

Cover Report Bylaw 32D2013

LAND USE REDESIGNATION (SILVERADO) BYLAW 32D2013

SUMMARY/ISSUE

To redesignate 61.48 ha \pm (151.89 ac \pm) 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, Special Purpose – Community Service (S-CS) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

PREVIOUS COUNCIL DIRECTION

None

RECOMMENDATION OF THE ADMINISTRATION:

That Council hold a Public Hearing on Bylaw 32D2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 61.48 hectares \pm (151.89 acres \pm) 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, Special 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 32D2013; 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 includes:
 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 SW;

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3. Provision for community services infrastructure which includes fire services provision, recreation facility, and library;
4. Securing the necessary right-of-way across adjacent lands to allow for the construction of 194 Avenue SW between the CP rail line and Macleod Trail; and
5. The funding analysis shall include consideration of operating cost impacts.

APPLICANT(S)

Stantec Consulting Ltd

OWNER(S)

Ronald Gordon Barkley
Bel-Aire Development Ltd
Sho Y Dong
Sho Ying Donna Dong
Susan Jaqueline Dong
Young T Dong
Young Tai Dong
Nellie Mai-Yeuk Lee
Ngia C Betty Leong
Youe Seun Joe Leong
Quintra Development Ltd
Elizabeth Traber
John Traber
Vital-Link Missions Foundation
United Acquisition II Corp

INVESTIGATION

The application is for Outline Plan and land Use Amendment in the community of Silverado (east). The subject lands consist of approximately 80 hectares± and are located approximately 500 metres south of Spruce Meadows Trail, east of Sheriff King Street SW, north of 194 Avenue SW and west of the Canadian Pacific rail line.

The subject lands are a fragmented ownership area consisting of numerous parcels ranging in size from 5 to 60 acres±, with most parcels in the 15 to 20 acre± range. This situation has caused the allocation of reserve land and density to be more complex than a

unified ownership area would present. Also, several parcels in the immediate area are not within the application boundary, and thus represent future development scenarios with shadow planning for potential design and street alignments shown on the Outline Plan. This application proposes a mixed use neighbourhood comprised primarily of a variety of residential units, mixed-use and commercial development, parks, and a school site. Most of the site is within the 600 metre Transit Oriented Development radius with a future LRT station along the eastern site boundary. The CPC recommendation to Council for this application is to issue first reading of the proposed bylaw, but withhold second and third reading until resolution satisfactory to City Council is provided for all the outstanding Growth Management Framework issues. These issues pertain to the provision of a number of currently unresolved funding and financing infrastructure items. Issuance of first reading (while withholding second and third reading) will give the land ownership group two years from the first reading date to resolve all the outstanding funding and financing growth management infrastructure items to the satisfaction of City Council.