

Planning and Development Services Report to
Calgary Planning Commission
2024 April 11

ISC: UNRESTRICTED
CPC2024-0439
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Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan 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:

2. 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) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:

That Council give three readings to **Proposed Bylaw 162D2024** 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) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 April 11:

“Moved by Commissioner Pollen

That with respect to Report CPC2024-0439, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan 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).

...

For: (6): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Pollen, and Commissioner Small

MOTION CARRIED”

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HIGHLIGHTS

- This application proposes to revise a portion of the Yorkville Outline Plan (approved in 2015).
- The application seeks to establish a subdivision framework and redesignate the subject site to modify the school site layout and residential block layout and adjust the land use district boundaries within a portion of the approved outline plan (LOC2014-0023).
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This outline plan and land use amendment, in the southwest community of Yorkville, was submitted on 2023 October 18 by B&A Studios on behalf of the landowner Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd. The subject site is located west of Yorkville Boulevard SW, south of Yorkstone Manor SW and north of the future Yorkville Drive SW. The site is approximately 9.43 hectares (23.31 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 4), the proposal seeks to obtain outline plan and land use approvals to respond to revisions that were made on lands to the north of the subject site that necessitated a revision to the school site layout. The main change was the shift of the intersection of Yorkstone Green SW and Yorkstone Manor SW (previously referenced as Yorkstone Hill SW) to the west. In order for the subject site to align with this intersection, located to the north of the subject site, the school site boundary needed to be shifted to the west and elongated north to ensure the same school site area was maintained. The residential blocks within the subject site were reorientated to provide additional east-west connectivity through the site as well as frontage along Yorkville Drive SW to complement future development to the south. The same land use districts as were previously approved are proposed; however, there are adjustments to the land use boundaries and a new Direct Control (DC) District was created to accommodate the different location of the DC area within the plan area.

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. Since this proposed application is

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within a developing community and similar land use districts are proposed within a revised outline plan layout, the applicant chose not to undertake additional public outreach and there is no community association for the area. The Applicant Outreach Summary is provided in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter from the public neither in support nor opposition to the application. The letter included the following comments:

- multiple intersections on to a collector road across the street from the school site will present a safety issue; and
- creating east-west residential roads between the two north-south collector roads will create short cuts through the subject site.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed outline plan was revised from the original submission and one intersection on to Yorkstone Green SW was removed.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the 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.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Yorkville and provides a framework for a future school site and residential development. The development of these lands may support amenities for the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of this site in the developing area contributes to Calgary's overall economic health by housing new residents within Calgary's city limits as well as efficient use of existing infrastructure.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 162D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. **Approved** Outline Plan
7. **Approved** Outline Plan Data Sheet
8. Proposed Land Use Amendment Map

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform