

ROAD CLOSURE AND LAND USE AMENDMENT
SILVER SPRINGS (WARD 1)
NORTHEAST OF NOSEHILL DRIVE NW AND SILVER SPRINGS
ROAD NW
BYLAWS 2C2018 AND 29D2018

MAP 10NW

EXECUTIVE SUMMARY

This application proposes redesignating two parcels in the community of Silver Springs from Special Purpose – Future Urban Development (S-FUD) District and undesignated road right-of-way to Multi-Residential – Contextual Low Profile (M-C1d95) District. The application includes a Road Closure for a portion of adjacent road right-of-way. The application is intended to accommodate redevelopment of the site for multi-residential development, specifically affordable housing.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 November 16

That Calgary Planning Commission recommend **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 2C2018 and 29D2018; and

1. **ADOPT** the proposed closure of 0.03 hectares \pm (0.08 acres \pm) of road (Plan 1712377, Area A) adjacent to 84 Silvercreek Crescent NW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 2C2018.
3. **ADOPT** the proposed redesignation of 0.35 hectares \pm (0.87 acres \pm) located at 84 Silvercreek Crescent NW and the closed road (SW1/4 Section 10-25-2-5; Plan 1712377, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1d95) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 29D2018.

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REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable planning policies including the Municipal Development Plan and the proposed M-C1 land use district allows for a development that has the ability to be compatible with the established character of Silver Springs. The application is intended to accommodate a new housing project proposed by Habitat for Humanity Southern Alberta and will contribute to providing a broader range of housing opportunities for low and moderate income households within an established community.

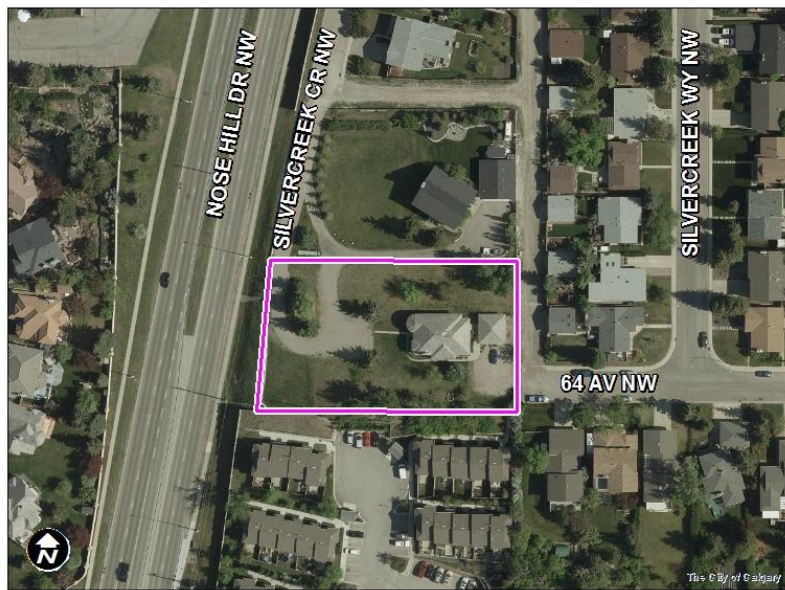
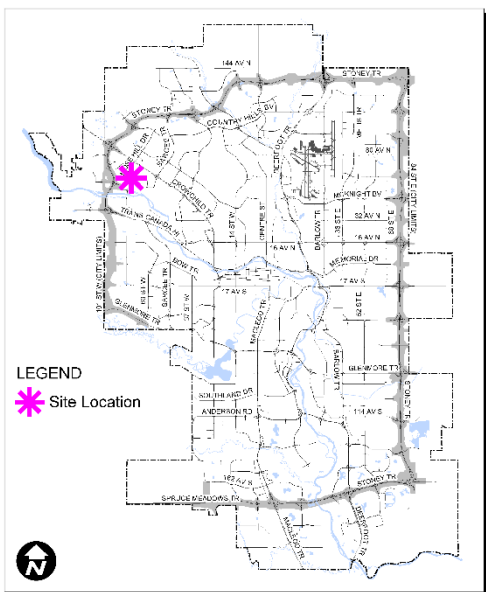
ATTACHMENTS

1. Proposed Bylaw 2C2018
2. Proposed Bylaw 29D2018
3. Public Submissions

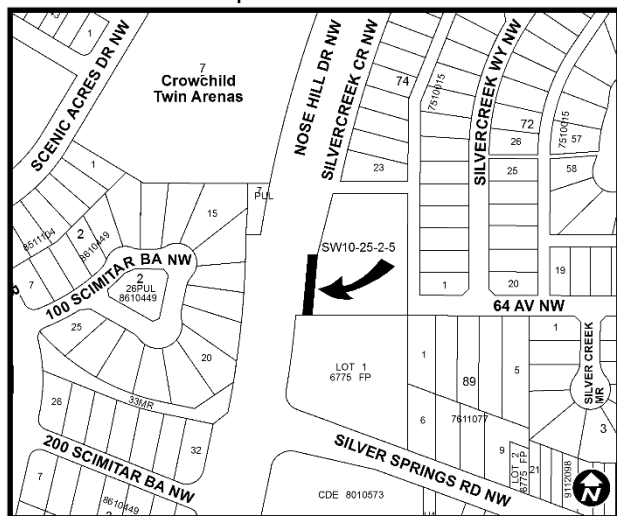
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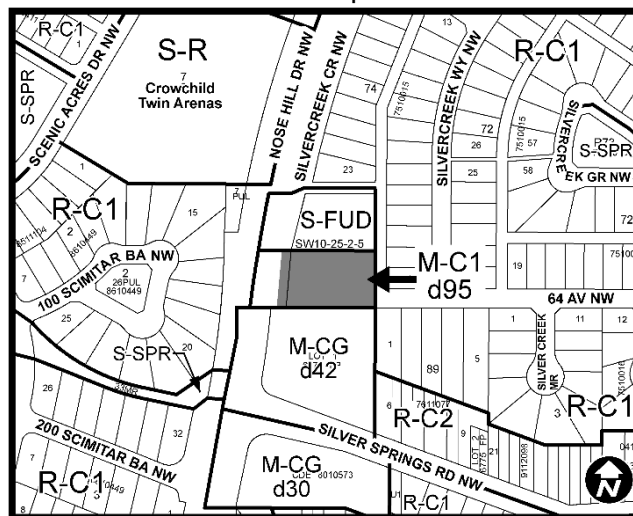
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.03 hectares \pm (0.08 acres \pm) of road (Plan 1712377, Area A) adjacent to 84 Silvercreek Crescent NW, with conditions (APPENDIX II).

Moved by: R. Wright

Carried: 6 – 0

Absent: J. Gondek and E. Woolley

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.35 hectares \pm (0.87 acres \pm) located at 84 Silvercreek Crescent NW and the closed road (SW1/4 Section 10-25-2-5; Plan 1712377, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1d95) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: J. Gondek and E. Woolley

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Applicant:

Gravity Architecture

Landowner:

Habitat for Humanity Southern Alberta
Society

PLANNING EVALUATION

SITE CONTEXT

The subject site is comprised of two parcels located in the northwest community of Silver Springs. The eastern parcel is currently developed with a single-detached dwelling and detached garage. Immediately west of this parcel is an undesignated road right-of-way parcel that will be consolidated into the subject site.

To the north and east of the site, surrounding development is characterized by primarily low-density, single-detached residential dwellings. A multi-residential, townhouse development is located immediately south of the site and Nose Hill Drive NW, classified as an arterial street, is located immediately to the west.

The following table summarizes the population trends in Silver Springs

Silver Springs	
Peak Population Year	1982
Peak Population	10,510
2017 Current Population	8,774
Difference in Population (Number)	-1736
Difference in Population (Percent)	-16.5%

LAND USE DISTRICTS

The application proposes redesignating the two parcels from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Multi-Residential – Contextual Low Profile (M-C1d95) District. The M-C1 District is intended to accommodate Multi-Residential Development that is low height and medium density in close proximity or adjacent to low density residential development. The M-C1 District includes provisions that allow for varied building height and setback areas to ensure contextually sensitive development. Typical building forms include low-rise apartments and townhouses. This district would allow for up to 33 units on the site.

Administration is reviewing a staggered development permit (DP2017-4795) for the site which

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proposes 32 townhouse units in four, three-storey buildings.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to the site. The land use proposal is consistent with the SSRP policies including the Land Use Pattern policies (subsection 8.14).

Municipal Development Plan (MDP)

The site is located within the Established Residential Area as identified on Map 1 of the MDP. The Established Area comprises residential communities that were planned and developed between the 1950s and the 1990s and are characterized by a mix of low and medium-density housing with support retail in relatively close proximity. MDP land use policies for this area encourage contextually sensitive redevelopment. New developments in Established Areas should incorporate appropriate densities and facilitate a pedestrian-friendly environment to support the Primary Transit Network. Nose Hill Drive NW, located just to the west of the site, is an Arterial Street and forms part of the Primary Transit Network.

The proposed land use amendment is to support a new affordable housing development by Habitat for Habitat Southern Alberta Society. MDP policies promote housing diversity for a range of ages, income groups, family types, and lifestyles by encouraging housing opportunities for low and moderate income households in all communities. Specifically, MDP policies recognize and encourage affordable housing as an integral part of “complete communities”. The application is in keeping with applicable MDP policies.

There no is local area plan for Silver Springs.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	No
2. Within 400 metres of a transit stop	Yes, there is a bus for several bus routes located less than 50 metres from the site.

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3. Within 600 metres of an existing or planned primary transit stop	No
4. On a collector or higher standard roadway on at least one frontage	The site has frontage on Nose Hill Drive NW which is classified as an arterial street; however, no vehicular access is permitted from this street.
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes, the site is adjacent to a multi-residential development to the south.
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct Lane Access	The site has a rear lane; however, site access will be from 64 Avenue NW.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. There are three transit stops for several routes located within approximately 100 metres of the site on Nose Hill Drive NW and Silver Springs Road NW. At the development permit stage a pedestrian connection will be required to connect to the public sidewalk on Nose Hill Drive NW. Vehicle access to the site will be from 64 Avenue NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

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GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Silver Springs Community Association was circulated as part of this application and their letter is provided as APPENDIX III.

Citizen Comments

Administration received 83 letters of objection from nearby residents as part of the application circulation and notice posting. These letters identified the following concerns:

- **Traffic** – Additional traffic in the community and concern with the ability of the existing roads to accommodate more vehicles. There were also concerns about winter road conditions on 64 Avenue.
- **Parking** – Increased parking congestion both during construction and following development completion.
- **Density** – Proposed density is too high. Preference for low-density residential such as R-C1.
- **Height** – Proposed height is too high and would result in loss of views while casting shadows on adjacent residences.
- **Fire Access** – Concern that fire trucks may not be able to access the site.
- **Community Fit** – Proposed use, density, and height does not fit into the primarily low-density residential surrounding the site.
- **Property Values** – Development would have a negative impact on property values.
- **Safety and Noise** – Concern with safety and increased noise as a result of the development.
- **Process** – Frustration with the City and Habitat for Humanity engagement process.

In addition, Administration received a petition signed by 125 area residents opposing the proposed land use amendment.

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Public Meetings

Applicant Led Engagement

Habitat for Humanity met with the community to discuss the project on two occasions prior to submitting their formal application. This included a meeting with the Silver Springs Community Association on 2017 February 07 and a public open house on 2017 March 23. Administration did not attend these meetings.

City Led Engagement

On 2017 May 03, Administration met with the community association and a resident group opposing the development to discuss the land use application and associated processes.

On 2017 June 29, the City held a public information session. The event was attended by approximately 128 people and was intended to provide information of the proposed land use application as well as solicit public input on the proposal. A summary of the input received at this session is included in the What We Heard Report (APPENDIX IV).

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Silver Springs and consists of 0.352 ha. We are proposing a multi-residential development with four buildings, each with eight stacked townhouses for a total of 32 residential units.

Vehicular access to the site would be directly from 64 AV NW on the east side of the site. Currently, 64 AV NW ends abruptly at the east property line. Our proposal would be to extend the road and its northern sidewalk westward to connect with the parking area.

The current land use designation is S-FUD Special Purpose – Future Urban Development District which is intended to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land.

To support the proposed development, Gravity Architecture submitted LOC2017-0093 on March 24, 2017 to change the designation to M-C1 Multi Residential – Contextual Low Profile District. Since this initial submission, the owner of the parcel, Habitat for Humanity, has worked with City of Calgary to acquire an additional strip of City-owned land located immediately along the west edge of the subject parcel. The original submission had a land area of 0.31 ha, and proposed a density modifier of 110 UPH. With the amalgamation of the two parcels, the total parcel area has increased to 0.35 ha, and the proposed density modifier has been reduced to 95 UPH. The proposed district is intended for Multi-Residential Development of medium height to be in close proximity or adjacent to low density residential development. The district would allow 95 units per hectare. (Without the density modifier, this district would allow 148 units per hectare.)

The proposed multi-residential project is appropriate for this site given the immediate context. To the west is Nose Hill DR NW, a busy arterial street with a significant setback. To the south is a townhouse development built in 1981. To the east is a lane, which is in turn backed onto by Single Detached dwellings. Finally, to the north is another S-FUD parcel that is a likely candidate for a multi-residential project in the future.

This multi-residential project responds to the significant changes that Silver Springs has experienced since this part of it was developed in the late 1970s. The nearby Crowfoot Crossing shopping district has been built out and the LRT has been extended past Silver Springs to Tuscany. Nearby recreational facilities such as the Crowchild Twin Area, Bowness Park, Bowmont Park and Baker Park have been built or improved.

Given that the facilities and amenities have been increasing in the area, and the population of Silver Springs has been slightly decreasing, the area is well situated to support an increased population.

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We respectfully request Calgary Planning Commission and Council's support of our application.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. All costs associated with the road closure will be borne by the applicant.
2. Protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards as per the utility company (e.g. Enmax, Atco Gas, etc) with all appropriate easements provided.
3. If applicable, any Utility right-of-ways, easements or access agreements are to be registered concurrent with the closure.
4. That the closed road right-of-way be consolidated with the adjacent lands located at 84 Silvercreek Crescent NW.

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APPENDIX III

SILVER SPRINGS COMMUNITY ASSOCIATION LETTER

From: president@silverspringscommunity.ca
To: [Gonzalez, Troy C.](#)
Cc: [Community Liaison – Ward 1](#)
Subject: [EXT] LOC2017-0093
Date: Friday, July 21, 2017 7:56:50 AM

Troy,

In regards to the Land use amendment and road closure please see the statement below.

SSCA Communication Strategy

Land Use Re-designation 84 Silvercreek Crescent NW

The Silver Springs Community Association (SSCA) supports and welcomes families to SilverSprings, as their presence positively impacts the availability and success of community schools and SSCA programs.

The SSCA is generally supportive of multi-family developments within the community, which comply with City of Calgary regulations.

The City of Calgary is primarily responsible for the evaluation of applications for land use re-designation and development permit applications within the City.

The SSCA has not yet received information from the City of Calgary regarding The City's recommendations on the application for re-designation of 84 Silvercreek Crescent NW (Site) from S-FUD (R-1 present use) to M-CGd95, nor has it received a development permit application for the Site. As such, at this time we do not have sufficient information to take a position on this application.

Jeremy Gukert

President
Silver Springs Community Association
(403) 288-2616


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APPENDIX IV

WHAT WE HEARD REPORT

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Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Project overview

The City of Calgary received an application from Habitat for Humanity to change the designation of 84 Silvercreek Crescent NW. The application is for a land use amendment where Habitat for Humanity is looking to redevelop the site into townhouses.

Habitat for Humanity is proposing to develop 32 townhouse units on the parcel. M-C1 is the proposed land use district.

The proposed land use change would allow for:

- a maximum of 35 units. This is an increase from the current maximum of one single-detached dwelling; and,
- a maximum building height of 14 metres. This is an increase from the current maximum of 10 metres.

Engagement overview

Step 1

What: As part of the regular planning process a circulation letter was sent to adjacent landowners and two separate notices were posted notifying of the land use application. The feedback received through this process, including letter and email submissions directly sent to the file manager, were summarized.

A summary of the feedback to the notice posting was themed and presented to residents at the open house and for the online engagement.

Why: This was done to show all of the comments received through the notice process. It recognized the information shared, echoing back what has already been heard. It also served as a starting point for the open house and online engagement conversations.

Step 2

What: Specific to the engagement process, an open house and online engagement were held in the community and online in June and July of 2017 to solicit feedback from those interested and impacted by the land use application.

When: The open house was held on June 29, 2017 at the Silver Springs Community Association, 5720 Silver Ridge Drive NW. Online feedback forms were available from June 29 until July 21, 2017 on <http://engage.calgary.ca/silversprings> webpage.

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Who: The engagement was promoted through bold signs, in the newspaper, through an email list, in social media (Facebook) and the community newsletter. The table below summarizes how open house participants heard about the open house.

How did you hear about the session?	Road Sign	Newspaper	Word of Mouth	Email	Social Media (Facebook)	Community Newsletter
Number or responses	31	1	13	7	3	1

Why and how: The community association building was picked for the open house since it is a relatively central location in the community. It also had ample parking and was accessible. Bold signs were placed throughout the community on major roads to let residents know about the session.

At the open house, participants could provide feedback both on the boards or on paper feedback forms.

Online engagement was open for two weeks so that those who couldn't attend the open house could share feedback. The table below summarizes how many people participated and how many comments, ideas, suggests, etc. what we call pieces of feedback were collected during the engagement.

Location	Number of participants	Pieces of feedback
Open house	Approximately 128 attendees	<ul style="list-style-type: none">• 281 pieces of feedback about the application• 81 pieces of feedback on the engagement process
Online engagement	30 feedback forms	<ul style="list-style-type: none">• 83 pieces of feedback on the application

Report overview

What we asked: Both online and in person we asked 3 questions:

1. What do you like about the proposal?
2. What challenges do you see with the proposal?
3. What design or landscape features do you think are important for The City to keep in mind when reviewing this application?

Why: Much of the feedback from the notice postings was about the many challenges community members saw with the application. The first two questions were asked to collect any additional thoughts and ideas on challenges and likes.

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Community input was also sought to assess fit into the community so questions about design, landscaping and amenities were asked to help inform Administration's final recommendation to the Calgary Planning Commission.

Summary of feedback– circulation responses

The letters received did not support the proposed development. The most common reasons, and concerns expressed in the letters were about the following issues:

Theme	Concern
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	A number of comments were received about the development fitting into the existing design, function of the community. There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.

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Public engagement summary

The following table summarizes the feedback heard through the public engagement. It is divided into themes and comments, questions, and concerns raised. The themes are arranged in no particular order.

For all of the verbatim comments visit <http://engage.calgary.ca/silversprings>

Theme	Comments, questions and concerns
Habitat for humanity and affordable housing	<p>A few said that they like the development and the work Habitat for Humanity does, others like the work that habitat does but not on this location.</p> <p>A number of comments suggested that this site should be for seniors housing as this is an aging community.</p>
Schools	<p>A few said that the development would support the schools in the area and that the existing parks, playgrounds and sports fields would be better used with more families. The comment said that the schools are underpopulated and if it happened it would be hard on the existing families, so this development would benefit them by potentially bringing in more kids.</p> <p>However, others raised concerns about the impact on schools and shared a conflicting opinion that the schools were at capacity and that this development would negatively impact school capacity.</p>
Traffic, parking, and safety	<p>Overwhelmingly, participants expressed concerns that the development would impact traffic in the community. This included both vehicle and pedestrian traffic.</p> <p>There were also concerns about access in and out of the site both in terms of resident traffic and safety for access by emergency vehicles.</p> <p>Many comments expressed concerns about parking and access into the site. There were some comments about the safety of having townhouses in a cul-de-sac. A large number of respondents expressed concern about there being sufficient parking for the size of the development on site, and that there if it is not, it would cause spill over into already tight and full residential roads.</p> <p>There was one suggestion that road improvements to 64th Avenue NW and access to Nose Hill Drive NW should be done to address this concern.</p>
Access and connections	<p>The desire for safe and good access for pedestrians, transit users, kids and cars was asked by many participants.</p> <p>Concerns were shared that currently there is not good access and connection to major amenities like grocery stores from the site.</p> <p>The suggestion that there should be pedestrian access to Nose Hill Drive from the development to promote transit use and reduce traffic congestion.</p>

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Theme	Comments, questions and concerns
Density and height	<p>A few times the suggestion was heard that moving the development closer to a main road would improve connections and reduce traffic and parking impacts.</p> <p>Most participants said that the increase in density and height was too much for the size and location of the parcel.</p> <p>Some suggested a maximum of 16 units. Others said that less density would be preferred to townhouses, specifically a 2 stories one with 12 units or an M-1 or M-2 zoning for the site. Another comment said that there should be a maximum of 4 townhouses.</p>
Transit	<p>There were a number of suggestions that better transit in the area, and access to the site is needed to support the development.</p>
Change to the community	<p>Some said the community has enough multifamily developments already. They expressed concern that it would negatively impact existing residences and their property values as well as the quiet/feel of the community. The concern that it will change the character of the community with bungalows and two storey residences being the main type of building.</p>
The process	<p>Concerns were shared that if this is approved it would set a precedent for other similar developments in the area. Others shared general frustrations about the planning and engagement.</p>
Green space	<p>Many expressed concern about the lack of green space, and specifically kid play space in the design. They expressed concern about where children would play and that more green and play space is needed on the site.</p>
Landscaping	<p>Specific landscaping suggestions that were shared:</p> <ul style="list-style-type: none">• Landscaping should preserve the privacy of adjacent landowners.• Would be nice to keep the trees that are already on the property.• No spruce trees.• Buffer noise from Nose hill Drive with landscaping but don't block the views of the current residents.• Room for grass, trees, and maybe a growing space.• Design height should match the existing community and keep the green space.

Next steps

The feedback collected, in addition to the technical review, will inform the recommendation made in response to the developer's proposal. A summary of this report and the public comments received for this application will be included in Administration's report to the Calgary Planning Commission and Council.

The public hearing date has not yet been set for this application.