

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0066

Outline Plan in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0129(OP)

EXECUTIVE SUMMARY

This outline plan 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 amendments to an approximately 15.54 hectares (38.40 acres) portion of an existing, approved outline plan from 2015 within the community of Yorkville. This application provides for:

- an overall anticipated 437 dwellings units, (an increase from the previous approval of 389 anticipated homes);
- an anticipated 197 single detached homes which may include secondary suites (R-G), (a decrease from the previous approval of 260 detached homes);
- an anticipated 62 semi-detached homes and 34 townhouses (R-G) and an anticipated 144 semi-detached homes, townhouses and rowhouses (DC/R-2M), (a change from the 123 previously approved semi-detached homes and rowhouses and 6 live/work units);
- approximately 0.23 hectares (0.57 acres) of Municipal Reserve (MR) in the form of a neighbourhood park (S-SPR), where the previous approved park is changing locations slightly; and
- amendments to the street network and block layouts.

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 will result in shorter, more grid-based blocks and improved connectivity.

Together with the proposed land use redesignation application on today's agenda (CPC2020-0067), this revised outline plan implements the objectives of the *West Macleod Area Structure Plan (ASP)* and *Municipal Development Plan (MDP)*, and meets minimum density targets when taken in consideration with the previously approved outline plan area.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 19515 Sheriff King Street SW (Portion of E1/2 Section 22-16-1-5) to subdivide 15.54 hectares ± (38.40 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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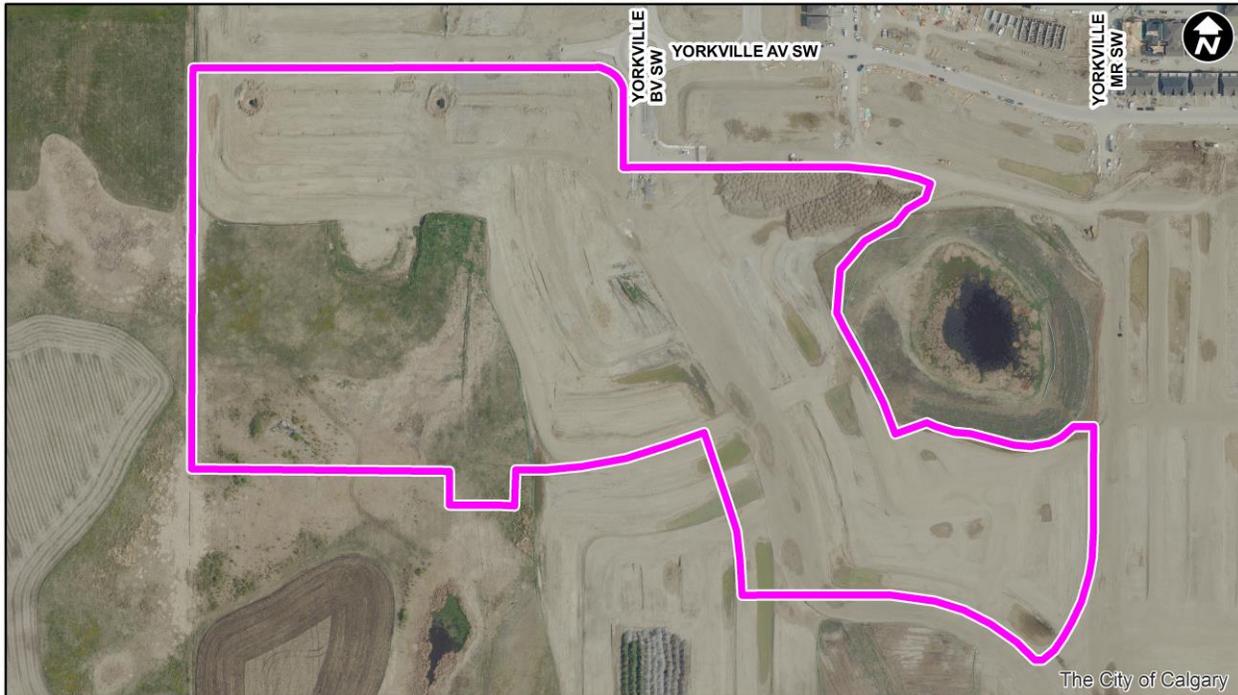
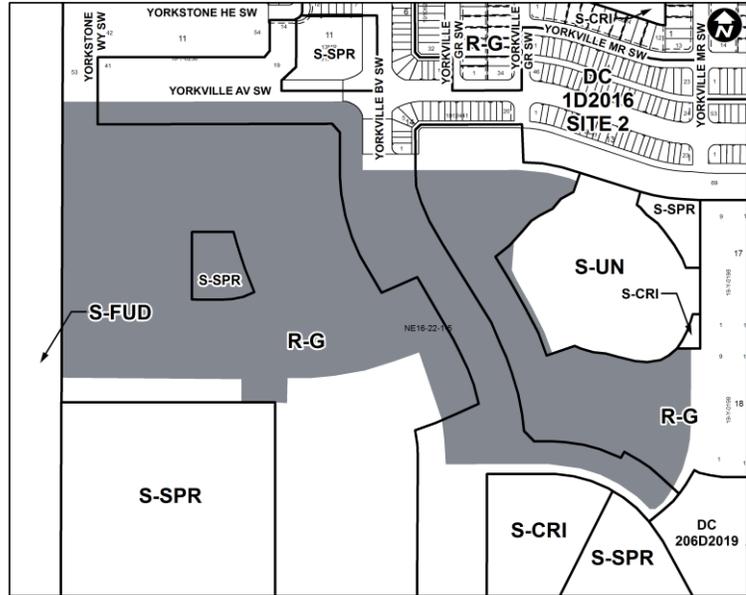
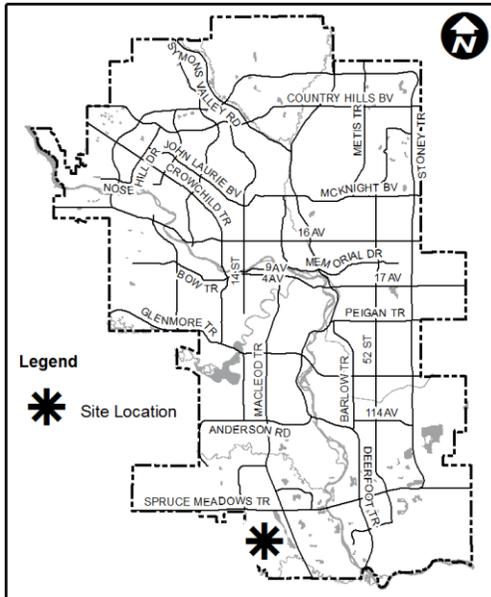
BACKGROUND

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).

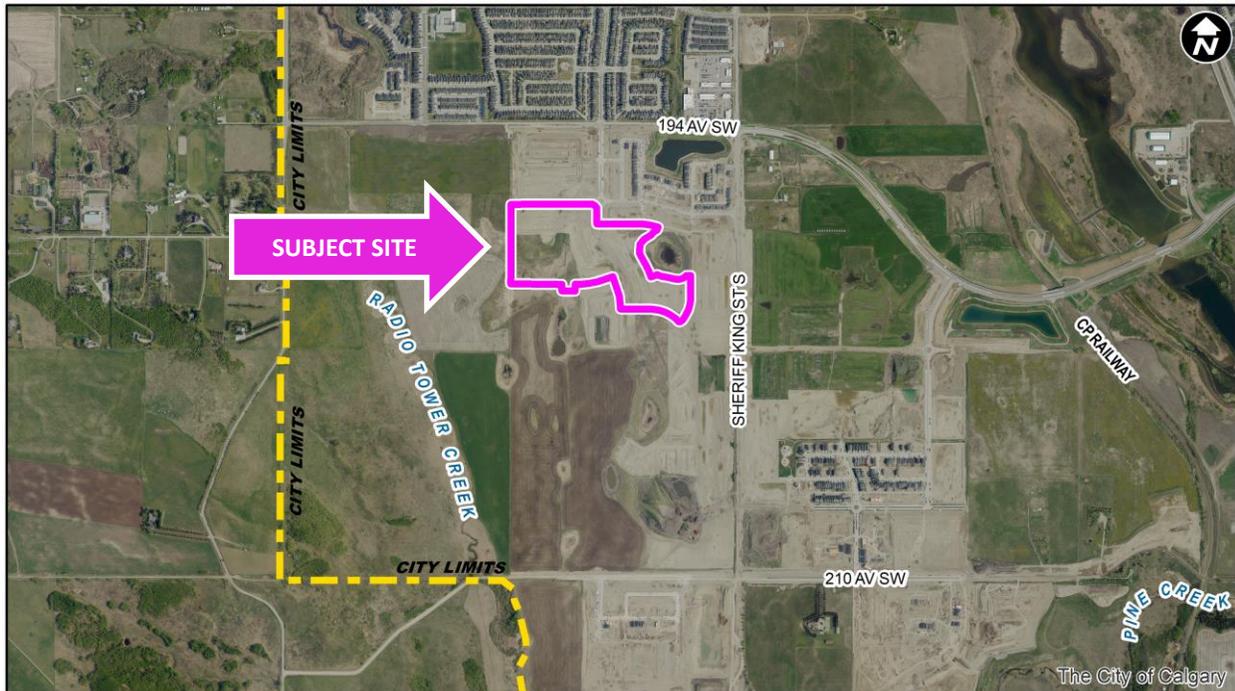
The existing approved outline plan LOC2014-0023 (Attachment 3), was approved in 2015 for approximately 140.85 hectares (348.05 acres) as part of the new community of Yorkville and includes the area that is subject to this proposed application.

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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 approximately 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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 4), along with the associated land use amendment on today's agenda (CPC2020-0067) will enable residential development in the developing community of Yorkville. The subject application and corresponding land use amendment propose changes to the existing approved outline plan (2015) and land use (2016) due to

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changing market conditions since the previous approvals. The outline plan proposes the following changes:

- increase in the number of housing units;
- greater variation in the housing types and parcel sizes; and
- minor amendments to the road network, Municipal Reserve and Environmental Reserve parcels to facilitate the necessary changes to block layout and orientation to accommodate the proposed housing product.

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 proposed 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.

Due to the changes in the street and block network, one park, to be designated Special Purpose – School, Parks and Community Reserve (S-SPR) District with a proposed Municipal Reserve (MR) dedication has been revised in terms of its location and alignment. However, the area of the park, 0.23 hectares (0.57 acres), remains unchanged from the previous approval (LOC2014-0023).

The previously approved LOC2014-0023 had a voluntary Environmental Reserve (ER) dedication totaling 0.12 hectares (0.28 acres) around an existing wetland to be retained and protected. This voluntary ER area has slightly increased to 0.14 hectares (0.35 acres) to accommodate the changes in the block network and ensure adequate protection of the wetland. A comparison of the approved and proposed outlines plans can be found in Attachment 5.

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Furthermore, a breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 6).

Land Use

Concurrent with the outline plan is a land use amendment application that proposes to redesignate the subject lands from Residential – Low Density Mixed Housing (R-G) District, Direct Control (R-2M/Site 2) District, 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.

The Proposed Land Use District Map can be found in Attachment 7.

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.

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.

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Transportation

The 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. One change that results from the wider but shallower single detached parcels is that it creates more space for on-street parking between the houses. The street cross sections have remained unchanged and are based on the previously approved outline plan LOC2014-0023 (Attachment 4). 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.

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.

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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 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.

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

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2014-0023)
4. Proposed Outline Plan
5. Comparison of Approved and Proposed Outline Plan
6. Subdivision Data Sheet
7. Proposed Land Use District Map