

Public Hearing of Council July 5 2022



Item 8.1.2

Land Use Amendment/Outline Plan
Silverado





30 years of Community Building in Calgary & Area

PAST PROJECTS

Bridlewest	HillCrest
Bridlewood	Kincora
Coventry Park	Martindale

Paskapoo at Cougar Ridge
West Springs

CURRENT PROJECTS



Heartland
IN COCHRANE



Carrington South
IN NW CALGARY



Creekstone
IN SW CALGARY

EXCEL HOMES

Simplifying your journey **home.**

WE'RE AN EXPERIENCED HOMEBUILDER SERVING CALGARY, EDMONTON AND VICTORIA AREAS



Laned



Front Garage



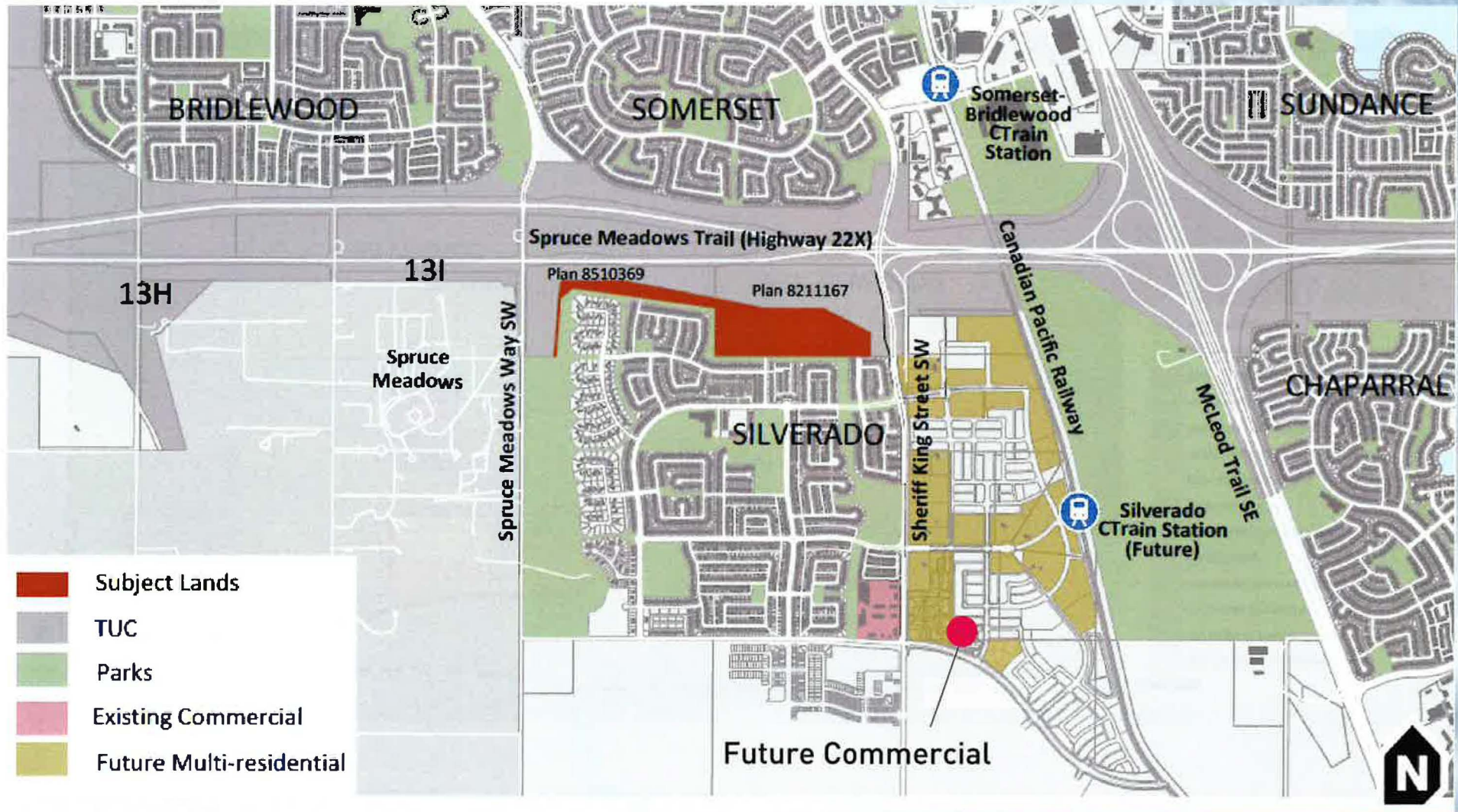
Duplex



Townhome

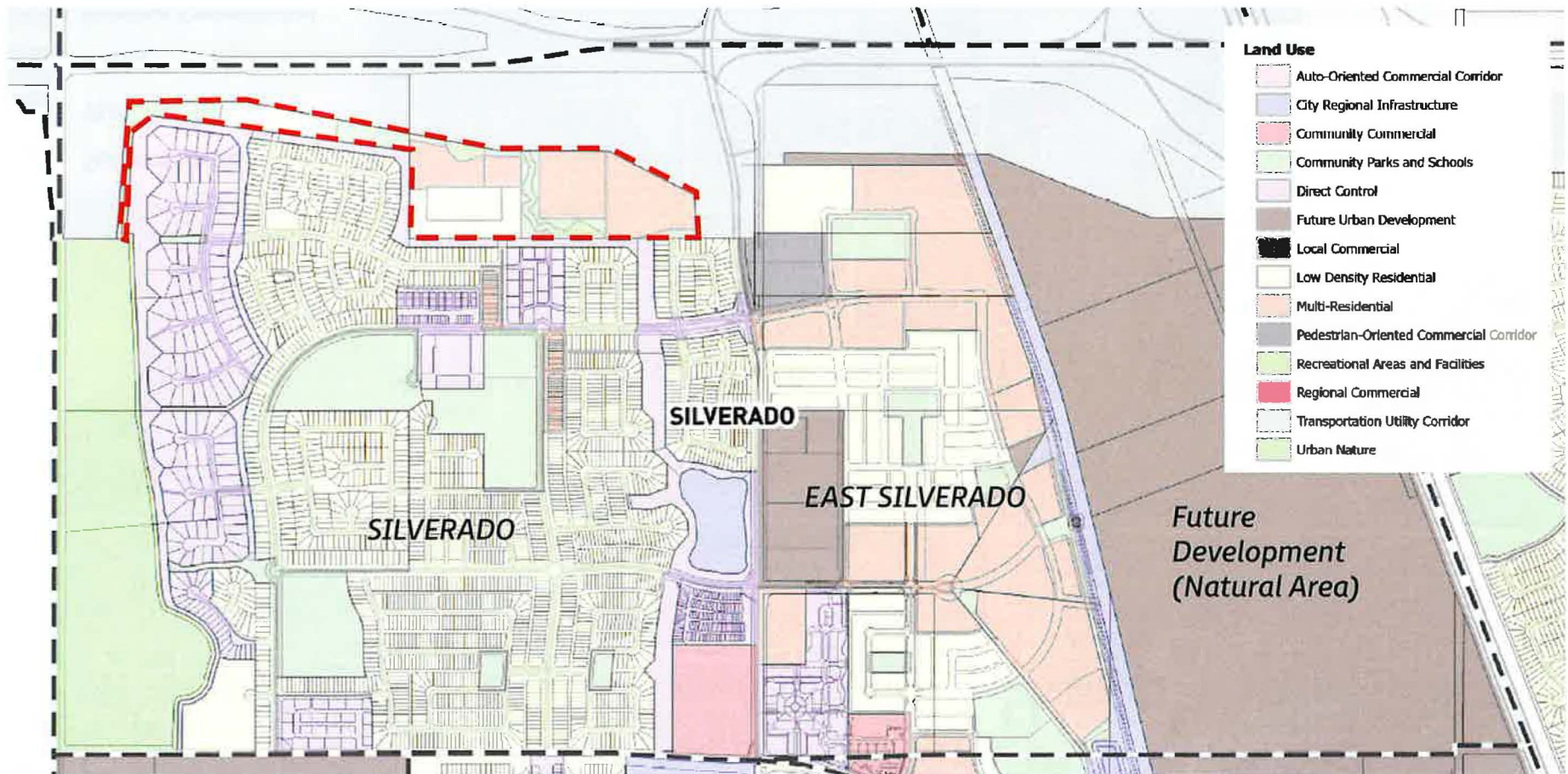
Since we first began in 1988, we've built over 12,000 homes and received over 50 awards for design and industry excellence.

Regional Location



Subject Site: Infill/Final Development Phase

Buildout and Approved Land Uses



- Silverado buildout is mainly as low density residential (yellow, purple estate area)
- North Silverado approved mainly for multi-residential (yellow, orange areas)

Approved Plan (2018)

SILVER
SPRUCE
SILVERADO



Concerns of the Community in 2018 included:

- Excessive Density
- High traffic volumes
- Parking issues
- Over provision of multi-residential
- Poor interface with existing residences
- Lack of a playground
- Construction traffic
- Inconsistency with existing community character

Proposed Land Use Plan

SILVER
SPRUCE

SILVERADO



2021: Apex provided an offer to purchase and submitted a new plan to the City of Calgary

1. To better fit with the location in the Community
2. Address community concerns
3. Meet the local ASP policies
4. Develop this as a short-term project (in and out quickly) in the near term

Key Elements

Naturalized
Pollinator
Park

Single-detached
interface with
existing residential
development

Connections
to existing
open space
network

Retained
wetland and
drainage
course (ER)

Semi-
detached/
Street Towns

Single-
detached
interface
with
existing
residential

Connections to
existing
open space network/
pathways

Activity park and
pathways

Retained wetland
(ER)

Connections
to existing
open space
network



A number of meetings were held with the Community, including an information session:

- Silverado Residents Association (provided letter of support)
- Silverado Community Association (provided letter of support)
- Online Engagement Session – 100 people attended
- Provided updates on website and through e-mail list
- Produced a What We Heard Report (see attachment 7 in CPC report)

The Apex Team feels that we have addressed the CA, RA and Local Residents and can say:

- The proposed plan is supported by local community groups
- Meets Council policy (ASP, MDP and Density Targets)
- Matches market expectations, and
- Silverado will finally be completed in near term and shorter timeframe

