

Applicant's Submission

May 22, 2019

Introduction

On behalf of Mattamy (Burgess) Ltd. and Macleod Farming & Ranching Ltd., B&A Planning Group has prepared an application for Land Use Redesignation for approximately 3.52 ha (8.70 acres) of land in the southwest community of Yorkville located on the east side of the King Sheriff Street S.

The property is municipally addressed as 19515 Sheriff King Street SW, and legally described as a portion of NE & SE Section 16, Township 22, Range 1, Meridian 5.

The existing land use designations on the subject lands consists of 1.13 ha+/- (2.79 ac+/-) of DC District based on the Residential - Low Density Multiple Dwelling (R-2M) District; and 2.39 ha+/- (5.91 ac+/-) of Multi-Residential - High Density Low Rise (M-H1) with an approved maximum density of 160 uph (65 upa).

Proposal

The application seeks to redesignate the subject lands to the following Land Uses:

- R-G: To accommodate a mix of housing products in the Yorkville neighborhood, the application proposes Residential - Low Density Mixed Housing (R-G) District. R-G District allows for numerous forms of low-density residential housing under the same land use, providing flexibility to builders and future residents in an ever-changing housing market.
- DC (M-2): To better accommodate the densities and building height of 4-6 storey multi-residential buildings. The existing M-H1 minimum density is 150 uph, which is difficult to achieve. Further, the demand for Higher Density developments up to 8 stories in the Yorkville area is limited. The DC (M-2) District provides for multi residential developments in a variety of forms with a minimum density of 60 uph (24 upa) and FAR 3.0. The provisions of the DC district allow for a more gradual transition between the maximum height allowed by the M-2 district (16.0 m) to the proposed height of 21.0 m (six stories).

The proposed land use amendment will result in a minor decrease in density. Within the Yorkville Community, the overall density will be adjusted from the approved 26.2 uph (10.6 upa) to the anticipated density of 25.6 uph (10.4 upa).

Conclusion

This land use application will comply with the Municipal Development Plan and the West Macleod Area Structure Plan (ASP) with respect to the density policies for Greenfield Developments and Neighborhood Corridors and will provide for a wide range of residential housing forms.