

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0426

Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

EXECUTIVE SUMMARY

This application has been submitted by Tronnes Geomatics on behalf of The City of Calgary, and proposes to close and redesignate an unused portion of road right-of-way, which will then be consolidated with an adjacent parcel that is to be dedicated as Municipal Reserve in the future. The road to be closed is a portion of the cul-de-sac along 190 Avenue SE. Remaining portions of the cul-de-sac are to be closed through future tentative plans. The proposed redesignation from an undesignated right-of-way to Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate schools, parks and recreational facilities.

Additionally, the proposed road closure accommodates the subdivision of 7.45 hectares \pm (18.41 acres \pm) of land in the community of Silverado, proposed in tentative plan application SB2019-0209. The applicable portion of road to be closed applies to a small triangular wedge (0.01 hectare \pm) that forms part of the existing cul-de-sac where 190 Avenue SE terminates. This closure is to facilitate the extension of 190 Avenue SE, to be renamed Silverton Way SE as part of future urban development of the subject area. The redesignation to Special Purpose – School, Park and Community Reserve (S-SPR) District will allow for future consolidation with proposed Municipal Reserve on the adjacent parcel.

The road (190 Avenue SE) is planned to be extended to accommodate future development as part of approved land use amendment and outline plan application LOC2015-0121 and tentative plan application SB2019-0209, currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.01 hectares \pm (0.02 acre \pm) of road (Plan 1910762, Area 'C'), adjacent to 49 – 190 Avenue SE with conditions (Attachment 2); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.01 hectares \pm (0.02 acres \pm) of closed road (Plan 1910762, Area 'C') adjacent to 49 – 190 Avenue SE from Undesignated Road Right-of-Way **to** Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

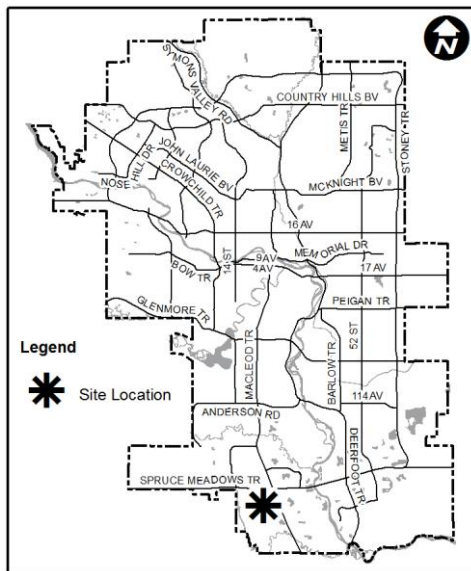
A land use amendment and outline plan application LOC2015-0121 (Attachment 5) was approved on 2016 September 13 to accommodate future residential development of 7.45 hectares \pm (18.41 acres \pm) of land in the community of Silverado. The triangular portion of road proposed for closure and redesignation adjoins the lands subject to this outline plan (currently addressed 49 - 190 Avenue SE). This pie-shaped wedge, currently part of the undesignated road right-of-way, will be consolidated with the adjoining parcel that forms part of a proposed Municipal Reserve area (Attachment 1). Remaining portions of this cul-de-sac are to be closed, as part of future subdivision processes.

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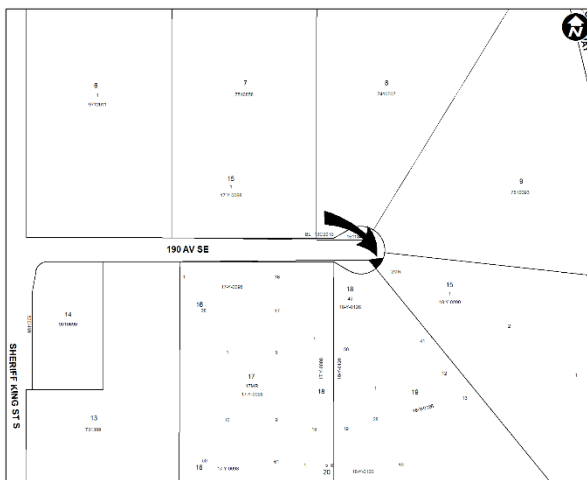
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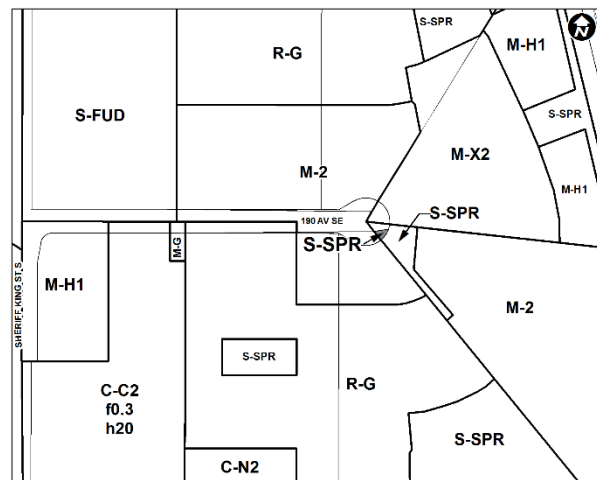
Location Maps



Road Closure Map



Proposed Land Use Map



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Site Context

The area for road closure currently exists as a portion of the cul-de-sac where 190 Avenue SE terminates (Attachment 3). The surrounding area is currently undeveloped, flat with no significant topographic features. Future urban development is anticipated through the recent approval of land use amendment and outline plan application LOC2015-0121 (Attachment 5). The remaining portions of the cul-de-sac is anticipated to be closed as part of future tentative plans, accommodating the eventual extension of 190 Avenue SE to accommodate urban development east of the subject site.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The S-SPR District is compatible with the uses and developments in the surrounding area. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The proposed road closure (Attachment 4) accommodates future extension of 190 Avenue SE (to be renamed Silverton Way SE) and the subdivision of 7.45 hectares of land through tentative plan application SB2019-0209. This tentative plan stems from the approval of outline plan application LOC2015-0121 (Attachment 5) that accommodates future residential development at medium densities.

The subject road closure will help complete the open space (Municipal Reserve) area being dedicated through the aforementioned tentative and outline plan applications.

Land Use

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to be applied to lands that are to provide for schools, parks, open space, and recreation facilities. The redesignation of this closed road right-of-way to the S-SPR District aligns with the adjoining parcel located at 49 - 190 Avenue SE also designated as a S-SPR District and is thereby found to be compatible with surrounding land uses. The eventual consolidation of these parcels will help complete an open space area fulfilling the intent of approved outline plan application LOC2015-0121 and satisfying conditions for supporting tentative plan application SB2019-0209 (Attachment 1).

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Development and Site Design

The S-SPR District allows for a limited range of permitted and discretionary uses on lands typically dedicated and municipal reserves. Approved outline plan LOC2015-0121 (Attachment 4) envisioned the subject road closure area to form part of the pedestrian pathway corridor, connecting future roads: Silverado Glen Boulevard SE, towards 190 Avenue SE (to be renamed Silverton Way SE).

Environmental

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

Transportation

There are several infrastructure projects underway that will provide a broader road network to serve the area. The province is completing the Southwest Ring Road (Stoney Trail SW), which will include two interchanges at Sheriff King Street S and at Spruce Meadows Way SW. The City is also completing the construction of 194 Avenue SE (the Priddis Slough Crossing), which will connect Macleod Trail SE to Sheriff King Street S.

The extension of the South LRT (Red line) will ultimately run east of the road closure area. The approved outline plan (LOC2015-0121) lies entirely within walking distance of the future station area.

Utilities and Servicing

Utilities and Servicing were not relevant to this road closure and land use amendment as they were considered as part of the approved land use and outline plan LOC2015-0121.

Stakeholder Engagement, Research and Communication

This application was circulated to relevant stakeholders and notice posted on site. Notification letters were sent to adjacent land owners and the application was advertised online. No comments or feedback was received during the internal and external circulation period from various stakeholders.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of Public hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (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 the site, the proposal is consistent with the policies on Land Use Patterns (Section 8.14).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposal builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Future Greenfield area as found within the *Municipal Development Plan (MDP)* on Map 1 (Urban Structure). The Future Greenfield areas are protected for comprehensive future urban development.

Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2008)

The subject site is identified as Residential Redevelopment Area in Land Use Concept Map (Map 2). The proposed road closure complies with the purpose and policies of the area by accommodating medium density residential development.

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application.

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 road closure and land use 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 proposed road closure and land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Road Closure Conditions
3. Registered Road Closure Plan
4. Proposed Road Closure and Land Use Amendment
5. Approved Outline Plan (LOC2015-0121)