

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0067

Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0129

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2019 August 09 on behalf of the landowners, Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd. The application proposes a land use redesignation of approximately 1.68 hectares (4.15 acres) in the community of Yorkville. This application is accompanied by an outline plan application on today's agenda (CPC2020-0066) for approximately 15.54 hectares (38.40 acres) that proposes minor amendments for a portion of the community of Yorkville that has a previously approved outline plan from 2015.

The proposed land use redesignation and associated outline plan will allow for the development and subdivision of the subject lands including:

- a number of land uses to accommodate a low density residential development;
- approximately 0.83 hectares (2.05 acres) for an anticipated mix of single detached, semi-detached and rowhouse dwellings (R-G);
- approximately 0.40 hectares (0.99 acres) for an anticipated mix of semi-detached, dwellings, townhouse, and rowhouse homes (DC/R-2M);
- approximately 0.37 hectares (0.91 acres) of Municipal Reserve (MR) in the form of public open space (S-SPR);
- approximately 0.02 hectares (0.05 acres) of infrastructure and utilities (S-CRI); and
- approximately 0.06 hectares (0.14 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved (S-UN).

The reason for the applicant's proposed application is to respond to changing market conditions regarding housing types and parcel sizes, since the current outline plan and land use were approved in 2015 and 2016 respectively. The proposed application results in a small increase in density from the previous approval and the proposed changes to the street and block network as part of the accompanying outline plan will result in shorter, more grid-based blocks and improved connectivity.

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.68 hectares \pm (4.15 acres \pm) located at 19515 Sheriff King Street SW (Portion of E1/2 Section 22-16-1-5) from Residential – Low Density Mixed Housing (R-G) District, DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District **to** Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate residential development with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

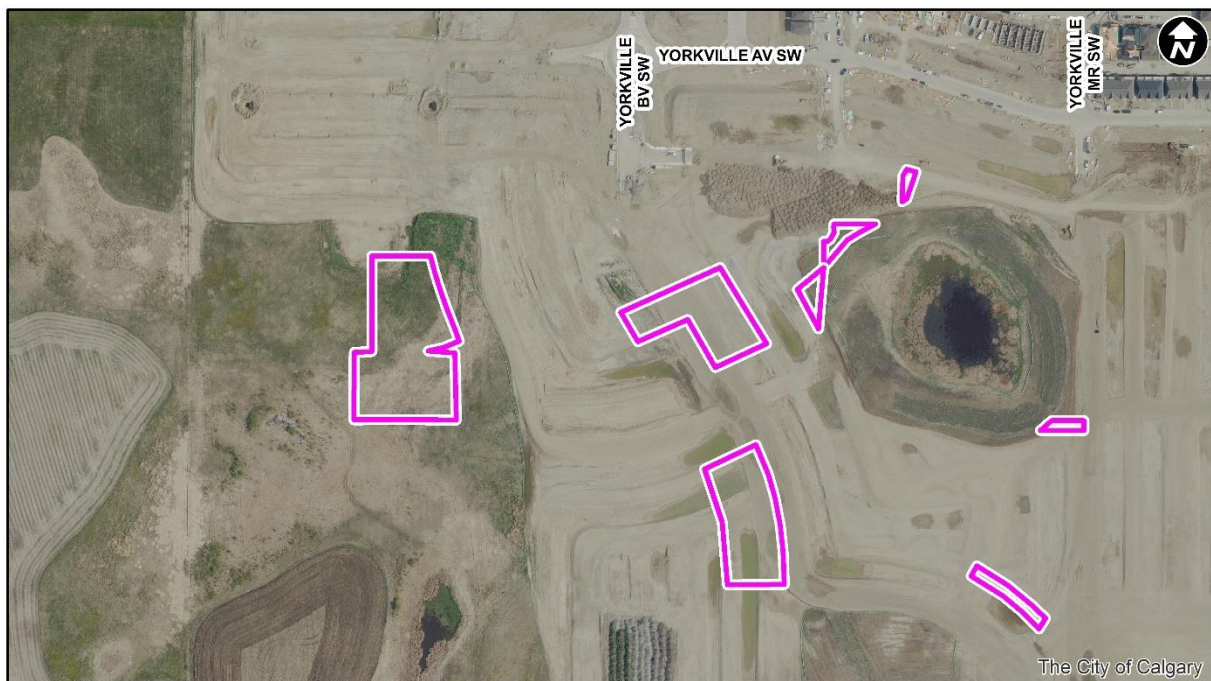
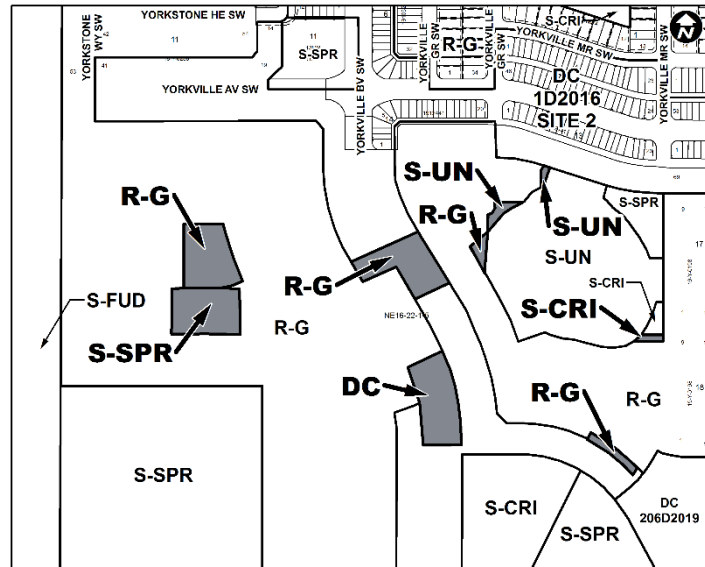
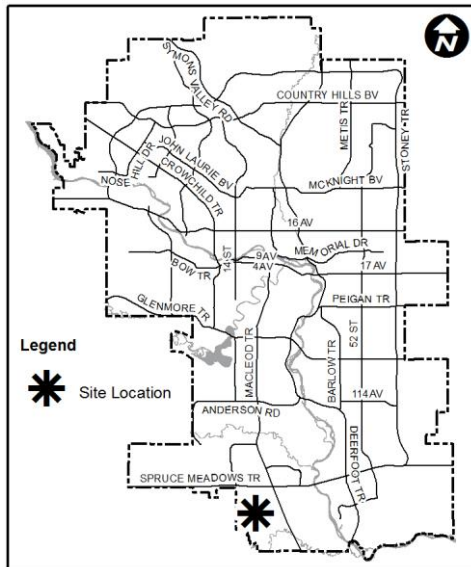
B&A Planning Group, on behalf of the landowners Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd, submitted the subject application to The City on 2019 August 09 and provided a summary of their proposal in the Applicant's Submission (Attachment 2). The existing approved outline plan LOC2014-0023 (Attachment 3), was approved in 2015 for approximately 140.85 hectares (348.05 acres) as part of the community of Yorkville, and includes the area that is subject to this proposed application.

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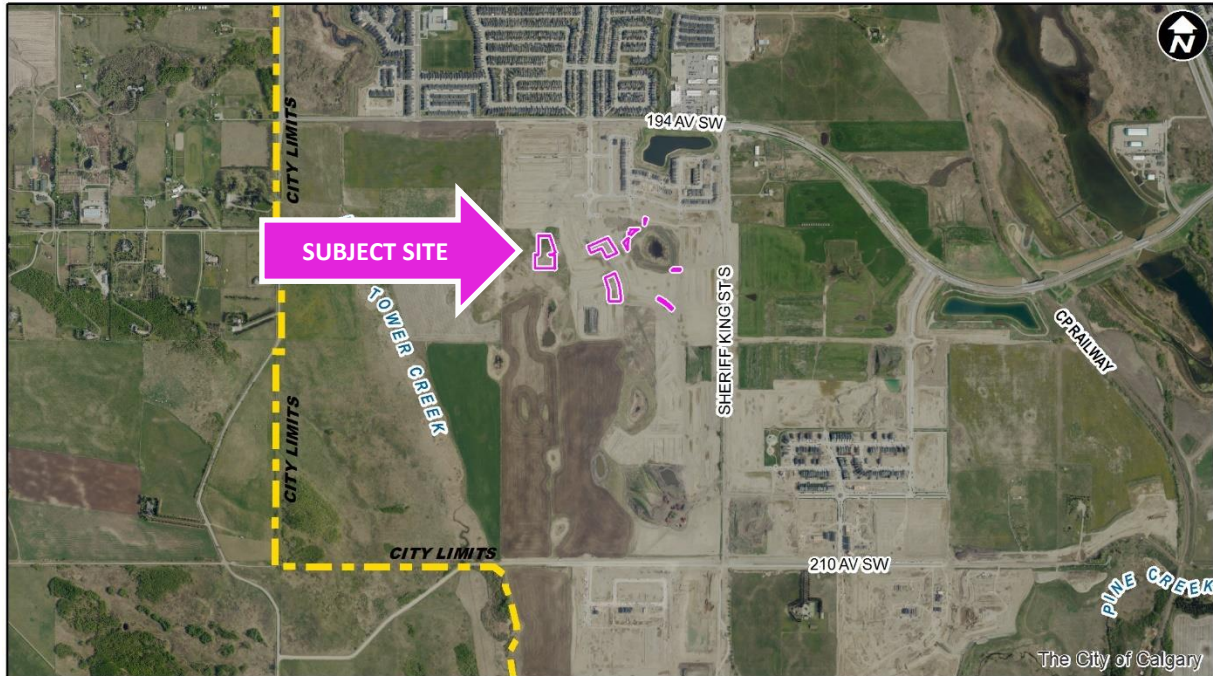
Location Maps



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Site Context

The subject site comprises approximately 15.54 hectares (38.40 acres) within a larger 107.6 hectares (265.9 acres) parcel of undeveloped land that has been partially stripped and graded in preparation for development within the community of Yorkville. The subject site is west of Sheriff King Street S and south of 194 Avenue SW.

Lands to the north of the site are in the first phases of construction as part of the development of Yorkville. Lands to the east across Sheriff King Street S are in their current agricultural state and have been redesignated to allow for future residential development as part of the community of Belmont. Lands to the south have been partially stripped and graded as part of the developments of Yorkville and Pine Creek, where Pine Creek is currently under construction. Lands to the west/southwest are currently in their existing agricultural state, however recent land use and outline plan approval was granted in 2019 for the future residential development of Yorkville West.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework, along with the associated outline plan (Attachment 4) on today's agenda (CPC2020-0066) will enable residential development, specifically single and semi-detached homes, rowhouses and townhouses, in the developing community of Yorkville. The subject application and corresponding outline plan propose changes to the existing approved outline plan (2015) and land use (2016) due to changing market conditions since the previous approvals. A comparison of the approved and proposed outline plans and land uses can be found in Attachment 5. The proposal 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.

Subdivision Design

The accompanying outline plan allows for a minor reconfiguration of the street network and Municipal Reserve and Environmental Reserve parcels in order to accommodate 437 anticipated homes, which is an increase from the previous approval of 389 anticipated homes. The changes to the housing forms are as follows:

- 260 previously identified single detached homes will be replaced with 197 single detached homes on wider and shallower parcels; and
- 123 previously identified semi-detached homes and rowhouses and 6 previously identified live/work units will be replaced with 62 laned semi-detached homes, 34 laneless townhouses and 144 semi-detached homes, townhouses and rowhouses.

The proposed changes to the street and block network will result in shorter, more grid-based blocks and improved connectivity.

Land Use

The subject land use amendment application proposes to redesignate the subject lands from Residential – Low Density Mixed Housing (R-G) District, DC Direct Control District ([Bylaw 1D2016](#)), Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District to the following districts:

- Residential – Low Density Mixed Housing (R-G) District;
- DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

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Residential – Low Density Mixed Housing (R-G) District

The R-G District is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes. Under the proposed R-G District, the subject application anticipates:

- 197 single detached houses that will be situated on wide, but shallow parcels;
- 62 semi-detached houses that will be accessed via a rear lane; and
- 34 townhouse units that will not contain a lane and will be accessed via the street.

DC Direct Control District (based on R-2M)

The proposed DC District (Attachment 1) based on the R-2M District contains the same rules as the existing DC District ([Bylaw 1D2016](#)) and is intended to accommodate semi-detached houses and rowhouses. Under the proposed DC District, the subject application anticipates 144 semi-detached homes, townhouses and rowhouses that will be accessed via a rear lane.

Special Purpose Districts (S-SPR, S-UN, S-CRI)

The proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve (MR). The proposed S-UN will be dedicated as MR and will function as a small local park. The proposed S-UN District is intended for lands dedicated as Environmental Reserve and the S-CRI District is intended for infrastructure and utilities. With the minor changes to the road and block layouts, very small portions of land will need to be designated to the S-UN and S-CRI Districts.

Density

The application provides for development that still achieves the minimum overall residential density target of 20 units per hectare (8 units per acre) for the MDP. It also still achieves the minimum overall density target 25 units per hectare (9 units per acre) of the *West Macleod ASP* when taken in consideration of the entire area under the outline plan approved in 2015. Furthermore, the application meets the minimum density requirement of 17.3 units per hectare (7 units per acre) for the Residential Area of the ASP.

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The corresponding proposed outline plan in isolation of the larger 2015 outline plan anticipates 437 low density residential dwelling units, resulting in a density of 28.2 units per hectare (11.42 units per acre) for the subject site. This is an increase of 48 units or 3.1 units per hectare (1.26 units per acre) for the site in question.

The outline plan approved in 2015 achieved an anticipated density of 26.2 units per hectare (10.6 units per acre). The proposed outline plan would increase the overall density to 26.6 units per hectare (10.8 units per acre).

Environmental

Environmental concerns for the subject lands were considered during the review of the approved outline plan in 2015, and no further reports or investigations are required for this application. No environmental issues were identified for the subject site.

Transportation

The corresponding outline plan proposes minor amendments to the street network, including slight adjustments to the location of the collector roads and reconfiguration of the local streets. Calgary Transit bus service will be available at the north end of the site near the intersection of Yorkville Boulevard SW and Yorkville Avenue SW.

Utilities and Servicing

The overall utilities and servicing for this development were reviewed and approved under the previous outline plan. The proposed change in use and density does not significantly impact the proposed services for the area which have capacity to service the proposed development.

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.

No engagement was done by Administration or the applicant. Administration received no comments in relation to the application. Currently, there is no community association for the area.

Following Calgary Planning Commission, notifications for Public Hearing of Council, for the accompanying land use amendment, 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.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed outline plan 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 as identified on Map 4: Land Use Concept in the [West Macleod Area Structure Plan](#) (ASP). The Neighbourhood Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. The proposed outline plan is in keeping with the policies identified in the ASP.

Social, Environmental, Economic (External)

Changes to the previously approved outline plan and existing land uses represent a slight increase in housing diversity and density, as there will be a wider range of housing product available with 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 amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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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 application represents a minor amendment to the accompanying existing outline plan and will allow for residential development that has a good mix of housing types.

ATTACHMENT(S)

1. Proposed DC Direct Control District
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2014-0023)
4. Proposed Outline Plan
5. Comparison of Approved and Proposed Outline Plan