

Welcome to the North Silverado Outline Plan Information Session

The City has received a Land Use Amendment and Outline Plan for North Silverado in southwest Calgary.

At today's session, you can:

- Learn more about the Land Use Amendment and Outline Plan for North Silverado.
- Review the comments and feedback The City heard at the Open House in 2017.
- Ask questions to City of Calgary staff.



Current land use

The current land use within the Outline Plan are boundary is Special Purpose Future Urban Development (S-FUD) District. This allows for:

- Lands that are awaiting urban development and utility servicing.
- Can accommodate agricultural uses prior to development.

Proposed land use

The application proposes an outline for the future subdivision and development of 16.77 hectares (41.44 acres) of land, into:

- approximately 100 low density lots (R-1 and R-G Districts) that may include single detached dwellings with secondary suite, semi-detached dwellings, and duplex dwellings;
- approximately 634 multi-residential units (M-G and M-2 Districts), which would include townhouses and low-rise apartment housing types;
- 4.27 hectares (10.55 acres) of public open space (S-SPR and S-UN Districts) totalling 25% of the site, which will include an interconnected pathway network, areas for residents to use for recreational activity, and preservation of areas of significance (i.e. natural habitat and wetland areas).

Timeline



**We
are
here**

What we heard and what we did

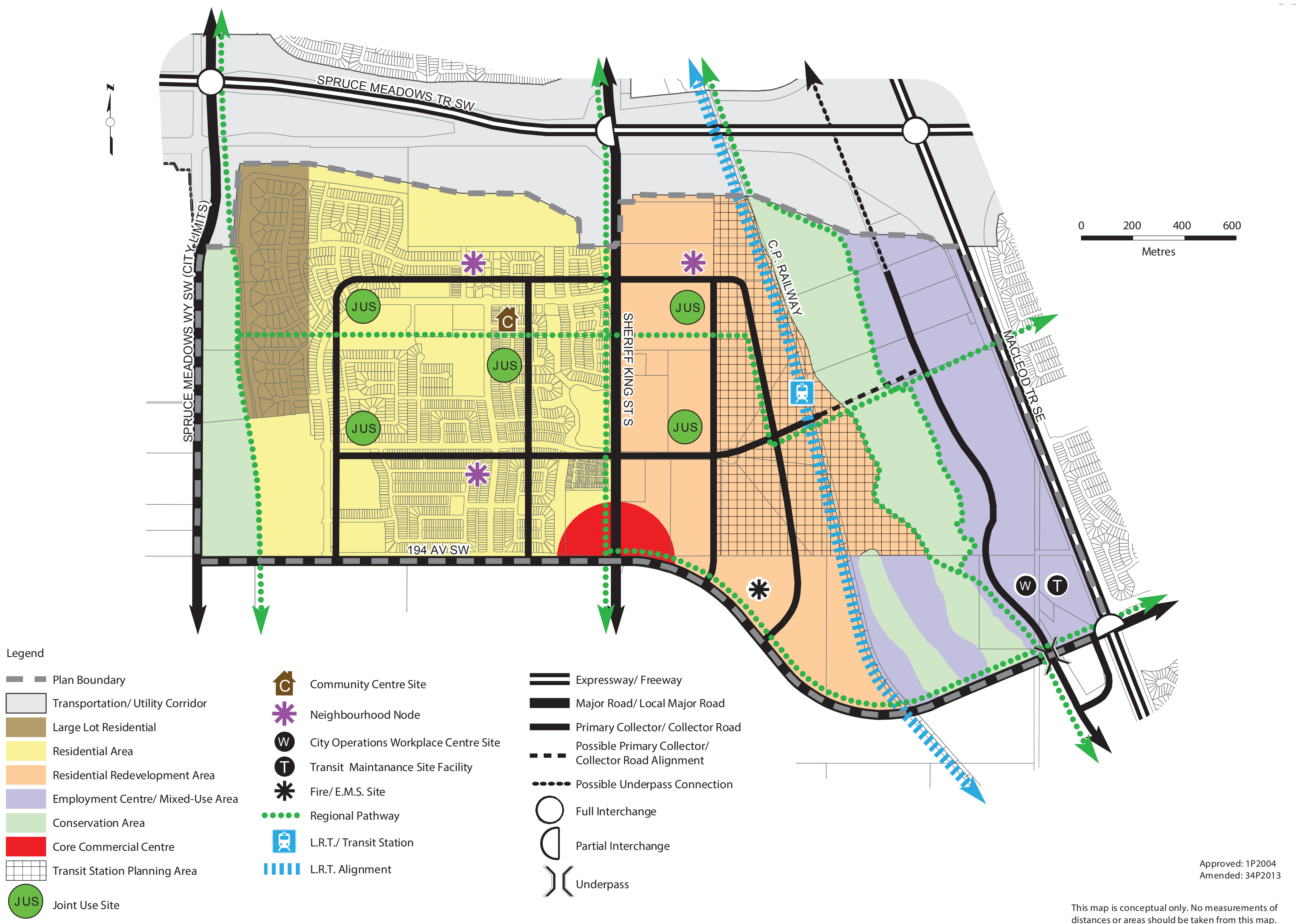
Following the last open house, The City reviewed all of the feedback collected and has responded with the changes that were made to the application.

	What we heard	What we did
Concern	Examples or description of the concern from public input.	Proposed changes based on what we heard.
Proposed density	Comments about how lower density land use districts should be used in all areas of the proposed plan.	Total low density area INCREASED from 1.11 hectares (2.7 acres) to 3.36 hectares (8.3 acres) . Total medium density area DECREASED from 9.7 hectares (24 acres) to 6.5 hectares (16.1 acres) .
Traffic and parking	“More people, more traffic, more lights. All negative.” “Traffic (2-3 cars per unit) has to be considered...” “Silverado Ponds [Road] is already a high traffic area. New school will increase traffic as will new Buffalo condos.”	A Transportation Impact Assessment report was submitted with the application. The report indicated that the streets and intersections (road infrastructure) in the area have sufficient capacity to accommodate the increase in traffic.
	“Parking. More than 1.5 stalls/unit.”“Study to assess the impact of parking of additional cars on the streets should be conducted.”“The increase in population density will be a huge negative impact on current residents. The streets are already narrow and parking is at best minimal.”	Multi-residential parcels are proposed along collector roads and parking will be permitted on both sides of the road. Further review of parking conducted at the development permit stage to ensure that the required parking for tenants and visitors is provided on-site.
	Suggestion for the road design (entrance/exit) within the Outline Plan area some specific but mostly general. “Alternate roads/entrances to the new development should also be considered...”“Why can’t there be a new access via Sheriff King instead?”	Access to Sheriff King is not possible due to proximity to Stoney Trail.
Environmental concerns i.e. green space, wetland, & wildlife	“Keep green space as shown or enlarged” “Park area will be a benefit if more berms and trees are placed in this area {A}.”	The proposal includes a connected greenspace with a pathway network, protection of the existing wetland and drainage course, linkages to the existing pathway system, play area for children (ages 5-12) and pollinator park.
	“Kids play there currently and we don’t want to lose that.” “Major loss of natural habitat, such as birds, coyotes, deer, etc. Loss of major community recreation space.”	The Developer has dedicated the appropriate Environmental Reserve to preserve areas of significance (i.e. natural habitat and wetland areas). An over-dedication of Municipal Reserve is being provided in order to ensure that recreation and park spaces are provided to the community
	Make a part of the green space into an off-leash dog park, playground or memorial park to Mr. Southern (Spruce Meadows founder). Some people also suggested more playgrounds were not necessary.	Conceptual landscape plans have been provided by the applicant which identify the design of the proposed park spaces.
	Concern that there is an archeological area at the top of the hill in Area B & C.	Historical Resources Act approval was granted for the property on September 1, 2017 .
Pathway extensions and consistency	Include new pathway in the area that is consistent and a good match to existing pathways and general access to the green space. “Area in the south of “C” needs a good transition between current and new buildings – kids play there and don’t want to lose that.”“Keep pathways continuous.”“Need a green space transition along” new “pathways like along path adjacent to Silverado Ponds Way.”	The proposals will continue to build on the existing pathway system. The proposed pathway connections will tie in seamlessly with the existing pathways to the south, which will ensure a comprehensive pathway network for both existing and future residents.

Area Structure Plan

Map 2 Land Use Concept

Existing Land Use Concept within the 'South West Community 'A' and Employment Centre Mixed-Use' Area Structure Plan.



Land Use Policy

Current policy in the South West Community 'A' and Employment Centre Mixed-Use Area Structure Plan:

(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.

Proposed policy for the Area Structure Plan:

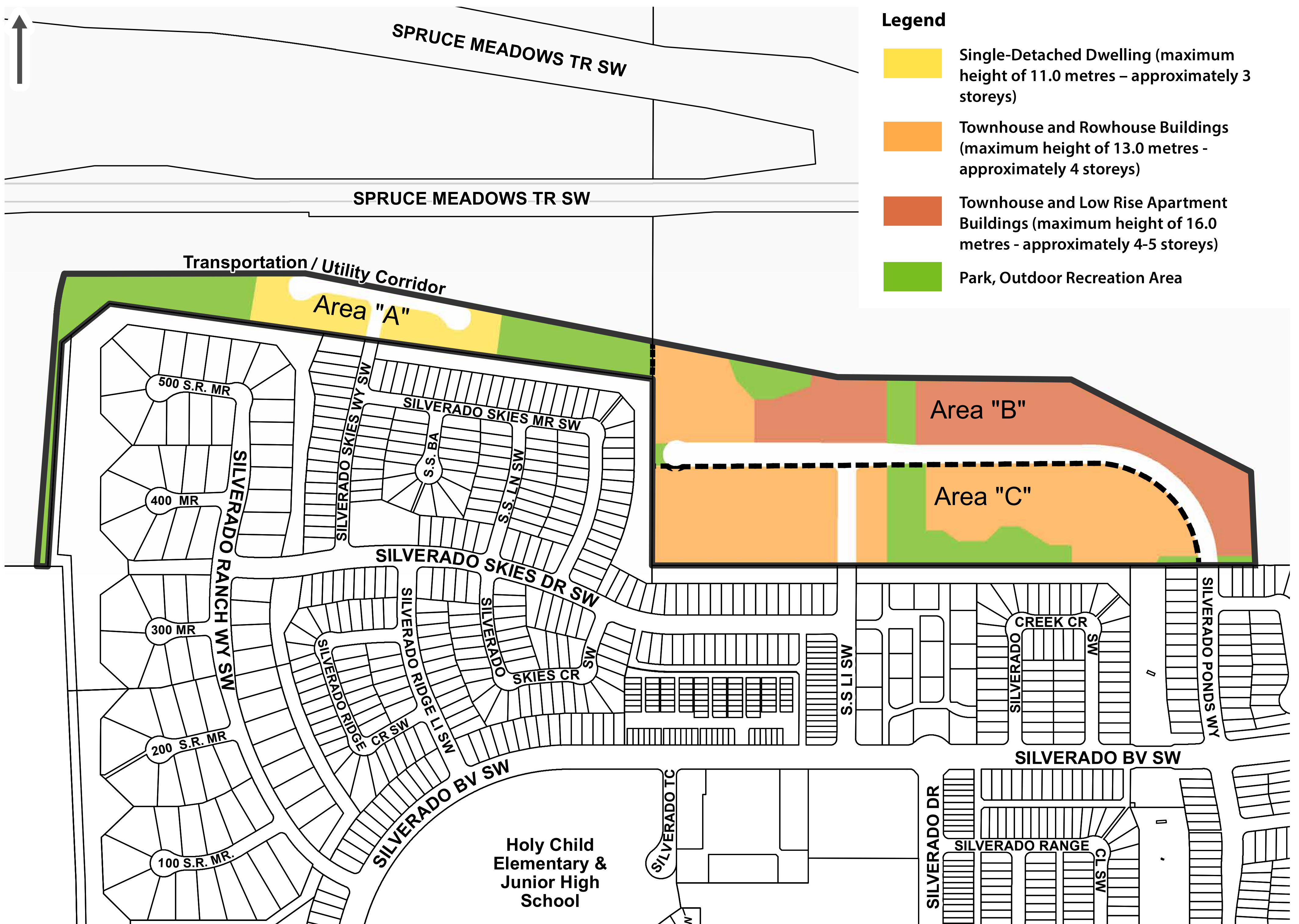
(3) Interface and Edge Treatment within the North Silverado Outline Plan (LOC2017-0069)

Multi-residential development shall:

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

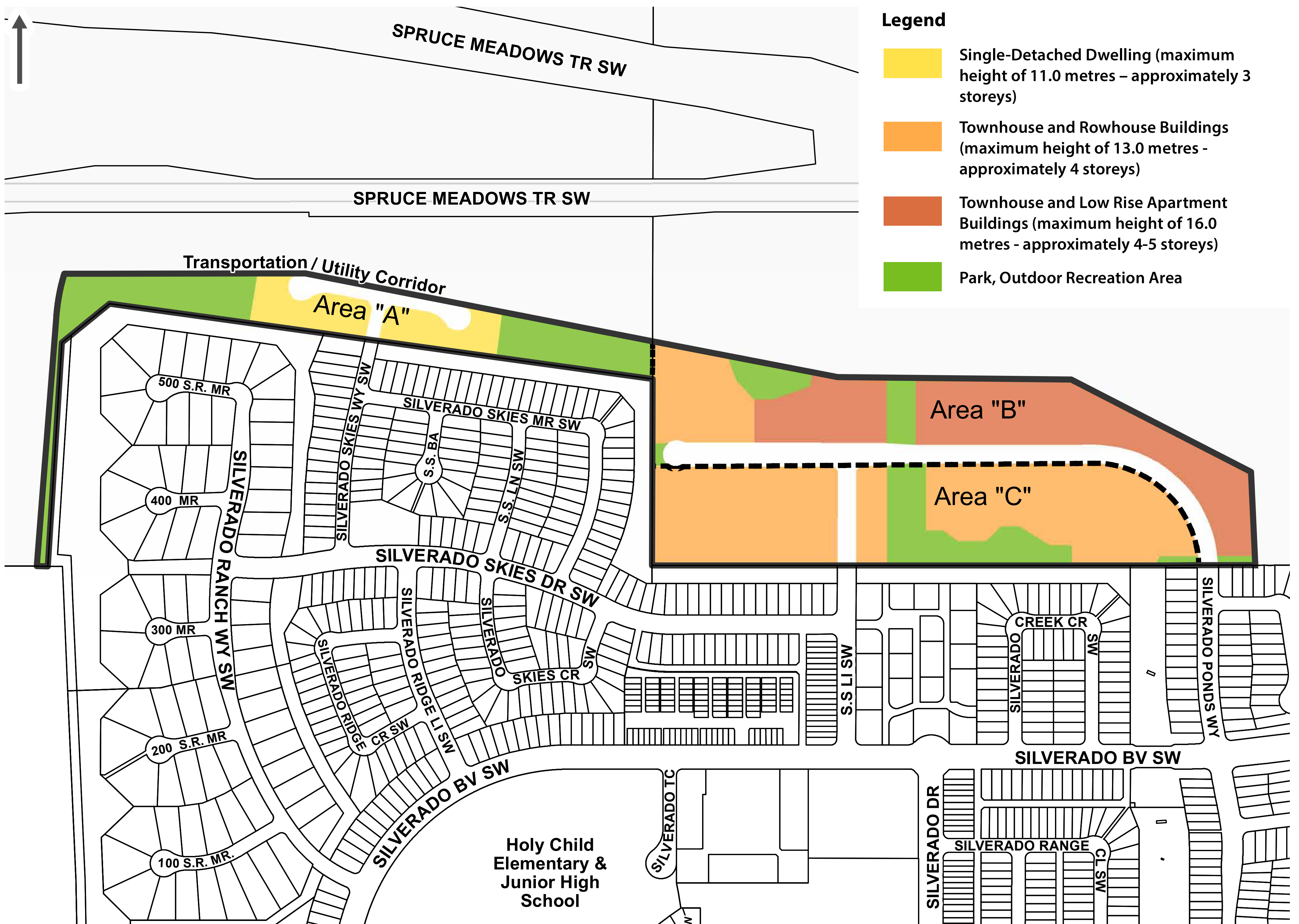
Initial Outline Plan Submission – Land Use Map

The map below was submitted by the applicant in March 2017 and shown at the May 2017 Public Open House.



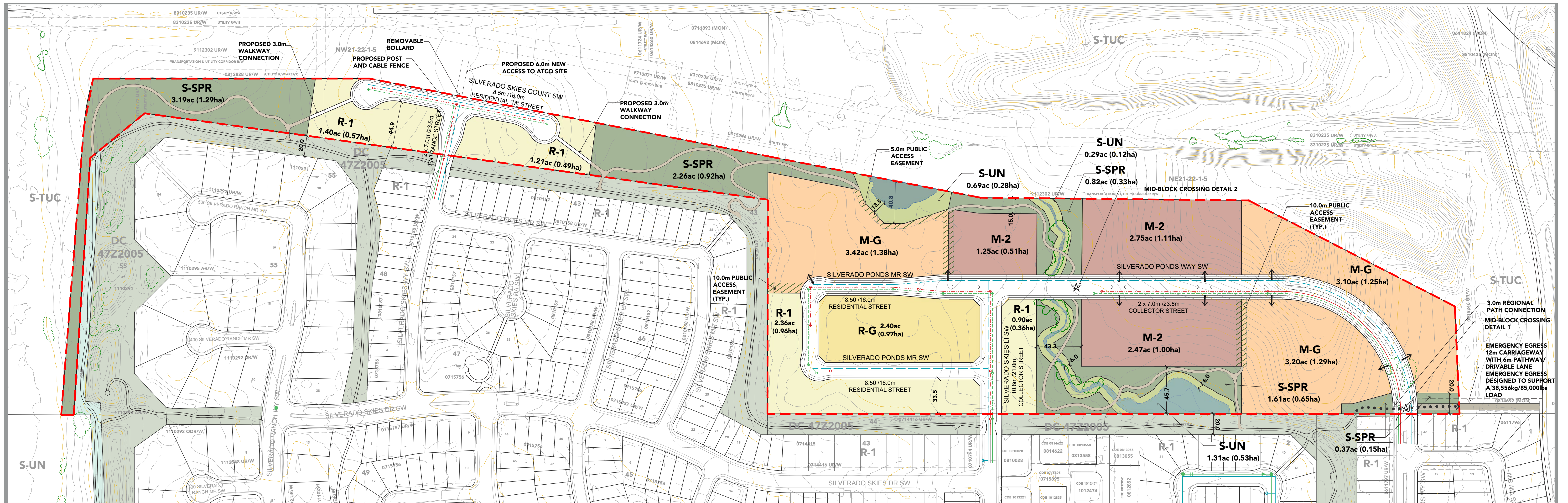
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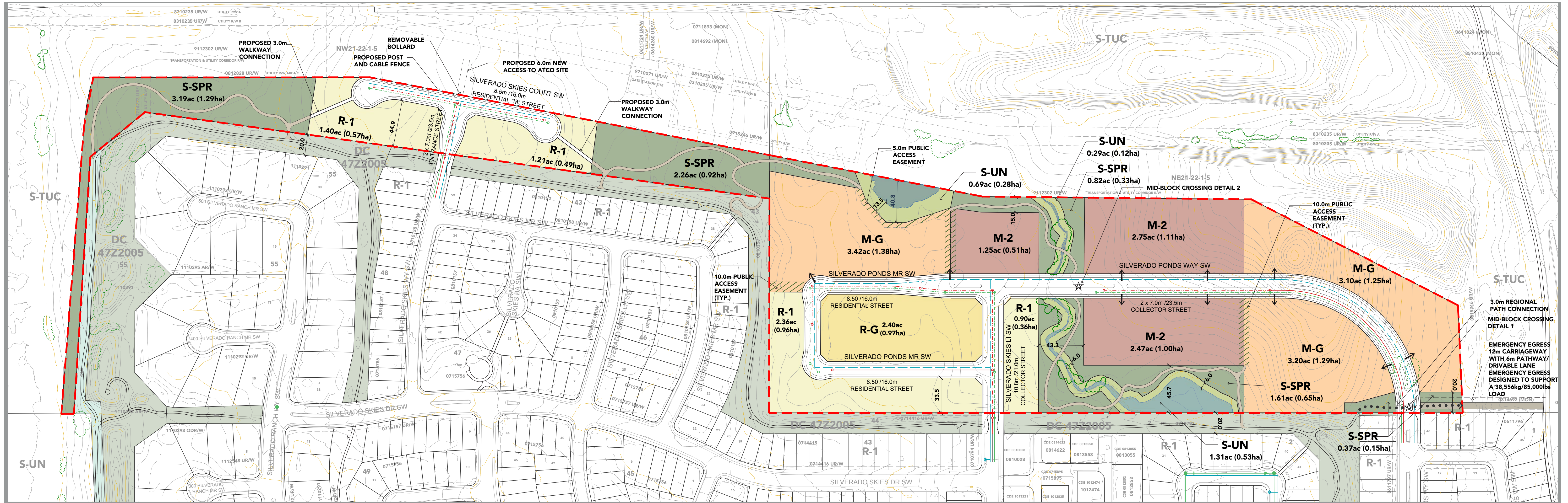
Revised Outline Plan Submission – Land Use Map

The map below was submitted by the applicant in October 2017.



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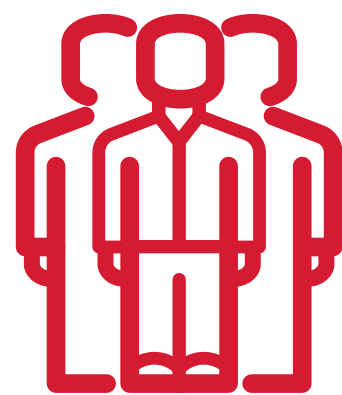
Next Steps



Stay up to date on project information and timelines by visiting calgary.ca/northsilverado.



Send comments or questions to the project manager: Jarred Friedman at Jarred.Friedman@calgary.ca



Learn more about attending the City Council Public Hearing in April 16, 2018, by visiting calgary.ca/council