



LOC2023-0309

Outline Plan and Land Use Amendment

April 11, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 11 2024
ITEM: 7.2.1 CPC2024-0439
Distrib-Presentation
CITY CLERK'S DEPARTMENT

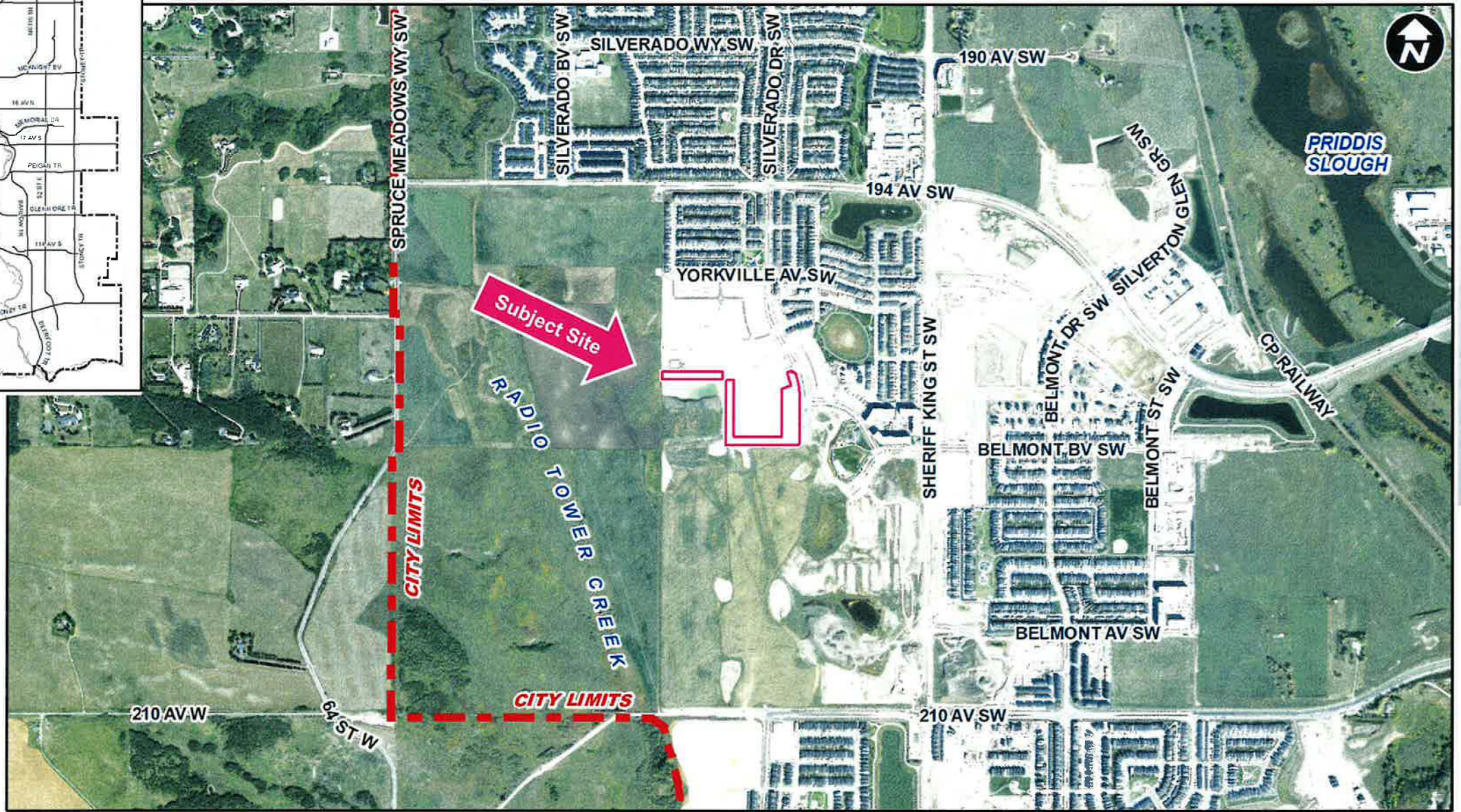
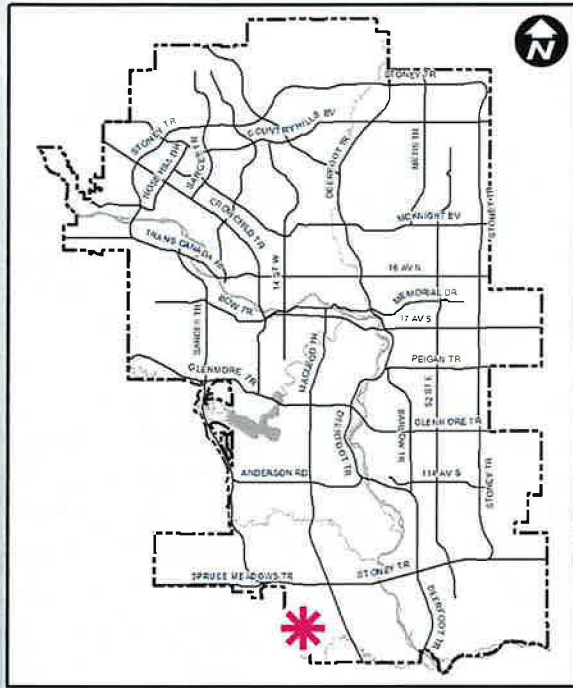
RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) to subdivide 9.43 hectares \pm (23.31 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

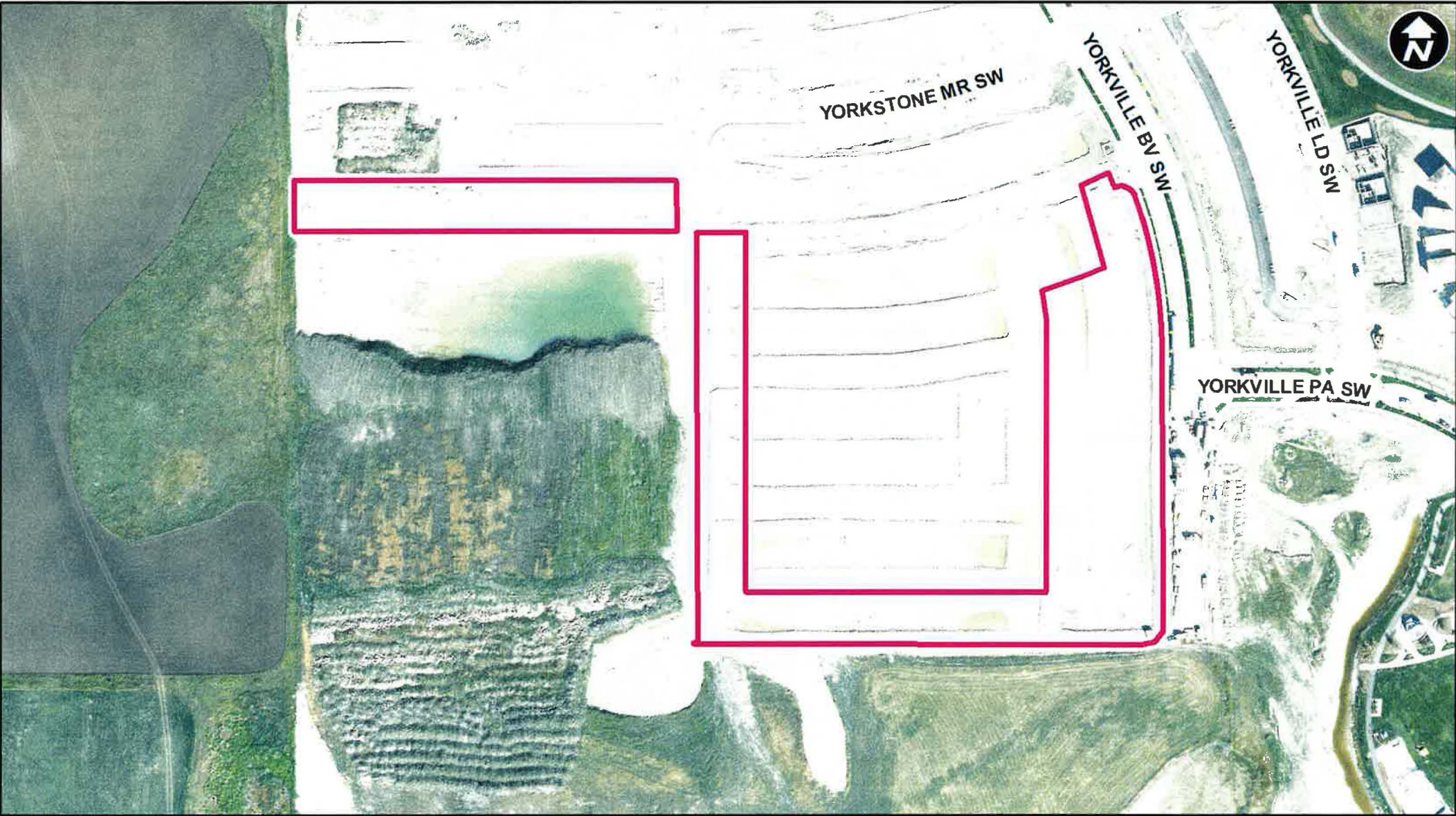
Give three readings to the proposed bylaw for the redesignation of 3.07 hectares \pm (7.60 acres \pm) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).





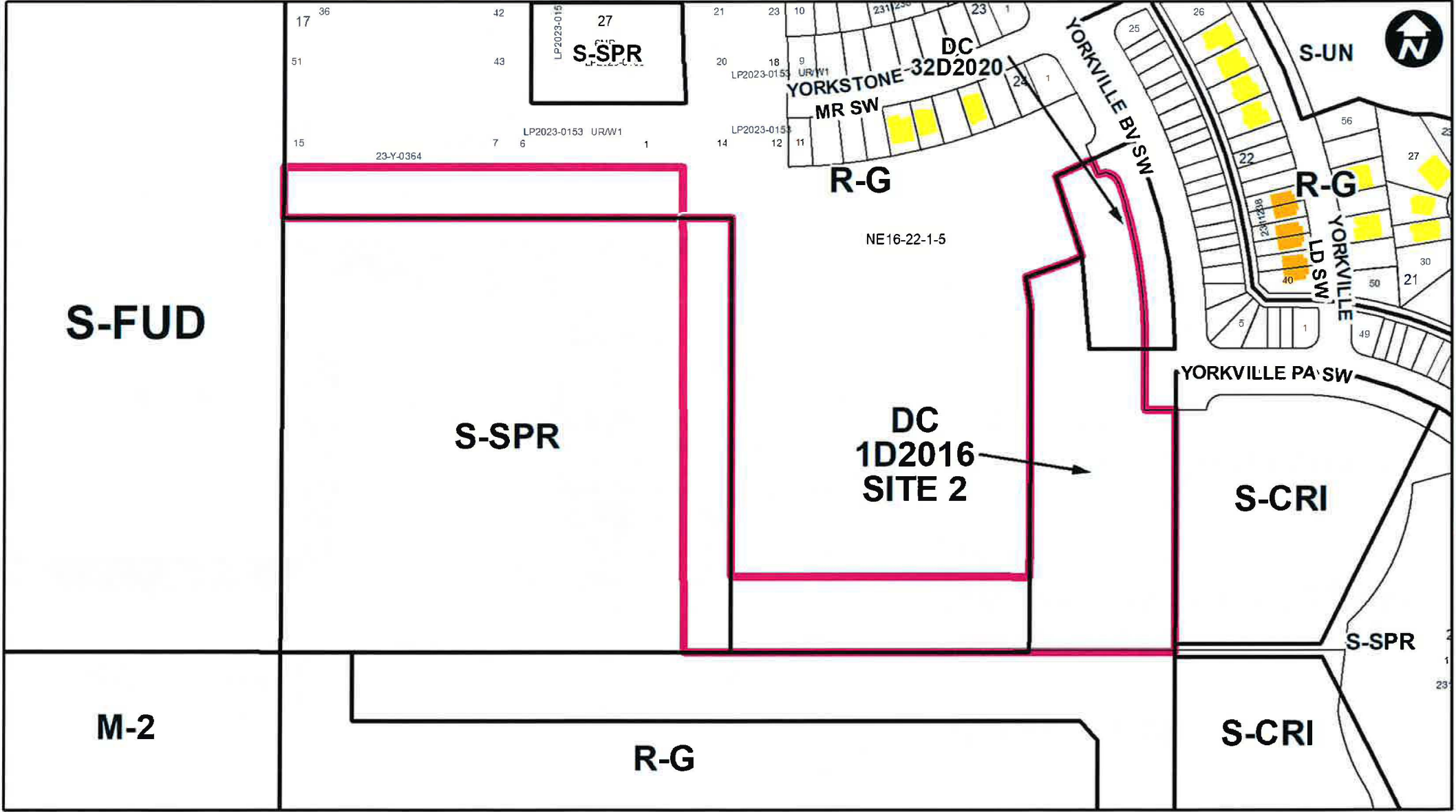
LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



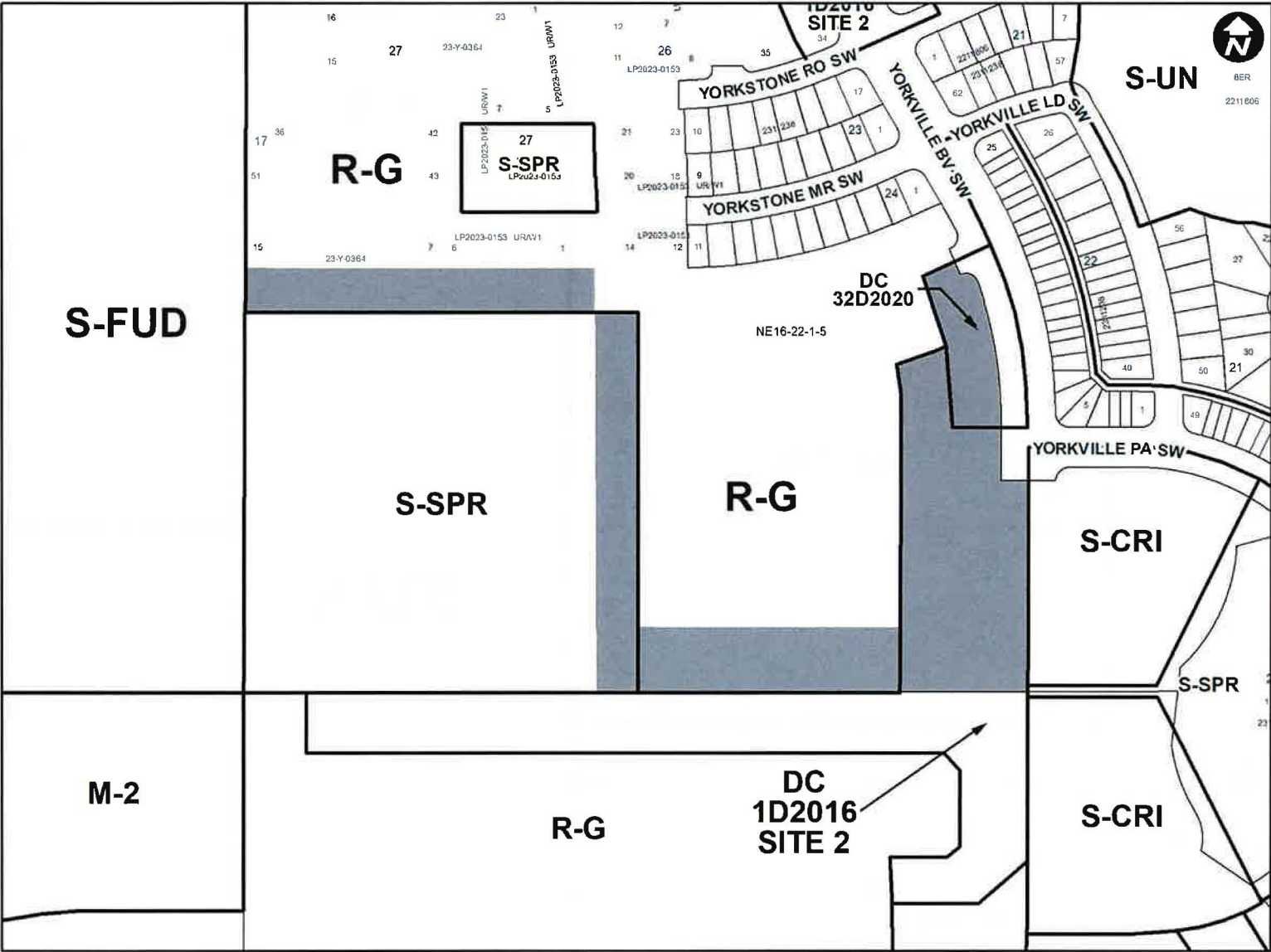
**Outline Plan
Area: 9.43 ha**

**Land Use
Redesignation
Area: 3.07 ha**



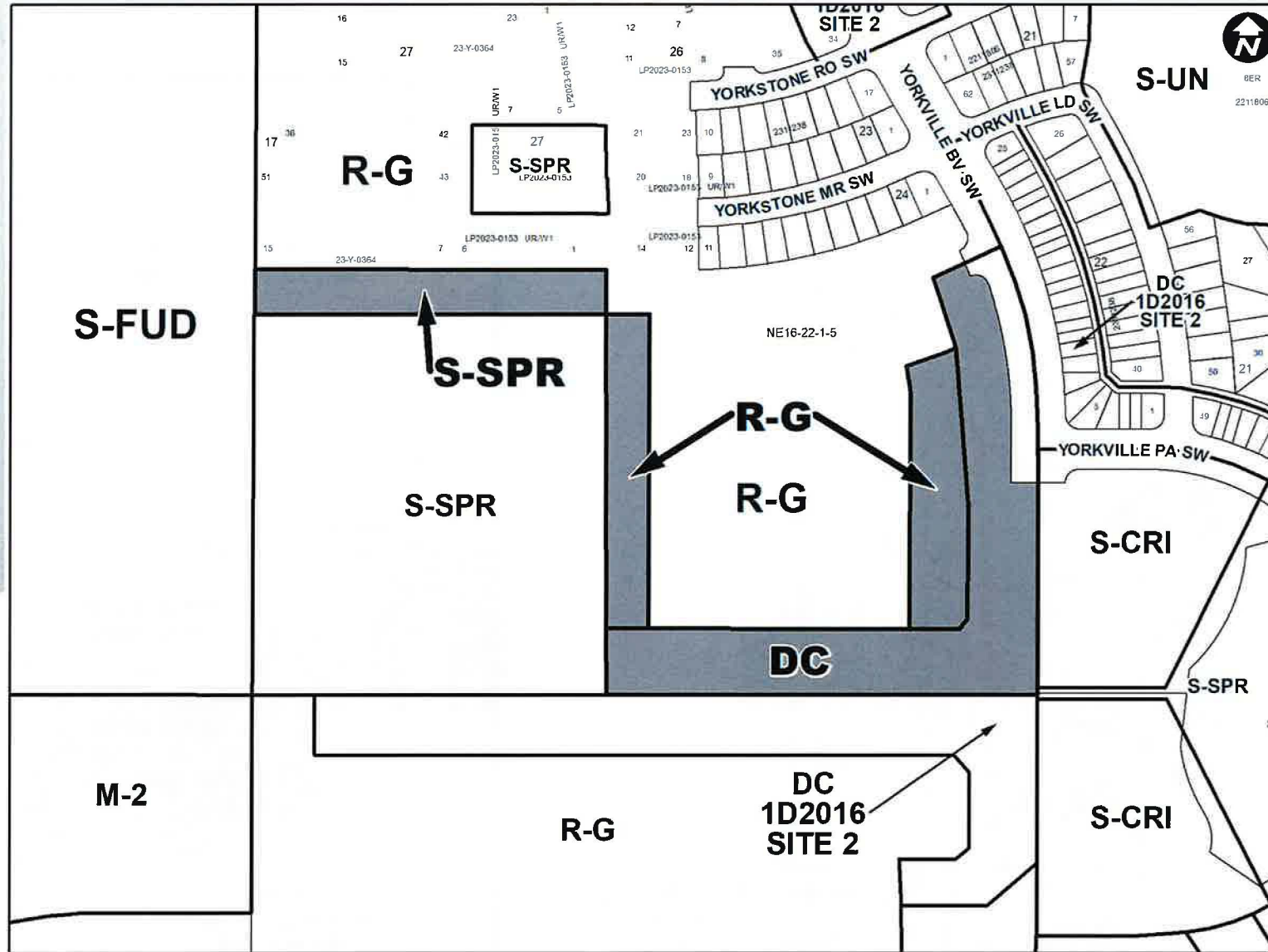
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Land Use Site Boundary

Existing Land Use Map



Existing Districts:

- Special Purpose – School, Park and Community Reserve (S-SPR)
- Residential – Low Density Mixed Housing (R-G)
- Direct Control Districts (DC 32D2020 and DC 1D2016)



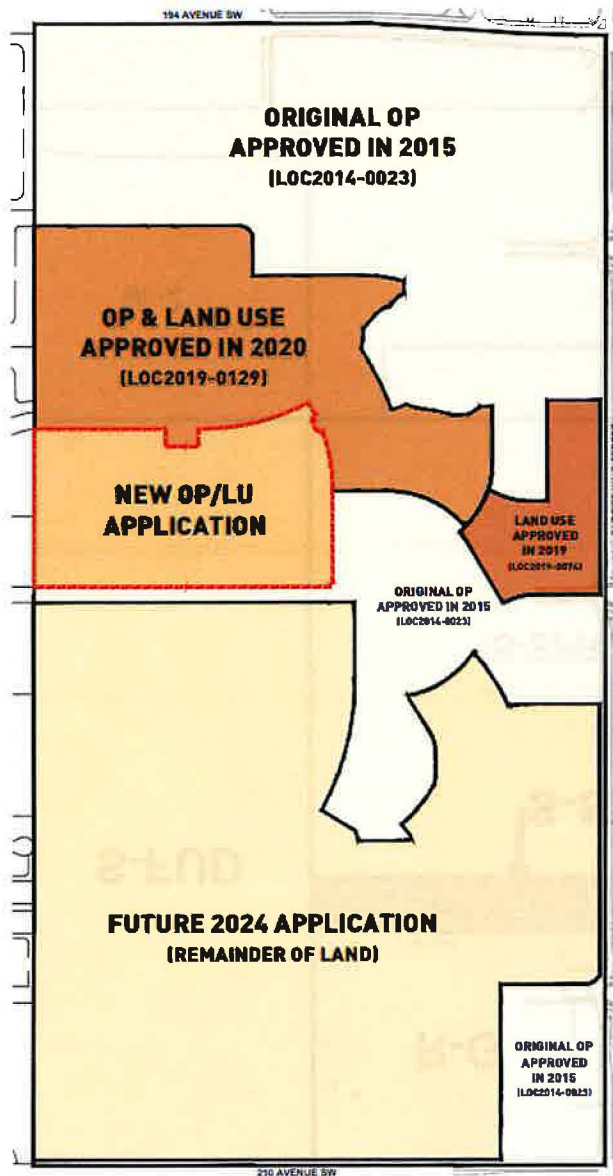
Proposed Districts:

- Special Purpose – School, Park and Community Reserve (S-SPR)
- Residential – Low Density Mixed Housing (R-G)
- Direct Control District (based on R-Gm District)

Existing Outline Plan

8

- Approved Outline Plan in 2015 (LOC2014-0023) for entire Yorkville community
- Subsequent Outline Plan and Land Use Redesignation revisions made to lands north and east of the subject site

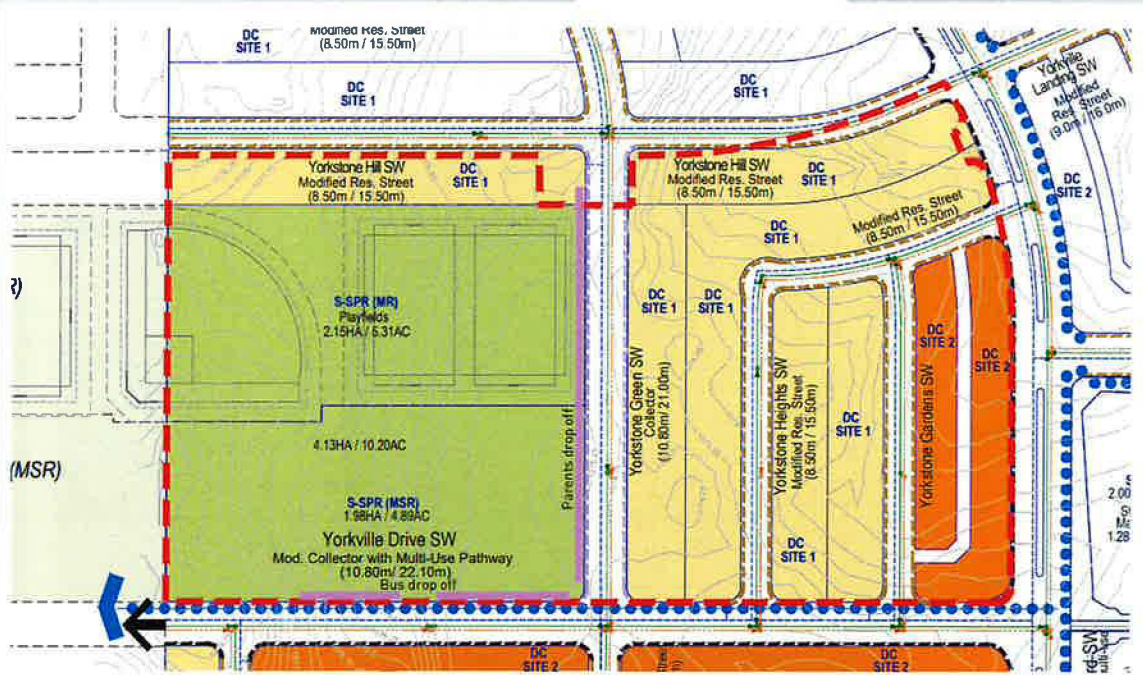


Yorkville Application Revision History

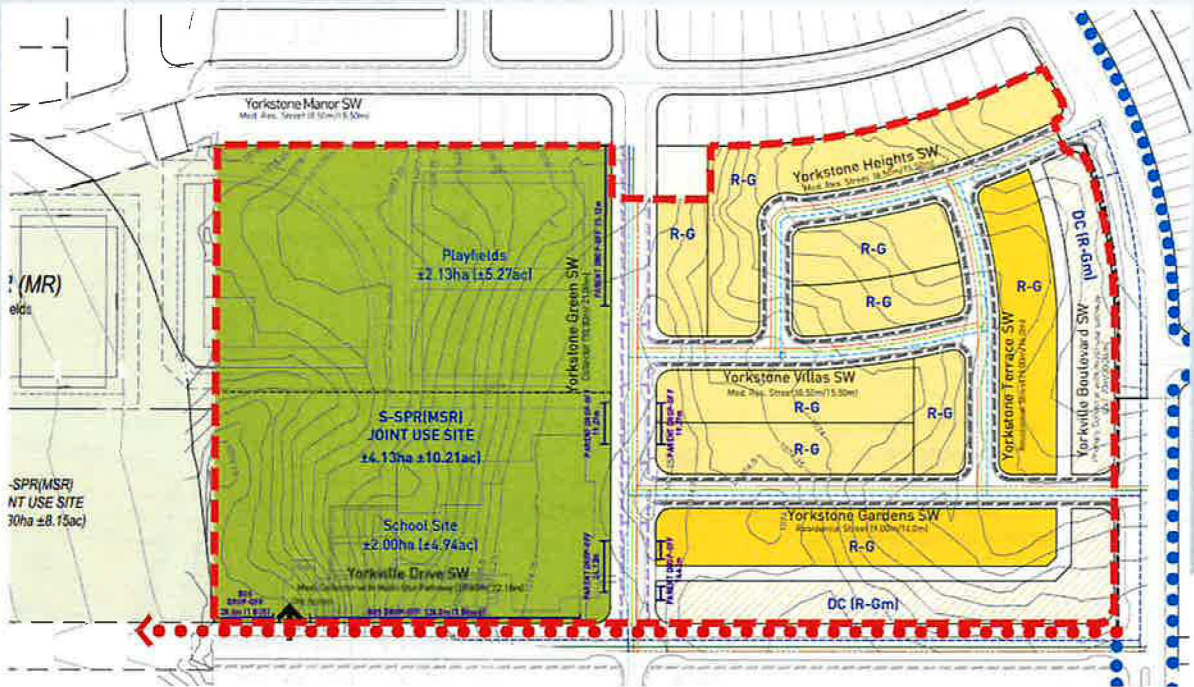


Original Approved Outline Plan (2015)

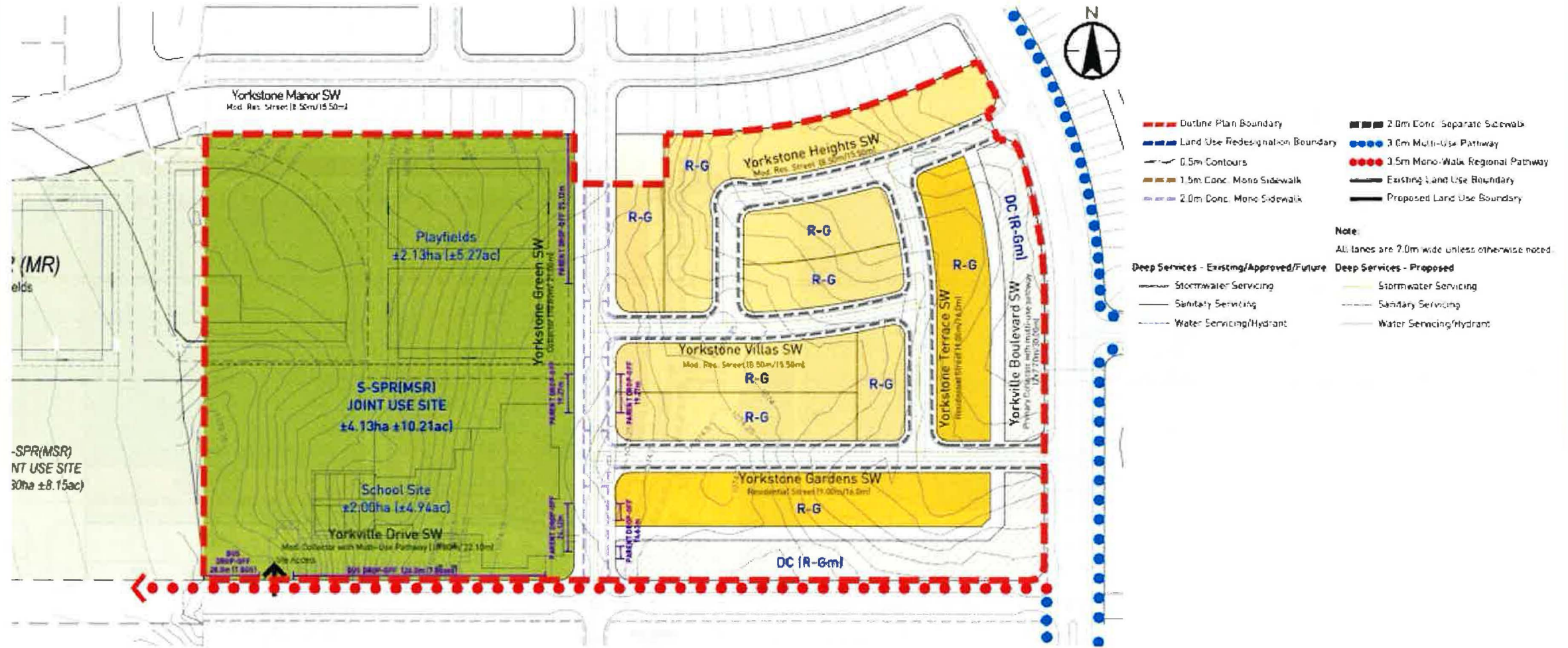
Approved vs Proposed Outline Plan



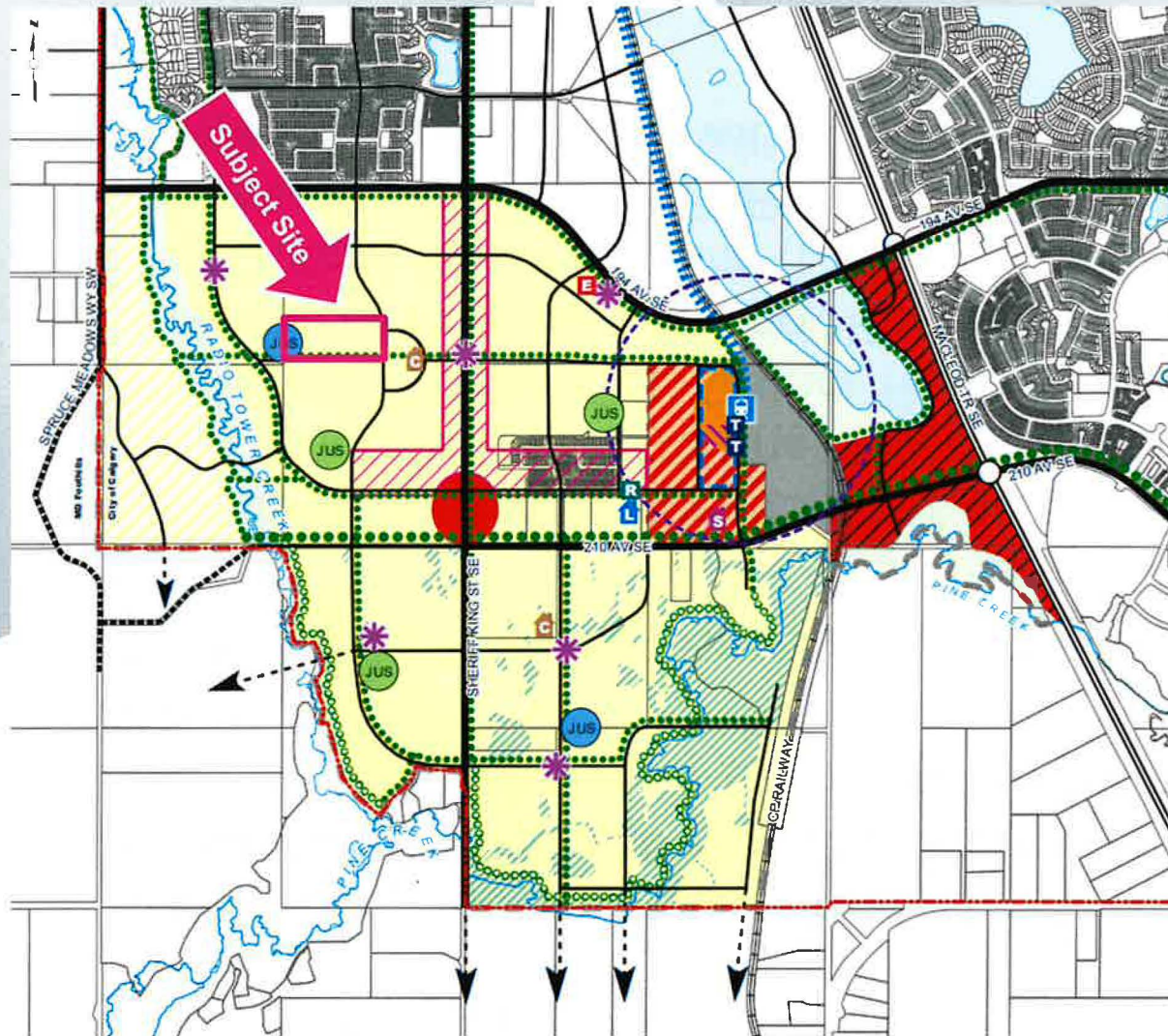
Approved Portion of LOC2014-0023



Proposed Outline Plan



- The proposed plan is in alignment with the policies of the West Macleod Area Structure Plan



Legend					
	Study Area Boundary		Active Connectivity Area		L.R.T. Alignment
	City Limits		Transit Station Planning Area		L.R.T. Station
	Residential Area		Joint Use Site		Expressway
	Residential Area of Interest		Joint/Joint Use Site		Arterial Street
	High Density/ Mixed Use		Neighbourhood Node		Collector Road
	Medium Density/ Mixed Use		Community Centre		Potential Road
	Mixed Use Community Node		Fire Hall/ EMS		M.D. Foothills Road
	Gateway Planning Area		Library Site		Full Interchange
	Conservation Study Area (subject to further review)		Public High School Site		Partial Interchange
	LRT Station and Facilities		Recreation Centre		Primary Cycling Network
	Main Street Retail Area		Tower Sites		Regional Pathway
	Environmental Open Space Study Area				Green Corridor
	Corridor Planning Area				

RECOMMENDATIONS:

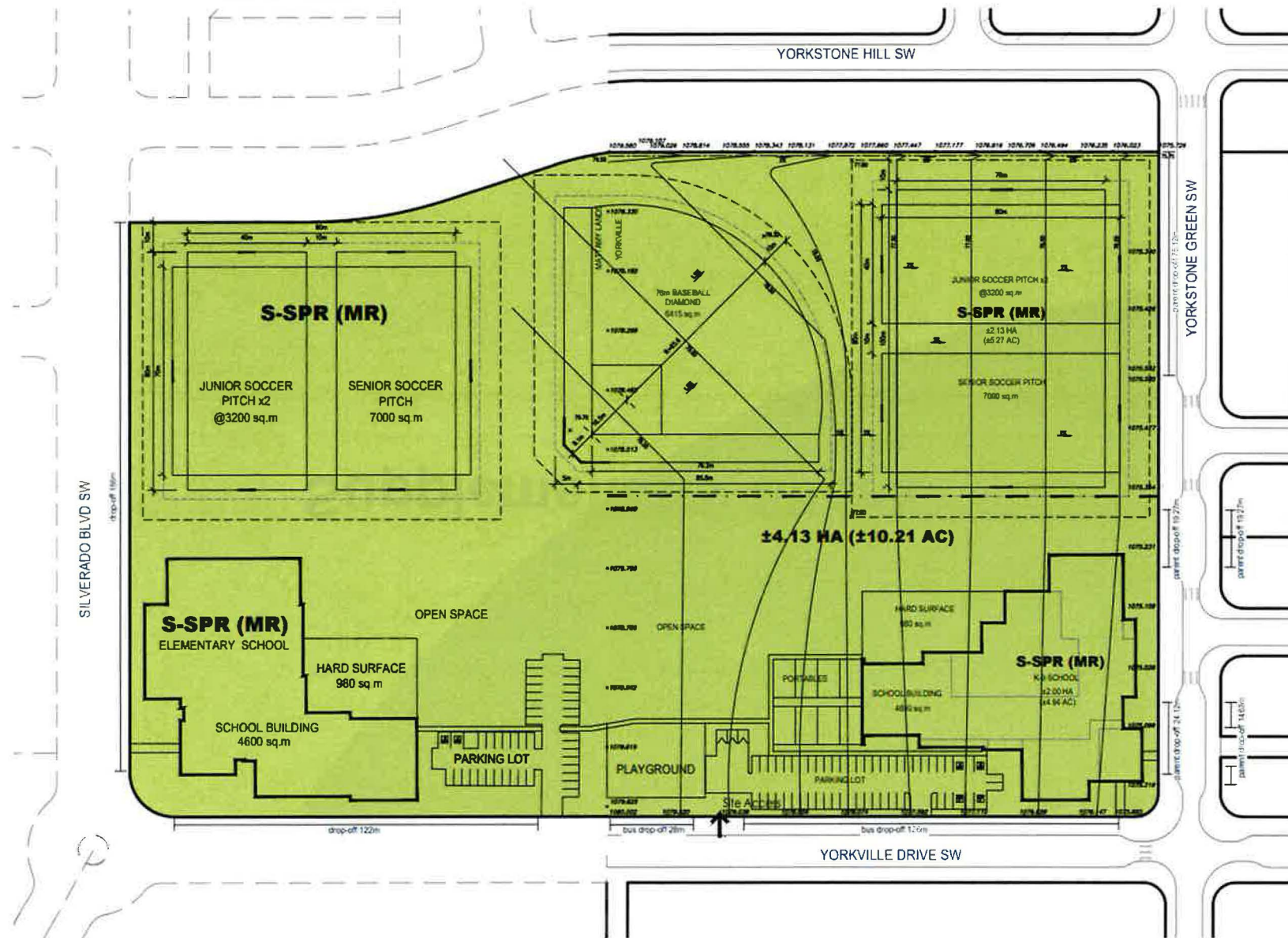
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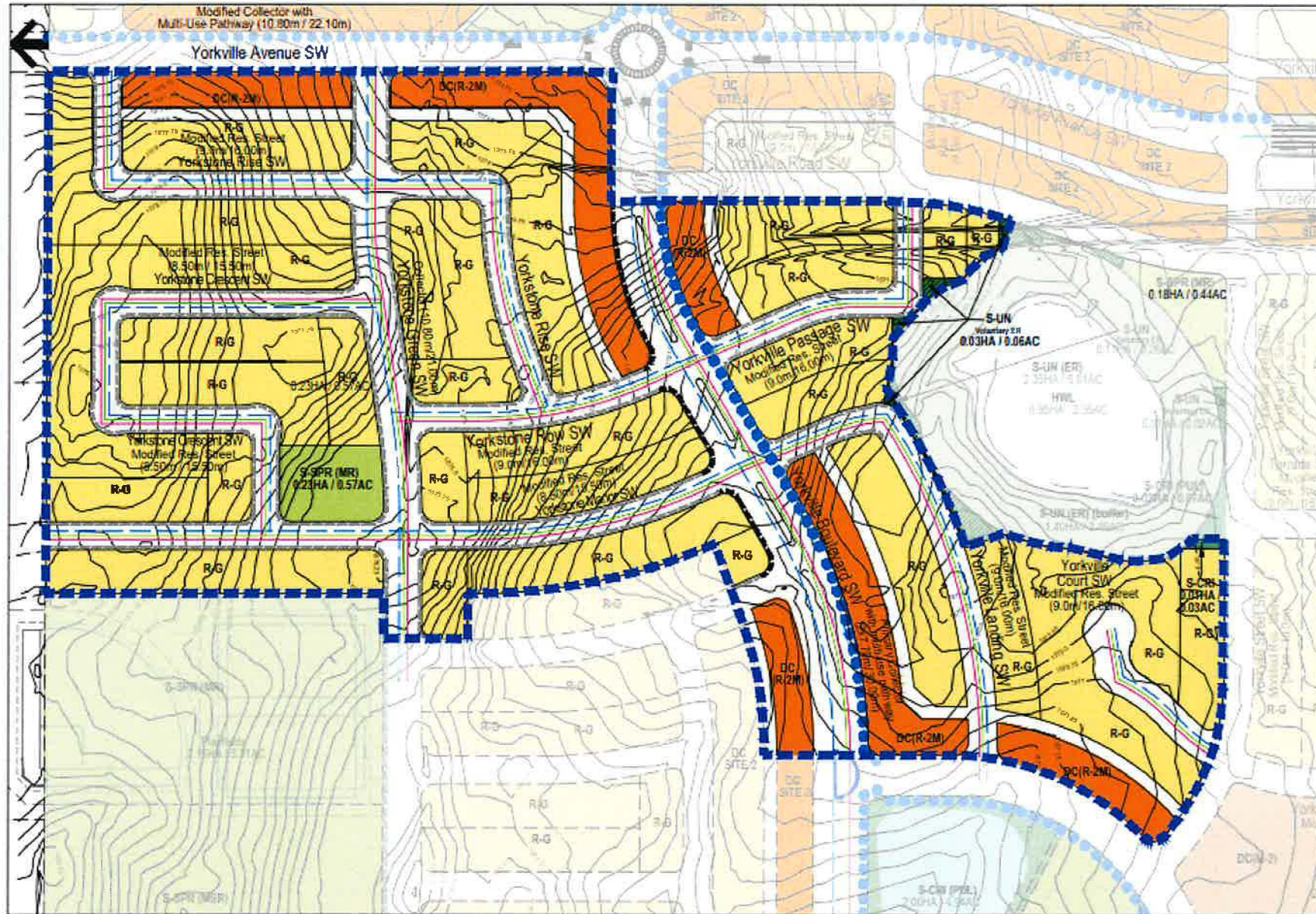
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Supplementary Slides

Proposed School Site Concept & Grading 14





- Approved Outline Plan in 2020 for lands north of the subject site