRATION RECOMMENDATION(S)	2015 June 04
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 28P2015; and	
1. ADOPT the proposed amendments to the Southwest Community "A" and Employment Centre Mixed-Use Area Structure Plan, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 28P2015.	

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REASON(S) FOR RECOMMENDATION:

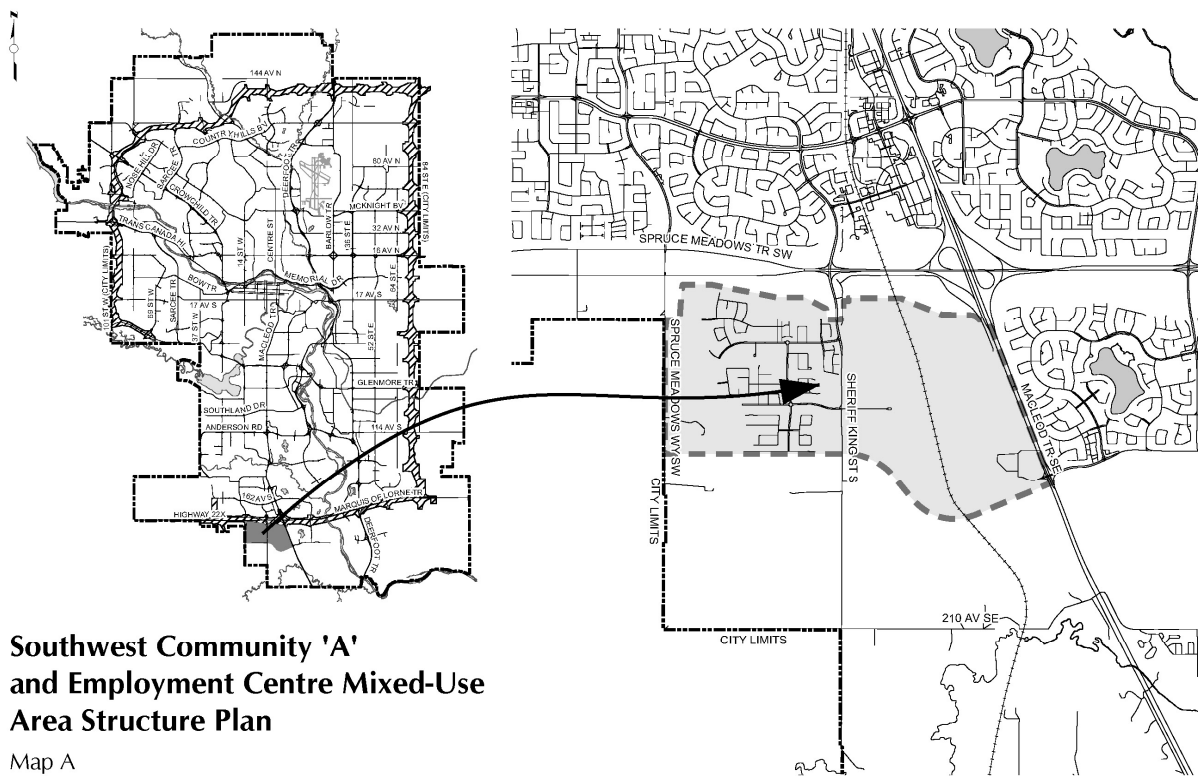
Due to constraints relating to the acquisition of land for the extension of 194 Avenue SW to the east to connect to Macleod Trail S, there is limited ability to approve of additional development in the Silverado area. Allowing for the ultimate extension out west to Spruce Meadows Way in the meantime will facilitate growth in this area that has had an approved Area Structure Plan since 2004.

ATTACHMENT

1. Proposed Bylaw 28P2015

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LOCATION MAP



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Southwest Community "A" and Employment Centre Mixed-Use Area Structure Plan (APPENDIX I).

Moved by: R. Wright

Absent: G.-C. Carra and J. Gondek

Carried: 6 – 0

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PLANNING EVALUATION

The Southwest Community "A" and Employment Centre Mixed-Use Area Structure Plan, approved by Council on 2014 March 22 included a provision (Section 12.1.2 (4)(c)) that 194 Avenue was to be constructed east from Sherriff King Street to provide access to Macleod Trail prior to being constructed west from Sheriff King Street to provide access to Spruce Meadows Way. (See APPENDIX II for the Land Use Concept from the ASP). This was due to concerns raised at the time of the plan's initial preparation on the possible traffic impacts out on to Spruce Meadows Way. As the road network has evolved over the past 10 years and as Spruce Meadows Way is now planned to be widened in the very near future, these concerns have abated.

Due to short term timing on the acquisition of lands necessary to extend 194 Avenue out to Macleod Trail S, having the option to use Spruce Meadows Way SW allows for more flexibility and transportation options for The City to manage the review of current and future applications for development in the area. The proposed amendment (See APPENDIX I) will help facilitate development in an area that is a planned area for growth in the city.

PUBLIC ENGAGEMENT

This proposed amendment was circulated to the Municipal District of Foothills for review. They had no objections.

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APPENDIX I

**PROPOSED AMENDMENTS TO THE SOUTHWEST COMMUNITY "A" AND
EMPLOYMENT CENTRE MIXED-USE AREA STRUCTURE PLAN**

- (a) Delete Sub-section 12.1.2 (4)(c) in its entirety.

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APPENDIX II

MAP 2 LAND USE CONCEPT

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

