

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

**Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074**

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2019 May 22 on behalf of the landowner, Mattamy (Burgess) Limited and MacLeod Farming & Ranching Ltd. The application seeks to redesignate approximately 3.52 hectares (8.70 acres) from a DC Direct Control District (Bylaw 1D2016) and Multi-Residential – High Density Low Rise (M-H1) District to Residential – Low Density Mixed Housing (R-G) District and a DC Direct Control District based on the Multi-Residential – Medium Profile (M-2) District. The proposal will allow for:

- A decrease in the maximum building height for the multi-residential parcel from 26.0 metres to 21.0 metres;
- A decrease in the minimum density for the multi-residential parcel from 150 units per hectare to 60 units per hectare; and
- Single detached dwellings in addition to the previously permitted semi-detached and rowhouse dwellings for the low density residential parcels.

These proposed changes are intended to be better in line with existing market conditions.

The proposed land use aligns with the *West MacLeod Area Structure Plan* and *Municipal Development Plan* as the minimum density requirements set out in each Plan are still met.

No development permit application has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-1130) to the 2019 October 21 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed redesignation of 3.52 hectares \pm (8.70 acres \pm) located at 19515 Sheriff King Street SW, (Portion of E1/2 Section 16-22-1-5) from DC Direct Control District and Multi-Residential – High Density Low Rise (M-H1) District to Residential - Low Density Mixed Housing (R-G) District and DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
 - b) Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 SEPTEMBER 19:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 3.52 hectares \pm (8.70 acres \pm) located at 19515 Sheriff King Street SW, (Portion of E1/2 Section 16-22-1-5) from DC Direct Control District and Multi-Residential – High Density Low Rise (M-H1) District to Residential - Low Density Mixed Housing (R-G) District and DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 206D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2019 May 22, on behalf of the landowner Mattamy (Burgess) Limited and MacLeod Farming & Ranching Ltd (Attachment 1). An outline plan and land use amendment, LOC2014-0023 was approved in 2016, and includes the area that is subject to this proposed land use amendment application. The subject applications seeks to amend only a small portion of the previously approved land use amendment.

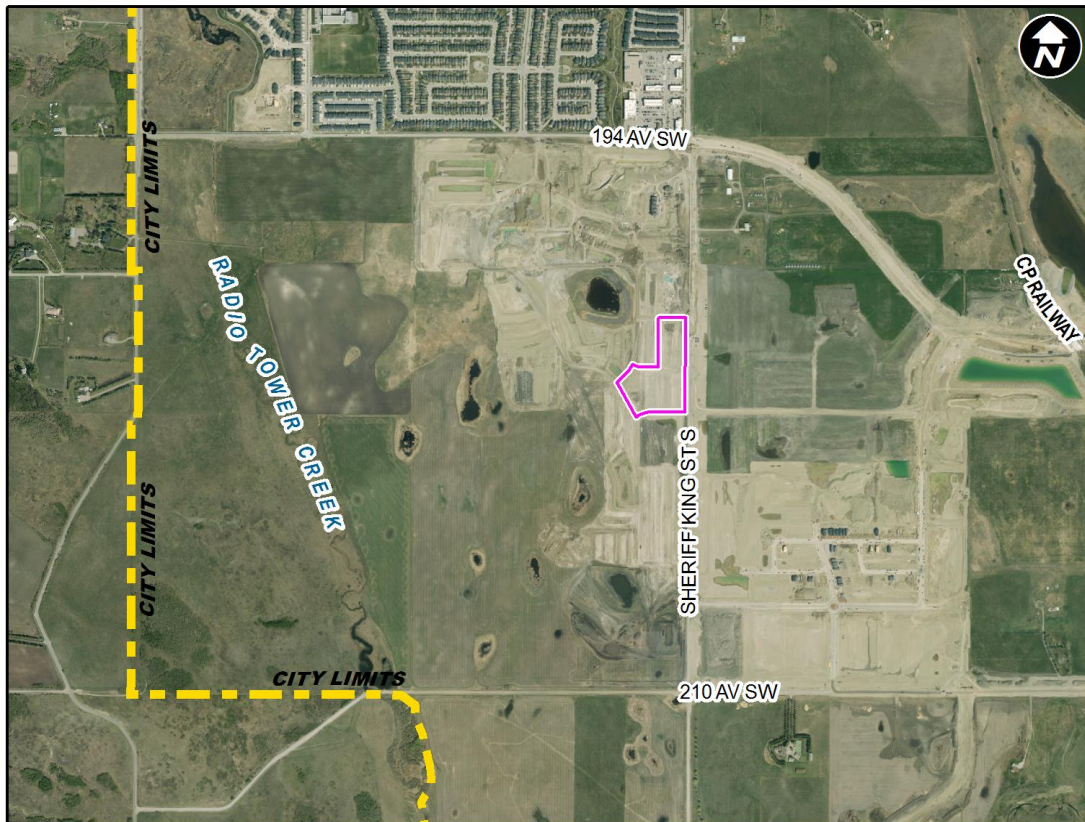
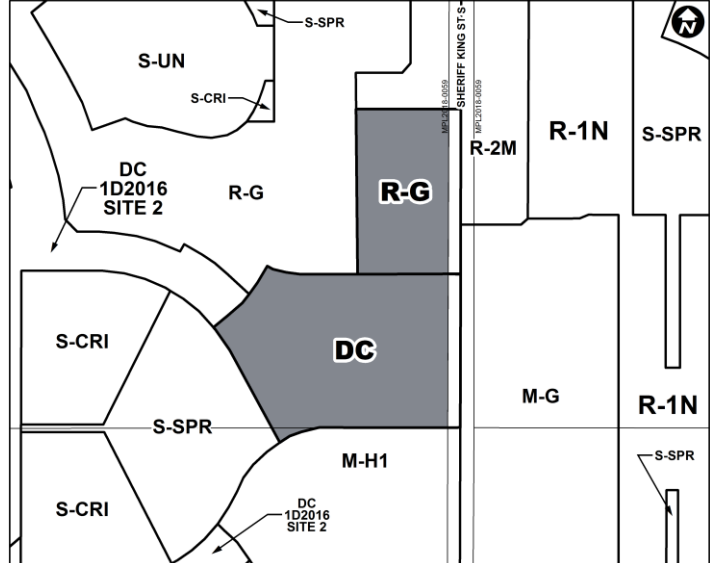
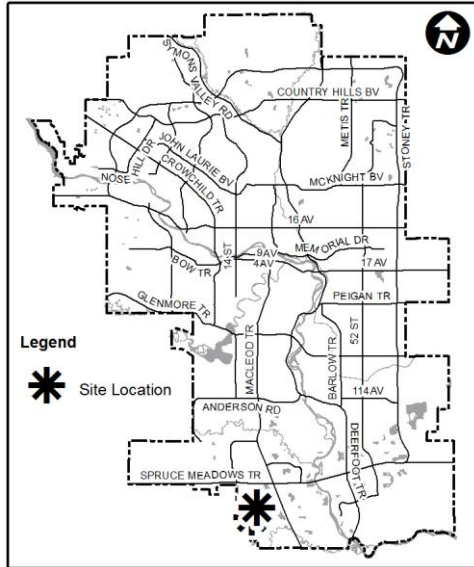
The approved outline plan (Attachment 3) shows a DC Site 2 that is intended for semi-detached dwellings and rowhouses with access only allowed from the rear lane.

Location Maps

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Site Context

The subject site comprises of approximately 3.52 hectares (8.70 acres) within a larger 113.2 hectare ± (279.2 acre ±) parcel of undeveloped and developing land in the community of Yorkville. The subject site is directly west of Sheriff King Street S between 194 Avenue SW and 210 Avenue SW.

Lands to the north and east are in the first phases of construction, as part of the development of the Yorkville and Belmont neighbourhoods, respectively. Surrounding parcels to the west and south are part of the future Yorkville neighbourhood and have been stripped and graded in preparation for development servicing and construction.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework will enable a range of low to medium density housing forms, in the developing neighbourhood of Yorkville. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing DC Direct Control District (Bylaw 1D2016, Attachment 4) for DC Site 2 was intended for semi-detached homes and rowhouses with access only allowed from the rear lane. This application proposes to change this land use to Residential – Low Density Mixed Housing (R-G) District to allow for single detached homes, in addition to the previously permitted semi-detached and rowhouse uses. The change to R-G would also allow for vehicular access from the front of the parcels.

The existing Multi-Residential – High Density Low Rise (M-H1) District is intended for high density apartment developments up to eight storeys in height with a minimum density of 150 units per hectare. The application proposes to change this land use to DC Direct Control District (Attachment 2) based on the Multi-Residential – Medium Profile (M-2) District to allow for:

- Medium density residential development in townhouse or apartment building form;
- A decrease in the maximum building height for the multi-residential parcel from 26.0 metres to 21.0 metres; and
- A decrease in the minimum density for the multi-residential parcel from 150 units per hectare to 60 units per hectare.

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The reason for this redesignation is that the applicant is unable to meet the minimum density requirement of 150 units per hectare due to existing market conditions. As such, a DC District based on the M-2 District will allow the applicant to develop up to six-storeys in height but not be restricted to the minimum density requirement of 150 units per hectare that may be difficult to achieve.

Density

The proposed changes result in a slight decrease in anticipated density for the Corridor Planning Area along Sheriff King Street S of the *West MacLeod Area Structure Plan (ASP)*, from 43.0 units per hectare to 39.5 units per hectare. However, the density is still well above the minimum requirement of 29 units per hectare. In addition, the anticipated density of the overall community has slightly decreased by 0.07 units per hectare from 26.2 units per hectare to 25.5 units per hectare, but is still well above the minimum requirement of 20 units per hectare.

Development and Site Design

The proposed land uses will provide basic guidance for the future development of the site and enable the development of a variety of low and medium density housing forms.

Environmental

Environmental concerns for the subject lands were considered during the review of the approved outline plan, and no further reports or investigations are required for this application.

Transportation

The road network for the area was approved under the parent outline plan in 2016. The existing DC Direct Control District does not allow front drive access to parcels, however, under the proposed R-G designation, direct vehicular access to the front of the parcels would be permitted.

Utilities and Servicing

Water, sanitary and stormwater servicing was approved under the parent outline plan and land use amendment, and no further changes are required or proposed.

Stakeholder Engagement, Research and Communication

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

Administration received no comments in relation to the application. Currently, there is no community association for the area.

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

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 this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment 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 Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP defers to the local area plan in place.

West MacLeod Area Structure Plan (Statutory – 2014)

The subject site is located within the Residential Area and Corridor Planning Area as identified on Map 4: Land Use Concept in the *West MacLeod Area Structure Plan*. The Residential Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. The purpose of the Corridor Planning Area is to provide a high quality pedestrian environment, street-oriented building forms and higher densities of 29 – 37 units per hectare along Sheriff King Street S. Although the proposed changes result in a slight decrease in anticipated density for the Corridor Planning Area, from 43.0 units per hectare to 39.5 units per hectare, the density is still well above the minimum requirement of 29 units per hectare. In addition, the anticipated density of the overall community has slightly decreased from 26.2 units per hectare to 25.5 units per hectare, but is still well above the minimum requirement of 20 units per hectare.

Social, Environmental, Economic (External)

The recommended land use allows for a range of low and medium density housing types to accommodate the housing needs of different age groups, lifestyles and demographics.

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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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *West MacLeod Area Structure Plan*. The proposed land uses will allow for low and medium density residential development, which is in line with the previously approved outline plan.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 206D2019**
3. Approved Outline Plan (LOC2014-0023)
4. Existing DC Direct Control District (Bylaw 1D2016)