

**SUPPLEMENTARY REPORT FOR CPC2013-034 (LOC2009-0102) BYLAW 32D2013**

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**EXECUTIVE SUMMARY**

Administration is returning to Council with a supplementary report for second and third reading of the Land Use application for the community of East Silverado as the outstanding issues have now been resolved.

**ADMINISTRATION RECOMMENDATION(S)**

That Council give second and third reading to Bylaw 32D2013.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2013 February 14 *Calgary Planning Commission* (CPC) recommended to give first reading of the proposed bylaw at the 2013 April 08 Council meeting and withhold second and third reading until resolution satisfactory to City Council was provided for the Growth Management Framework issues (Attachment 1).

On 2013 April 08 Council carried the CPC Recommendation to Council, to:

1. Adopt the proposed redesignation of 61.48 hectares ± (151.89 acres ±) located at 11, 21, 22, 35 and 50 – 190 Avenue SE, 200, 500 and 602 – 194 Avenue SE and 18550 Sheriff King Street SE (Plan 731309, Block 13; Plan 7410507, portion of Block 4 and all of Block 12; Plan 7510858, Blocks 7 and 11; Plan 7510093, Block 9; Plan 1211390, Block 1, Lots 1 and 2; SE 1/4 Section 22-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Multi-Residential - At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential- High Density Low Rise (MH-1) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Commercial – Neighbourhood 2 (C-N2) District, Commercial – Community 2 f0.33h20 (C-C2f0.33h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Specific Purpose – Community Service (S-CS) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give first reading of the proposed bylaw; and
3. Withhold second and third reading of the proposed bylaw until resolution satisfactory to City Council is provided for all the following Growth Management Framework issues regarding the provision of funding and financing solutions for required infrastructure which included:
  1. Extension to the sanitary trunk infrastructure and upgrades to the Pine Creek wastewater treatment plan;
  2. Construction of the Priddis Slough crossing for 194 Avenue S.W.;
  3. Provision for community services infrastructure which includes fire services provision, recreation facility, and library;

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4. Securing the necessary right-of-way across adjacent lands to allow for the construction of 194 Avenue S.W. between the CP rail line and Macleod Trail; and
5. The funding analysis shall include consideration of operating cost impacts.

**BACKGROUND**

Administration presented a recommendation of refusal regarding application LOC2009-0102 at the CPC meeting held on 2014 January 31. CPC referred the application back to Administration to return no later than 2013 February 14. Administration prepared draft language for a recommendation to Council from CPC that granted first reading, but withheld second and third reading until the growth management items were resolved.

Since that time the Growth Management Framework issues have been addressed between the applicant, landowners and Administration. The necessary funds have been approved in the 2015-2018 Capital Budget (Attachment 3).

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The application consists of 61.48 hectares  $\pm$  (151.89 acres  $\pm$ ) of land that is heavily fragmented amongst 15 acreage owners. The lands are approximately 500 metres south of Spruce Meadows Trail S.W., east of Sheriff King Street S.W., north of 194 Avenue S.W. and west of the Canadian Pacific rail line.

**Stakeholder Engagement, Research and Communication**

Bylaw 32D2013 received first reading at the 2013 April 08 Council meeting after a public hearing was held. To ensure first reading is not rescinded pursuant to Section 188 of the Municipal Government Act, the bylaw must receive second and third reading on or before 2015 April 08.

**Strategic Alignment**

Due to the subject lands being included in the approved *Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan (ASP)*, East Silverado is part of the future serviced land supply. Policy 13.1.2.2(b) states that prior to commencement of development resulting from the first Land Use Application funding for infrastructure must also be in place. The policy also states that when an outline plan is submitted a capital cost analysis must be submitted which addresses the infrastructure financing. In this case, all the necessary funding for Capital Infrastructure has been approved through the 2015-2018 Action Plan and subsequent departmental budgets.

The East Silverado ASP is ranked as 9 out of 24 in the Prioritizing Growth Areas Comparative Evaluation and Fact Sheet (Attachment 4). The top 11 areas on the list are all accounted for in the recently approved capital budgets and plans.

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**Social, Environmental, Economic (External)**

**Social**

The capital infrastructure required for East Silverado has been approved as part of the Action Plan 2015-2018. With infrastructure in place, the community will develop with a full range of amenities and services to support the social needs of the residents in the area.

**Environmental**

The existing ASP addresses any potential environmental concerns in alignment with the *Municipal Development Plan* (MDP) through requirement of a mix of housing types, intensity surrounding the *Transit Station Planning Area* (TSPA), proximity to a core commercial centre, mixed-use parcels and open space and pathways.

A future LRT station with higher density development in close proximity will support various transportation choices that minimize vehicle usage and greenhouse gas emissions.

**Economic**

As the funding for the infrastructure was allocated within the 2015-2018 budget, and approved by Council, approval of second and third reading aligns with the intent of Council and Administration under the Sequenced List of Prioritized Growth Areas ranking as 9 of 24 which equates to a score of 2.90 out of 5 (Attachment 4).

**Financial Capacity**

**Current and Future Operating Budget:**

The 2015-2018 Action Plan allocated funds for the operation of the necessary infrastructure.

**Current and Future Capital Budget:**

The 2015-2018 Action Plan allocated funds to provide infrastructure that is required to service the East Silverado area, including:

*1. Extension to the sanitary trunk infrastructure and upgrades to the Pine Creek wastewater treatment plan.*

The extension to the sanitary trunk infrastructure and upgrades to the Pine Creek wastewater treatment are budgeted under Program 891 of the Action Plan's capital budget which include city-wide operating impacts. Within the Utilities and Environmental Protection (Water Resources) 2015-2018 budget, \$41 million has been allocated for this purpose.

*2. Construction of the Priddis Slough crossing for 194 Avenue S.W.*

Within the Action Plan, Supplemental Information: Capital Analysis, it identifies 194 Avenue S Slough Crossing & CPR Grade Separation under capital funded Transportation Infrastructure. The budget allocates \$46.5 million dollars for design and construction of the Priddis Slough crossing.

*3. Provision for community services infrastructure which includes fire services provision, recreation facility, and library.*

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The recreation facility and library will be provided as noted in the West Macleod ASP. Outline Plans are currently under review that will identify the exact locations. The Fire Services budget allocated \$1 million for development of a new temporary emergency response station to maintain service level benchmarks and allocated an additional \$9 million to be added to the previously approved budget of \$11 million for the East Macleod Emergency Response Station.

*4. Securing the necessary right-of-way across adjacent lands to allow for the construction of 194 Avenue S.W. between the CP rail line and Macleod Trail.*

The right-of-way acquisition is being managed by Corporate Properties and negotiations with the landowner are occurring. Investing in Mobility: 2015-2024 Transportation Infrastructure Investment Plan, identifies \$47 million to be provided in 2015-2016 budget cycle for the Priddis Slough Crossing and CPR Grade separation. Additionally, another \$70 million has been identified as funded in the 2022-2024 budgets for improvements at the intersections of Macleod Trail with 194<sup>th</sup> Ave and 210<sup>th</sup> Ave.

*5. The funding analysis shall include consideration of operating cost impacts.*

A funding and financing proposal was not required to be submitted by the developer since capital and operating funds were provided in the 2015-2018 Action Plan.

The development will require ongoing services from the Operational Workplace Centre (OWC) at 194<sup>th</sup> Ave S.W. (South Macleod) for infrastructure maintenance. These services, including operations, management and site operating staff, will be funded through annual operating costs of the facility.

**Risk Assessment**

The proposed bylaw must receive third reading within a two year timeframe after receiving first reading or previous readings will be rescinded. This two year period ends on 2015 April 08. While this report outlines the strategy for the required infrastructure investments, the infrastructure is not currently in place. Future subdivision applications will require confirmation of timing and delivery of necessary infrastructure at the time of application.

**REASON(S) FOR RECOMMENDATION(S):**

Approval of second and third reading of the proposed bylaw will allow for the applicants to proceed to subdivision for the proposed land in East Silverado. As the growth management issues that were identified in 2013 have now been addressed, Administration recommends approval of Bylaw 32D2013 as it complies with the existing policy.

**ATTACHMENT(S)**

1. Cover Report Bylaw 32D2013
2. Bylaw 32D2013
3. Excerpt from Supplemental Information: Capital Analysis
4. Excerpt from Sequenced List of Prioritized Growth Areas