

Applicant Submission

January 6, 2020

APPLICANT'S SUBMISSION – YORKVILLE

INTRODUCTION

On behalf of Mattamy (Burgess) Ltd. and Macleod Farming & Ranching Ltd., B&A Planning Group has prepared an application for Outline Plan Amendment and Land Use Redesignation for approximately 15.54 ha (38.40 ac) of lands within the Yorkville community located on the Southwest sector of the Calgary and east side of the King Sheriff Street S. Of the 15.54 ha (38.40 ac) only 1.68 ha (4.15 ac) requires a land use redesignation.

The subject land 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 Yorkville Community was previously approved in 2016 under the LOC2014-0023. The request to revisit the outline plan design and the land use approvals of the subject lands is a result of market changes in greater demand for grade-oriented products that vary in size and orientation.

PROPOSAL

An Outline Plan for 15.54 hectares (38.40 acres) is requested to facilitate an amendment to the road network and residential block configuration within the approved Yorkville Community.

The new block configuration responds directly to the market and will increase the lots' width and fronting area. An advantage to this new product offerings allows wider frontages on the homes, thus lessening a garage dominate facade while also improving the overall streetscape. In addition, more space for street parking between houses is created. As a result, due to these modifications, the blocks' depth and road layouts would adjust slightly requiring a revised Outline Plan, and lead to shorter blocks and improved walkable areas within the plan.

The other benefit of changing the lots' depth is being able to offer front-drive townhouses as a new product type to the community. Front-drive townhouses increase the diversity of housing types in the community; and also fills the price gap for home buyers.

Accordingly, a land use redesignation is also required to accommodate the changes in the proposed Outline Plan area. The overall land use districts will remain the same as the approved plan. The following table shows the proposed land use redesignation within the subject lands.

Land Use Redesignation Statistics:

FROM	TO	HECTARE	ACRES
R-G	DC(R-2M)	0.17	0.42
R-G	S-CRI	0.02	0.05
R-G	S-UN	0.06	0.15
R-G	S-SPR	0.37	0.91
DC(SITE 2)	R-G	0.42	1.04
DC(SITE 2)	DC(R-2M)	0.23	0.57
S-SPR	R-G	0.37	0.91
S-UN	R-G	0.04	0.10
TOTAL		1.68	4.15

SUMMARY	HECTARES	ACRES
R-G	0.83	2.05
DC(R-2M)	0.40	0.99
S-CRI	0.02	0.05
S-SPR	0.37	0.91
S-UN	0.06	0.14
TOTAL	1.68	4.15

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The subject lands include the following land use districts:

- **R-G:** This land use district is to accommodate a mix of housing products in the Yorkville neighbourhood. 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 (R-2M):** This DC district allows for street-oriented/laneway housing comprises semi-detached dwellings and row homes, with each dwelling located on its own fee simple lot. The lots are accessed by rear lanes and contain rear garages, which improve the front streetscape. Furthermore, the dwellings have virtually no rear yards, minimal front yards, narrow lot widths and high lot coverage. The result is a housing form that appeals to homeowners because of the high curb appeal and minimal maintenance. The same DC was previously accepted by the Administration for the Yorkville Community in 2016.
- **S-UN:** These lands are set aside the preserved class 4 wetland located at the northern portion of the Community, and could be used to facilitate passive recreational areas.
- **S-CRI:** The purpose of this district is to accommodate infrastructure, utilities and maintenance for the area around the wetland.

The proposed amendment will result in a minor increase from 24.9 units per hectare (10.1 units per acre) to 28.2 units per hectare (11.4 units per acre) in density within the subject area.

CONCLUSION

Through the re-evaluation of the block pattern and roads, an opportunity to amend the approved Outline Plan area was identified to improve the lotting, variety of housing, and the walkability through the community.

This 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.