

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The Silverado Shopping Centre site is located at south limits of the Silverado community, south of Calgary Ring Road and west of Macleod trail. The site containing approximately 4.65 hectares is currently fully developed with strip mall type retail units and Sobeys food store acting as an anchor.

This site received its current land use designation under the previous Land Use Bylaw 2P80 and was designated as Direct Control District 47Z2005 Site 5, based on permitted and discretionary uses of C-5/1.5 District with maximum height limit of 18 metres and FAR of 0.5.

Currently there are no developments south and east of the site although land use designations of these lands are already in place. The lands to the east of the site are designated as C-C2 f0.33h20; to the south the land use is reserved for regional infrastructure.

Special feature of the site is a north-south green belt along its entire west property line (Site 4 of the existing DC District) separating the shopping centre site from the rest of Silverado Community and providing among other for discretionary equestrian use. Rear service lane of townhouse development at north constitutes the north limits of the shopping centre site.

To take advantage of new uses identified in the new Land Use Bylaw 1P2007, this application is for re-designation of the entire Site 5 to a standard Commercial – Community 2 District (C-C2 f0.5h18) including all current permitted and discretionary uses without any further additions or deletions. The requested FAR modifier of 0.5 and height modifier of 18 metres is suggested in order to preserve the existing densities and heights without further intensification the existing uses.

The impetus for this application was the desire to include newly defined Cannabis Store use into the discretionary uses of this site which otherwise would need an amendment to the present Direct Control District. An advantage to a standard district re-designation is the elimination of the need to amend the direct control district every time an additional use is identified as desirable.

This application is not for any near future redevelopment of site or increase in intensification of use. As such, no increase in vehicular traffic will result from approval of this application.