

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, March 01, 2018 1:24 PM
To: Public Submissions
Subject: FW: [EXT] Silverado North - Objection to Proposed Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Hugh MacKenzie [mailto:hughlachlanmack@gmail.com]
Sent: Thursday, March 01, 2018 11:42 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Silverado North - Objection to Proposed Plan

City Clerk's Office

The initial plan for Silverado North was roundly chastised for the unreasonable density, impacts to the natural area, a lack of public amenity space including playgrounds and parks as well as exceeding the capacity of the existing streets system to provide access and egress. We had expected significant changes the next round and were disappointed to see very few. Still limited public amenity space and the public reserve is further to the west and not at all convenient to the people living within this development. There is no playground, which would be a much appreciated amenity for the young families that would live here. The proposed density would lead to traffic congestion and make pedestrian crossings unsafe. The design seems to be a profit motivated densified endeavour that negatively impacts all of Silverado and would create an unfortunate community for those living there. Please send the proponent back to the drawing board with direction to create a plan and respects the existing community and residents who live there.

Thank you

Hugh and Mary MacKenzie

Rowe, Timothy S.

From: Smith, Theresa L.
Sent: Thursday, March 01, 2018 3:06 PM
To: Public Submissions
Subject: FW: [EXT] Silverado North

From: Hugh MacKenzie [mailto:hughlachlanmack@gmail.com]
Sent: Thursday, March 01, 2018 2:57 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Silverado North

City Clerk's Office

I do have additional concerns regarding Silverado North. They relate to the controls Spruce Meadows placed over the development of Silverado, property they sold in the first place and then influenced in terms of it's development. It's justifiable that the interests of Spruce Meadows be protected. However, having a say in the development of the Area Structure Plan and then being allowed to be involved as an approver of each development phase is overly generous of the City of Calgary. It hasn't escaped our attention that the low density at the west end of Silverado is in direct contrast to the higher density at the east end. What's proposed in Silverado North is a development/ density more in keeping with a TOD only there isn't one.

In addition, it makes sense that a public reserve is dedicated for the use and convenience of the eventual residents of a development. The public reserve, in this case, is for the convenience of Spruce Meadows and fits in with their model of minimizing adjacent development. What about the residents of Silverado North? Is it reasonable that they would have to walk 1/2 mile to enjoy their park?

How did this proposal even get this far when the proponent has developed a plan at odds with even the most basic urban planning principles? If approved, the City of Calgary would be seen as a municipality eager to develop at any cost. In this case the cost would be the detriment of the existing residents of Silverado and a densified glut of multi family housing with no internalized park space. The City should have said no at the outset instead of leading the residents through an agonizing and frustrating process - there were not even comment sheets at the last information session. The planning department was clearly counting on Silverado residents growing increasingly weary of this process and giving up.

When considering if they should purchase a new home in Silverado or not, potential residents were shown a conceptual plan of Silverado North, which was a limited number of single family residential lots. They were making one of the most important decisions of their lives and thought they had done their due diligence to ensure they were making a sound investment. This recent proposal to develop Silverado North was a shock and has many residents reconsidering their investment and are considering selling. I wonder what our legal recourse is here as residents were shown one plan and then are slammed with another.

If I were a notable local mover and shaker, would my project receive special attention, or in this case, less attention on its way to a timely approval. I hope not.
Hugh and Mary MacKenzie

McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, April 02, 2018 1:34 PM
To: Public Submissions
Subject: FW: SCA letter to City Clerk Office in regards to LOC2017-0069
Attachments: SCA North Sil Dev LOC2017-0069.pdf

Importance: High

Please see below

Kathryn Chin
Business & Logistics Liaison, City Clerks
313 – 7 Ave SE
P.O. Box 2100, Stn M, MC #8007
Calgary, AB T2P 2M5
P: 403-268-5862
E: kathryn.chin@calgary.ca

-----Original Message-----

From: shawmj [mailto:shawmj@telus.net]
Sent: Monday, April 02, 2018 12:07 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Alex Sazanovitch <development@silveradoca.ca>; Tanyawoo22 <tanyawoo22@gmail.com>; CAWard14 - Devin Elkin <Devin.Elkin@calgary.ca>
Subject: [EXT] SCA letter to City Clerk Office in regards to LOC2017-0069
Importance: High

Hello City of Calgary City Clerks Office, My name is Michael Shaw and have served as the past President of the Silverado Community Association from 2014-2017, currently serving on the SCA Developments team. I have attached a letter in regards to a City Council Agenda item LOC2017-0069 proposed North Silverado Development by Developer Civic Works. If this letter could be submitted into the City of Calgary's Council Members Agenda package for their review prior to the Monday, April 16th, 2018 council meeting that would be of great help.

If you have any questions or concerns please let me know.

Thank you,

Michael Shaw
SCA Past President 2014-2017 & current SCA Developments Team Member



March 28, 2018

To: City Council Members

Regarding: LOC2017 – 0069; Silverado North Development Proposal

My name is Michael Shaw and have served as the past President of the Silverado Community Association from Sept 2014 to Feb 2017. One of the main files of responsibility that I handled over those years was in Developments working with the City of Calgary to inform the community of new developments and to help with them with development files. At the time the community of Silverado was part of Ward 14 with Councillor Peter Demong. I spent many hours working with Councillor Demong and his staff on development files. In particular, the multi-family Buffalo Townhouse project developed by Avi-Urban at 180 Silverado Blvd S.W. The reason I reference this project is because of the healthy process this project went thru over a year and half with engagement from the Builder, City of Calgary Development Staff, the Ward 14 office, the Community Association, and the CSSD Holy Child School Ward 14 Representative. Each stakeholders feedback was taken into consideration by both the builder and the City of Calgary. The original development plan changed three times before the fourth plan was finalized. Everyone's feedback was respected, and a good mediated solution was provided for the final plan with all parties involved.

Currently I am serving on the SCA Developments team after stepping down as SCA President at the SCA AGM in February of 2017. Also at the SCA AGM in February of 2017, the Developer Civic Works representing Spruce Meadows owners of the Silverado North proposed development property began the process of showing the Community Association Members their proposed concept drawings. With this being the first showing of the concept drawings the questions by members were more of inquiry and trying to understand the project and take in the information. The representative of Civic Works explained there would be an open house for community engagement and feedback in May of 2017.

The feedback from the Community were concerns about traffic volume, parking congestion, safety of pedestrians crossing the green space pathways at two points of Silverado Ponds Way S.W. and Silverado Skies Link S.W. with high volume traffic, no playground in a multi-family development, shadowing, and privacy, with half the development being M2 Zoning with four to five stories high apartment buildings above the existing N.E. corner of Silverado residence. The current existing residential area leading into the Silverado North Development has many multifamily dwellings, a Jr High Catholic School that has a 900 student capacity. Also a new CBE Jr High will be built in this area of Silverado. With increased traffic to the current multi-family dwellings and schools that will be accessed by new families from Belmont, Yorkville, Clearbrook, Silverado Station. the north part of Silverado is a central HUB.

Residents were also concerned that the project could be quickly pushed thru and wanted more engagement with the community and a second open house was eventually scheduled for January 30th, 2018. In the time between both open house information sessions from May 2017 to Jan 2018 the original plan has changed slightly to reflect more units then the first proposed in the original

development plan. The first proposal had 727 units while the second proposal now has 734 units. How is this solution helping to address the concerns of the residents of Silverado? Also on page 4 of the Administration Report to the Calgary Planning Commission which was submitted to the CPC in February of 2018; it says in line 3 of the planning evaluation “The site will form a logical extension to the existing residential neighbourhood of Silverado to the south.” This is not a logical extension to the existing community of Silverado. After all the feedback from Silverado Community Residents through three open houses, over eighty emails opposed to the amount of development and density in the proposed project to the file manager, and meeting in December with the Developer Civic Works, the City of Calgary file manager Jared Friedman, and two SCA Development team members, there hasn’t been a reduction at all to the number of units in the project. There was a playground added to the development but it was put into the green space area and not into the residential area as we believe to not interfere with the amount of units built. Taking away green space area to mask and accommodate feedback by residents is a loophole way of implementing a playground without comprising the developers and builders bottom line.

For this development the developer is asking for an amendment to the ASP which would allow this development’s density. The Silverado Community Association is opposed to changing the ASP for reasons outlined prior in this letter. The ASP was written and set-up to allow for a moderate density development to become part of the current Silverado community. The residents of Silverado are not opposed to development, they are opposed to the density of the project.

We hope the City of Calgary would consider the Silverado Community Association’s request to deny the amendment to the ASP and the current development as it has been proposed. We believe there is a better solution to allow for a development that fits with the current community.

Respectfully,

Michael Shaw

SCA Past President 2014-2017; Current SCA Developments Team Member



The Municipal District of Foothills No. 31

309 Macleod Trail S, Box 5605

High River, AB T1V 1M7

Telephone (403) 652-2341 or (403) 931-1905

Fax (403) 652-7880

Item #5.1.32
CPC2018-133
Attachment 3
Letter 3

January 29, 2018

City Clerk's Office

Mail Code #8007

P.O. Box 2100, Station M

Calgary AB Canada T2P 2M5

Via email:
cityclerk@calgary.ca

RESPONSE TO EXTERNAL CIRCULATION

Dear Sir / Madam:

RE: LOC2017-0069 – Land Use Amendment and Outline Plan

We would like to thank you for the opportunity to provide comments on this application for a land use amendment and outline plan for Spruce Meadows North Silverado submitted by Civicworks Planning + Design. The M.D. of Foothills has reviewed the materials provided and we have absolutely no concerns with this application.

Once again we thank you for the opportunity to provide comment and we look forward to continuing to work collaboratively and cooperatively with the City of Calgary for the benefit of both of our municipalities in the future.

Sincerely,

M.D. of FOOTHILLS No. 31

Julie McLean MEDes. RPP MCIP
Senior Planner

From: Apar Purohit (Braemar Adjusting Calgary)
To: [Public Submissions](#)
Cc: [Monica](#)
Subject: [EXT] Office of the City Clerk - City of Calgary - Silverado - Bylaw 128D2018
Date: Thursday, April 05, 2018 9:10:20 AM

Hello Laura

Re: Amend Land use Designation (zoning) – Silverado – Bylaw 128D2018

We are the homeowners of an adjacent property, 525 Silverado Ranch Manor SW, and would like to address our concerns with respect to the proposed Land Use Designation (zoning) – Silverado Bylaw 128D2018 as outlined in your letter received.

Our concerns specifically revolve around the following:

1. The proximity of the R-1s area that border portions of the estate subdivision in the Ranches of Silverado. We moved into this area because we enjoyed the high quality of homes in the area and we feel that the R-1s development that is proposed will add additional congestion. When we built our home in 2017, our expectation was that the lands behind our home would include green space and that no other residential homes would be built. We in fact paid a premium on our lot price backing onto greenspace with portions protected by Ducks Unlimited. We feel amending the designation of the land use specifically of the R-1s land close to the estate subdivision will de-value the home values in the area as well as lessen the appeal of why we moved to Silverado in the first place- the green open spaces.
2. Along the pathway we have also noticed specifically behind our home the lack of city trees installed. We specifically back along the walking path and have noticed trees along the entire the walking path except where it concerns our home. In fairness, we were the last house to be built and we hope that in the summer trees will be installed behind our property line along the public pathway. As it currently stands it appears to be very exposed.
3. Our other major concern is the rise in multi – residential – medium profile housing that is proposed in Silverado. We feel that the community as it stand currently has a good mix of multi-family and single dwelling homes. Additional multi-family homes devalues the quality of the community. Silverado is situated on the outer edge of the city and is not inner city where multi-family residence make more sense. People move to the suburbs for exactly that reason to enjoy the extra open green spaces. Large multi-family residence will in our opinion take away from this in a substantive manner.

We strongly feel these views are not isolated and having spoken to many of our neighbours who have similar concerns. Hopefully your attention to this matter is warranted and appropriate resolutions to these issues can be made.

Please advise on the outcome of the public hearing.

Kind Regards,

Apar & Monica Purohit
Homeowners
525 Silverado Ranch Manor SW
Tel: (403) 226-8777
Mobile: (403) 813-7733
Email: apar.purohit@braemar.com
Email: mmp76@hotmail.com



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Rowe, Timothy S.

From: xiaohong zhang <nancyxhzhang@yahoo.ca>
Sent: Thursday, April 05, 2018 6:02 PM
To: Public Submissions
Subject: [EXT] BYLAW 128D2018 (North Silverado Outline Plan)

Office of the City Clerk,

I am the owner of a house backing on the land for the North Silverado Outline Plan, and would like to share my concerns with you.

The latest proposal for the development will have too many people living in that small area and too much traffic going through the two access points. I found some information and did a calculation. The density for the proposed development will be much higher than the rest of Silverado and will not fit with the existing community.

In 2016 there are 6305 population/2275 dwellings/5.1 sq-km in Silverado
<http://calgaryarea.com/index.php?p=communities&c=Silverado>

The proposed North Silverado Outline Plan will have 100 lots for R-1/R-G, 634 multi-residential units for M-G/M-2, and 16.77 hectares of land (0.1677 sq-km)
<http://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/North-Silverado-Outline-Plan.aspx?redirect=/northsilverado>

Using the average number of people in one family from the 2016 data ($6305/2275 = 2.7714$), the proposed plan will have 2034 people in the area ($(100+634)*2.7714 = 2034$). There is a huge difference in density for the existing community and the proposed plan.

For the existing community, the density is 446 units/sq-km ($2275/5.1=446$) or 1236 people/sq-km ($6305/5.1=1236$).

For the proposed plan, the density is 4376 units/sq-km ($734/0.1677=4376$) or 12130 people/sq-km ($2034/0.1677=12130$).

The density will be about 10 times higher in the new development area than the rest of the community. It is not part of the community we hope to have and it is not our desire to put so many people in that small area.

Thanks,
Nancy Zhang

Rowe, Timothy S.

From: Robert Ni <nir robert@gmail.com>
Sent: Friday, April 06, 2018 12:14 AM
To: Public Submissions
Cc: info@silveradoca.ca; verna@simcomgt.com; Robert Ni
Subject: [EXT] Objection of Application for Land Use Amendment: LOC2017-0069

Hsien Bou, Ni homeowner
28 Silverado Skies Manor, SW
Calgary, AB T2X 0K3

April 5th 2018

To
City Council
Office of City Clerk
City of Calgary

700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary Alberta T2P 2M5

Re – Objection of Application for Land Use Amendment: LOC2017-0069

Location: 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW

Dear City councils of my loved Calgary,

I received planning and development letter from the City of Calgary regarding above mentioned application for land use amendment. After reading the letter and carefully considering the proposed amendment, I, as immediate home owner whose houses are backing onto the new development and stakeholders of this development plan, would like to object the proposed amendment and express our concerns.

I am shock to know that the proposed development is designed predominately (98% from their first presentation) of multi-residential of 838 townhouse and apartments.

It is totally against how Silverado was created from, plus the developer is "steeling" from our side of Green space!!!

First of all, SILVERADO was approved by CITY of CALGARY to be a MEDIUM LOW density community!!!! AND with view to preserve water!!!

The presented planning IS NOT MATCHING to the EXISTING SILVERADO density!!!!

This plan has demonstrated the lack of diversification of housing (only 50 single detached homes are in the plan up from 19 at their first presentation); that the developer has put the profit up front of everything else. Moreover, this will increase dramatically the traffic in this quiet neighborhood (this will add at least 1261 additional vehicles to our ready busy roads, assuming 1.50 vehicles per dwelling). With the current ring road expansion that City of Calgary is planning to construct, Silverado has already been deprived of the easy access to the new STONY highway system. I can't image what kind of chaos it would be to add another 838 high density buildings are added to this area.

Also, in the planning, there is no mention about the architectural control/planning, which our Silverado community has its theme denoted from its conception.

Will the new developed residential be the same theme, to respect the original community design? or The new development will be new area that has nothing to do with Silverado? if the last statement is true, then they should have their own entrance to their enclosed community and not sharing the Silverado communities access nor its already developed green spaces that is maintained by Silverado residents!!!

IF the new developed residential IS part of the Silverado community then the developer MUST respect the same ratio of the single family and RESPECT the green space the WE the Silverado community maintain privately and that are belong to the EXISTING housing. With this been said, the DEVELOPER should plan the SAME size and area of green space ALONG SIDE of the existing walkway to be EQUALLY shared by the new development and the existing SILVERADO. IF this last, they are not

GIVING UP ANY ADJACENT green space to combine it to the existing green path, they should build a fence separating their community to our; since they are not part of Silverado and did not contribute THE SAME green Adjacent space.

Lastly, the developer should RESPECT the existing housing models, that are SINGLE HOUSES back to the GREEN SPACE, to match with such NEW dwelling ALL LONG SIDE of the GREEN SPACE and NOT to PUT ANY MULTIFAMILY COMPLEX or Condominium.

I am concerns about:

- our SUN RIGHT!!!
- Traffic congestion
- Accident to pedestrian (already had one pedestrian hit by car from the existing traffic)
- Reduction of safety along the community pathway for children, runners, walkers and bicyclists
- Lack of diversification of housing
- Substantial reduction of the property value for our house that is backing onto the new development.
- loose of enjoyment of our PRIVATE and Silverado community managed green space
- architectural control that do not match our community
- Green space offered by the developer that is not accessible to its own new residents
- Green space allocation distribution and location.

Suggestions and changes that I would like to see in the development plan:

- More balancing (same reasonable ratio as the existing Silverado) between single houses and less multi-residential units
- ALL adjacent green space walk way, should be match with same type of dwelling
- More green space area, especially along the boundaries with Silverado community
- Increased distance between the new housing and the already existing houses in Silverado
- LIMIT the high of the housing that do not Protrude the SUN LIGHT that WE HAVE, which is our RIGHT
- Concrete traffic plan to reduce traffic jams in and out of the community and address road safety of our children.
- Revert Alberta Transportation's design for access to and from Stony trail for eventual 10.000 population within Silverado....
- to respect the same percentage of single family and multifamily percentage
- to put the same green space adjacent to Silverado's side the same width and length,
- to develop single houses that are back to the green corridor.

I urge you to listen to my concerns and carefully consider the suggestions and that hopefully you will make sounded judgment that is beneficial to all the Silverado residents who already live here and to the future residents to the new community.

Thank you in advance.

And Thank you for the Great work you all are putting daily!!

Sincerely,

Hsien Bou, Ni

April 3, 2018

RE: LOC2017-0069 "North Silverado", Public Hearing at Council (April 16, 2018)
Land Use Redesignation and Outline Plan - Recommended for Approval

Landowner: Spruce Meadows Ltd. (The Southern Family)

In support of the Spruce Meadows Ltd. "North Silverado" Land Use Redesignation and Outline Plan 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 revisions made to the application, and summarize the engagement process.

North Silverado consists of 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 medium-density residential uses and a significant (*over-dedicated*) high quality open space network. The proposed Outline Plan underwent a series of design revisions and a density reduction (*from 857 dwelling units to 734 dwelling units*) as a result of ongoing dialogue with neighbours, the Silverado Residents Association, the Silverado Community Association, and City Administration. These revisions aimed to achieve: (1) inclusion of a range of housing choices that also included more single-family options; (2) sensitive transitions to the existing residences; (3) improved vehicular, pedestrian and cyclist connectivity; and (4) an extended, biodiverse and enhanced open space network.

The proposed density of this application has been revised from its original proposal (*submitted Feb. 24, 2017*) in response to community feedback. The overall density from the initial application has been **reduced** from 857 dwelling units to 734 dwelling units and the open space has been **increased** to a 25% dedication overall.

From the outset, Spruce Meadows Ltd. has agreed to join and participate in the Silverado Residents Association (SRA) and ensure that the community wide annual dues payable to the SRA were also attributable to the new development area as well. There is an agreement to include the required documents on title and provide annual due payments on a per door basis within this development. No additional maintenance costs or obligations are required of the SRA by virtue of these lands developing, all greenspace proposed in this application is public land and City owned.

As outlined in our Briefing Book, one issue that has resulted in confusion is a 2005 shadow plan that was prepared for these lands by the original developer of Silverado (United/Stantec). This non-statutory and non-binding shadow plan was not prepared, approved or endorsed by the landowners Spruce Meadows (or Mr. Ron Southern) at the time. We have included additional information about the non-statutory shadow plan in our Briefing Book.

Spruce Meadows Ltd., and the Southern family, are of the opinion that the revised North Silverado 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 from every walk of life.

Sincerely,
CivicWorks Planning + Design Inc.



Kristi Beunder B.A., M.E.Des.
Principal + Senior Planner, RPP, MCIP
ISC: Unrestricted

THE CITY OF CALGARY
CITY CLERK'S
2018 APR -4 PM 1:14

RECEIVED

North Silverado

Application Brief and What We Heard Report

FEBRUARY 2018 LOC 2017-0069



CIVICWORKS
PLANNING + DESIGN



North Silverado

Application Brief

This document provides an overview of the Land Use Redesignation and Outline Plan application and engagement efforts for Spruce Meadows' land within the neighbourhood of Silverado, which we have called "North Silverado".

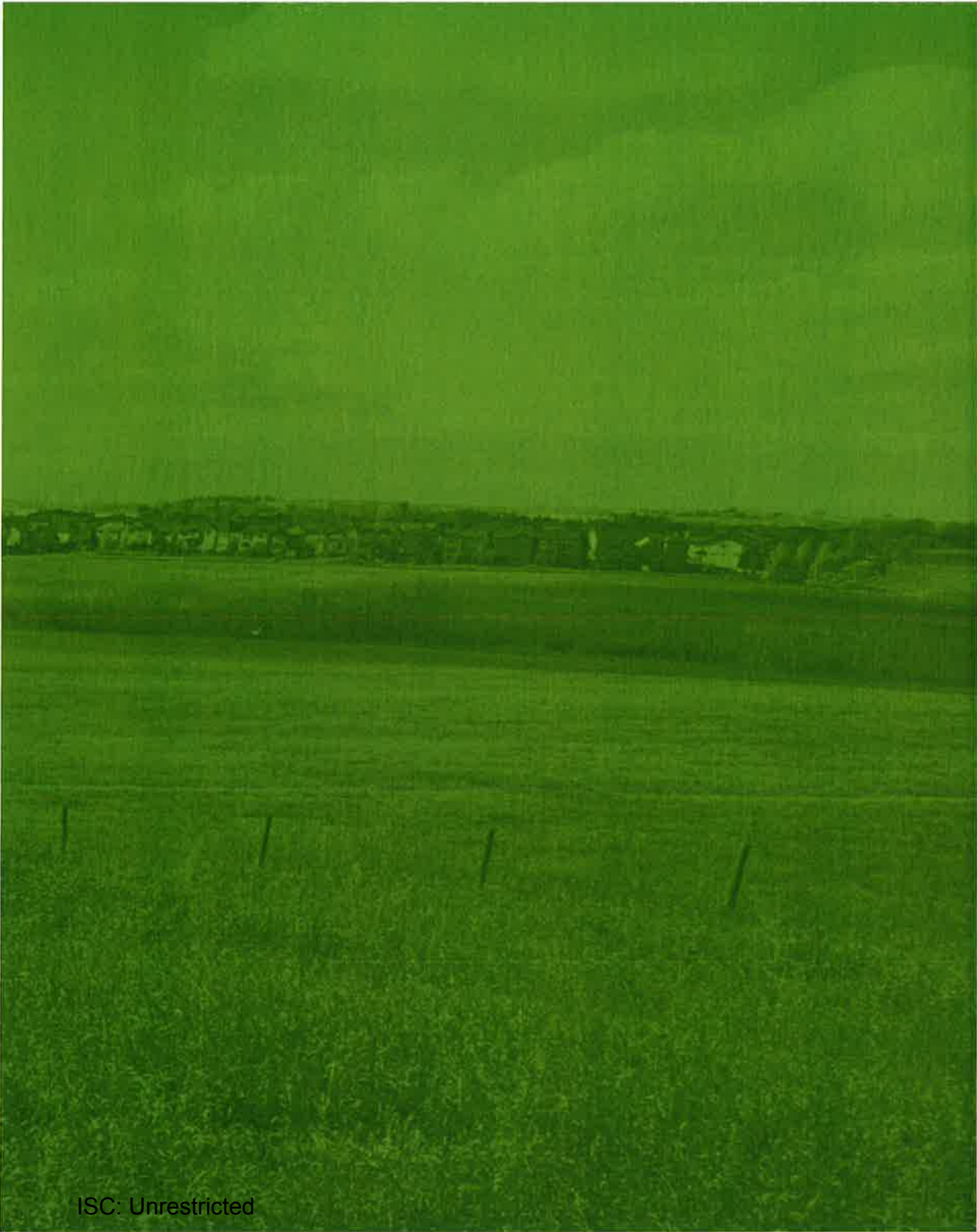
Prepared By:
CivicWorks Planning + Design Inc.

Prepared For:
Spruce Meadows Ltd.

Project Contact Information:
Kristi Beunder
CivicWorks Planning + Design Inc.
Kristi@civicworks.ca
403.201.5305

Project Website:
www.northsilvdev.com

FEBRUARY 2018 | LOC 2017-0069



ISC: Unrestricted

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"If we want the Canada
I believe we all dream of,
one that offers sustainable
prosperity through the
decades and centuries
for generations to come,
we must begin to set the
course today."

- Nancy Southern

Spruce Meadows



A Proud History

Spruce Meadows is wholly owned and operated by the Southern family. The dream of the Southern family has always been to create a unique environment of "good friendship, good commerce and good sport". This dream has been shared from its genesis by a committed group of volunteers, corporations, media, athletes, staff, fans and officials. Together these stakeholders have shaped this dream and built a most memorable place.

Being a Good Neighbour

Developing in a sustainable manner is a core value of the Southern family. Spruce Meadows envisions a diverse community offering a range of housing choices to be developed on their North Silverado property, with strong consideration towards the retention of green spaces and biodiversity enhancement.

Revisions to the density of the original proposal (shown to the community in April 2017) were undertaken in order to respond to stakeholder engagement - resulting in a development that is less dense but still aligned with Spruce Meadows' responsible growth values.

The Southern family remains committed to strengthening the social fabric of Alberta communities by offering diverse living environments for people of every walk of life.

Background

Project Background

Spruce Meadows Ltd. has retained CivicWorks Planning + Design Inc. to undertake an Outline Plan and Land Use Redesignation for the development of the final phase of undeveloped land in the Silverado neighbourhood. Part One of this document outlines the policy context, planning rationale and development concept that informed the current application.

Site analysis, detailed policy review and a commitment to the preservation of a large amount of natural open space has resulted in a sustainable and compact development proposal that contributes to and aligns with City of Calgary municipal-wide policies, Triple Bottom Line framework and Complete Community principles.

Outline Plan and Land Use Redesignation Application

An Outline Plan is a non-statutory plan that guides future subdivision and development of a plan area. Outline Plans are guided by Local Area Plans, which are statutory documents approved by Council. Outline Plans are paired together with Land Use Redesignations, commonly known as rezoning applications. Land Use Redesignation applications go to public hearing before City Council for a vote, and are intended to ensure a cohesive plan and “workable distribution of land uses, open space, road networks, etc.” (City of Calgary).

Currently the site’s Land Use District (aka zoning) is Special Purpose – Future Urban Development District (S-FUD), a general district for areas that are planned for future development. The Land Use Redesignation application proposes low to medium density residential districts blended with natural open space areas.

Engagement

Part Two of this document summarizes engagement and provides project team responses to address what has changed and what hasn’t changed within the proposal as a result of stakeholder feedback.

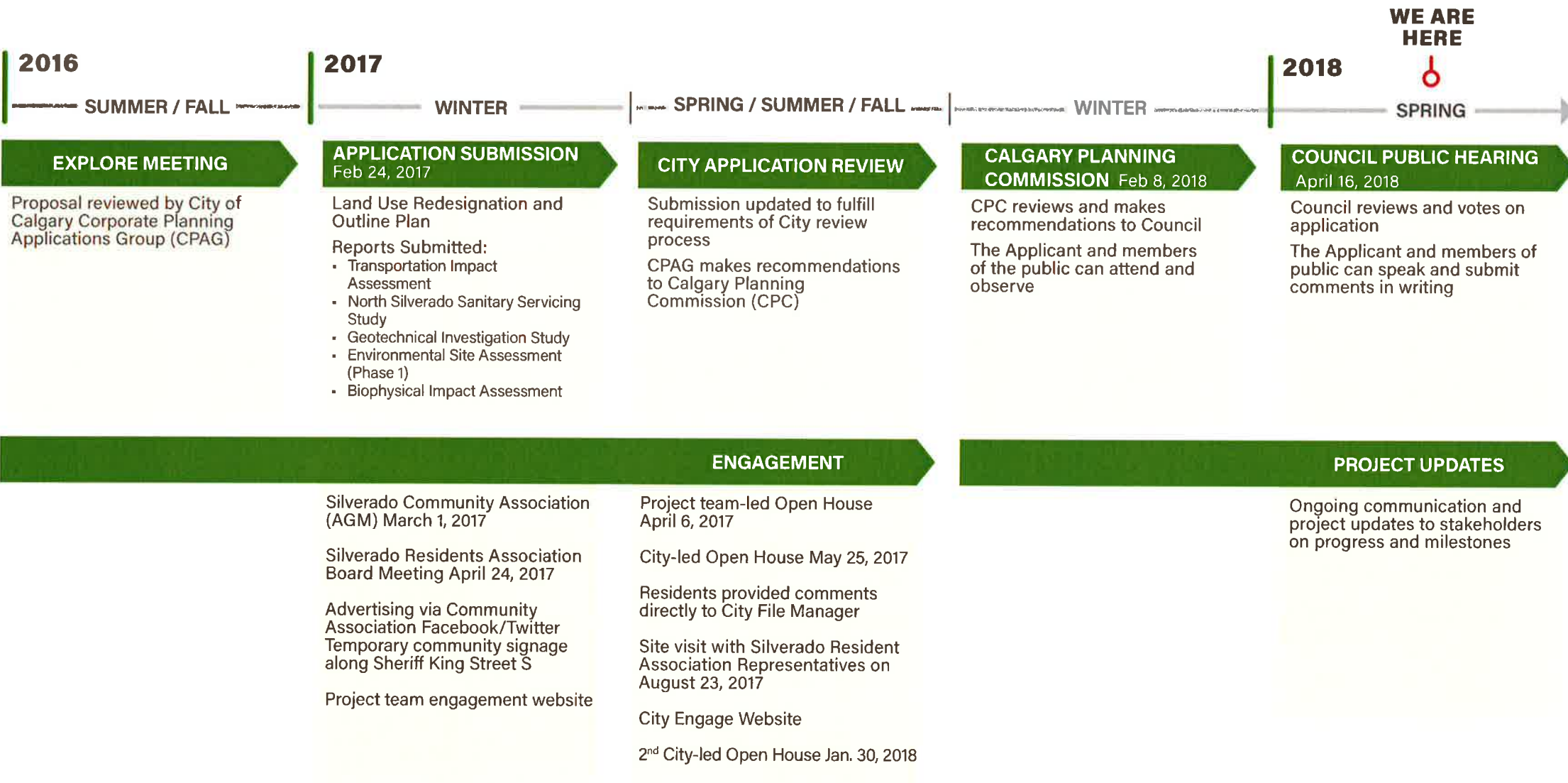
Public engagement activities for this application included:

- Representation at the Silverado Community Association AGM March 1, 2017
- Signage along Sheriff King St S advertising the April 6, 2017 Open House
- Advertisements for Open House via Facebook and Twitter
- Detailed information provided on a dedicated project website www.northsilvdev.com
- Project team-led Open House on April 6, 2017
- Representation at the Silverado Residents Association Board Meeting April 24, 2017
- City-led Open House on May 25, 2017
- Site visit with Silverado Resident Association Representatives on August 23, 2017
- City-led Open House planned for January 30, 2018
- City “Engage” website <https://engage.calgary.ca/NorthSilverado>

Plan Revisions

Following the robust community engagement process stakeholder feedback was carefully considered, resulting in a revised Land Use and Outline Plan proposal that addresses both community concerns and the City of Calgary’s Corporate Planning Application Group (CPAG) detailed team review comments.

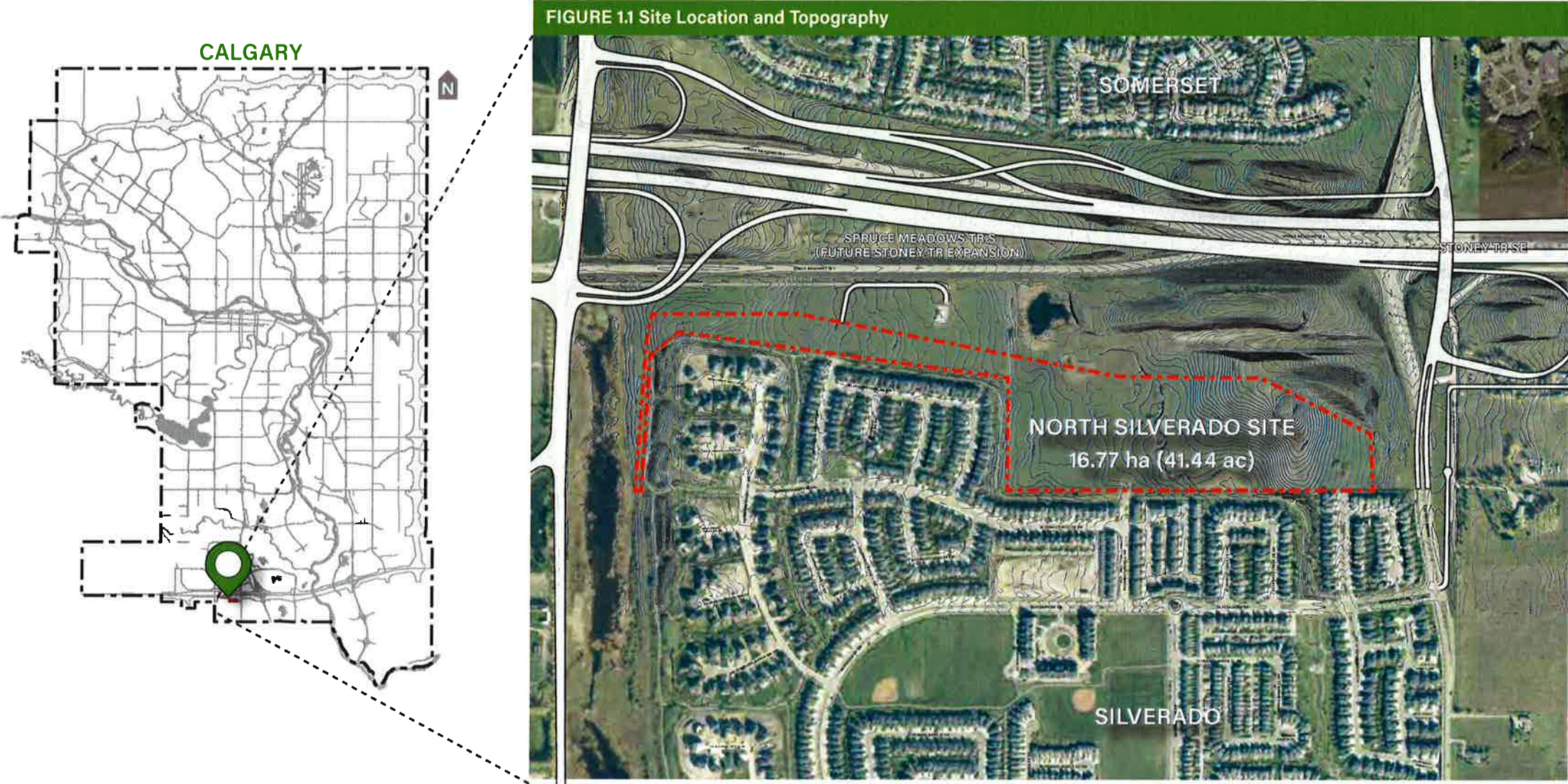
Application Process



PART ONE

Application Brief

Site Location



Municipal Development Plan

Policy Alignment

The Municipal Development Plan (MDP) provides a policy framework to guide planning decisions within the City of Calgary. Within the MDP the North Silverado site is subject to Policy 3.6 Developing Residential Communities and 3.6.1 Planned Greenfield Communities. These communities are characterized by “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 of communities”.

The Municipal Development Plan includes intensity targets for new communities to measure both residential and commercial build out - calculated as the number of jobs and people per hectare. Per the New Community Planning Guidebook of the MDP, the minimum intensity for greenfield communities is set at 60 jobs and people per hectare, with a target of 70. Silverado is currently achieving 37 jobs and people per hectare. The North Silverado application proposes an incremental contribution of intensity within Silverado, moving the neighbourhood one step closer to achieving the City’s minimum intensity target.

Policy

MDP: Volume 2, Part 1 The New Community Planning Guidebook

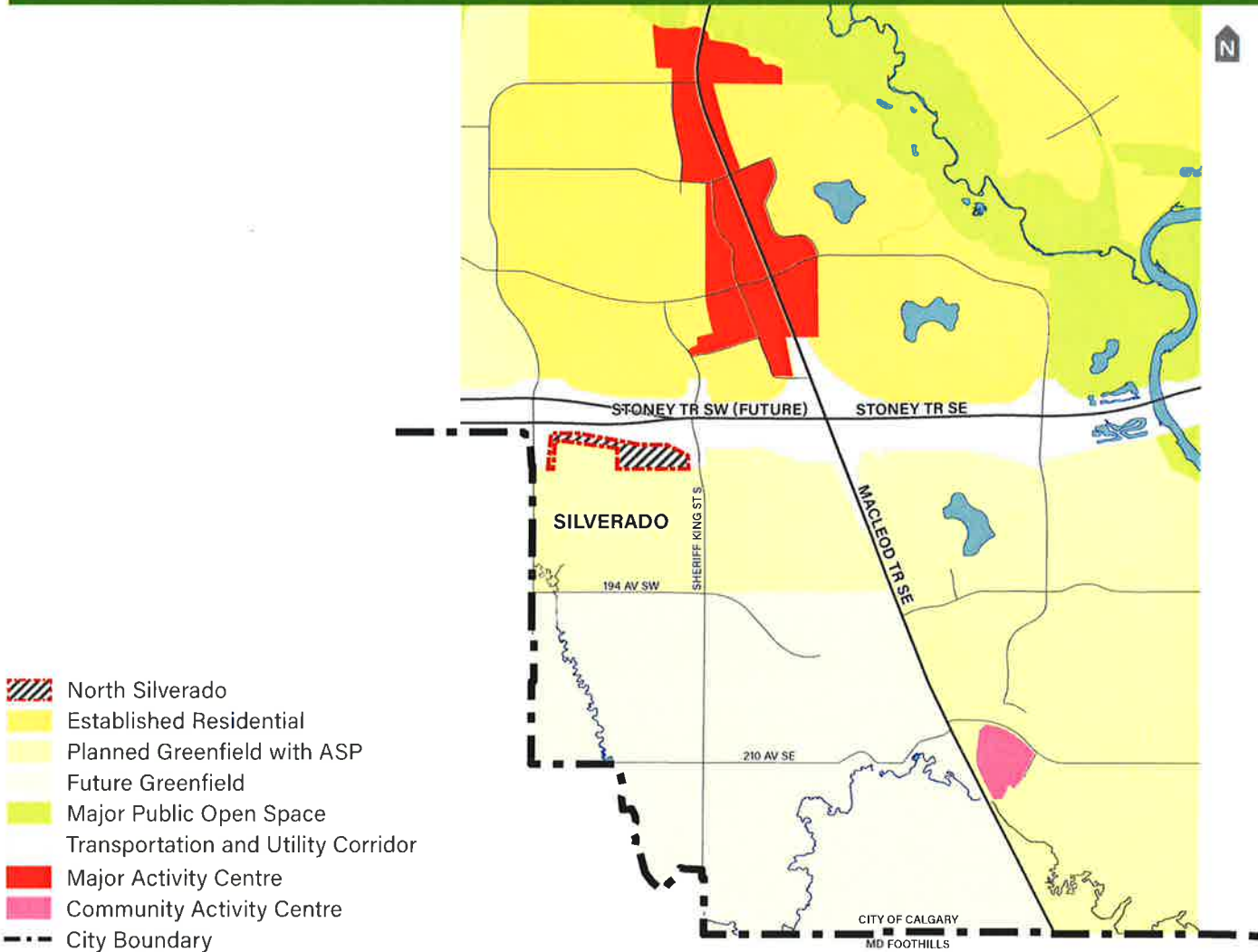
2.1 Communities (p. 4)

2.1.2 Intensity

(a) Each community shall achieve a minimum intensity of 60 people and jobs per gross developable hectare upon initial build-out

(b) Each community shall be planned to achieve a potential minimum intensity of 70 people and jobs per gross developable hectare as plan area renewal and intensification occurs.

FIGURE 1.2 Municipal Development Plan Urban Structure Map



Calgary Transportation Plan

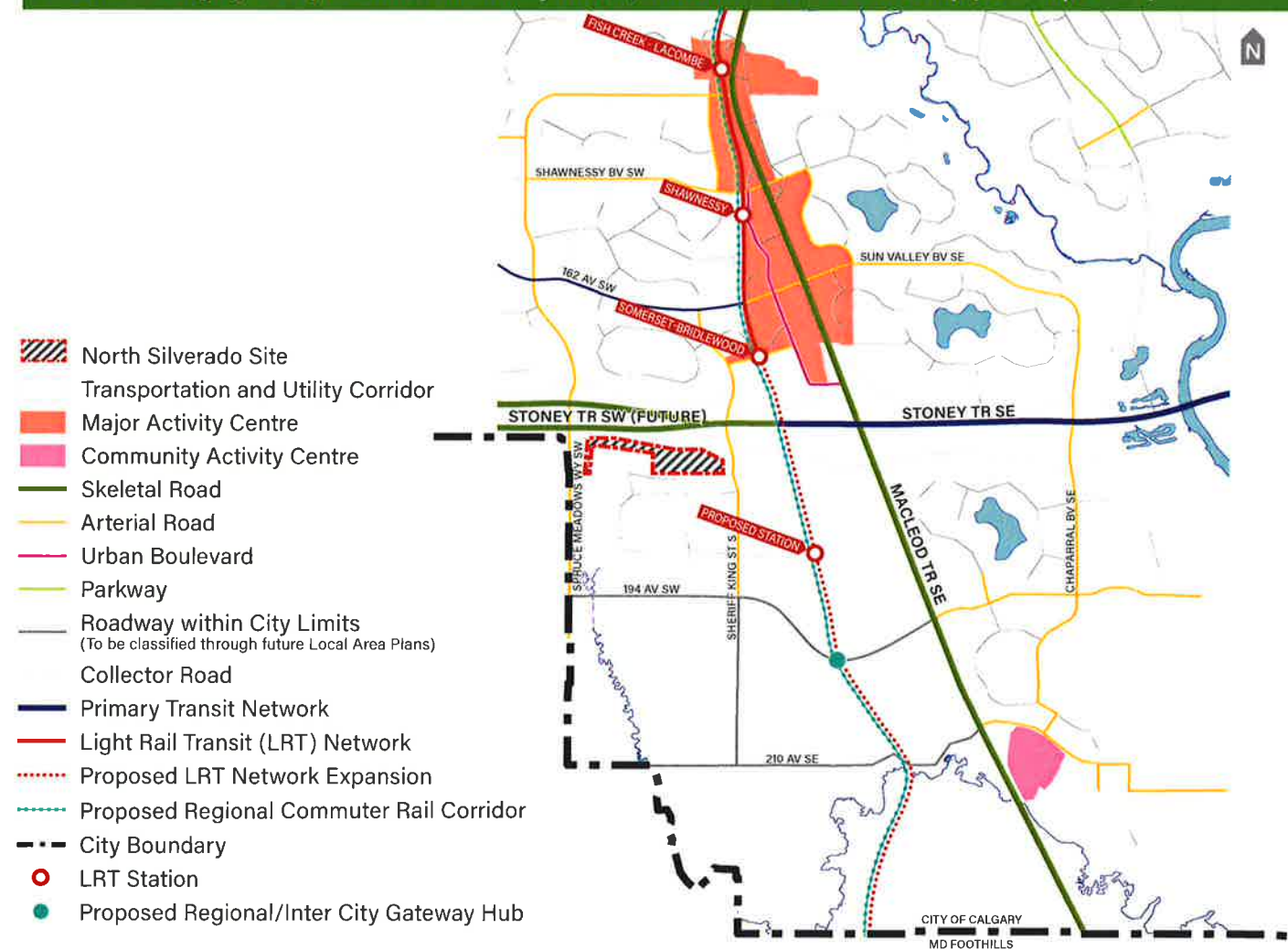
Policy Alignment

The Calgary Transportation Plan (CTP) is linked to the Municipal Development Plan and provides a policy framework to guide all multi-modal transportation decisions within the City of Calgary.

The North Silverado application aligns with the policies of the CTP by placing new residents in a well-connected area with a variety of transportation options. These modes include:

- Vehicular: The site has access to arterial/skeletal roadways - including the future planned Southwest Calgary Ring Road expansion;
- Public Transit: North Silverado is located along bus route 402 and close to a future planned LRT station; and
- Walking and Biking: The proposal includes connections to the local path network, providing opportunities for residents to walk and bike to their destinations.

FIGURE 1.3 Calgary Transportation Plan Primary Transit, Road and Street Network Map (CTP Maps 2 & 7)



Area Structure Plan

SOUTHWEST COMMUNITY 'A' AND EMPLOYMENT CENTRE/MIXED-USE

Policy Alignment

Area Structure Plans (ASP) provide a framework for planning decisions within a community. ASPs are guided by the Municipal Development Plan, the Calgary Transportation Plan and other overarching provincial policy documents.

The site is subject to the policies of The Southwest Community 'A' and Employment Centre/ Mixed-Use Area Structure Plan (the ASP) approved by Council in 2004. The proposed Land Use and Outline Plan application aligns with the ASP's Sustainability Principles, and is supported by the Residential Areas, Housing Diversity and Density policies within the ASP (refer to Appendix A for relevant Area Structure Plan policy alignment).

Residential Areas and Housing Diversity

The North Silverado Application includes a thoughtful combination of low and medium density residential uses. All proposed Land Use districts have written within their purpose statement an intention to be in close proximity or adjacent to low density residential development. The considered location of low density parcels and the existing 20m-28m pathway buffer forms a sensitive transition from North Silverado to the existing homes adjacent to the site. Proposed low-rise apartments are similar in scale to those already found in Silverado, adjacent to this site, and assist in achieving the ASP minimum density target of 17.3 units per gross developable hectare (over the ASP area). These low-rise apartments have been purposefully located more than 65m from existing development, buffered by open space and low density parcels.

Density

The Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan envisions a total population of 17,000 residents for the ASP plan area by 2025. The residential lands within the ASP boundary are near full build out, with only a few undeveloped portions of land remaining. The existing Silverado community population is approximately 6,745 residents, and the anticipated population of North Silverado is approximately 1,500. After the development is built out the total population of Silverado will be approximately 8,250 residents - achieving less than half of the Area Structure Plan's total population projection.

FIGURE 1.4 Area Structure Plan Land Use (Map 2)

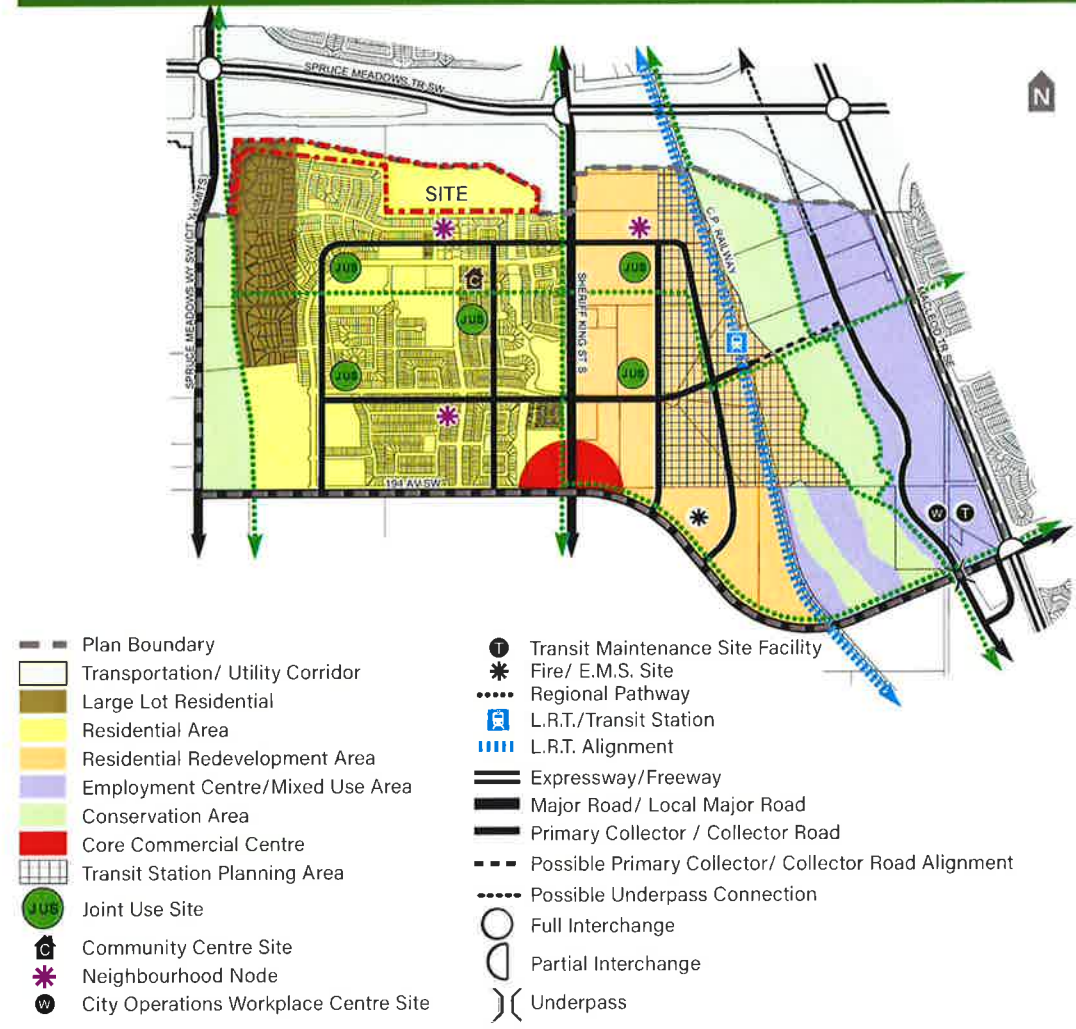


TABLE 1. Southwest Community 'A' and Employment Centre/Mixed-Use Sustainability Principle Alignment

SUSTAINABILITY PRINCIPLES

APPLICATION ALIGNMENT

Community 'A' and Employment Centre / Mixed-Use Area Structure
Plan, Policy 3.1 (p. 7)

1: Create a range of housing opportunities and choices	1: North Silverado adds to the existing variety of residential options and provides housing opportunities for residents to age in place. Single-family, townhouse and low-rise apartment dwellings (to a maximum of four storeys) are proposed.
2: Create walkable environments	2: North Silverado is strategically designed as an extension to the pedestrian-friendly environment of Silverado, through features such as an interconnected pathway system and curb extensions at pathway crossings to improve pedestrian safety.
3: Foster distinctive, attractive communities with a strong sense of place	3: The MDP defines 'sense of place' as a "strong identity and character that is felt by local inhabitants and visitors". The project team recognizes and celebrates the distinctive character of Silverado, including the unique connection to the natural environment and extensive pathway networks. North Silverado will integrate seamlessly with the existing neighbourhood by remaining true to these neighbourhood characteristics in providing 1.4 km of new pathways and dedicating 25.5% (10.5 ac/4.3 ha) of the site area as open space.
4: Provide a variety of transportation options	4: The site is well connected vehicularly and located near an existing bus route and future LRT station.
5: Preserve open space, agricultural land, natural beauty and critical environment areas	5: The proposal preserves existing marshes, an intermittent drainage course and surrounding riparian area. An open space dedication well above the requirement is provided, with 2.3 ac (0.9 ha) of Environmental Reserve and 8.3 ac (3.3 ha) of Municipal Reserve proposed totalling 25% of the site - the Municipal Government Act requires only 4.0 ac (1.6 ha) or 10% of the total area as Municipal Reserve dedication.
6: Mix land uses	6: The North Silverado application proposes a mix of low to medium density residential land use districts and open space dedication, significantly contributing to a greater variety of housing options for future residents.
7: Strategically direct and manage redevelopment opportunities within existing areas	7: North Silverado is one of very few remaining undeveloped residential parcels within the Silverado neighbourhood.
8: Support compact development	8: The proposal represents an efficient use of the land for future residential development, while applying a considered approach to both the sensitive transition from existing development and the preservation of natural systems and open space.
9: Connect people, goods and services locally, regionally, and globally	9: Silverado is adjacent to the Southwest Ring Road, with access to the City, M.D. of Foothills and the Calgary International Airport.
10: Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens	10: North Silverado is well connected to the existing public transportation network servicing the neighbourhood, an LRT station is planned Southeast of the site.
11: Utilize green infrastructure and buildings	11: Green infrastructure will be utilized with on-lot techniques such as rain gardens and concrete swales at the back of lots.

Smart Growth



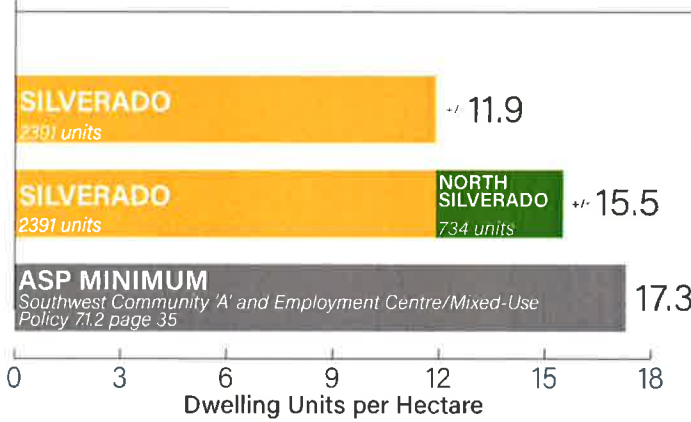
--- Silverado Neighbourhood Data Boundary
City of Calgary Geodemographics
Area: 200.6 ha (495.6 ac)

■ North Silverado Data Boundary
Area: 16.8 ha (41.4 ac)

DENSITY

Density is a measure of the number of dwelling units on a parcel of land, expressed in units per hectare. Silverado is not currently reaching the Area Structure Plan's **minimum** density of 17.3 dwelling units per hectare.

SILVERADO NEIGHBOURHOOD



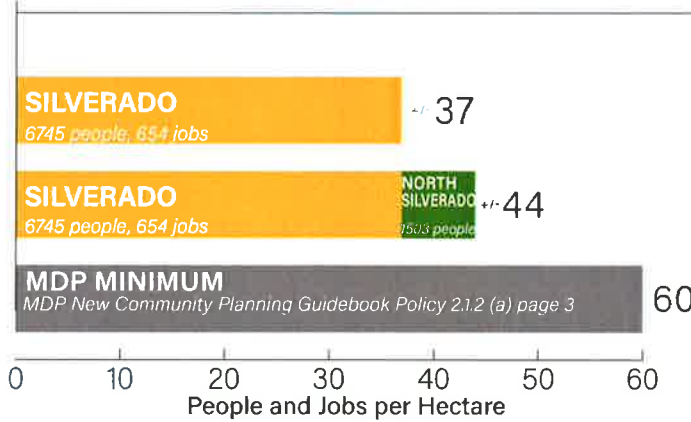
NORTH SILVERADO SITE

+/- **44** units per hectare (18 units per acre)
Proposed North Silverado Density

INTENSITY

Intensity is a measurement of the number of people working and or living within a given area. Silverado is not currently reaching the MDP's **minimum** intensity for greenfield development of 60 people and jobs per hectare.

SILVERADO NEIGHBOURHOOD



NORTH SILVERADO SITE

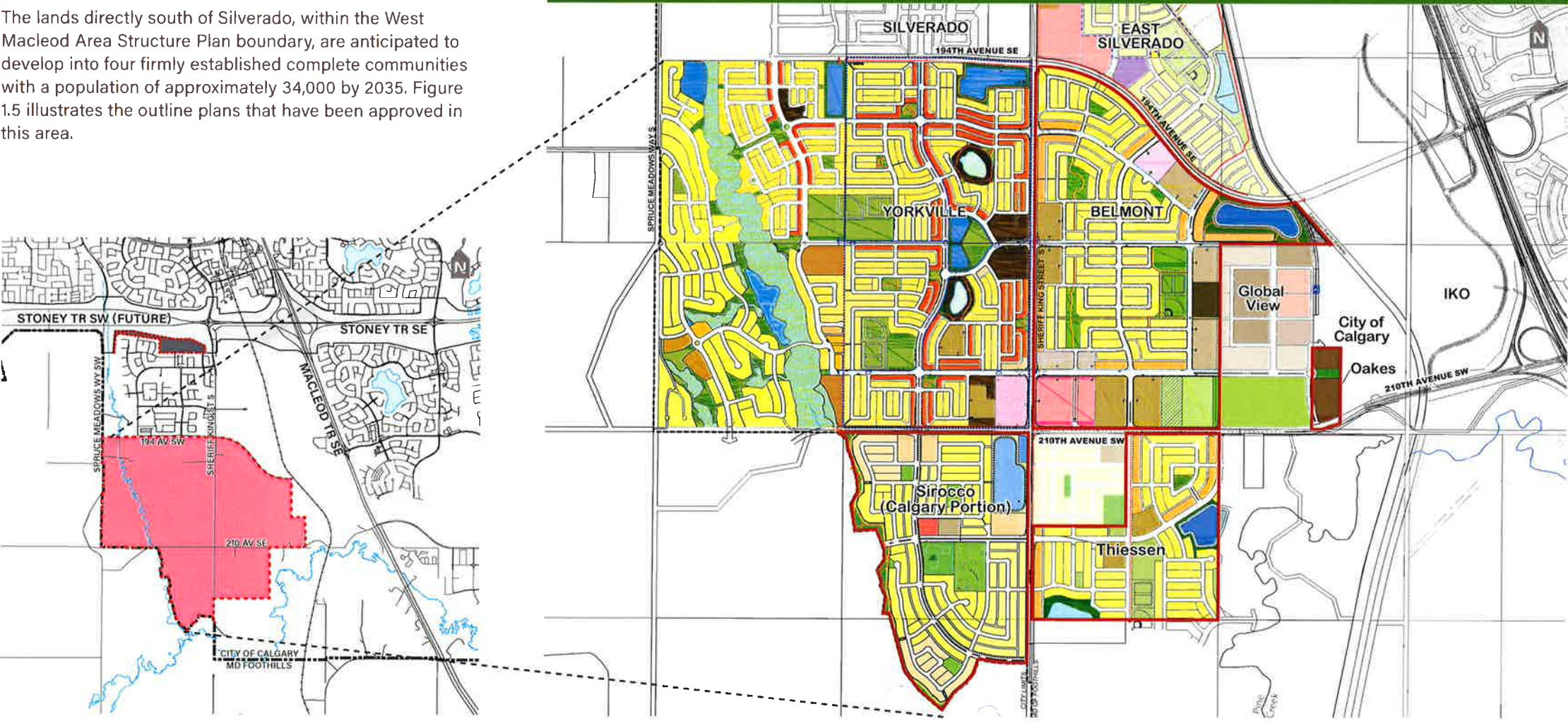
+/- **89** people and jobs per hectare (36 jobs and people per acre)
Proposed North Silverado Intensity

Approved Outline Plans WEST MACLEOD

Future Local Development

The lands directly south of Silverado, within the West Macleod Area Structure Plan boundary, are anticipated to develop into four firmly established complete communities with a population of approximately 34,000 by 2035. Figure 1.5 illustrates the outline plans that have been approved in this area.

FIGURE 1.5 Approved Outline Plans within West Macleod ASP Map



Outline Plan Revisions

ORIGINAL SUBMISSION: APRIL 2017






FIGURE 1.6 Outline Plan - April 2017 Map



Land Use Purpose Statement

- R-1s "intended to accommodate residential development in the form of Single Detached Dwellings in the Developing Area."
**included in the updated Outline Plan submission - January 2018*
- R-G "accommodates a wide range of low density residential development to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;"
- M-G "designed to provide all units with pedestrian direct access to grade; has Multi-Residential Development of low height and low density;"
- M-2 "has Multi-Residential Development of medium height and medium density;"
- S-UN Environmental Reserve: "to be applied to lands that have either been set aside for the purpose of preserving existing characteristics of a natural plant or animal community or which are undergoing naturalization; provide for natural landforms, vegetation, and wetlands; and limit development to improvements that facilitate passive recreational use."
- S-SPR Municipal Reserve: "to provide for schools, parks, open space, and recreation facilities;"

Land Use District

	R-G	Residential - Low Density Mixed Housing District	1.57 ha (3.88 ac)
	M-G	Multi-Residential - At Grade Housing District	7.40 ha (18.28 ac)
	M-2	Multi-Residential - Medium Profile District	4.10 ha (10.14 ac)
	S-UN	Special Purpose - Urban Nature District	0.56 ha (1.38 ac)
	S-SPR	Special Purpose - School, Park and Community Reserve District	3.14 ha (7.76 ac)

UPDATED SUBMISSION: JANUARY 2018

FIGURE 1.7 Outline Plan - January 2018 Map



Land Use District

	R-1s	Residential - One Dwelling District Max. Height 12m	2.38 ha (5.87 ac)
	R-G	Residential - Low Density Mixed Housing District Max. Height 12m	0.97 ha (2.40 ac)
	M-G	Multi-Residential - At Grade Housing District Max Height 13m	3.93 ha (9.72 ac)

	M-2	Multi-Residential - Medium Profile District Max. Height 16m	2.61 ha (6.47 ac)
	S-UN	Special Purpose - Urban Nature District	0.93 ha (2.29 ac)
	S-SPR	Special Purpose - School, Park and Community Reserve District	3.34 ha (8.25 ac)

SUBMISSION UPDATES

- 1 Replaced R-G District with R-1s District for a greater diversity of housing (single detached houses).
- 2 Added a low density residential interface adjacent to existing Silverado homes.
- 3 Designed a more connected road network for improved walkability and street scape presence.
- 4 Added more open space/pathways to connect the east and west portions of the site. New paths will connect to existing Silverado Residents Association path network.
- 5 Added more green space (25% of total area) and created an Open Space Master Plan.
- 6 Shifted M-2 District parcels to a more centralized location resulting in an improved transition between the medium density land use and the existing neighbourhood.
- 7 Improved the interface with the existing neighbourhood by replacing the M-2 District with M-G District (townhomes) and adding a 20m green buffer.
- 8 Added an enhanced Biodiversity Strategy and pollinator park to the Open Space Master Plan.

- + Provided a landscaped green buffer zone and public access easement along key boundaries of multi-family parcels.
- + Upgraded mid-block cross walks with curb extensions along existing adjacent pathway network.
- + Aligned road widths to match existing road network.

Development Concept Revisions

ORIGINAL SUBMISSION: APRIL 2017

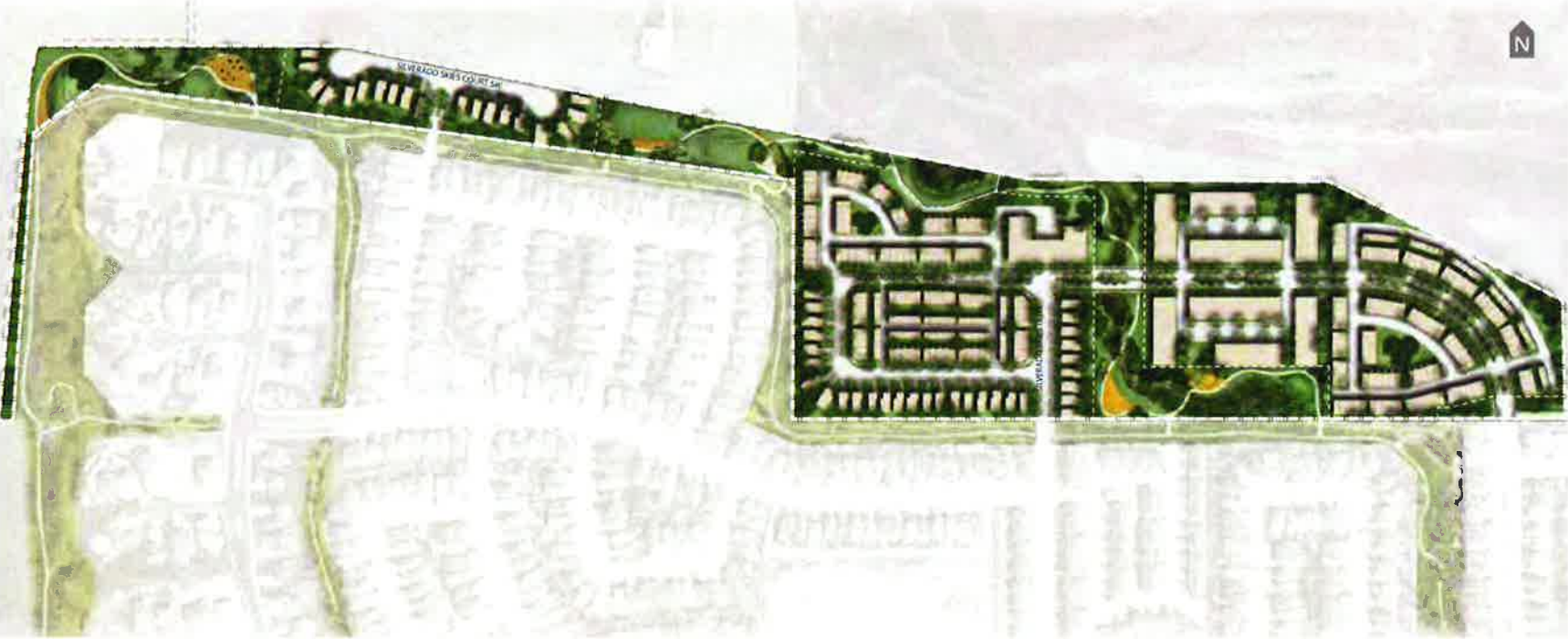


BUILT FORM

- Single Detached
- Townhomes
- Four Storey Multi-Residential

UPDATED SUBMISSION: JANUARY 2018

FIGURE 1.9 Development Concept - January 2018

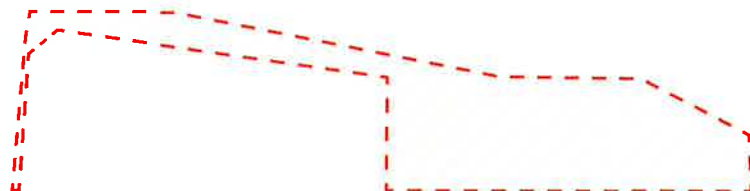


BUILT FORM

- Single Detached
- Townhomes
- Four Storey Multi-Residential

By The Numbers - Tracking Change

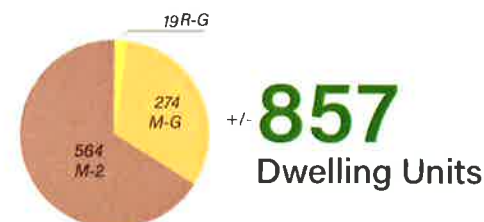
16.8 hectares
41.4 acres
Total Site Area



ORIGINAL SUBMISSION APRIL 2017

 +/- **1,673**
Residents

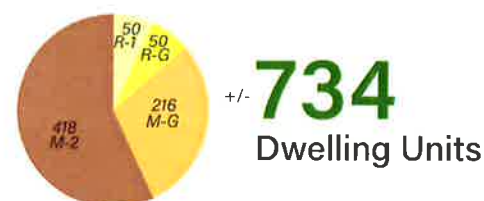
 +/- **52** units/hectare
21 units/acre
Density



UPDATED SUBMISSION JANUARY 2018

 +/- **1,503**
Residents

 +/- **44** units/hectare
18 units/acre
Density



Anticipated Build Out

Low Density Residential (R-1s/R-G):	+/- 100
Low Density Multi-Residential (M-G):	+/- 216
Medium Density Multi-Residential (M-2):	+/- 418
<hr/>	
Total Dwelling Units:	+/- 734

FOUR STOREY MULTI-RESIDENTIAL(M-2)



TOWNHOMES (R-G & M-G)



Open Space Master Plan

FIGURE 1.10 Open Space Master Plan



Open Space Maintenance

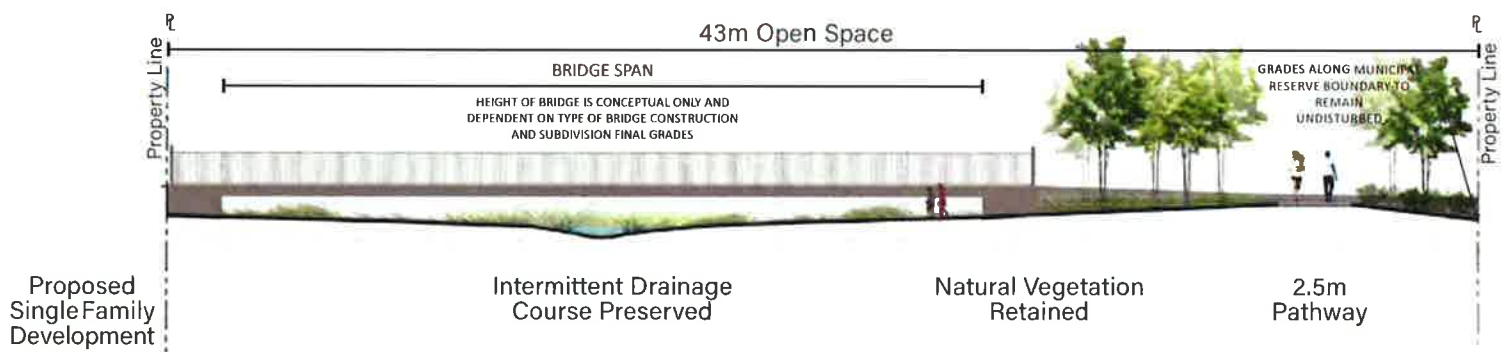
These open spaces will be city-owned and maintained as Municipal Reserve. The future residents of the plan area will also pay the Silverado Residents Association annual fee (per door) for maintenance of the private common space within the community.

FIGURE 1.11 Open Space Master Plan Details

OPEN SPACE



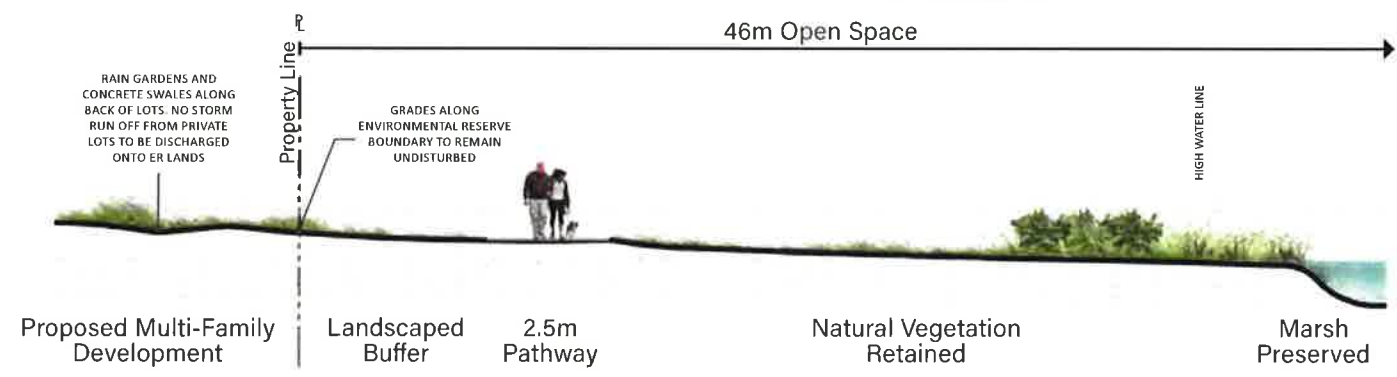
CROSS SECTION (A)



MUNICIPAL RESERVE



CROSS SECTION (B)



Pre-Development Studies

Pre-development Studies are requested by the City of Calgary for review by the Corporate Planning and Applications Group (CPAG) prior to land use decision. These studies follow clear standards and guidelines set out by the City of Calgary. After the studies are submitted, the City's engineers and specialists verify the results and can request further information/analysis if required.

Geotechnical Investigation Report

The Geotechnical Investigation Report reviews the physical properties and stability of the soil and rock on the site.

Findings: The existing subsurface conditions are suitable for the proposed development. Further recommendations for proper development of the site are made in the report.

Phase 1 Environmental Site Assessment

Environmental Site Assessments investigate the site and surrounding area and review historic activities for indications of environmental contamination on the site.

Findings: No adverse environmental risks were identified with respect to current or historical operations on the Site.

Biophysical Impact Assessment

Biophysical Impact Assessments evaluate existing environmental conditions on site, and recommend mitigation measures to reduce, eliminate or compensate for developmental impact on the natural environment.

Findings: There are three identified wetlands on site which have been classified as "temporary marsh", "semi permanent marsh" and "shrubby swamp". The proposed plan mitigates impact of development on these marshes and strives to retain existing trees and vegetation along the intermittent drainage system.

North Silverado Sanitary Servicing Study

The North Silverado Sanitary Servicing Study determines the future sanitary flow capacity required to accommodate the proposed development and upstream catchments.

Findings: Sanitary flow from the Plan Area will connect to existing stubs, put in place in anticipation of future development to the site. An upgrade from a 300mm to a 375mm diameter is required of one sanitary pipe at the cost of the developer.

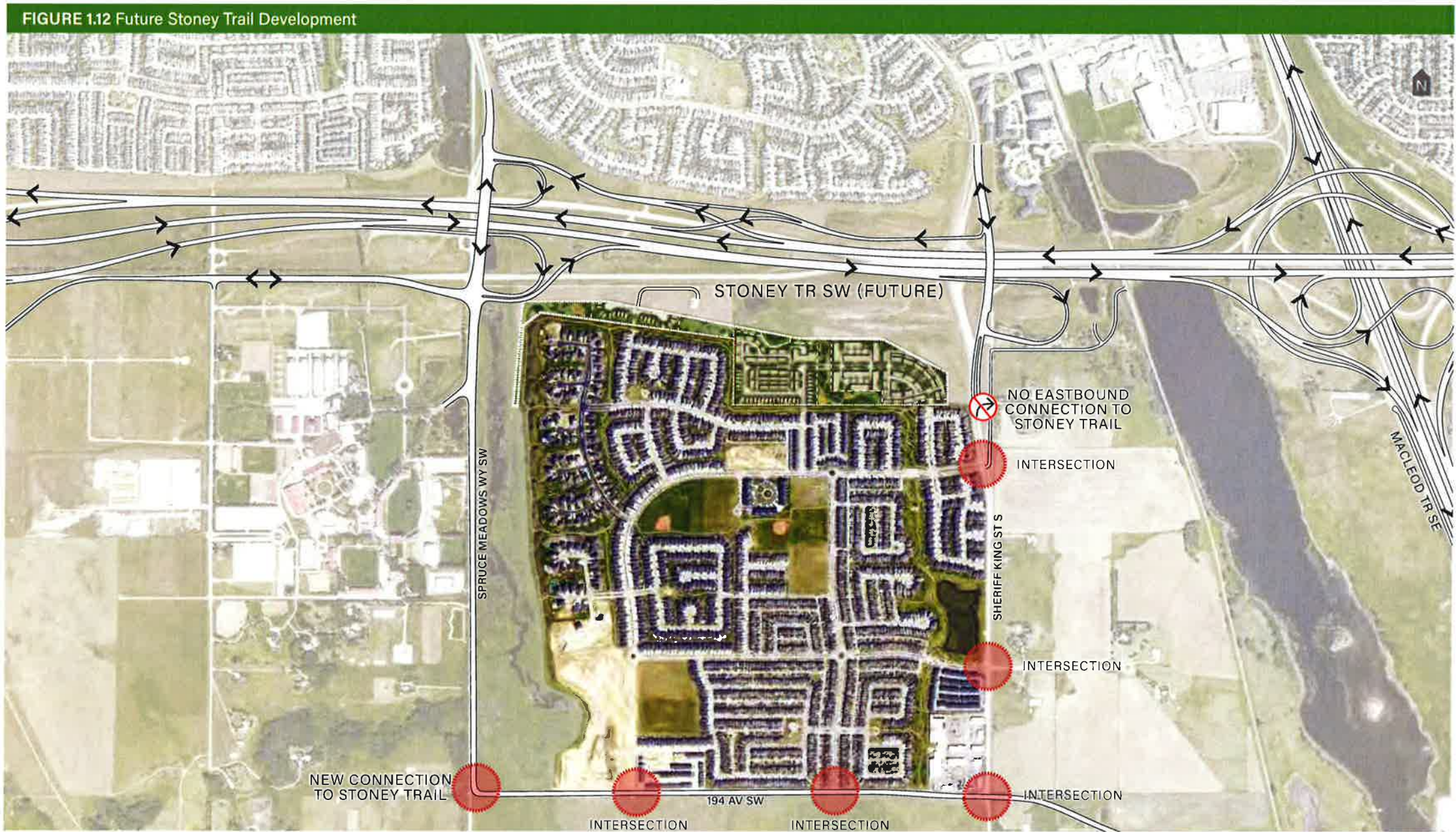
Transportation Impact Assessment

Transportation Impact Assessments (TIA) address the impact that proposed developments will have on vehicular and active modes of transportation.

Traffic Findings: Neighbourhood roadway links are anticipated to remain within their capacity guidelines after development of the site. Considerable changes and improvements to the community road network will be completed as part of the Southwest Ring Road project, with new interchanges provided at Spruce Meadows Way SW and at Sheriff King Street S. All of the proposed changes can accommodate the anticipated volume of the neighbourhood.

Pedestrians & Cycling Findings: Sidewalks will be provided on internal roadways, existing mid-block crosswalks along the adjacent pathway will be upgraded with curb bulb extensions, and the existing pathway system will connect to the proposed pathway network into the plan area.

Transit Findings: Development of the site and other undeveloped lands in the neighbourhood will result in a need for higher transit frequencies on Route 402 as the plan builds out.



2005 Shadow Plan

The original developers of Silverado prepared a shadow plan in 2005 to demonstrate “future developability” of the North Silverado site as it was not part of the larger Silverado Outline Plan. Prepared by the developers at the request of the City, it was not supported or endorsed by the subject site owner Spruce Meadows (or Mr. Ron Southern) at the time. It is a non-statutory shadow plan with no standing and no obligation to construct or follow. The shadow plan does not regard topography, municipal policy objectives or existing wetlands within North Silverado. It was simply required by the City to show viable future connections and servicing with the subject site. Unfortunately, builders of Silverado included the shadow plan in marketing materials and this has resulted in erroneous expectations and confusion by some Silverado Area Residents.

FIGURE 1.13 Silverado Outline Plan (2005)



Part Two

What We Heard Report

Engagement Strategies



Community Signage

Temporary community signage was placed along Sheriff King Street S for two weeks prior to the project team-led Open House. Signage directed community members to the project website (www.northsilvdev.com) where they could find detailed information about the upcoming Open House.



Online Advertisement & Promotion

The project team-led Open House was advertised by Silverado Community Association for two weeks prior to the event, via the Community Association Facebook page and Twitter feed.



Project Website

The project website (www.northsilvdev.com) was launched on March 24, 2017. It includes an overview of the proposed plan and allows visitors to view the project team's Open House presentation materials. The website also provides up to date information about upcoming events and milestones, as well as an opportunity to contact the project team directly via a dedicated email or phone line.



Project Email & Voicemail Inbox

The project team has created a dedicated email and voice-mail inbox to provide stakeholders and surrounding area residents an opportunity to contact the project team directly about any questions or concerns.



Face to Face Meetings

Silverado Community Association Annual General Meeting:

On March 1, 2017 members of the project team introduced the project to members of the Silverado Community Association. Information boards were presented and there was a question and answer period. Members were notified of the upcoming Open House.

Silverado Residents Association Board Meeting:

On April 24, 2017 members of the project team delivered a presentation on the land use concept, followed by a question and answer period. The opportunity for North Silverado to join the Residents Association was discussed. The meeting concluded with plans for the Residents Association to explore how membership could be accomplished under their current articles of incorporation.

An additional meeting was held on site with SRA representatives and members of the project team on August 23, 2017 to discuss



Community Open Houses

Project Team-led Open House:

A project team-led Open House was held on April 6, 2017 at the Cardel Recreation Centre. Presentation boards were used to inform participants of the proposed land use concept, with members of the project team on hand to address any questions or concerns. Subject matter experts from Bunt & Associates Engineering and Weshoff Engineering were also available to answer questions pertaining to the Transportation Impact Assessment and the Biophysical Impact.

City of Calgary-led Open Houses:

The City led a "Listen and Learn" Open House on May 25, 2017, and an "Inform" Open House on January 30, 2018. Members of the project team were in attendance and were available to answer any questions attendees had.

What We Heard & Team Response

In reviewing feedback collected throughout the community engagement process, the project team identified key themes (Figure 2.1). The themes outlined in the following pages are broken into:

- 1. What We Heard
- 2. Project Team Response

Each project team response addresses the questions, comments and concerns heard throughout the process. Changes and non-changes to the proposal resulting from issues or concerns are also identified. Each key theme section includes several examples of verbatim comments from the process.

An inventory of all feedback received and collected during the engagement process is included in Appendix C.

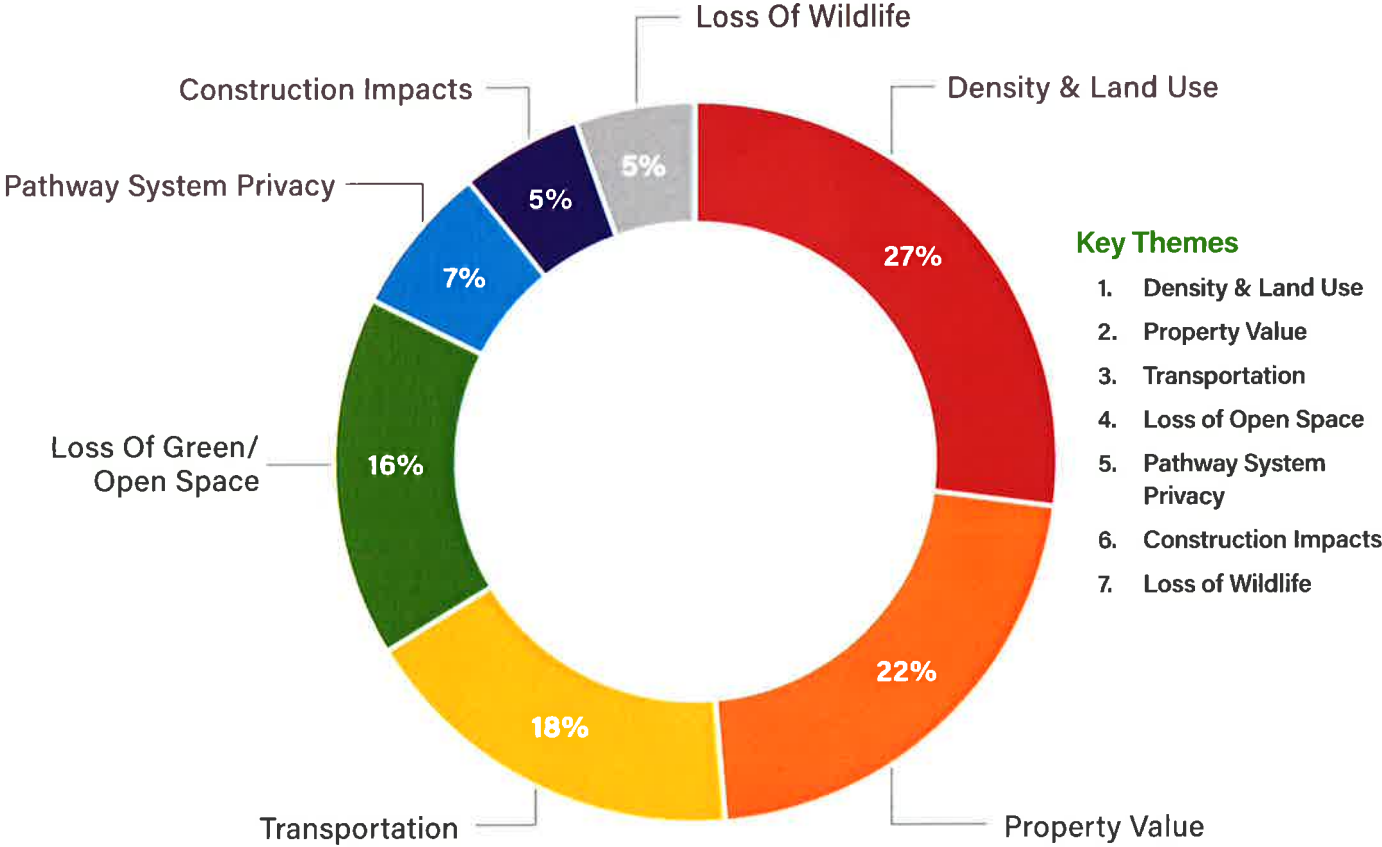
The City of Calgary has published a full response to community commentary heard at the City-held Open House, available at <https://engage.calgary.ca/NorthSilverado>.

Our Commitment to Stakeholders

- 1. We will provide you with information about the project.
- 2. We will ask for your thoughts on the project.
- 3. We will share what we have heard and our team's response to it.

While we welcome and listen to feedback, the project team cannot integrate everything suggested by our neighbours and the community at-large. Elements of the project where feedback has been incorporated are identified in this report. Where the ideas shared with us could not be integrated, we explain why changes did not occur.

FIGURE 2.1 Key themes identified through the North Silverado engagement process



* Based on the most commonly mentioned themes from open house and website

1. Density & Land Use

FEEDBACK EXAMPLES

"Density is too high, I suspect parking chaos to be a result."

"We were told that was environmental land and we bought because of that. Spruce Meadows fought for that. We paid more for our house because of the land behind us and now we lose value, privacy and gain huge density."

"Builder said it would be R-1 or no development."

What We Heard

Participants in the engagement process expressed varying expectations about the intended form of future development on the North Silverado project site. Many surrounding area residents believed that the site would remain as publicly accessible green space or be used solely for single-family residential development.

A Shadow Plan was prepared and distributed to Silverado Residents by United Communities (a developer that is not associated with the North Silverado property) - showing the potential future development of the North Silverado site as single family development. However, Spruce Meadows did not consent to this plan.

Surrounding area residents identified various concerns with the proposed density and land uses:

Public Use Of The Land: Many participants currently view the project site as a recreational opportunity and use the land as a publicly accessible open space. Stakeholders and community members expressed a desire for the land to remain a publicly accessible recreation and open space.

Single-family Residential Development: The majority of participants expressed that if development must occur, single-family development (particularly adjacent to existing development) was strongly preferred.

Buffer Zone: Some participants were concerned about the interface between existing development/the pathway network and proposed development.

Building Height: Participants expressed concern about the proposed multi-family land use districts allowing for building heights that do not fit within the existing neighbourhood context.

Project Team Response

The project team carefully considered community concerns and has made reductions to the proposed density of the Outline Plan (the Plan). All districts used are low density or intended to be in close proximity or adjacent to low density residential development. The project team also considered concerns regarding the proposed land use districts and has amended the plan to provide more opportunities for lower density housing, while still making a considerable effort to provide development opportunities for a variety of housing options – including single-family homes, townhouses and low-rise apartment buildings.

Public Use Of The Land: The North Silverado lands are privately owned by Spruce Meadows Ltd. The lands fall within the *Southwest Community 'A' And Employment Centre/Mixed-Use Area Structure Plan (ASP)* and have been intended for future residential development since the Plan's adoption in 2004. Because publicly accessible open space provides important opportunities for recreational activities and connections to the surrounding natural environment, the project team has allocated approximately 25% of the plan area for open space. The complete North Silverado Open Space Master Plan is provided on page 22 of this document.

Single-family Residential Development: The proposed Land Use choices and Outline Plan have been amended to provide a contextual single-family lot interface with existing single-family development. This will provide a sensitive height transition between existing development, single-family homes, townhouses and multi-family units.

The project team remains committed to the goals and principles of *Calgary Municipal Development Plan*, which include creating "a range of housing opportunities and choices". In honouring this commitment, the project team aims to provide a variety of housing forms in the plan area, and will not revise the Plan to include solely single-family residential development.

Buffer Zone: The existing Silverado Residents Association pathway network has a width of approximately 20-28m throughout the length of the plan area. The proposed Development Concept features a rear yard interface with the existing pathway network, along with a typical rear yard setback of approximately 5m. The project team believes that the ±20m buffer created by the existing pathway network is a sufficient distance from existing development to create a sensitive transition.

Building Height: The project team will not be revising the proposed land use districts to allow for reduced building heights. This is to ensure a variety of available housing typologies can be accommodated in the plan area. Multi-family sites over 1.0 ha in size require a discretionary Development Permit and the community will have the opportunity to review and provide feedback at the time of the application. Four of the six multi-family sites are over 1.0 ha to ensure that further public review of built form occurs. Additionally, the project team is supportive of the City's proposed amendments to the Southwest Community "A" and Employment Centre/Mixed-Use Area Structure Plan that provides additional guidance on interface treatments.

Evolution of the Proposed Design

The project team's planning and design process has been informed by input received throughout the engagement process. Please refer to page 16 and 17 for an illustration of the resulting key plan revisions made by the project team.

2. Property Value

FEEDBACK EXAMPLES

"Instant loss of value of property."

"I am concerned the development will have a negative impact on my property value, as well as a negative impact on my view, which at the moment, is downtown, I bought the house because no one is behind us and I don't want to look at someone having diner (sic) while I do the same. Who would? I can't imagine this is going to increase my property value."

"Value of all properties will be impacted negatively by density of population increase."

What We Heard

A number of community members expressed their deep concern that the proposed development would reduce their property value.

Project Team Response

The North Silverado plan area lands are privately held and have been policy designated future residential development within the *Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan (ASP)*, since adopted by Council in 2004. While it has always been intended for future residential development, the area has gone through the development process at a slower pace than the rest of the Silverado community.

The project team has designed a vibrant addition to the existing Silverado community, rooted in the City-wide policies of the *Calgary Municipal Development Plan* and *Complete Communities Guidelines*. North Silverado will seamlessly integrate with the existing community, by providing ample open space (25% of the plan area), an impressive pathway network and residential fabric that is comparable to existing community development.

The project team respectfully recognizes surrounding community members' concerns but anticipates that the development of North Silverado will create overall positive outcomes for existing residents, including the potential to lower their annual community fees for green space and pathway maintenance and bring more families into the area.

3. Transportation

FEEDBACK EXAMPLES

“Traffic on Silverado Blvd. is already backed up in the morning adding in 100’s of more people with this new development will dramatically increase traffic + there is no solution proposed to handle this.”

“Better road connections to minimize impact to existing commuters in Silverado is needed.”

“Safety for children.”

What We Heard

Throughout the engagement process, the project team heard concerns from community members about the impact of the proposed development on the existing transportation system. Participants believed that the proposed multi-family residential development would significantly increase the heavy peak hour traffic experienced by residents of the Silverado community.

Project Team Response

In support of the North Silverado planning and design process, a Transportation Impact Assessment (TIA) was undertaken by transportation engineers at Bunt & Associates Engineering Ltd. The TIA uses City of Calgary approved metrics and assumptions to understand how the proposed development will impact vehicular and alternative modes (transit, cycling, and walking) of transportation.

The outcomes of the TIA, along with input received from community members and area stakeholders informed some of the following considerations and key plan refinements:

Infrastructure Capacity: The Southwest Ring Road Expansion project will significantly alter traffic distributions in the surrounding area. The Ring Road will shift traffic to new interchanges located along Spruce Meadows Way SW, and at Macleod Trail & 194 Avenue SW. Access to and from the east on Stoney Trail will no longer be provided at Sherriff King Street S.

By 2021 three access points will be provided to Silverado:

- 1. Spruce Meadows Way SW & Stoney Trail SW via 194 Avenue SW
- 2. Sheriff King Street S & Stoney Trail SW
- 3. Macleod Trail & 194 Avenue SE

The Ring Road expansion project will add a significant increase in street capacity for the Silverado community - refer to page 25.

In addition to the changes associated with the Southwest Ring Road, plans are currently in place to extend 194 Avenue SW to Macleod Trail, creating a new access point for the community. Currently, all traffic must go through Sheriff King Street S and Silverado Boulevard SW.

Traffic: The revised Outline Plan has lowered the overall plan area density from 857 units to approximately 734 dwelling units. Based on future forecast distributions provided by the City of Calgary, the result of the TIA confirmed that all roadways (existing and proposed) would operate within their respective guidelines after full build out. The TIA data also included projections for all undeveloped lots inside and outside of the community.

Safety: In response to concerns about pedestrian safety, the project team has integrated curb extensions to all pathway crossings within the plan area to help improve pedestrian visibility and reduce vehicle speed.

Public Transit: The TIA anticipates a future need for higher transit frequencies along Route 402 to service future residents of the North Silverado plan area and other undeveloped lands in the area.

Parking: At the development permit stage the City of Calgary will review the various applications to ensure that compliance with parking minimums and standards.

4. Loss of Open Space

FEEDBACK EXAMPLES

"I am very disappointed in this present concept. Not enough greenspace. Having purchased a home out here because of the "country" feeling will be diminished."

"We lost the dog park at Spruce Meadows due to the ring road why not make this a dog park."

"Ideally keep the space as is or improve the greenspace."

"I hope north Silverado will be included in the existing Silverado resident's association as they will have direct access to the pathway that the current residents pay for. It seems only fair that they should have to pay too."

What We Heard

A number of surrounding community members expressed their desire to continue using and enjoying the project site in its current state for recreational activities.

The project team also heard concerns about how the proposed development and associated increase in density would negatively impact the surrounding area's natural environment and the "country feel" valued by residents of the Silverado community.

Many community members felt that the Plan should integrate with the existing Silverado pathway network and provide more green space and vegetation on site.

Project Team Response

The project team is committed to maintaining the natural environment and providing recreational opportunities for both current and future residents. This commitment is reflected through strategic design decisions throughout the plan area, including:

- The retention of the two identified marshes and an existing intermittent drainage course fed from an existing wetland located in the Transportation Utility Corridor, just north of the plan area;
- The dedication of 25% of the plan area to open space, of which 20% is Municipal Reserve. This is more than the required 10% Municipal Reserve dedication required by City policy; and
- The development of a comprehensive Open Space Master Plan.

Open Space Master Plan: In response to the comments and input received during the engagement process, the project team enlisted Navagrah Landscape Architecture + Urban Design to prepare an Open Space Master Plan that links the existing pathway network to the plan area, an interconnected network that incorporates existing vegetation, a biodiversity strategy, and new park infrastructure and multi-purpose open space for community use (refer to page 22 of this document).

Pathway System Integration: Additionally, the project team is committed to facilitating the membership of future residents in the Silverado Residents Association and ensuring all existing and future residents have access to the comprehensively designed pathway system and provide annual due payments to the Silverado Residents Association. The open space provided within the North Silverado area will be maintained by the City of Calgary Parks Department.

5. Pathway System Privacy

What We Heard

During the engagement process, some discussions focussed on the distance proposed from the rear yards of existing residential dwellings to the new proposed development. The project team heard that a larger green space buffer, starting at the south property line of the North Silverado site would be preferred.

Project Team Response

The project team does not feel the need to revise the proposed Plan to add an additional green buffer. Given the project site's interfaces with the existing pathway network, a conscious choice was made to mirror the existing interface and locate new residential dwellings in a manner that allowed their rear yards to also back onto the pathway network.

The existing pathway network creates a natural buffer of approximately 20m to 28m from the rear yards of existing development to the proposed single-family and low density multi-family development. Proposed rear yard setbacks combined with the existing pathway network creates a significant buffer between existing and proposed building envelopes.

Medium density multi-family lots (up to four storeys) are located towards the center of the site, a minimum of 65m from the rear yards of existing development.

FEEDBACK EXAMPLES

"Trees and thick Foliage around the perimeter of the development."

"Larger pathway network buffer."

6. Construction Impacts

FEEDBACK EXAMPLES

"Construction housekeeping --> access through community will impact heavily our quality of life for about 1 year."

"How long will my air quality be low thanks to the dust and exhaust caused by construction? Will you cover the cost to clean the dust collected in my home?"

"Will the developer cover the cost to repair my vehicle for all the construction debris (like nails, rocks etc.) left behind?"

What We Heard

Community members raised a number of questions and concerns about the construction process, including the potential for the negative impacts on surrounding neighbours.

Project Team Response

The project team understands and acknowledges the impacts that construction can have on surrounding neighbouring properties, including the transport of heavy equipment, dust control, dirt and noise.

It is the intent of the project team to time development with the construction of the Southwest Ring Road expansion project.

Pending approval from Alberta Transportation, there is an opportunity to access the North Silverado project site through the Transportation Utility Corridor (TUC), which sits directly north of the site. This would enable all construction related vehicle access through the TUC, significantly reducing the impact on the existing neighbourhood.

If Land Use Redesignation and Subdivision approval is received, a detailed Construction Management Plan must be submitted to The City. This Plan must adhere to City Bylaws, Provincial legislation, and new City of Calgary guidelines for enhanced communications with and responsiveness to, community residents. The project team is committed to proactively addressing any community concerns that may arise throughout the development process.

7.

Loss of Wildlife

What We Heard

During the engagement process, the project team heard some concerns from community members regarding the potential negative impacts to and/or loss of wildlife currently inhabiting the neighbourhood, the project site and the area surrounding the Radio Creek Tower wetlands.

Project Team Response

As part of the planning and design process, a complete Biophysical Impact Assessment (BIA) has been undertaken by professional biologists and environmental specialists at Westhoff Engineering. The BIA identifies all present environmental conditions and considerations, and provides mitigation measures necessary to reduce, eliminate, or compensate any potential impact that development may have on the surrounding natural environment.

In response to the BIA findings, the identified on-site marshes have been maintained, and the plan retains considerable areas of undisturbed trees and vegetation.

The North Silverado site, under existing conditions, is subject to considerable sources of sensory disturbance from the Silverado development and major roadways including Stoney Trail S directly to the North. The BIA anticipates the level of noise wildlife are subject to as a result of the development will vary only marginally given current levels of disturbance are high and will remain high and increase with the proposed development. It is not anticipated that impacts from noise will be mitigated given the urban development proposed. Instead, the BIA assumes that the wildlife that is currently using the Site, and may use it in the future, has a relatively high degree of tolerance for human activities and will adapt to the urban environment. Wildlife more sensitive to human activities and disturbance will have already avoided this area as a result of current levels of human disturbance.

FEEDBACK EXAMPLES

"More negative impact on wildlife in the area."

"Higher density, loss of greenspace/ wildlife/our house value will drop significantly."

"Worries about not being able to see coyotes in the open space."

Appendix A

Policy Alignment

SOUTHWEST COMMUNITY 'A' AND EMPLOYMENT CENTRE / MIXED-USE AREA STRUCTURE PLAN POLICY ALIGNMENT

Policy 5.0 Land Use Areas Policies (p. 15)

5.1 Residential Area

5.1.1 Purpose

The purpose of the Residential Area is to provide for a range of low density residential development. In addition, compatible and complementary medium density residential, high density residential, institutional, recreational, and local commercial uses may also be allowed within this area. Public parks and open space will be interspersed throughout the residential area to serve the recreational needs of the residents. The residential area comprises the majority of lands within the community and its design will be determined through the Outline Plan/Land Use Amendment process.

5.1.2 Policies

Aligned Policy

(1) Composition of Residential Area

(a) Subject to the policies of this Plan,

- ✓ (i) low density residential uses shall be the predominant use of land within the Residential Area,
- ✓ (ii) medium density residential uses, high density residential uses, institutional uses, recreational uses, local commercial uses, public uses, and similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and
- ✓ (iii) open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents.

✓ (b) The general categories of uses identified under subsection (1)(a) shall be refined through the Land Use Districts applied within the Residential Area.

(2) Development of Residential Area The design for the Residential Area shall be determined through the Outline Plan/Land Use Amendment process. ✓

Policy 7.0 Density Policies (p. 35)

7.1 Standard Density Areas

7.1.1 Purpose

The purpose of these policies is to ensure that residential development in Community 'A' occurs at an acceptable density in order to reduce land consumption and servicing costs and to promote transit use. Accordingly, the policies establish a minimum target density for the community. Compliance with this target density will be evaluated at the Outline Plan/Land Use Amendment stage as well as the Subdivision Approval stage and, if necessary, the Development Approval stage. 7.1.2 Policies

Aligned Policy

(1) Minimum Density Targets: The required residential density to be achieved within the community shall be a **minimum** of 17.3 units per gross developable hectare (7 units per gross developable acre). ✓
Bylaw 1P2008

7.2 Density Flexibility

7.2.1 Purpose

The purpose of these policies is to allow for exceptions to the target density identified in section 7.1. The exceptions would be allowed in two circumstances: where Council grants a variance to the target density in accordance with established criteria and the provisions of section 1.4.2 of this Plan; or, where Council identifies lands as a Special Density Area and accordingly applies specific density requirements to those lands through policy statements within this Plan. Both exceptions are introduced in recognition that unique circumstances may arise that support a lower or higher density on a site.
Bylaw 1P2008

SOUTHWEST COMMUNITY 'A' AND EMPLOYMENT CENTRE / MIXED-USE AREA STRUCTURE PLAN POLICY ALIGNMENT

7.2.2 Policies

Aligned Policy

(1) *Variance to Target Density* The target density required in Policy 7.1.2(1) may be varied on a site specific basis in accordance with section 1.4.2 of this Plan and provided that the proposed density

- ✓ (a) will not compromise the ability of other sites to achieve the target density required by Policy 7.1.2(1), and
- ✓ (b) in the case of a density above 19.8 units per gross developable hectare (8.0 units per gross developable acre), the higher density
- ✓ (i) can be accommodated by the transportation network and utility servicing system, and
- ✓ (ii) can be effectively served by schools and other essential services and amenities.

Bylaw 1P2008

(2) *Application of Special Density Area (Policies Not Applicable - no proposed Special Density Areas within the Outline Plan Area.)*

(a) Where determined appropriate, Council may identify an area as a Special Density Area within the Plan.

(b) Within an area identified as a Special Density Area,

- (i) the density requirements of Policy 7.1.2 (1) shall not apply, and
- (ii) density policies shall be introduced as determined appropriate and consistent with the planning objectives for the area.

Policy 11.0 Community Development Policies (p. 51)

11.1 Housing Diversity

11.1.1 Purpose

The purpose of these policies is to encourage a diversity of housing to meet the needs of different income groups and lifestyles within Community 'A'. While the predominant housing form within suburban areas will continue to be single-detached dwellings, demands for alternative and special needs housing will arise particularly as a community grows and matures. Sites for alternative and special needs housing are not identified on the Land Use Concept map but will result from private sector initiatives and public sector programs. The location, scale and composition of these housing projects will be addressed at the Outline Plan/Land Use Amendment stage.

11.1.2 Policies

Aligned Policy

(1) *Alternative Housing*

- ✓ (a) In addition to single-detached dwellings on conventional-sized lots, a mixture of alternative forms of housing shall be **encouraged and supported** within the community in order to meet the needs of different income groups and lifestyles.
- ✓ (b) Alternative forms of housing may include, but are not limited to
 - ✓ (i) single-detached housing (on narrow lots),
 - ✓ (ii) two-family housing (duplexes, semi-detached dwelling units),
 - ✓ (iii) multi-dwelling housing (tri-plexes, fourplexes, townhouses, stacked townhouses, apartments),
 - (iv) secondary housing (studio suites, accessory suites), *no proposed secondary housing*
 - (v) live-work housing, *no proposed live-work housing* and
 - (v) innovatively-designed or managed housing projects. *no proposed innovatively-designed or managed housing*

SOUTHWEST COMMUNITY 'A' AND EMPLOYMENT CENTRE / MIXED-USE AREA STRUCTURE PLAN POLICY ALIGNMENT

Aligned Policy

✓(c) The extent of alternative housing forms allowed within the community may be limited where determined necessary to address design, traffic, parking or other impacts.
refer to Transportation Impact Assessment

(2) Special Needs Housing (Policies Not Applicable - no proposed Special Needs Housing within the Outline Plan Area)

(a) Special needs housing shall be encouraged and supported within the community in order to meet the needs of different income groups and lifestyles.

(b) Special needs housing may include, but is not limited to

- (i) subsidized housing,*
- (ii) affordable housing,*
- (iii) senior citizen housing, and*
- (iv) housing for the disabled.*

(3) Location of Alternative and Special Needs Housing Projects Alternative housing and special needs housing should, wherever possible and practical, be located (Policies Not Applicable - no proposed Alternative and Special Needs Housing within the Outline Plan Area)

- (a) in proximity to the Core Commercial Centre, a Neighbourhood Node, or the transit station/hub,*
- (b) along public transit routes,*
- (c) adjacent to parks and open space, or*
- (d) in conjunction with complementary community facilities and amenities.*

(4) Housing Compatibility Alternative housing and special needs housing should be located and designed in a compatible and integrated manner with adjacent residential development. (Policies Not Applicable - no proposed Alternative and Special Needs Housing within the Outline Plan Area)

Appendix B

Engagement Materials

Open House Materials

North Silverado
Land Use Redevelopment and Outline Plan
CIVICWORKS
PLANNING DESIGN

WELCOME!

PURPOSE

The purpose of this Open House is to share with the residents of the Silverado community the proposed Outline Plan and Land Use Redevelopment for the lands referred to as "North Silverado", which will develop as the last northerly extension of Silverado. We encourage your feedback and questions.

WHAT IS AN OUTLINE PLAN?

An Outline Plan is a non-statutory plan that guides future subdivision and development of the plan area. It is paired together with land use redesignation to ensure a cohesive plan and "workable" distribution of land uses, open space, road networks, etc." (City of Calgary). Outline Plans are guided by Local Area Plans, which are statutory documents approved by Council.

SITE

Area +/- 16.77 hectares (41.46 acres)
Landowner: Spruce Meadows Ltd
Current Zoning: Special Purpose Future Urban Development District (S-FUD)

Please share where you live:

I live outside of this area

North Silverado
Land Use Redevelopment and Outline Plan
CIVICWORKS
PLANNING DESIGN

TOPOGRAPHY

Future Ring Road expansion indicated in yellow

North Silverado
Land Use Redevelopment and Outline Plan
CIVICWORKS
PLANNING DESIGN

OUTLINE PLAN AND LAND USE

Proposed Land Use Districts (zoning)

Proposed Land Use	Proposed Land Use	Proposed Land Use
R-G Residential - Low Density Mixed Housing District	S-SUN Special Purpose - Urban Nature District	S-SPR Special Purpose - School, Park, and Community Services District
M-G Multi-Residential - As-Of-Right Housing District		
M-2 Multi-Residential - Medium-Density District		

Existing Sanitary Line
Proposed Sanitary Line

Existing Water Line
Proposed Water Line

North Silverado
Land Use Redevelopment and Outline Plan
CIVICWORKS
PLANNING DESIGN

LOCAL AREA POLICY

Southwest Community 'A' and Employment Centre/Mixed Use Area Structure Plan (Adopted in 2004)

The Area Structure Plan acts as a guide for land use, subdivision and development decisions for an area. This map from the Area Structure Plan shows the proposed North Silverado site outlined in red. The site is designated as a Residential Area.

Southwest Community 'A' and Employment Centre/Mixed-Use ASP Map

The collage consists of six overlapping document pages. The top-left page is a 'Phase 1 Environmental Site Assessment' with a green header and a tree icon. The top-right page is a 'Biophysical Impact Assessment' with a green header and a leaf icon. The middle-left page is a 'Transportation Impact Assessment' with a green header and a person icon. The middle-right page is a 'North Silverado Sanitary Servicing Study' with a green header and a house icon. The bottom-left page is a 'Geotechnical Investigation Report' with a green header and a person icon. The bottom-right page is a site plan map showing a road layout with a green header and a map icon. The map includes labels for 'North Silverado Sanitary Servicing Study', 'Silverado Road', 'Sheriff King Road', and 'Silverado Road'. It also shows 'Silverado Road' and 'Silverado Road' with 'Silverado Road' and 'Silverado Road'.

OPEN SPACE AND PATHWAYS

**22%
GREEN SPACE**

22% of 16.77 ha = 3.69 ha

Total Outline Plan Area: 16.77 ha
Green Space: 3.69 ha






CONCEPT VISION

This concept shows a potential development outcome based on the proposed outline plan and land use redesignation

Attached/Detached Single Family Lot Example



North Silverado
Land Use Redesignating and Outline Plan

CIVICWORKS
LANDSCAPE ARCHITECTS

Town House Examples



Four Storey Multi-Family Building Examples



North Silverado
Land Use Redesignation and Outline Plan

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APPLICATION TIMELINE

Completed Pre-Development Studies
2015-2017

- Phase 1 Environmental Site Assessment
- Transportation Impact Assessment
- North Silverado Sanitary Servicing Study
- Geotechnical Investigation Report
- Biophysical Impact Assessment (to be completed in Spring, 2017)

Current
April 2017

- Community Engagement
- Corporate Planning Applications Group (CPAG) Outline Plan and Land Use Redesignation file review
- Consultation with the Silverado Community Association (attended AGM on March 1, 2017)
- Upcoming consultation with the Silverado Resident's Association

Next Steps
Spring 2017

- Outline Plan: Calgary Planning Commission- T3D
- Land Use Redesignation: Public Hearing at City Council- TBD

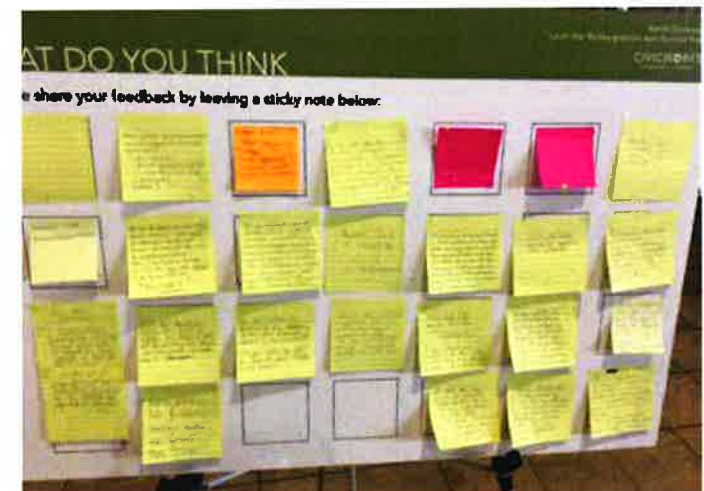
Project Sounding Board

North Silverado
Land Use Redesignation and Outline Plan

CIVICWORKS
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WHAT DO YOU THINK

Please share your feedback by leaving a sticky note below:



Project Website



Appendix C

Verbatim Written Input

Open House Written Responses

As an original owner of farmland that is now Silverado, this looks good and is what we expected here.

It's nice for us -good sound barrier and wind barrier

Lots of trees

Way too much density. Any space for retail/shops or commercial development? Traffic Congestion → already too busy + 2 sets of apartments school and only ONE LANE to drive on.

Instant loss of value of property. High density of townhouses/condos will equal unmanageable traffic congestion with exit and entry point. Loss of natural environment/ wildlife. Years of construction = dirt, dust heavy vehicle traffic for immediate and long term future.

Way too much density.

Not a fan of this development. Add more playgrounds. Increase the amount of proposed greenspace. Reduce the housing density. In the proposed greenspace provide lots of foliage. Ideally keep the space as is or improve the greenspace. No more housing.

How under any circumstances would anyone think this is positive? Higher density, loss of greenspace/wildlife/our house value will drop significantly. Brutal!

I can see the fireworks at the stampede from my window. The proposed development of a four story building 10 meters from my backyard will mean I see apartment buildings. We are being forced to move with considerable loss.

Density is too high, I suspect parking chaos to be a result

Do the developers live near high density housing? Likely NOT! So what gives you the right to devalue my home for the sake of padding your pocket? When I Purchased in Silverado I was told this land would NEVER be developed. This is BULLSHIT!

Just another matter of money over people.

Builder said it would be R-1 or no development.

One row of R1 around townhouses would be better.

This proposal/ development should not be approved for these reasons: too much density already; limited access (re: overpass) to the east; more negative impact on wildlife in the area; need for greenspace. Note: Spruce Meadows likes to support FAMILIES - this proposal doesn't do THAT!

I am very disappointed in this present concept. Not enough greenspace. Having purchased a home out here because of the "country" feeling will be diminished. Also wetland area will now have an railroad and LRT running along it.

Will the developer cover the cost to repair my vehicle for all the construction debris (like nails, rocks etc.) left behind?

Noise pollution + poor air quality + increased traffic + high density = BAD IDEA.

How long will my air quality be low thanks to the dust and exhaust caused by construction? Will you cover the cost to clean the dust collected in my home?

Better road connections to minimize impact to existing communities in Silverado is needed. Have you considered the need for a commercial development in this new area?

Please replace the word proposed with REJECTED. A good neighbour wouldn't do this. Thank you for taking away everything we liked and paid extra for.

We were told that was environmental land and we bought because of that. Spruce Meadows fought for that. We paid more for our house because of the land behind us and now we lose value, privacy and gain huge density.

We lost the dog park at Spruce Meadows due to the ring road why not make this a dog park. I'd rather smell dog shit than have high density or affordable housing in my backyard.

Traffic on Silverado Blvd. is already backed up in the morning, adding in 1000s of more people with this new development will dramatically increase traffic and this is no solution proposed to handle this.

I would like to see a bit lower density. Traffic congestion in such a small area?

Trees and thick Foliage around the perimeter of the development. Builder/Developer needs to communicate on this.

Will there be a condo board / homeowners association? Worried about messy yards.

B.S if it is low income.

Privacy-want a row of R1 along pathway network.

Larger pathway network buffer.

Two main concepts:

- 1) Construction housekeeping access through community will impact heavily our quality of life for about 1 year.
- 2) Value of all properties will be impacted (negatively) by density of population increase.

Horrible Idea #boycottsprucemeadows

Density way too high! Traffic will be a huge nightmare forcing everyone in Silverado out 2 exits to go downtown in the morning → terrible...

Really disappointing to see no east exit off of Sheriff King to Ring Rd. I would not like to be in a hurry to the new hospital!! Poor planning.

More traffic. Lower property value. What happens to wonderful wildlife? Safety for children.

My family just lost thousands of dollars in the value of our house. I have never been angrier then I am now!

Online Responses

I live on Silverado Ponds View, I am concerned the development will have a negative impact on my property value, as well as a negative impact on my view, which at the moment, is downtown, I bought the house because no one is behind us and I don't want to look at someone having diner while I do the same. Who would? I can't imagine this is going to increase my property value. I'd like to hear from you what the impact will be. Thanks

I hope north Silverado will be included in the existing Silverado residents association as they will have direct access to the pathway that the current residents pay for. It seems only fair that they should have to pay too.

It would be an absolute shame if Silverado was further cheapened by adding more mutli family housing (town houses, apartments, etc). The draw of Silverado as a community is open spaces and a non-claustrophobic feeling that is so rare to find in new built communities.

Hi, and thanks in advance for your post, and any response pending. I am not certain if I can get to the Open House on Thursday, because I do work in the evening (in the Dressage Show Home, actually), but would like to know whatever is available for open and public knowledge...My questions relate to whether or not there is an email planned for after, or a release that you might be able to send, in that event and upon request? If not, I am hoping you might direct me as to how to keep in the loop?

Thanks again

Hello, I was unable to make the meeting you had last week to go over this development. I live at <removed> Silverado Ponds Way which is closed at the north end of the street. Will this street be opened up to accommodate all the traffic or will there be a road directly to 22X/Stoney trail to eliminate all the traffic through a residential area.

Thank you

Looks good as proposed on the website! Just thought I'd register my approval as you normally only hear complaints :)

To Whom it May Concern,

I was not able to attend the community meeting last night but I am highly concerned about the proposed development area of North Silverado. Our home is in the <removed> Silverado Ranch Manor, which is the <removed> in the ranches and our back yard is facing Spruce Meadows. I am very concerned because the highlighted area for proposed development extends right behind our home.

We were promised when we purchased our lot and home here in Silverado that there would never be any development behind us because of the wetlands and the agreement made with Spruce Meadows for a buffer zone between Silverado and them. Furthermore, these lots in the Ranch Estates were sold at much higher prices based partially for the exact reason of view and privacy from the fact that there would be no development behind us.

Development behind our home will remove the very reason why we loved this lot and purchased it in the first place; furthermore, it will depreciate our home value. Our lot and home were both a part of our dream home for which we sacrificed a substantial amount of investment of our time and finances.

Could you please let us know what the exact plans are for the area behind our home and what recourse we have to protect our interests and our investments?

Thank you for your time.

Land Use Amendment LOC2017-0069 – Objection

We are writing this letter to strongly object to the following 2 items of this application:

1. R-G residential proposed land use – north of The Silverado Ranches
2. The opening of Silverado Skies Way to gain access to this proposed R-G area

The Ranches of Silverado is an exclusive estate area within the community of Silverado. It's original intent was to offer true estate living within the City of Calgary. The master plan was to maintain it's history of farming, ranching and equestrian ties to Spruce Meadows. Offering acreage sized lots, natural wetlands, and being surrounded by natural community reserve.

The proposed R-G residential area shown on the Outline Plan is directly behind existing estate homes in the <removed> block of Silverado Ranch Manor.

We feel this proposed R-G area should be removed and remain 100% S-SPR, along with the other 2 S-SPR proposed areas. Additional berms and trees should be planted to further enhance this S- SPR area and make it consistent with the area directly west by Spruce Meadows. The proposed lot size of this development is not consistent with surrounding estate properties; this will have a direct impact on property values.

We also oppose the opening of road access on Silverado Skies Way, because of it's proximity to The Ranches, this will increase traffic flow in and out on Silverado Ranch Way.

We trust you will take these objections into consideration.

Good afternoon, Jared

My name is <removed> and I own and live at <removed> Silverado Ponds View SW (which is on the corner with <removed>). I am writing to you regarding the land use redesignation for the land immediately North of my property.

My concerns are as follows:

1. At the end of Silverado Ponds Way there are cement dividers that keep traffic from traveling into the green space. If a road is built here a fire hydrant will sit 1/3 into the road. Myself and immediate neighbours don't want to lose this hydrant. If a road is built here the hydrant will need to be move, which will likely mean construction to my property.
2. Traffic from Silverado Ponds View onto Silverado Ponds Way – it will be hard to get out of our street with approximately 900 more homes going in off of Silverado Ponds Way. We would have to sit and wait for traffic to pass going in either direction – as this proposed redesignation will cause Silverado Ponds Way to become a major road to multi-dwelling condos/townhomes. We did not pay \$500,000 plus to be on a major road (as I am on the corner – it really affects me). Coming out of Silverado Ponds Way to cross traffic to the lights at Sheriff King will take even more time, as it is now there is a wait to get across traffic coming

in and out of the neighbourhood. Sometimes I have gone right to the traffic circle just to swing around and get out onto Sheriff King. With this street becoming a major road – IT WILL BE A NIGHTMARE!!!

3. I bought my home as an investment. This redesignation will negatively affect the value of my home and those of my neighbours. When I researched the area, the only thing noted was a possible outdoor rink being put in the greenspace behind me. I was okay with that. I would not have purchased my home knowing that Multi-level living was to be my future view. Nor did my neighbours. Homes of the same value, a park, recreation centre, would be of value to our area and a more pleasant view. And traffic wouldn't become a nightmare.

4. I find it cheeky that the builders build high end homes looking onto a green space to years later say "guess what, we want to rezone this area to allow for condos and townhomes to go in." This is false advertising if I've ever seen it and I would take my concerns further if the redesignation is passed.

5. Right now the green space behind my home lends to a quiet style of living. Condensed living and traffic does not lend itself to a quiet lifestyle. Not only that, I don't want 5 high condos looking down into my backyard or home. This is a security issue, again I would not have purchased my home.

The great thing about Silverado is that from Stoney Trail/Spruce Meadows Road we look quiet and the homes people see are of the high end nature. We have some extremely high end homes in Silverado, and putting up condos and townhomes surrounding them kills there value too. I can't imagine how they feel right now.





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McDougall, Libbey C.

From: Brenda Dennis <bmdennis@telusplanet.net>
Sent: Monday, April 09, 2018 7:58 AM
To: Public Submissions
Subject: [EXT] Silverado North Bylaw 128D2018

Office of the City Clerk,

I am a homeowner on Silverado Skies Drive SW and would like to submit my feedback regarding new development plans for this area to be reviewed by Council on April 16, 2018.

I strongly disagree with the high-density development planned for Silverado North. Generally, I don't understand how so much high density housing can be added to one area of Silverado, especially in the north with near future changes to access with main roads with the eventual completion of the ring road (which I understand is mainly provincial). With existing high density to the east of Silverado Skies link and the Buffalo complexes along Silverado Boulevard, why does additional high density need to be in this area; could it not be spread out within Silverado to avoid traffic/parking clogs in one part of Silverado.

My main concerns regarding the Silverado North development are as follows.

- Traffic safety: vehicles in the north part of Silverado will someday have to travel southwest and southeast to 22X or Macleod Trail.
 - With the addition of substantial new resident count going into this area – that vastly increases the amount of traffic filtering through at least 2 school zones to enter and exit Silverado by 194 Ave or Spruce Meadows Way.
 - In order to avoid school zones, I anticipate a dramatic increase in traffic and speed along nearby residential streets such as Silverado Skies Drive.
 - During rush hours, the amount of traffic through the existing Sherriff King St to go into Somerset and beyond will likely be less compared with the 2 new exits further south.
 - The amount of traffic travelling north/south through the entire Silverado community to get in and out will increase local traffic and with that, impatience if there are delays.
 - Traffic through 194 Ave will also be increased when the new developments to the south the Silverado are completed.
- Parking in area of Silverado Skies Link, Silverado Skies Boulevard, Silverado Skies Drive:
 - With the current mix of single dwelling and townhomes in this area, parking is already substantial along these roads. I don't see how there is much more capacity for additional parking driven by the number of additional units proposed for Silverado North. The low-medium density areas can likely absorb their own requirements, however the high density complexes will very likely result in more cars parked on nearby streets for residents and visitors.
 - Silverado Skies Link / Silverado Skies Drive is a bus route, and there is minimal room for additional parking. Driveway configuration on Silverado Skies Drive limits the number of spaces large enough to park a vehicle. The spaces available will likely be constantly used for extra parking for these new residents causing existing resident parking concerns.
 - Currently Silverado Skies Link seems like a 4 lane road with parking on both sides and two directions of traffic. Often we have to slow down or even pull over when large vehicles like the bus is going through. How does this road become a more heavily used for this much more traffic?
- Potential Fire Hazard:

- With increased high density housing in the north area of Silverado (existing and planned), I fear that any major fire event in this area has the potential to be difficult to contain and may easily effect many lives and nearby structures.

I understand the need for further development in Silverado, however I implore you to consider how much density already exists in the northern area and to reduce the addition of more units to a number reasonable for traffic safety and parking availability. Adding density closer to the access points to 194 Ave and Spruce Meadows Way will avoid increased traffic through all of Silverado.

Regards,
Brenda Dennis
33 Silverado Skies Drive SW
403-999-8382

McDougall, Libbey C.

From: Shannon Daisog <daisogs@yahoo.com>
Sent: Sunday, April 08, 2018 11:35 AM
To: Public Submissions
Subject: [EXT] Office of the City Clerk (Silverado Bylaw 128D2018) - RE: Notice of Public Hearing on Planning Matters

To whom it may concern,

As per the notice I received regarding the above noted parcel of land in Silverado, I would like to state that I have bordered on this space for 10 years this July. Most of my picturesque windows face (North) onto this area and I thoroughly enjoy the beauty of this landscape was predominantly the reason why I purchased in Silverado. It has been like living in a piece of heaven with a complete small town country feel. This landscape however is enjoyed by all residents of Silverado, not just those of us bordering this property. The walking path extends around the entire community and it's been enjoyed by all, their children and their pets.

That field has provided many hours of pure enjoyment with the wildlife that wander through it, (deer, elk, occasional moose, coyotes, etc.) and the variety of birds and their colors (hawks, bald eagles, red wing, yellow wing blackbirds, robins, woodpeckers, osprey, blue jays etc.) has been a sight to behold right outside my door. I have a natural pond (marsh land) just 20 feet off of my back door that in the spring sounds like an orchestra with birds singing and frogs croaking throughout the day and night. These areas should be protected and valued for the wildlife and many species they provide to the district of Silverado. The preservation of beauty and space is much needed rather than greed from builders to line their pockets. No-one enjoys seeing nature ripped down in order to accommodate row on row housing.

This land has been sold off in plots to builders whose only agenda is use every square inch possible with multi-family dwellings, squished in as close as possible, completely mowing down all that nature provides without any concern whatsoever to the well being of humanity or the animals that inhabit these marsh lands and country settings. Having lived in Silverado since it's inception, this revamping of this area is not at all what the original plot plan was for this community. We bought into this area, based on the knowledge and plans that were provided to us several years ago. To alter this land now in my view is unethical and highly deceptive. How is it legal to change what was originally indicated and promised? Home owners purchase decisions are based on that information.

The lovely marsh land (natural wetlands) alongside spruce meadows and the country road last year was completely drained. That natural wetlands housed thousands of birds and was absolutely magnificent to witness. A walking path was built all along that area with park benches to sit and watch the birds. The homes that border there are all in the 2 million and up mark. That scenario has been completely wiped out and I would assume

those home owners feel betrayed and of course greatly impactsthe value of their homes sitting on quarter acre lots.

In summary, the expectation of Silverado residents is to preserve our very special quaint community and not rip away it's country feel. Avi Homes has already come into this district and instilled row on row town homes as tight and as close as they could. It is an unsightly build, no privacy, 20 or so of the units were marketed and sold for low income occupants. Since that build the crime in Silverado has increased also. This is what happens when chicken coup living is allowed and promoted. Noise is incessant and horrible safety problems ensue.

I am totally against the expansion with more multifamily dwellings in Silverado. What can we expect from the City of Calgary, when the builders have already been given a green light to their proposals? Is this now a redundant review from the City of Calgary requesting our viewpoints or our opinions actually going to be heard and make an impact on zoning and build of this land.

Please realize, conservation is the key to an attractive neighborhood and city and it is what the citizens of Calgary want. No-one wants to reside in a concrete jungle. Thank you.

Yours truly,

Shannon Daisog
155 Silverado Skies Link SW
Calgary, Alberta T2X 0K6

City of Calgary Notice of Public Hearing On Planning Matters

The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Attention: Office of the City Clerk
Re: Silverado BYLAW 128D2018

To whom this may concern,

I am the home owner Kevin Kemna with my wife Tammy Joel Kemna. We reside at 529 Silverado Ranch Manor S.W. T2X 0K1

We have been to all the public presentations and have expressed the concern of the pop up cul-de-sac behind us.

It was told to all of us in the estates us when we purchased along with all the Silverado Ranch Estate owners - no residential development would happen ever! We are powerless to the drive for more development and no consideration to the highest **ESTATE** property tax payers in Silverado. Several times we have tried to sell - just to move away and go to Aspen or an area where ESTATES are considered in there true meaning. We pay the same rate and It's starting to feel like the slums.

We feel this **will damage our value** and increase the already dog owner issues of feces, off leash, garbage and the big one.... Then when I call there is the I don't know who's responsible to clear the snow or cut the grass reply or response!!!!

Around the estates the path ways and park area are the worst kept (not kept at all compared to the other areas! We have asked for dog Bylaw signs, more garage cans and better care to snow removal. Lack of snow removal has made the paths rendered useless several times over the past 4 years we have lived in the estates; which we pay taxes towards. Fighting has begun out of frustration with dog owners and us trying to keep dogs away from our fence as they run freely and we are not the only ones with this very same dis respect of private property.

Next, I ask Please do not considered an open dog park in the R-1s or S-SRP directly behind the estates. This is a huge concern not including the increase of more dogs unleashed from the properties to the east. We are all taking quite the pill to swallow with Stoney Trail Construction, Spruce Meadows Road Construction, Residential development directly behind us that was not to be developed. Please note we where aware of the M-G, M-2, R-G, etc. furthered East. Closing remarks – No off-leash dog park, More BYLAW this is not an off-leash area, more garbage cans, emptying of the over flowing garbage cans through the seasons, park benches, planting of trees and for the sake of residences who walk the paths snow removal. During the past three snow falls no one has cleaned the paths. They are snow covered and icy.

Sincerely the concerns of the home owner in the Silverado Ranch Estates.,



Mr. and Mrs. Kevin Kemna



April 8, 2018

Silverado Community Association
Development Committee
Silverado
Calgary, AB

Dear Members of the City Council:

The Silverado Community Association ("CA") and Silverado residents are opposed to the recommendations CPC 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 31. 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 Planning 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 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 City Council 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.

Respectfully yours,

Alex Sazanovitch

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



Email: development@silveradoca.ca