

Planning & Development Report to
Calgary Planning Commission
2018 November 15

ISC: UNRESTRICTED
CPC2018-1235
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**Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area
13K (Ward 13) at multiple properties, LOC2018-0115**

EXECUTIVE SUMMARY

This policy amendment and land use redesignation application was submitted by B&A Planning Group on 2018 May 18 on behalf of the landowners Cardel West McLeod Ltd and John Nelson Dong for the redesignation of 18.48 hectares (45.66 acres) of land in the southeast communities of Silverado and Residual Sub-Area 13K. This application is an amendment to the existing approved land use designation and proposes to re-designate this undeveloped land from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District, in order to accommodate a mix of low density housing and multi-residential uses. The anticipated density of the plan area will increase from 8.8 units per hectare (3.6 units per acre) to 25.2 units per hectare (10.2 units per acre). The proposed land use amendment will increase the housing diversity and density in the community.

This application proposes to change the designation of the following sub-areas to allow for:

- 15.89 hectares ± (39.26 acres ±) of a wide variety of low density residential development with an anticipated 346 dwelling units, with housing types including single detached, semi-detached, duplex and rowhouse dwellings (R-G and R-Gm);
- 2.59 hectares ± (6.40 acres ±) of multi-residential development site with a maximum floor area of 59,400 square metres and maximum building height of 16 metres (M-2);

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP)*. As part of this application, a few minor map and text amendments to the ASP related to the subject site are required.

No development permit application has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 18.48 hectares \pm (45.66 acres \pm) located at 200 and 500 – 194 Avenue SE and 12 and 35 – 190 Avenue SE (portion of Plan 1211390, Block 1, Lots 1 and 2; portion of Plan 7510858, Blocks 11 and 12), from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

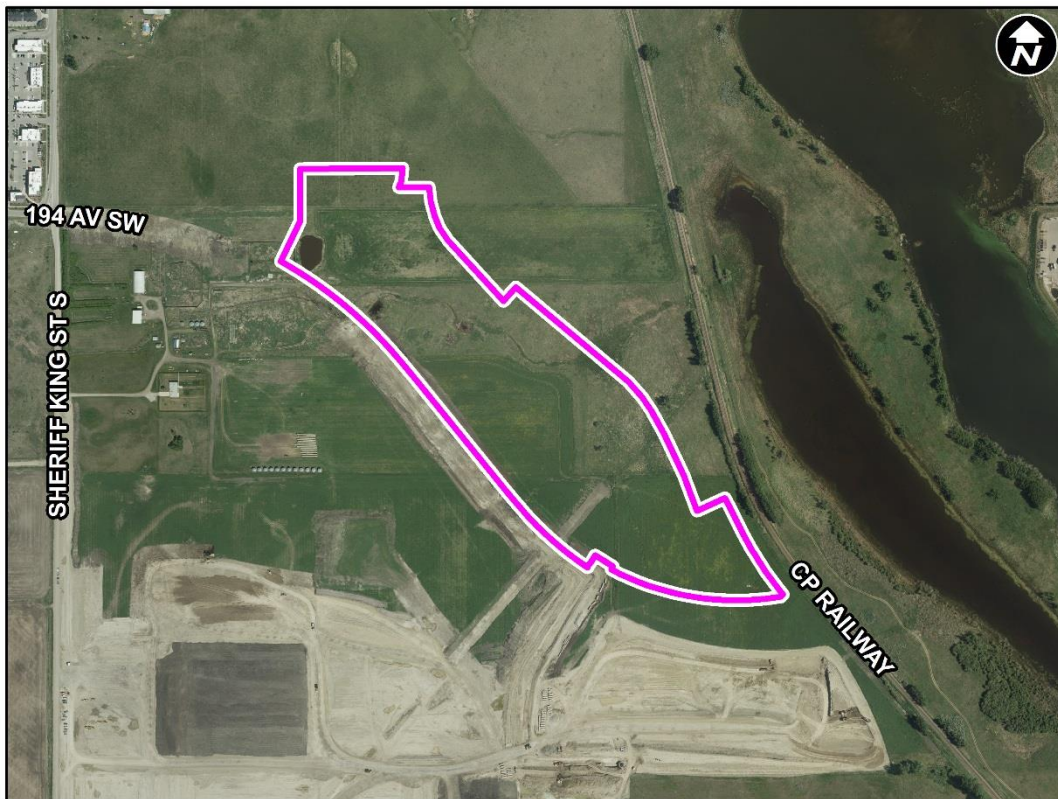
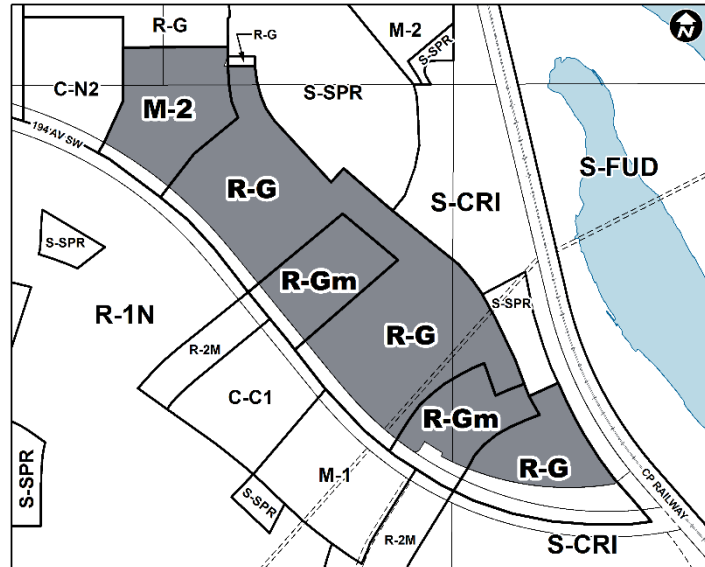
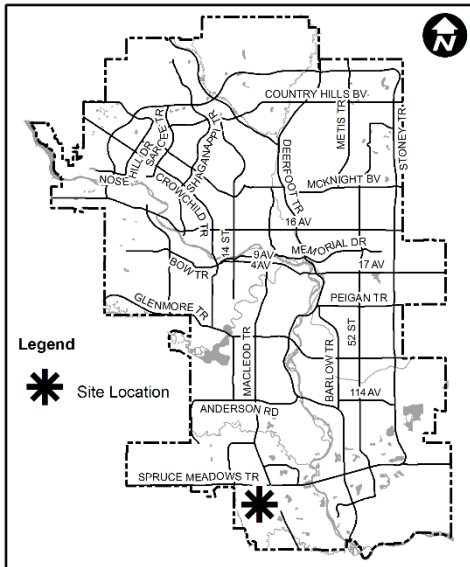
This redesignation application was submitted to The City of Calgary by B&A Planning Group on 2018 May 18 on behalf of the landowners Cardel West McLeod Ltd and John Nelson Dong (Attachment 1). No development permit application has been submitted at this time.

On 2013 February 14, Calgary Planning Commission approved the East Silverado outline plan, LOC2009-0102 (Attachment 3), followed by land use approval by Council on 2015 January 26. The plan area of this application is only for a portion of the total outline plan area.

The majority of the northern portion of LOC2009-0102 has been updated by the approved Silverton Station land use amendment and outline plan, LOC2015-0118, which was approved in 2016 (Attachment 4).

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Location Maps



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Site Context

The subject site, referred to as “Silverton South”, is located in the community of Silverado and Residual Sub-Area 13K, in the southeast quadrant of the City. A community boundary adjustment application is pending to adjust the community boundary of Silverado to match the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* boundary.

The East Silverado outline plan is approximately 61.48 hectares (151.89 acres) in size and will be subdivided at the tentative plan stage into the appropriate lots and parcels. The subject site of this application comprises an area of approximately 18.48 hectares (45.66 acres) of land, and is situated along 194 Avenue SE, which is the community’s major road. To the north, the plan area is bounded by the approved Silverton Station land use amendment and outline plan, LOC2015-0118. Adjoining lands west of the plan area are owned by Calgary Co-operative Association Ltd, with an active land use redesignation application by B&A Planning Group that is presently under review (LOC2018-0209), to accommodate mixed use development including multi-residential and commercial uses (a grocery store, gas station, office and etc.). To the east, the plan area is bound by an approved school site, park space and storm pond (LOC2009-0102), the Canadian Pacific Railway corridor, and the future LRT line. Further south, beyond the 194 Avenue SE right-of-way, lays the plan boundary of the *West Macleod Area Structure Plan*. Further west, Sheriff King Street S is approximately 340 metres away. Further northwest, there are the partially developed residential community of Silverado.

The subject lands are mainly low rolling open prairie and have been cultivated for agricultural use. There is little vegetation on-site and a few minor wetlands that will not be preserved.

As identified in *Figure 1*, the community of Silverado’s peak population is 7,400 residents in 2018.

Figure 1: Community Peak Population

Silverado	
Peak Population Year	2018
Peak Population	7,400
2018 Current Population	7400
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Silverado](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will allow for an increase to residential densities to the community and provide more housing diversity in the area (e.g. multi-residential development, rowhouses, semi-detached, and duplex homes and suites). Minor amendments to the *Southwest Community "A" and Employment Centre / Mixed Use Area Structure Plan* are required, and are in alignment with the objectives of applicable policies as discussed in the Strategic Alignment section of this report (below).

Planning Considerations

Subdivision Design

The previously approved East Silverado outline plan (LOC2009-0102) provides the subdivision layout, road classification and alignment, site access, lot patterns, pathway connections, and Municipal and Environmental Reserves dedication for the land, which are not changed under this application. The road widening of 194 Avenue SE at the southwest corner of the site will be accommodated by the submittal of an application for a non-conforming tentative plan in the future. All conditions from the East Silverado outline plan, LOC2009-0102, shall still apply.

Land Use

This land use amendment application proposes to redesignate the subject land from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District (Attachment 5).

The existing land use of the northern portion of the land is Special Purpose – Community Service (S-CS) District and Residential – Low Density Mixed Housing (R-G) District. The land with S-CS land use designation was planned for the future Fire/E.M.S site in LOC2009-0102. The planned fire station has been moved to the south side of the 194 Avenue SE and included within the approved Belmont Land Use Amendment and outline plan (LOC2011-0058). Therefore, the subject land is not needed for Fire/E.M.S and proposed to redesignate the land use to Residential – Medium Profile (M-2) District. A small portion of land with R-G designation was re-designated from S-CS in the Silverton Station land use amendment and outline plan, LOC2015-0118. This application proposes to change the existing R-G district to M-2 District.

The proposed Residential – Medium Profile (M-2) District allows for multi-residential developments in a variety of building forms in the Developing Area. This District is intended to be in close proximity or adjacent to low density residential development, and be located in close proximity to public transit stops and transportation corridors. A future LRT station is planned to the northeast of the subject site, and a small portion of the land on the north is located within the 600 metre Transit Station Planning Area radius, as per Map 2 (Land Use Concept) of the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*. The intent of the subject application is to provide more multi-residential housing choices in the developing greenfield area.

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The existing land use of the majority of the plan area is R-1N District, which is intended to accommodate residential development in the form of single detached dwellings in the Developing Area on narrow or small parcels. Single detached dwellings may include a secondary suite or backyard suite, depending on the parcel width. The R-1N District allows for a maximum building height of 11 metres and a maximum of one dwelling unit.

The proposed Residential – Low Density Mixed Housing (R-G) (R-Gm) District accommodate a wide range of low density residential development in the form of single detached, semi-detached, duplex dwellings, secondary suites, rowhouses, and cottage housing clusters. The R-Gm District is not intended to accommodate single detached dwelling, and it is listed as a discretionary use in the District. Secondary suites do not count against allowable density. The R-G and R-Gm Districts allow for a maximum building height of 12 metres, a maximum height of a backyard suite on a laned parcel of 10 metres, and a maximum of one main residential building unless the proposal includes cottage housing clusters. The intent of the subject application is to allow for more flexibility of housing choices in the developing greenfield area.

Density

This application seeks to redesignate the land in order to accommodate a mix of low density housing and multi-residential with opportunities for commercial uses. The existing density of the subject land is 8.8 units per hectare (3.6 units per acre). The development proposes an anticipated density of 25.2 units per hectare (10.2 units per acre) with a maximum density yield of 59.4 units per hectare (24.1 units per acre), which exceeds the minimum density requirement of the *Municipal Development Plan* (20 units per gross developable residential hectare, or 8 units per gross developable residential acre). More specifically, below is the proposed density for the respective land use districts:

- 15.89 hectares ± (39.26 acres ±) of low density residential development with anticipated 346 dwelling units, with housing types including single detached, semi-detached, duplex and rowhouse dwellings (R-G and R-Gm);
- 2.59 hectares ± (6.40 acres ±) of multi-residential development site with a maximum floor area of 59,400 square metres and maximum building height of 16 metres (M-2). The anticipate dwelling units for this site is 119 units;

The anticipated intensity will achieve the MDP's minimum target of 60 people and jobs per gross developable hectare for greenfield areas. Upon full build out, the plan area is anticipated to contain a total of 465 residential units, and a total of 1,293 people and 49 jobs with a projected 73 people and jobs per gross developable hectare.

Development and Site Design

A concept plan for the proposed Residential – Medium Profile (M-2) District site was submitted to demonstrate that the proposal will be comprehensively and compatibly developed in the context of the immediately surrounding area (Attachment 6). The concept plan also illustrates how a buffer/pathway connection can be provided as an appropriate interface between the proposed M-2 site and R-G site located southeast of the plan area.

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Environmental

Prior to approval of a future tentative plan and/or stripping and grading permit, the applicant has been instructed to provide documentation that any abandoned pipelines within the plan area have been removed and the land is appropriate for the intended uses. There are no other environmental concerns or items of note regarding the proposed Land Use Amendment.

Transportation

All Conditions of Approval from the East Silverado outline plan, LOC2009-0102, shall apply and remain for this amended application.

The need for widening of residential road adjacent to the proposed Residential – Medium Profile (M-2) site to accommodate parking on both sides was identified through the CPAG Detail Team Review process and a custom cross section with parking on both sides of street adjacent to the proposed M-2 site is recommended for Silverado Glen Road SE.

The northern portion of the subject site is located within the Transit Station Planning Area as per the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*. In addition to the proximity to the future LRT station, multiple bus stops are planned near the subject site and could offer service to the future LRT station.

Utilities and Servicing

Utilities and servicing for the plan area will be as per the previously approved East Silverado outline plan (LOC2009-0102) and will not be affected by the proposed Land Use Amendment.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and notice posted in developed area near the site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Silverado Community Association was circulated on this application. Administration did not receive a response from the community association and no citizen comments were received by CPC Report submission date. While no public meetings were held by the applicant or Administration for this application, the applicant reached out to the Silverado Community Association – Development Committee for comment and no comments have been received.

No public meetings were held by the applicant or Administration for this application.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* and the surrounding neighbourhoods will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted in developed area near the site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the 'Residential - Developing - Planned Greenfield with Area Structure Plan (ASP)' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The ASP for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community.

The proposal will create a range of housing opportunities and choices, and provide a mix of housing types and ownerships in the same neighbourhood, which is keeping with relevant MDP policies.

South Macleod Regional Policy Plan (Non-Statutory – 2007)

The subject land is located within the 'Residential Area' on Map 3 – Land Use Concept in the *South Macleod Regional Policy Plan*. All forms of residential uses are encouraged and a diversity of housing shall be provided within each residential community in the Residential Area. Compatible and complementary uses will also be encouraged, such as institutional, recreational and commercial.

The proposed land use amendment will provide a diversity of housing opportunities and align with relevant policies in the *South Macleod Regional Policy Plan*.

Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2004)

The subject parcel is located within the 'Residential Redevelopment Area' on Map 2 – Land Use Concept in the area structure plan. The Residential Redevelopment Area is intended to accommodate low density residential development and may also contain medium density residential, high density residential, recreational, institutional and local commercial uses. Planning policies are also included to provide development direction in the Residential Redevelopment Area.

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The proposed redesignation would allow for a mix of low density residential development and multi-residential uses, and provide for sensitive residential density increase to the community. The proposed districts are consistent with the applicable policies within the area structure plan.

As mentioned earlier, the planned fire station has been moved to the south side of the 194 Avenue SE and included within the approved Belmont outline plan (LOC2011-0058). In addition, the new fire station site in Belmont has the capacity to accommodate E.M.S facility if it is necessary. Therefore, the subject land is no longer needed for Fire/E.M.S. site, and minor amendments to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP)* are required.

The proposal is in keeping with applicable policies of the *Southwest Community 'A' and Employment Centre / Mixed-Use ASP*. The proposed minor amendments to the area structure plan are deemed appropriate given the approved outline plans in the surrounding area.

Development next to Freight Rail Corridors Policy (Non-Statutory – 2018)

Portion of the subject site is adjacent to the freight rail corridor and must conform to the requirements of the Development next to *Freight Rail Corridors Policy* at the time of the Development Permit stage.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-1N, S-CS and R-G Districts. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan as amended* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use amendment would allow for a range of housing opportunities and choices, and provide a mix of housing types in the same neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan
3. Approved Outline Plan, LOC2009-0102
4. The Approved Outline Plan Boundaries
5. Proposed Land Use Amendment
6. Concept Plan of the Proposed Residential – Medium Profile (M-2) District Site