

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Yorkville. The 9.43 hectare (23.31 acre) site is surrounded by future roads on three sides, including Yorkville Drive SW to the south, Yorkville Boulevard SW to the east, and Yorkstone Manor SW to the north. A future school site is located to the west. The development area is approximately 420 metres wide by 265 metres deep.

The subject site is adjacent to actively developing lands to the north and east within the community of Yorkville. Lands to the south of the site are located within the next phase of Yorkville. Undeveloped land to the west of the site is currently unplanned and does not have land use approval.

Surrounding land uses consist of low-density residential development within the Residential – Low Density Mixed Housing (R-G and R-Gm) District and Direct Control (DC) District (Bylaw 1D2016), which is based on R-Gm District. The built forms common in the R-G and R-Gm districts are single detached, semi-detached dwellings and rowhouses. East of the subject site are future stormwater ponds and park space within the Special Purpose – City and Regional Infrastructure (S-CRI) and Special Purpose – School, Park and Community Reserve (S-SPR) District respectively.

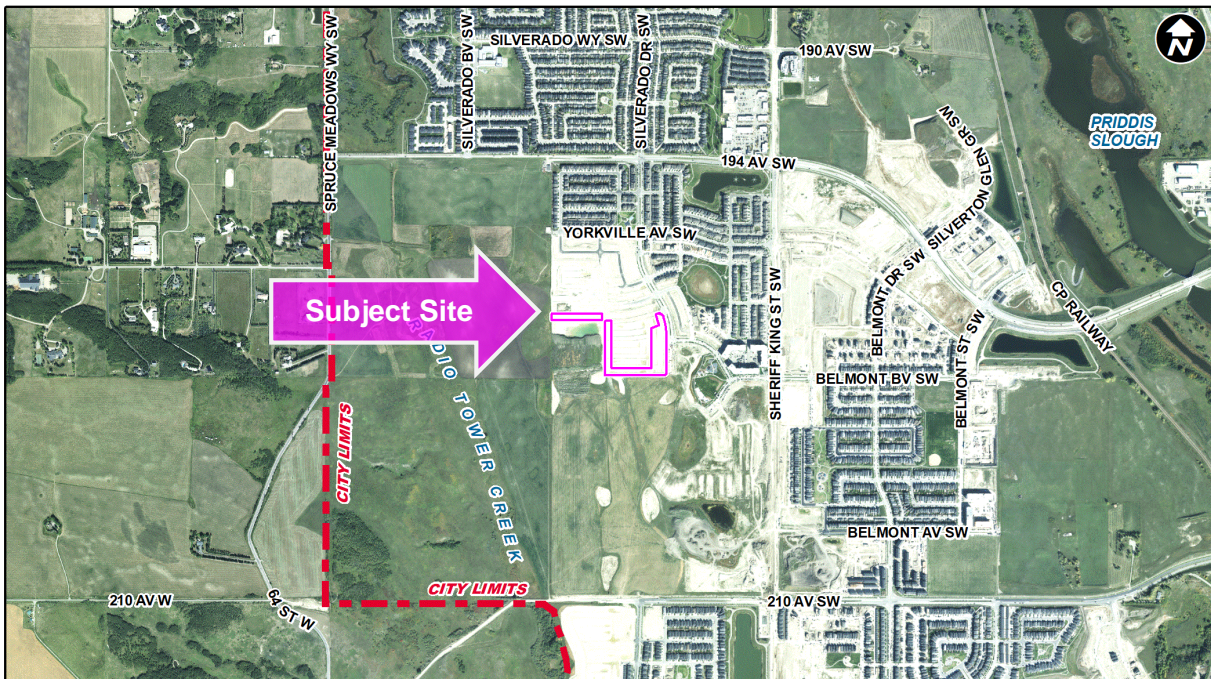
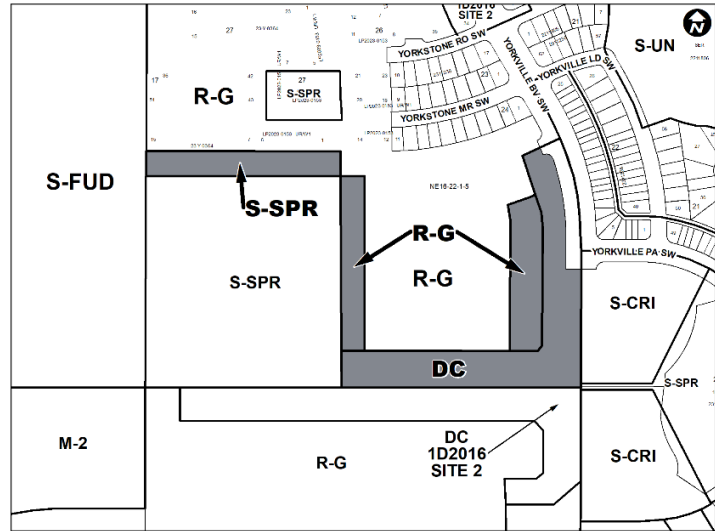
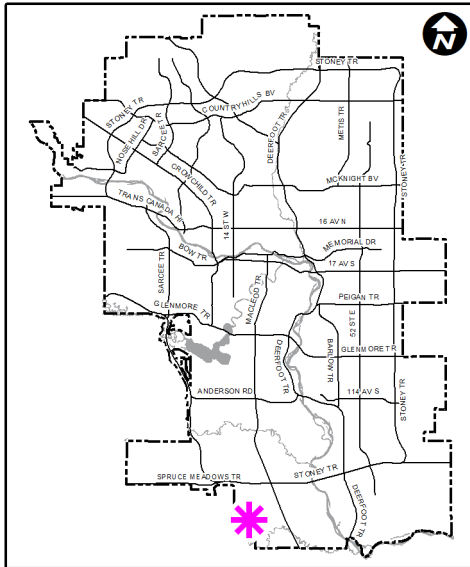
The subject site initially received planning approval as part of the Yorkville Outline Plan and Land Use Amendment, LOC2014-0023. The proposed application aims to revise the subject site to modify the shape of the school site and reorientate the surrounding blocks.

Community Peak Population Table

The community of Yorkville is an actively developing community.

Additional demographic and socio-economic information may be obtained online through the [Yorkville](#) Community Profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the site include Residential – Low Density Mixed Housing (R-G) District, Direct Control (DC) Districts ([Bylaw 32D2020](#) and [Bylaw 1D2016](#)) and Special Purpose – School, Park and Community Reserve (S-SPR) District. This application proposes the same land use districts but with revised boundaries and a new DC District to accommodate additional land area and location. The total proposed land use redesignation area is approximately 3.07 hectares (7.60 acres).

The R-G District accommodates a range of low-density residential development including single detached, semi-detached dwellings and rowhouse buildings with a maximum building height of 12 metres.

The proposed Direct Control (DC) District is based on the Residential – Low Density Mixed Housing (R-Gm) District. The intent of the DC District is to accommodate semi-detached dwellings and rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks. The maximum building height is 14 metres and a 'DC Live Work' use may be contained within a dwelling unit. The proposed DC District is similar in nature to the rules contained in the existing DC Districts on the subject site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide

for the applicant's proposed development due to the unique characteristics of the development. This proposal allows for small-scale lots with minimal rear yard setbacks and increased site coverage for semi-detached dwellings and rowhouses while maintaining the R-Gm District base. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the R-Gm base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, Sections 8 through 16 are tailored to accommodate the applicant's intended proposal. As with Section 7, it is also considered beneficial to allow for these rules to be relaxable to provide similar flexibility.

Subdivision Design

This outline plan forms a continuation of planned development in the surrounding area. The subdivision design includes low-density residential uses in both a laned and lane-less configuration. A revision to the block network from the originally approved outline plan now anticipates semi-detached dwellings or rowhouses fronting Yorkville Drive SW within the DC District which will complement future development south of the subject site. Most internal blocks are now oriented east-west instead of the previously approved north-south orientation, which provides additional connectivity through the site. The block facing Yorkville Boulevard SW and a small portion of the block facing Yorkstone Green SW maintains a north-south orientation.

As part of LOC2014-0023, municipal reserve (MR) in the form of a school site (S-SPR District) was planned for the application area. The shape of the school site was slightly modified in this application. The school site is now longer in the north-south direction and narrower in the east-west direction. The total amount of MR space (4.13 hectares) within the plan area has stayed the same. The new design still supports the ultimate layout of the Joint/Joint Use Site including two building envelopes, two soccer fields, and one baseball diamond. The Site Planning Team (SPT) has reviewed the application and approves the changes.

The road network includes four residential roads and one collector road, Yorkstone Green SW, within the plan area. Additional collector roads are located directly to the east (Yorkville Boulevard SW) and south (Yorkville Drive SW) of the subject site.

Density

The proposed application area is anticipated to have a total of 164 units and a density of 17.4 units per hectare (7.0 units per acre). The maximum density is 255 units and a density of 27.0 units per hectare (10.9 units per acre).

The anticipated density of the subject site within the approved outline plan (LOC2014-0023) was 17.1 units per hectare (6.9 units per acre) or 161 units. The proposed amendments are anticipated to result in a slight increase in density of 0.3 units per hectare (0.1 units per acre) or approximately three units.

The overall anticipated density of the entire Yorkville community (LOC2014-0023) is still anticipated at 26.2 units per hectare (10.6 units per acre).

The proposed application meets the minimum Residential Area density targets of the *West Macleod Area Structure Plan* (ASP) of 17.4 units per hectare (7 units per acre).

Transportation

The subject site will be accessed from multiple points from the surrounding collector road network. Two access points are located off Yorkville Boulevard SW and one access from Yorkville Drive SW. There is also an access from Yorkville Manor SW.

The internal roadway within the application area will contain a collector road (Yorkstone Green SW) and four residential roads. Future active modes options in the area include multi-use pathways on Yorkville Boulevard SW and Yorkville Drive SW and on-street bike lanes on Yorkville Boulevard SW.

The planned cross-section for Yorkville Drive SW, located along the southern boundary of the application area, has been modified to address the interface with the school site. The multi-use pathway on the north side of the street, adjacent the school site, has been adjusted to a mono-walk and expanded to 3.5 metres in width to accommodate bus and parent drop-off in front of the school.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Water, sanitary, and storm services to the development will be provided via the subdivision and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Foothills County Intermunicipal Development Plan (2017)

The subject site is within an area covered by an Intermunicipal Development Plan with Foothills County, [Intermunicipal Development Plan for the Municipal District of Foothills and City of Calgary](#). The proposed application was circulated to Foothills County for review and Foothills County Administration responded with no objection.

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types

and densities to create diverse neighbourhoods. The proposed redesignation accommodates low-density development and meets minimum density targets.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

West Macleod Area Structure Plan (Statutory– 2014)

The [West Macleod Area Structure Plan](#) (ASP) identifies the subject site within the ‘Residential Area’ land use category. The ‘Residential Area’ is intended for residential neighbourhoods that are pedestrian oriented and consist of diverse housing options. The proposed application meets the policy intent and the minimum density targets of the ASP.