

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW
BYLAWS 28P2018 AND 128D2018**

MAP 21SS

EXECUTIVE SUMMARY

The proposed Land Use and Policy amendment is to accommodate residential units in a variety of forms and densities, along with a public open space and pathway system leading into Environmental Reserve lands.

The Land Use amendment seeks to redesignate 16.77 hectares \pm (41.44 acres \pm) of land from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

The amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP) has been proposed by Administration, in order to ensure that future multi-residential development within the subject Outline Plan area has quality edge treatment between parcels and public open spaces (i.e. permeable fencing and enhanced landscaping).

An Outline Plan application has been submitted in support of this Land Use Amendment and Policy Amendment.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 28P2018 and 128D2018; and

1. **ADOPT** the proposed amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 28P2018.
3. **ADOPT** the proposed redesignation of 16.77 hectares \pm (41.44 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Area H; Plan 8211167, OT) from Special Purpose – Future Urban Development (S-FUD) District

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to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 128D2018.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use and Policy amendment has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP), the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP), and provides a logical extension and completion of the residential neighbourhood located immediately to the south (Silverado). The plan provides functional pathway and road designs, meets minimum density and intensity requirements in the relevant policy plans, and provides a variety of residential development options distributed through the community along with a neighbourhood open space system.

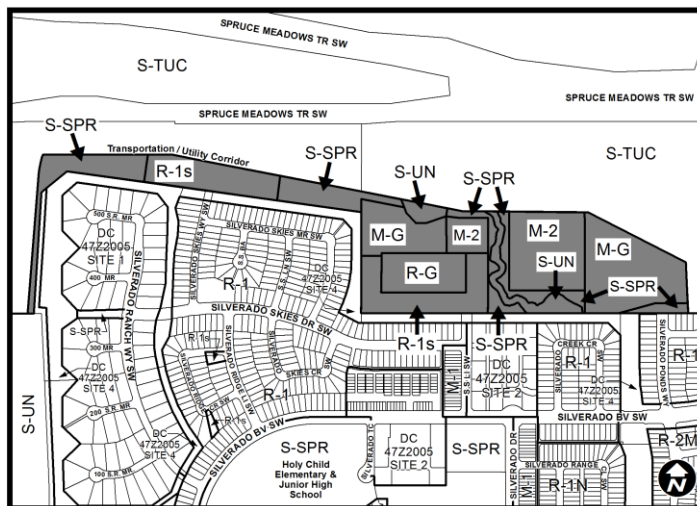
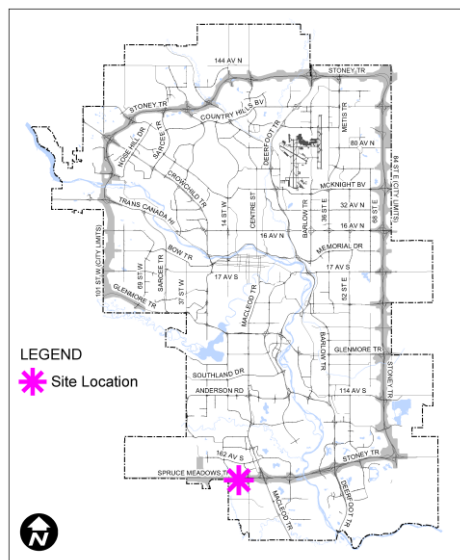
ATTACHMENTS

1. Proposed Bylaw 28P2018
2. Proposed Bylaw 128D2018
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (APPENDIX III).

Moved by: J. Scott

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed resignation of 16.77 hectares \pm (41.44 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Area H; Plan 8211167, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Moved by: J. Scott

Carried: 9 – 0

2018 February 08

MOTION: The Calgary Planning Commission accepted correspondence from:

- Jennifer Harris dated 2018 January 31;
- Sara Engelhardt dated 2018 January 31; and
- Silverado Community Association dated 2018 February 02;

as distributed, and directs it to be included in the report as APPENDIX VI.

Moved by: J. Gondek

Carried: 9 – 0

AMENDMENT: Amend the proposed amendment to the Southwest Community 'A' And Employment Centre Mixed-Use Area Structure Plan 3(b) after "trees and ground cover" delete ", to create a beautiful and welcoming environment".

Moved by: D. Leighton

LOST: 3 - 6

Opposed: J. Scott, L. Juan,
C. Friesen, E. Woolley,
R. Vanderputten and
A. Palmiere

AMENDMENT: Amend the proposed amendment to the Southwest Community 'A' And Employment Centre Mixed-Use Area Structure Plan to read as follows:

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“(3) Interface and Edge Treatment within the North Silverado Outline Plan

- (a) At the outline plan stage provide a linear open space on the multi- residential parcels to allow opportunities for pedestrian connectivity and quality interface. A public access easement agreement shall be required and registered at the subdivision stage.
- (b) At the outline plan and development permit stage, connect neighbourhoods and parks as part of a comprehensive circulation network for walking and cycling, with enhanced landscaping, including trees and ground cover, to create a beautiful and welcoming environment.
- (c) At the development permit stage, parcels adjacent to a green space should provide permeable fencing and allow opportunities for pedestrian connectivity.
- (d) At the development permit stage, when new buildings are at a higher base geodetic elevation than the existing community, mitigate potential overlooking and respect the privacy of adjacent single detached dwellings.
- (e) At the development permit stage, encourage sunlight penetration into open spaces by avoiding extensive overshadowing from multi-residential buildings.”

Moved by: A. Palmiere

Carried: 9 – 0

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Applicant:

Civicworks Planning + Design

Landowner:

Spruce Meadows Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated within the southwest quadrant of the city in the community of Silverado. More specifically, it is situated immediately south of Spruce Meadows Trail SW, west of Sheriff King Street SW. The site will form a logical extension to the existing residential neighbourhood of Silverado to the south, which was approved by Council in 2005 (Bylaw 47Z2005). The subject site, which is currently undeveloped and designated as Special Purpose – Future Urban Development (S-FUD) District, was once part of the formal Transportation Utility Corridor (TUC) in this area. Alberta Transportation determined that the subject lands were no longer required for the TUC and, as a result made them available for purchase. Mr. R.D. Southern purchased these lands directly from Alberta Transportation in the early 1990's for future consideration as part of Spruce Meadows. However, the land has been used informally for passive recreation. The eastern section of the site contains a fill pile that was created by the dirt removed during the construction of the intersection at Stoney Trail and Sheriff King Street. The western section of the site is mostly flat. Drainage flows from an existing wetland north of the site (located in the Transportation Utility Corridor) through an intermittent creek, to a small marsh. The marsh was created from the construction of the elevated pathways in Silverado, which impeded the natural drainage course.

Adjacent development around the site consists of:

- to the north, east and west lands are designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and are undeveloped and contain an existing wetland; and
- to the south is the community of Silverado which is predominantly developed with single detached dwellings designated as Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District and DC Direct Control District. There are also multi-residential developments in the form of townhomes, rowhouses and low rise apartment buildings designated as DC Direct Control District and Multi-Residential – Low Profile (M-1) District
- Additionally to the south, there is a private pathway system (maintained by the local Homeowners Association), which stretches along the southern boundary of the proposed Outline Plan.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section of the SSRP to this Land Use Amendment is:

8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

The Plan Area is proposing a range of densities and a mix of housing types based on the proposed Land Use districts. Low density development in the form of row houses, semi-detached, and single detached dwellings, and a mix of laned and laneless parcels are anticipated.

M.D. of Foothills / City of Calgary Intermunicipal Development Plan (IDP)

The Plan Area is located within the recently approved M.D. of Foothills / Calgary Intermunicipal Development Plan (IDP), 2017. The area is of mutual interest and where "attention is required to ensure that future development is complementary to the intentions and interests of both municipalities".

The IDP contains a number of applicable policies that require planning applications to align with. Administration of both The City and M.D. has deemed that that the subject application is in alignment with the policy document.

Municipal Development Plan (MDP)

The proposed redesignation enables development in alignment with the following MDP policies:

- 2.1.1 – a and b relating to housing choice and community diversity, overall housing affordability (supply;
- 2.1.4 - a and d relating to optimal use of existing infrastructure;
- 2.2.4 - relating to complete communities;
- 2.3.1 - a relating to housing diversity and choice;
- 3.4.1 - b relating to concentrating the highest densities; and
- 3.4.2 - e relating to encouragement of a mix of apartments, mixed-use developments and ground oriented housing.

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The MDP identifies the application area as “Planned Greenfield with Area Structure Plan” as per the Urban Structure Map (Map 1). These areas comprise:

- residential communities that have been planned since the 1990s and are still being developed;
- communities that were subject to the Sustainable Suburbs Study in the mid-1990s which proposed greater community densities and mix of residential and commercial uses; and
- relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges.

Southwest Community ‘A’ and Employment Centre Mixed-Use Area Structure Plan (ASP)

The ASP document provides more detailed direction with policies and guidelines for development.

The ASP identifies the Plan Area as ‘Residential Areas’ in which:

- Low density uses should be the predominant use of land within the ‘Residential Area’;
- Medium and high density residential uses, institutional uses, recreational uses, local commercial uses may be allowed within the ‘Residential Area’ where determined to be compatible and appropriate; and
- Open spaces shall be provided throughout to meet active and passive recreational needs of residents.

The anticipated residential densities meet the intent of the ASP policies.

Administration is proposing an amendment to the ASP which contains guidelines for multi-residential development on: interfaces between residential parcels (linear open space); residential parcels with green spaces (permeable fencing); and a comprehensive circulation network, in order to ensure consideration is given to facilitate a connected, safe, transparent and attractive pedestrian realm.

Further details on the ASP amendment are provided in APPENDIX III.

TRANSPORTATION NETWORKS

Vehicular access to the Plan Area is proposed through the extension of three local roads; Silverado Skies Link SW, Silverado Ponds Way SW and Silverado Skies Way SW. The proposed road extensions will maintain the existing road structure and be complete with City standard sidewalks. Sidewalks and paved pathways act as the spine of the proposed overall open space strategy to provide safe and accessible pedestrian connectivity and recreational opportunities.

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A third emergency access may be required if there are more than 600 units within the Plan area. An emergency access has been identified through the Transportation Utility Corridor (TUC) to Sheriff King Street. Alberta Transportation is requiring a full engagement design and Ministerial Consent Application for the emergency access, which the Applicant will prepare and submit at the subdivision stage.

A Transportation Impact Assessment was completed by Bunt & Associates Engineering to assess the impacts of the proposed development on vehicular and active modes of transportation. The report indicated that the streets and intersections (road infrastructure) in the area have sufficient capacity to accommodate the associated traffic increase.

UTILITIES & SERVICING

The Plan Area is serviced by the Lower Sarcee pressure zone. There are three 250 millimetre watermain tie-ins available along the south property line.

Sanitary and Storm sewer connections are available at multiple locations along the south property.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability features are being proposed as part of the subject application. Environmental sustainability will be evaluated by Administration when individual development permits are processed

GROWTH MANAGEMENT

The lands are within the Southwest Community "A" and Employment Centre Mixed-Use ASP. This area, in combination with the West Macleod ASP lands, are a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the ASP was first approved in 2004, while overlays were first introduced in an ASP in 2012. The initial infrastructure required to begin development in the community is already funded in the current Capital Budget (2015-2018) or identified within The City's 10 Year Capital Plans (2015-2024). This addresses the concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

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PUBLIC ENGAGEMENT

Community Association (CA) Comments

The CA of Silverado was circulated for comments on the subject on the application and responded with a letter stating they were disappointed with the most recent proposal as it is still an excessive increase in density and does not address the concerns of the community. The CA's letter can be reviewed within APPENDIX II.

Administration facilitated a meeting between the Applicant and the CA on 2017 December 01, in order to discuss comments from the CA and provide an opportunity to the Applicant to further consider the CA comments and determine if they wished to make further revisions. Administration explained to the CA at this meeting that the current proposal has met the intentions of the applicable MDP and ASP policies, and overviewed why Administration would be supporting the application.

The meeting concluded with the Applicants stating that they would take the CA's concerns into consideration, however no guarantees were given that any further changes to the plan would be made.

No further amendments were submitted by the applicant following the meeting nor were any requested by Administration.

Citizen Comments

Eighty letters of objection were received by Administration in response to the initial Land Use submission for the subject site. Letters expressed concerns with the:

- Impact on residents' quality of life with potential loss of a recreational site and wetlands, which residents had been told by developers would remain as such;
- Impact on the existing wetland and wildlife;
- Height and design of future multi-residential developments;
- Lack of buffering from the existing low density community to the south;
- Impacts on northerly views would be obstructed;
- Impacts on property values;
- Impacts on on-street parking;
- Impacts on existing neighbourhood traffic;
- Traffic safety for pedestrians and cyclists;
- Impacts on existing services;
- Increase in noise pollution;
- Lack of diversification of housing and no amenities being proposed;
- Amount of density being proposed in one portion of the community – too high on a site that is too small;

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- Proposal not fitting within the existing character of the neighbourhood;
- Proposal not aligning with the ASP;
- Location not being appropriate for this type of development;
- Impacts of debris from construction within the community;
- Potential increase in crime;
- Potential impact of the proposal on the outward migration of residents to other communities in Calgary; and
- Applicants not adequately engaging the community on their proposal.

One letter of support was received in response to the initial Land Use proposal which can be summarized as follows:

- New development will help maintain jobs within the community.

The concerns noted above were addressed as follows:

- Total low density area increased from 1.11 hectares (2.7 acres) to 3.36 hectares (8.3 acres);
- Total medium density area decreased from 9.7 hectares (24 acres) to 6.5 hectares (16.1 acres);
- A Transportation Impact Assessment report was submitted with the application which indicates that the existing road infrastructure in the area has sufficient capacity to accommodate the increase in traffic;
- The proposal includes a connected greenspace with a pathway network, protection of the existing wetland and drainage course, linkages to the existing pathway system and play area for children (ages 5-12);
- The developer has dedicated the appropriate Environmental Reserve to preserve areas of significance (i.e. natural habitat and wetland areas);
- An over dedication of Municipal Reserve is being provided in order to ensure that recreation and park spaces are provided to the community;
- The proposed pathway systems connections will tie in seamlessly with the existing pathways to the south, which will ensure a comprehensive pathway network for both existing and future residents; and
- Administration has drafted amendments to the ASP to include recommendations regarding interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

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Public Meetings

Applicant Led Engagement

The Applicant has indicated that the following engagement was undertaken:

- Representation at the Silverado Community Association AGM 2017 March 01;
- Representation at the Silverado Residents Association Board Meeting 2017 April 24;
- Signage along Sheriff King St S advertising the 2017 April 06 Open House;
- Advertisements for Open House via the Silverado Community Association's Facebook and Twitter accounts;
- Project team-led Open House on 2017 April 06;
- Representation at the City-led Open House on 2017 May 25;
- Site visit with Silverado Resident Association Representatives 2017 August 23;
- Representation at the City-led Open House on 2018 January 15;
- Dedicated a project website www.northsilvdev.com, phone line and email; and
- Published What We Heard Report document summarizing engagement

City Led Engagement

This engagement program was at a 'listen and learn' level to allow stakeholders to share their views, issues, concerns and ideas about the proposal.

One public input session was held on 2017 May 25. An online survey was available from 2017 May 24 – June 6 on the project's engagement webpage:
www.engage.calgary.ca/NorthSilverado.

The most common concerns were:

- The proposed density;
- Development at all;
- Any development denser than single-family detached dwellings;
- Traffic (adding more cars and no new access points in/out of the neighbourhood);
and
- Loss of green-space/wetland.

For a summary of the input from the session and survey as well as links to the verbatim participant comments in response to the proposal please see APPENDIX V.

Additionally, an Information session was held in the community on January 30, 2018 where Administration shared and answered questions on the final proposed Outline Plan, Land Use and ASP amendments that is being recommended by Administration for approval to CPC.

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APPENDIX I

APPLICANT'S SUBMISSION



Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2
P 403.201.5305
F 403.201.5344

24 January 2018

ATTN: Members of the Calgary Planning Commission
Applicant: CivicWorks Planning + Design Inc.
Landowner: Spruce Meadows Ltd.

Re: Calgary Planning Commission Agenda - February 8
LOC2017-0069 North Silverado
1203 Spruce Meadows Trail SW: Plan 8211167, N 21-22-1 W5M
1811 Sheriff King St SW: Plan 8510369, N 21-22-1 W5M

Dear Member of Calgary Planning Commission,

To support the CPC's review of Spruce Meadows "North Silverado" Outline Plan and LOC Application please find attached a copy of the project's comprehensive Application Brief and What We Heard Report. This document was developed to share the vision for the proposed development, track the changes made, as well as summarize results of the North Silverado community engagement process.

North Silverado is a 41.44 acre property located within the almost fully developed southwest neighbourhood of Silverado. The North Silverado Outline and Land Use Plan proposes a range of low to mid-density residential uses and an overdedicated open space network. The proposed Outline Plan underwent a series of design revisions and a density reduction as a result of ongoing dialogue with neighbours, the Silverado Residents Association, the Community Association, and City Administration. These revisions aimed to achieve (1) sensitive transitions to the existing residents; (2) improved vehicular, pedestrian and cyclist connectivity; and (3) an extended and enhanced open space network.

Unfortunately, there seems to be a misunderstanding in the CA's letter as to the density of our application. The initial proposal was amended which originally had contained 1.11 hectares (2.73 acres) of land for low density development (designated as R-G District) and approximately 9.70 ha (23.99 acres) of land to be designated for medium density development (designated as M-2 and M-G Districts). The current proposal has increased the low density area to 3.35 hectares (8.27 acres) and reduced the medium density area to approximately 6.54 hectares (16.19 acres). Our overall density from initial application has been reduced from 857 dwelling units to 734 dwelling units and the open space increased to a 25% dedication overall.

Corresponding amendments to the SW Community "A" ASP include sensitive interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

Spruce Meadows Ltd., and the Southern family, believe the revised proposal achieves thoughtful intensification aligned with ASP policy and MDP growth strategies, while strengthening the social fabric of Alberta communities by offering diverse living environments for people of every walk of life.

We would be happy to answer any questions, please contact me at your convenience directly at 403.201.5305 or kristi@civicworks.ca. Thank you for your time and consideration.

Sincerely,
CivicWorks Planning + Design Inc.

Kristi Beunder RPP, MCIP
Principal + Senior Planner, BA, MEDes



CIVICWORKS.CA

J. Friedman

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



November 15, 2017

Silverado Community
Development Committee
Silverado
Calgary, AB

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Dear Mr. Friedman:

We are disappointed in reviewing the most recent plan submitted by the developer. We were taken aback that the plan is proposing an increase in density from the previous submission. Furthermore, they have reduced the number of single family dwellings from before, which goes against the community's repeated requests regarding the proposed excessive density in the area.

It is evident that the developer has no interest in addressing the concerns of the community as they are moving further away from reaching an amicable agreement with us. The Community Association objects to the density as currently proposed.

If the developer is interested in coming to a reasonable agreement and 'meet in the middle', we would be welcome such a meeting. If not, the Association will begin to organize residents to bring forward these items to Council to have our concerns heard and addressed.

Respectfully yours,

Alex Sazanovitch

Director of the Development Committee
for Silverado Community Association



Email: development@silveradoca.ca
Cell: [REDACTED]

J. Friedman

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APPENDIX III

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

- (a) In section 5.1.2 Policies after (2) add the following:

**“(3) Interface and Edge Treatment within the North Silverado Outline Plan
(LOC2017-0069)”**

multi-residential development shall:

- (a) at the outline plan stage provide a linear open space on the multi-residential parcels to allow opportunities for pedestrian connectivity and quality interface. A public access easement agreement shall be required and registered at the subdivision stage;
- (b) at the outline plan and development permit stage, connect neighbourhoods and parks as part of a comprehensive circulation network for walking and cycling, with enhanced landscaping, including trees and ground cover, to create a beautiful and welcoming environment;
- (c) at the development permit stage, parcels adjacent to a green space shall provide permeable fencing and allow opportunities for pedestrian connectivity;
- (d) at the development permit stage, when new buildings are at a higher base geodetic elevation than the existing community, mitigate potential overlooking and respect the privacy of adjacent single family detached dwellings; and
- (e) at the development permit stage, encourage sunlight penetration into open spaces by avoiding extensive overshadowing from multi-residential buildings.”

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OUTLINE PLAN



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APPENDIX V

WHAT WE HEARD REPORT

North Silverado Outline Plan

Report Back for CPC: What we heard
December 2017

What We Heard

All of the feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Written comments represented opposite or varying points of view, but we did ask one specific question of citizen about how they perceived the impact of the proposal on them. The most frequent responses was that the development's impact would be 'negative' or 'strongly negative.'

The most common concerns were:

- Currently **proposed density**: development at all or any development denser than single-family detached dwellings was concerning or viewed as a negative impact (especially in areas B and C)
- **traffic** (adding more cars and no new access points in/out of the neighbourhood),
- **loss of green-space/wetland**

Very few benefits were mentioned and were mostly regarding the preference to lower density as the proposed areas of single-family detached dwelling types.

Other suggestions were made too, primarily about:

- the **configuration of the roads** within the area and if something could be done to make a direct entrance/exit point from the Outline Plan area to Sheriff King Road or Spruce Meadows Way.
- the **existing pathway system be preserved and enhanced** by ensuring good trail connections in the Outline Plan area and making the trail consistent with 'buffers' of open green space between the path itself and any development.

For a detailed summary of the input that was provided, including all verbatim input, please see the full report engagement report on the Research and Engagement Library by searching Silverado at <http://www.calgary.ca/cfod/csc/Pages/Research-Library.aspx>.

What We Asked

We asked residents to provide feedback on the proposed development (a map with three areas labeled to ensure more detailed feedback) – the northwest segment (north of Silverado Skies Way SW) was Area "A", and the east segment divided in half with the north being Area "B" (north of the developer-proposed road) and the south part was labelled Area "C".

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Of this we asked the following questions:

1. What are the benefits and concerns of each marked area in this proposal?
2. Considering the whole proposal, how do you think it might impact you?
3. Are there any additional comments you would like to share?

Engagement overview

Prior to City administration conducting engagement in spring 2017, the developer also provided information and an engagement opportunity to residents of the area. The results of that engagement are not reflected in this report.

The Engage Spectrum level for the City's engagement on this project was Listen and Learn which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas." Feedback collected through The City-led engagement program will be used to help Administration assess the application as their detailed review of the submission is conducted.

For this engagement, an open house was held on May 25, 2017 for 3 unique projects. A total of 222 people attended the open house, 130 of those indicated that they came specifically for North Silverado Outline Plan. An online survey was available from May 24 – June 6, 2017 via www.engage.calgary.ca/NorthSilverado. Citizens were asked to provide their comments on the application by answering the same questions as were asked in person. We had 60 unique visits to the website and received 7 online responses.

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APPENDIX VI

From: [Friedman, Jarred B.](#)
To: [Holberton, Kimberly](#)
Subject: FW: [EXT] Traffic Concerns regarding North Silverado
Date: Thursday, February 08, 2018 9:05:35 AM

From: Jennifer Harris [REDACTED]
Sent: Tuesday, February 06, 2018 10:46 PM
To: Sasges, Mark <Mark.Sasges@calgary.ca>
Cc: Friedman, Jarred B. <Jarred.Friedman@calgary.ca>
Subject: [EXT] Traffic Concerns regarding North Silverado

Hello Mark,

Thank you for your time last week (Tuesday January 30th) to listen to my concerns regarding the amount of traffic that will come with the North Silverado development. I am going to start with totalling the 'possible' number of units that are currently being slated for the area between Silverado and 22X. The current proposed zoning totals 734 new units. If we are talking people, typically there approximately 2 people per household, give or take the size of family. So if we double 734, there is 1,468 adults moving into this area in the future. I am going to round this number to 1,500 people driving vehicles due to ease of the total. (I am aware that the number also needs to be looked at regarding young adult drivers, bus transportation, and that some adults don't own a vehicle, but I will keep it at a round 1500).

As I know you are already aware, there are two access roads for the large area of the North Development. The one being Silverado Ponds Way SW, the other Silverado Skies Link SW. Silverado Ponds Way has their own valid concerns regarding the increased amount of traffic that will result from the current density zoning. As well as access issues getting on to Silverado Blvd during peak times.

My concern for this email is regarding the access points of Silverado Blvd, Silverado Skies Link, as well as the increased traffic for Silverado Skies Drive.

Encompassing Silverado Skies Link are multi-family housing. The amount of units in this area, I am unaware of. What I am very aware of is that each unit has one space for designated parking, so many residents use Silverado Skies Link and Silverado Blvd as space for visitor parking as well as extra parking if there is more than one vehicle per household. This link road is also part of the bus route for both city and school buses. A winter of snow and thaw with the build up of ice has made passing vehicles on this narrow road a breath-holding experience, and a lesson in patience and courtesy. An obvious answer could be to remove parking from this link road or even to limit it during certain hours. However, for the people living in this higher density area who only have one designated parking space on their property and have two vehicles, the question arises of where are they going to park their extra vehicle? Do they start filling up Silverado Skies Drive? Or do they line Silverado Blvd? Au Buffalo is in the final completion stages of their development, and parking is minimum. The minimal visibility westward at the intersection of Silverado Skies Link and Silverado Skies Link has surprisingly not resulted in numerous accidents. People are finding themselves inching half way into the intersection before they feel it is safe to turn left onto Silverado Blvd.

J. Friedman

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“Water always finds the fastest route.” People are the same way. If they can miss the dangerous intersection. If they can go around a school zone. If they can add a bit of speed without getting caught. If they shave off a minute of time, they will find the easiest and fastest way. Silverado Skies Drive is a decently long straight-ish road that is a designated city bus route that ends in a playground zone. This road is also our home. Our local traffic can keep this road quite busy during the typical peak times, and people are in a hurry. It is not just residents of the area, but both the city and the school bus drivers too (and truly they can be the fastest). As a family of two young boys, we spend a lot of time at the front our front yard keeping busy. We watch the traffic go by. We teach our boys to watch the street, to use their eyes and their ears to pay attention for oncoming vehicles. We have even purchased a neon yellow ‘children playing’ sign with an orange flag to slow traffic down. Some people are extremely courteous and slow down. Some will scan the sidewalk and driveways until they lock eyes on the children. Others stare straight ahead and just go. The exact speed of these vehicles I can only guess.

Let’s enter in 1500 driving adults to the North development. Let’s start the discussion of the new access of Silverado. The community is changing, the way we are going to be using our road system will be changing. People are going to naturally find the easiest way out. If you lived in North Silverado and you were exiting using Silverado Skies Link and you wanted to head to the new West exit, would you drive to Silverado Blvd, just to slow down to 30km and drive through a long school zone? Or would you chose the less constricted Silverado Skies Drive that does not have a posted 30km playground/school zone sign? This street is going to take a majority of the traffic. It is going to get busy, and people are going to drive fast.

The amount of density zoned for the area of North Silverado is excessive for the ill-prepared roads of Silverado Skies Link and Silverado Ponds Way. To even have only an extra 734 drivers entering and exiting these points are going to create backups, delays and possible accidents. Consider an extra 1000. This is not just personal vehicles - there will be buses, taxis, etc. School drop off and pickup for the current two hundred-and-some students at Holy Child Catholic School is busy. When the school reaches it’s 900 student capacity the traffic will be slow moving. Add even an extra couple hundred people trying to get to work on top of the 900 students trying to get to school. This does not include the 600 student capacity of Ron Southern Public School down Silverado Blvd. Then consider the rumoured community centre or even Junior High to be within the central park area of Silverado a few years down the road.

Manageable at best would be to have single family homes. Creating a high density area puts pressure on the infrastructure already in place. This amount of density should have been built prior and the infrastructure could have grown with it.

Are there current studies in place (within the last four months) of the traffic flow since the two new schools have opened? Has there been traffic analysis studies completed with the new entrance and the increased population of the new development?

Thank you for your time,

-Jennifer

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From: [Sara & Mark Engelhardt](#)
To: [CPC](#)
Subject: [EXT] North Silverado
Date: Wednesday, January 31, 2018 2:14:47 PM

Dear Sirs,


I am writing you today because our voices went unanswered last night at the public hearing in regards to the North Silverado Development. My main concern in allowing such a large development on the north edge of Silverado is that the current roads can not sustain any additional traffic.

I understand that there was a traffic study completed in July of 2017 and the conclusion of that study said that silverado can handle the additional vehicles in the road. However, It is my concern that when the study was completed, it dose not give an accurate idea of the volume of any current or future traffic due to the following reasons.

1. The traffic study was done over summer break- With Silverado being such young community with young families they tend to have one parent trade off vacation time surfing the summer to be home with their kids, or take vacation time away from their homes.
2. The AU buffalo town homes located on Silverado Blvd were still being completed and the 80 units where not being occupied- these additional cars on the road were not taken into the count.
3. Holy Child Also located on Silverado Blvd was not yet open and did not have the additional traffic that a school can bring. Currently this school only is sitting at 268 student but has capacity for 900 students. This students will be coming (on bus or driven by their parents) from the communities developing to the east (Silverton) and the south (Belmont and Yale town). The parents and busses will be on Silverado BLVD dropping off and picking up adding additional congestion to an already congested area. CSSD is estimating that in three years time they will be at capacity. My concerns with that level of traffic is fatalities involving children.

I understand that the land is going to be developed, but when the study numbers are soft and are not a true representation combined with a formula that extrapolates traffic patterns that is out dated, I fear that we will have a recipe for disaster. All I'm asking for is to have a new traffic study done (when school is in and its not a Holiday) to put our minds at rest that you have a fair and accurate representation before we add more units then our community can handle.

Thank you for your time

Sara Engelhardt


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February 2, 2018

Silverado Community Association
Development Committee
Silverado
Calgary, AB

Dear Members of the Calgary Planning Commission:

The Silverado Community Association ("CA") and Silverado residents are opposed to the recommendations City Administration is proposing in LOC2017-0069 and LOC2017-0069(OP). We first heard of the intention to amend the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan ("ASP"), on 2018 January 30. We are again disappointed with the lack of transparency in this process as this was not disclosed to the CA prior to a few days ago.

Silverado residents purchased homes in the community with the understanding that the future development of the North Silverado area would be mostly low-density dwellings as outlined in the ASP in section 5.1.2.

(i) low density residential uses shall be the predominant use of land within the Residential Area

Under the current proposal, low density residential only comprises 13.6% of the total area; this is in stark contrast to the original intent of the ASP.

Furthermore, the engagement by the developer, CivicWorks, has been inauthentic as they have failed to address the Community's main concern, namely the excessive density they are proposing. The CA has not misapprehended the issue of density as CivicWorks is suggesting in their letter to this committee. A chart is listed below highlighting the increase in proposed density from 2017 August to 2017 December.

	High Density Plan as of April 2017	High Density Plan as of August 2017	As of December 2017 (Current)	CA Original Request--Single Family Dwellings
Dwellings	857	724	734	230
New Residents	2229	1883	1909	598
Additional Vehicles	1286	1086	1101	345

In our most recent communication to The City and CivicWorks, the CA suggested that we would like to reach a compromise regarding the density. With this understanding, the CA attended a meeting on

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2017 December 01. We were frustrated at the meeting when CivicWorks was not amenable to any further changes in their plan.

Lastly, CivicWorks is contending that their development would allow for safe pedestrian access in our community; this is not true. Currently, there is a pathway that encircles the community which provides a safe space to walk and engage in other outdoor activities. By allowing for excessive density, this will substantially increase vehicular traffic which cuts through this pathway and will cause issues with safety.

The CA is requesting that CPC reject the current proposal to amend the ASP and also reject the proposed plan which allows for a predominate land use of multi residential-medium density dwellings.

Please find attached all the correspondence that we have had with The City where we have outlined our concerns in detail.

Respectfully yours,

Alex Sazanovitch

**Director of the Development Committee
for Silverado Community Association**



Email: development@silveradoca.ca

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May 5, 2017

Silverado Community Association
P.O. Box 32003 Silverado PO
Calgary, AB T2X 0X4

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Dear Mr. Friedman:

The Silverado Community Association has formed a sub-committee to investigate the effects of the proposed land use re-designation in the northern part of our community by the Developer, Spruce Meadows, who has engaged CivicWorks to act on their behalf. Several key themes have emerged through our engagement with residents on this issue:

- **Insufficient engagement by the developer**
- **Excessive density**
- **Lack of fit with the surrounding area**

Insufficient Engagement by the Developer

The Silverado Community Association believes that the Developer has made insufficient efforts to engage the community. As demonstrated by the timeline below there is a complete lack of interest by the Developer to work collaboratively with the community.

March 1, 2017: The Silverado Community Association was first made aware of the extent of the proposed land use re-designation at its Annual General Meeting, which historically has low attendance by community members. The developer submitted their application to The City five days later on March 6, 2017.

April 6, 2017: A single community information session was held. Advertising for this event was minimal, consisting of a single sign along Sheriff King Street which is often cluttered with other advertisements.

It is the belief of the Silverado Community Association that the Developer has no intention to incorporate residents' feedback given the timeline of events noted above. As stated in the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP), section 9.1.1:

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[Is to] ensure that the planning and development of a site will occur in a co-ordinated and comprehensive manner in relation to adjacent lands, particularly in the case of fragmented ownership... This design plan will need to demonstrate that reasonable development options are retained for these lands in the future, and the plan should be circulated to the adjacent landowners for review and comment.

This level of community engagement has not occurred.

Excessive Density

The plan outlined by the developer includes 857 new dwelling units of which 98% (838) are multifamily Townhouses and Apartments. Utilizing average number of people per household in Calgary from Statistics Canada, this development will bring an additional 2228 new residents into a very small area. In addition, utilizing household vehicle numbers from Statistics Canada of 1.5 per household, we estimate that this development will come with an additional 1257 vehicles with only two access points.

In contrast, if the development consisted of single detached dwellings as was originally planned for the area it would only increase density by 230 houses equating to an increase in population of 598 people. This would also account for only 345 additional vehicles, almost one quarter compared to the proposal. Furthermore, the existing road network was built to accommodate this lower number of vehicles, not what the Developer has planned.

	High Density Plan	Single Family
Dwellings	857	230
New Residents	2228	598
Additional Vehicles	1257	345

Due to this proposed excessive density, residents are concerned about the following:

- Safety of our children, runners, walkers, and bicyclists on the community pathway network
- Safety of our children on the sidewalks walking to school
- Traffic congestion on the existing road network and the need for new traffic controls
- Parking problems on existing streets
- Construction vehicles using the two access roads producing excessive amounts of debris
- Reduction of property value for homes backing on the new multi-level development

An informal traffic count was done by the Silverado Community Association at the intersection of Silverado Skies Link and Silverado Boulevard between the hours of 16:00 and 17:15 on Monday May 1, 2017. During this time period 200 vehicles drove on Silverado Skies Link (110

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vehicles entering and 90 exiting); averaging 40 cars every 15 minutes. We would expect many multiples of this number with the proposed development.

It is critical to note that 88 townhouses are currently under construction on this street which will generate even more traffic once completed. Additionally, a new school is being constructed on Silverado Boulevard that will be opening in September this year. Again, this will create additional traffic.

Pictures were also taken (Sunday April 30 at 10:00 and Monday May 1 at 18:30) of the current parking on Silverado Skies Link and are attached to this letter. Parking is already an issue in this part of the community. We expect that parking issues will escalate with the proposed development.

Fit

At 98% multi-family, the proposed land-use does not take into consideration the diversification of housing in the greater developed community. The community of Silverado is known for its vast greenspaces and pathways which connect our community; however, the proposed development does not add onto the pathway network or make any other accommodation for the additional 2228 people who will be using existing pathways. Pictures are attached to this letter showing the existing character of the pathway network. The majority of the homes that back onto the greenspace abutting the proposed development are single family detached homes. In the proposed development, the entirety of the new homes backing on to the pathway will be multifamily townhomes. It is our firm belief that this is not in keeping with the feel of Silverado as a community. In addition, on the extreme east end of Silverado, the proposed development includes an extension to the pathway for pedestrian access to Shawnessy via existing sidewalks. This proposed pathway is half the width of the existing pathway network and would also be immediately abutted by a four story walk up.

Solutions

All of these concerns can be alleviated by reducing the proposed density of the development. Residents have given feedback about changes to the proposed land use re-designation which will be more appropriate and reasonable for the area, they include:

- Building a road with access to Sherriff King Street to alleviate traffic within the community
- Constructing a better mixture of R-1, R-G and M-G land uses which would allow for single-detached dwellings, semi-detached dwellings, 2-storey townhouses and 3-storey townhouses

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- R-1 single-detached dwellings backing on to all existing pathways with transitions to higher density housing further from the path system.
- Widening the existing greenspace, similar to how it is built in the rest of the community
- Adding to the existing pathway network to continue the existing ring around the community
- A playground to accommodate the children in the proposed area
- Regular street sweeping to remove debris during construction

We believe the Developer is not realizing the intended vision of the ASP and we hope that The City will aid in the process to produce a more reasonable and fitting development for our community.

Thank you for taking the time to listen to our concerns. If you require any additional information to ensure our concerns are heard and acknowledged, please contact me.

Respectfully yours,

Alex Sazanovitch

**Director of the Development Committee
for Silverado Community Association**

Email: development@silveradoca.ca

Cell: [403-481-1111](tel:403-481-1111)

Attachment 1: Current View of Silverado
Attachment 2: Developer's proposed land use re-designation
Attachment 3: Pictures of parking
Attachment 4: Pictures of greenspaces
Attachment 5: Petition after initial engagement of residents

J. Friedman

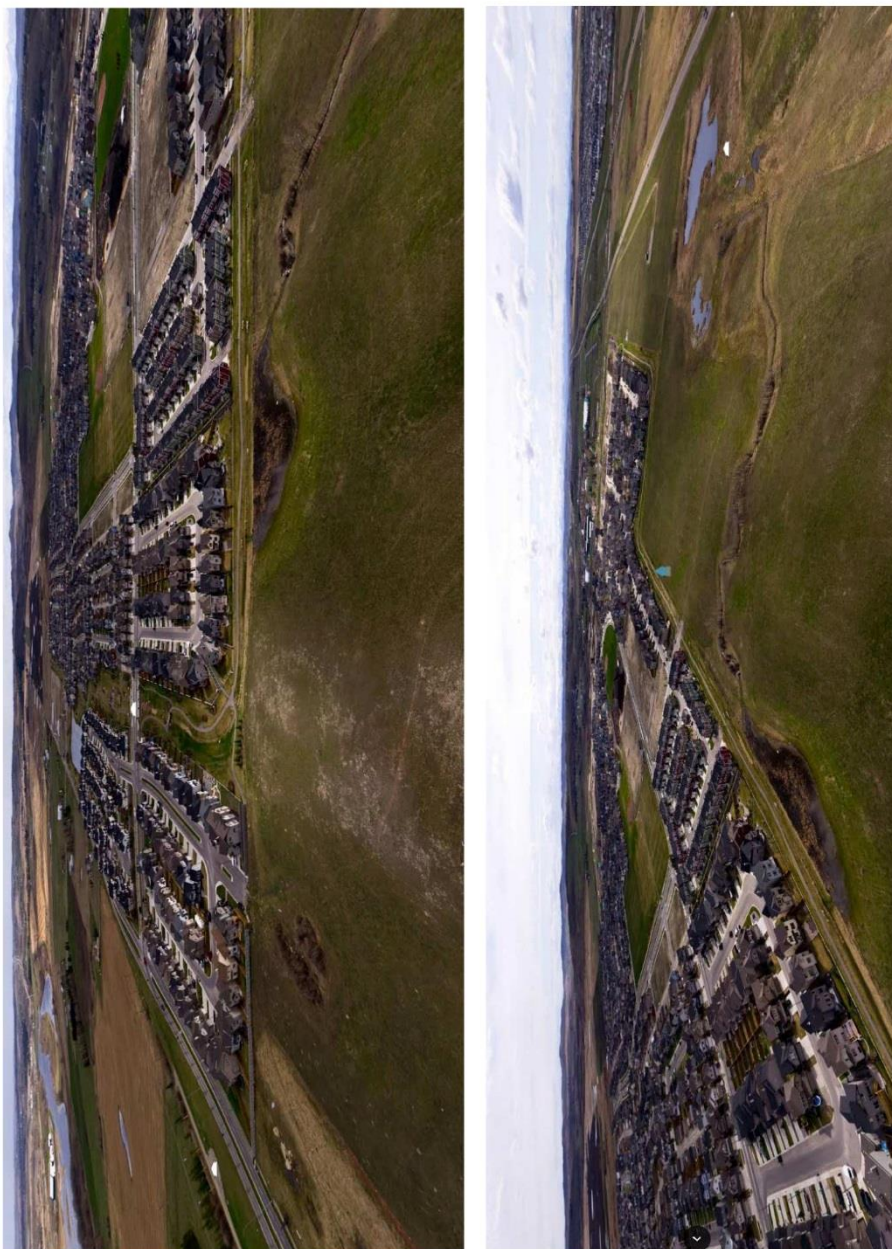
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Attachment 1

1

Ariel View of Silverado Looking South (top picture) and West (bottom picture)



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Attachment 1

2

Phasing Plan Advertised by United Communities to Residents



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Attachment 1

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Zoomed Image of Expected North Development showing R-1 Development



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Attachment 2

1

Developer's Proposed Land Use Re-designation

838 Multi-Residential dwellings (M-G, M-2) and 19 Single detached dwellings (R-G)



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Attachment 3

Parking on Silverado Skies Link on Sunday April 30th at 10:00

1



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Attachment 3

Parking on Silverado Skies Link on Monday May 1st at 18:30

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Attachment 4

Greenspace between R-1 Single Detached Houses

1



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Attachment 4

Greenspace by R-2 Semi-Detached Houses and R-1 Single Detached Houses

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Attachment 5
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Petition

We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Tara Sumter	[REDACTED]	[REDACTED]		more environment & green spaces & parks
Pascal Larocque	[REDACTED]	[REDACTED]		too crowded, traffic lack of Privacy
Tanya Woo	[REDACTED]	[REDACTED]		way too much density, worried about traffic and safety.
Peter SKATA	[REDACTED]	[REDACTED]	PS	green space will die.
Deepika Gupta	[REDACTED]	[REDACTED]		Not so many Apts. at all.
Renee Abood	[REDACTED]	[REDACTED]		
Lacey Cudmore	[REDACTED]	[REDACTED]		Leave greenspace!!
Marilyn Gould	[REDACTED]	[REDACTED]		Too much density & too much traffic

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Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Randal Woo				too much density and traffic.
Jim Sudd				too much density, roads don't allow for it.
Amanda Kinzel				Too much high density housing. Not enough green space
KE ZHANG				too much density. and not safe.
Sunshine Whillans				too much density - ruin view/privacy if multi-dwelling too much traffic.
Jacery Joquins				high density would be better if you its a single detach. houses
Louise Dougherty				single family structures would be much better.
Anna Williams				WILL take away the geese, ducks, coyotes, and Hawks!!
STEPHEN THOMPSON				I will lose value to my House

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We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Eric Allen				
Groff & Wendy Pratch				<u>Don't do it</u>
Jacky Heninger				
Michelle O'Reilly				Lower Density Please.
Rachel & Adam				
Ruben Salim				Too much congestion.
Shahin Ashraf				Don't do it for the sake of environment and our children
Devra Moore				<u>Don't do it!</u>
Asmita Kivlekar				Don't do it please!

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We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Jacquelyn Avila	[REDACTED]	[REDACTED]	[Signature]	DO NOT WANT THIS!!!
Abel Payalung	[REDACTED]	[REDACTED]	[Signature]	please NO.
Andrea Diamond	[REDACTED]	[REDACTED]	[Signature]	Do not want this
James Petrashuyk	[REDACTED]	[REDACTED]	[Signature]	Do not want this
Vipin Savai	[REDACTED]	[REDACTED]	[Signature]	Do not want any development.
DEBBIE MACKINAW	[REDACTED]	[REDACTED]	[Signature]	DO NOT WANT!
Erika Sereb	161 Silverado Ponds Way	403 251.5395	[Signature]	Don't want this development
Wagner Avila	[REDACTED]	[REDACTED]	[Signature]	Don't want.

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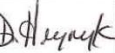





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Petition

We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Betty-Anne Milan				- traffic, parking already an issue, interrupts pathway with road ways dangerous.
Stacy Bosch				Parking !!! Traffic! Small kids - more risk!
Gorana Todrovic				Too much traffic. Parking.
Donna Hynke				Way too much traffic What about the pathways?
Howard FRIESEN				to Much traffic parking etc.
Susan Cota				the community can not handle the volume of traffic.
JOE COTA				Restriction to wildlife passage, higher risk of fatalities on the near highway
Joshua Leontyev				1 story building in my backyard. Increased traffic
Melanie Belansky				Parking / Traffic Safety.

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Petition

We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Name	Address	Phone #	Signature	Comments
Nancy Bayduk	[REDACTED]			
Iryna Sazanova	[REDACTED]			

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW
BYLAWS 28P2018 AND 128D2018

MAP 21SS

Attachment 5 Page 1

We, the citizens of Silverado, petition the new development being planned in the North part of our community. The land is to be zoned as Multi-Residential; except a small portion to the west which will have R-G land use (closest to the estate homes).

Many people in the area are concerned about the extreme amount of density and increased traffic and other issues provided in their comments outlined below.

We oppose the Multi-Residential Zoning.

Apr 29, 2017
- Joseph Powell

Name	Address	Phone #	Signature	Comments
ARVIN TORRECAMPO				
Kerry McHaffey				
Brian Gough				
Stefan Duchene				
Wendy Duchene				
Bruce Mark				
Heather Ashlee				
MARION SEAJA				
MICHAEL *JOANNA SHAW				Too Much Density Traffic, Parking, Safety.
SARAH MOORE				Density, Safety
Scott Smethall				density, Safety, Traffic
Aman Dhillon				Traffic Congestion, Noise
Kori Webb				
BING BING ZHAO				
Joseph Powell				

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW
BYLAWS 28P2018 AND 128D2018

MAP 21SS



Aug 3, 2017

Silverado Community
Development Committee
Silverado
Calgary, AB

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Land Use Amendment Number: LOC2017-0069

Dear Mr. Friedman:

After reviewing the latest outline plan submitted by the developer, CivicWorks, we note there have been minimal changes made. The main concerns raised in our initial letter dated May 5, 2017 were: insufficient engagement by the developer, excessive density, and lack of fit with the surrounding area. The developer continues to insufficiently engage the community which is evidenced by the latest proposal which does not address our primary concerns.

Excessive Density

The current proposal by the developer includes 724 dwelling units of which 92% (668) are multifamily Townhouses and Apartments. This is a reduction of only 6% multifamily and an overall reduction to the density of 16%. An updated chart comparing the developer's proposal and what the community deems reasonable is below:

	High Density Plan	Single Family
Dwellings	724	230
New Residents	1883	598
Additional Vehicles	1086	345

With the excessive density still being proposed, our concerns regarding safety of residents, traffic congestion, and parking remain. The original outline plan in the ASP designated this area for single family development and the road network was built in such a way to accommodate a lower amount of traffic. The issues regarding traffic congestion will be exacerbated starting in September when the school opens (located on Silverado Boulevard) and when the 88 townhouses are finished being constructed (south of the development).

J. Friedman

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Fit

There is still a lack of diversification of housing being proposed. Single-detached dwellings should comprise of at least 50% of the developing area, not 8%. Additionally, the developer has changed the landuse at the far west from R-G to R-1, however, this has resulted in no change to the number of houses in that area. This is simply a tactic being used to give the illusion of more variety of landuses in the area.

Analysis of Proposed Changes:

Community Concerns Addressed

- After examining all the proposed changes, the developer has addressed only two of our concerns in part. Specifically, 37 single-detached dwellings have been added which back on to the existing pathway. We are satisfied with this change but note that this provision has only been made on the western part of the development and not to the east. The community has asked for R-1 single-detached dwellings to back on to all existing pathways to allow for adequate transitioning for existing residents.

Furthermore, the developer is proposing an R-G landuse instead of an R-1 landuse. If it is clearly delineated on the plans that single family detached dwellings will be built instead of townhouses, we will be amiable to this change.

- The developer is adding on to the existing pathway by 3.0m; we are satisfied if this is done on the entirety of the existing path.

Items Requiring Change

- Construct a better mixture of R-1, R-G and M-G land uses which would allow for single-detached dwellings, semi-detached dwellings, 2-storey townhouses and 3-storey townhouses. This will reduce density and address many of our concerns.
 - As noted above, the proposed R-1 landuse has resulted in no change.
- There still is no playground proposed to accommodate the children with the increased population. A playground should be built east of the wetland area to reduce the size of the M-G parcel which is over 1.0ha.
- The City is requiring the developer to provide lower density districts south of Silverado Ponds Way. The developer has done this on the west part of the development but not to the east. (Point 4)

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- The developer has not complied with The City's request to reduce the size of the M-G parcel to a maximum of 1.0ha. (Point 5)
- The developer states that they have a significant overdedication of S-SPR lands, however, much of this "overdedication" is due to residual parcels and undevelopable portions (distance to the compressor station and wetland areas).

We have not seen the detailed landscaping plans but we would expect the developer to adhere to the specifications laid out by The City of having interface treatment between all parcels. (Point 6)

- The developer has failed to include a third access road to the community. The developer is proposing over 700 units which necessitates three access points. This clearly demonstrates that the area is over-densified, as the developer is unable to fulfill this requirement. This condition establishes that there should be a maximum of 600 dwelling units. (Point 11)
- When examining the new outline plan, a natural revision would be to make the middle S-SPR lands contiguous. This would allow for the stream to be uninterrupted and for wildlife to have a continuous path. (Point 16)

Thank you for taking the time to listen to our concerns. If you require any additional information to ensure our concerns are heard and acknowledged, please contact me.

Respectfully yours,

Alex Sazanovitch

**Director of the Development Committee
for Silverado Community Association**



Email: development@silveradoca.ca
Cell: [403-481-1111](tel:403-481-1111)

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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November 15, 2017

Silverado Community
Development Committee
Silverado
Calgary, AB

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Dear Mr. Friedman:

We are disappointed in reviewing the most recent plan submitted by the developer. We were taken aback that the plan is proposing an increase in density from the previous submission. Furthermore, they have reduced the number of single family dwellings from before, which goes against the community's repeated requests regarding the proposed excessive density in the area.

It is evident that the developer has no interest in addressing the concerns of the community as they are moving further away from reaching an amicable agreement with us. The Community Association objects to the density as currently proposed.

If the developer is interested in coming to a reasonable agreement and 'meet in the middle', we would be welcome such a meeting. If not, the Association will begin to organize residents to bring forward these items to Council to have our concerns heard and addressed.

Respectfully yours,

Alex Sazanovitch

Director of the Development Committee
for Silverado Community Association



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J. Friedman