

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Yorkville and consists of approximately 55.73 hectares (137.72 acres). The site is bounded by two arterial roads – Sheriff King Street SW to the east and 210 Avenue SW to the south. The subject site is adjacent to actively developing lands to the north within the community of Yorkville, south of 210 Avenue SW within the community of Creekside, and east of Sheriff King Street SW within the community of Belmont. Land to the west of the subject site is currently undeveloped but has land use approvals. The development area is irregular in shape and is approximately 800 metres wide by 800 metres deep.

Surrounding land uses consist of a variety of low-density residential and multi-residential districts. Directly north of the subject site are future stormwater ponds, community association site and park space and a future school site.

The subject site initially received planning approval as part of the Yorkville Outline Plan and Land Use Amendment (LOC2014-0023). Amendments to other parts of the overall outline plan and land uses have occurred since the initial approval in 2016. The proposed application aims to amend the subject site by reorientating residential blocks, revising housing types and revising portions of the open space network. The application proposes to remove a housing type identified as a 'back-to-back rowhouse' and replace it with a land use district that allows a variety of standard housing types. The proposed density of the subject site is similar to the initial outline plan, adding an additional 11 dwelling units within the subject area. The proposed plan also adds a site for a Fire Hall/Emergency Services (EMS) facility that was initially planned for a different location in the *West Macleod Area Structure Plan (ASP)*. The application also proposes to remove a commercial site in the southeast corner and replace it with multi-residential development. The removal of the approximately three-hectare commercial site is supported by Administration due to the amount of existing and planned commercial space in close proximity to the subject site and the ASP requirements of the Mixed Use Community Node still being fulfilled on the east side of Sheriff King Street SW.

Community Peak Population Table

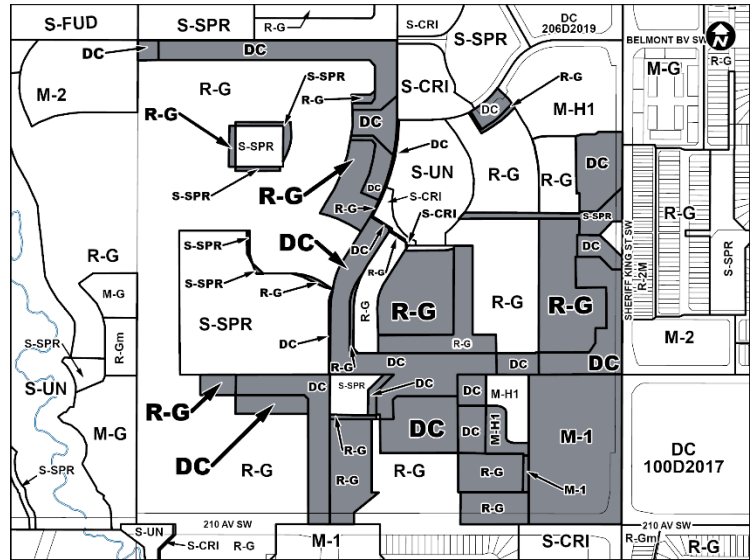
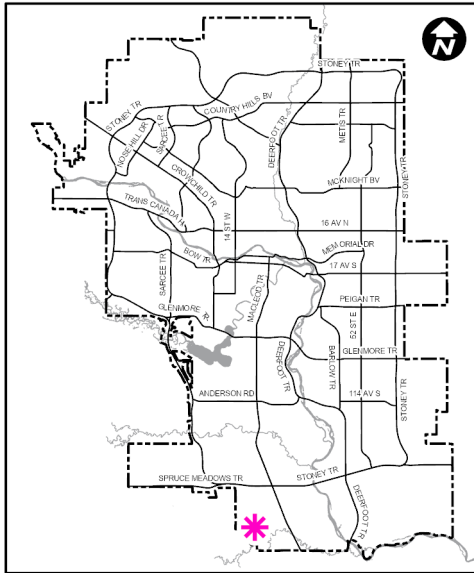
The community of Yorkville is an actively developing community.

Yorkville	
Peak Population Year	2019
Peak Population	14
2019 Current Population	14
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

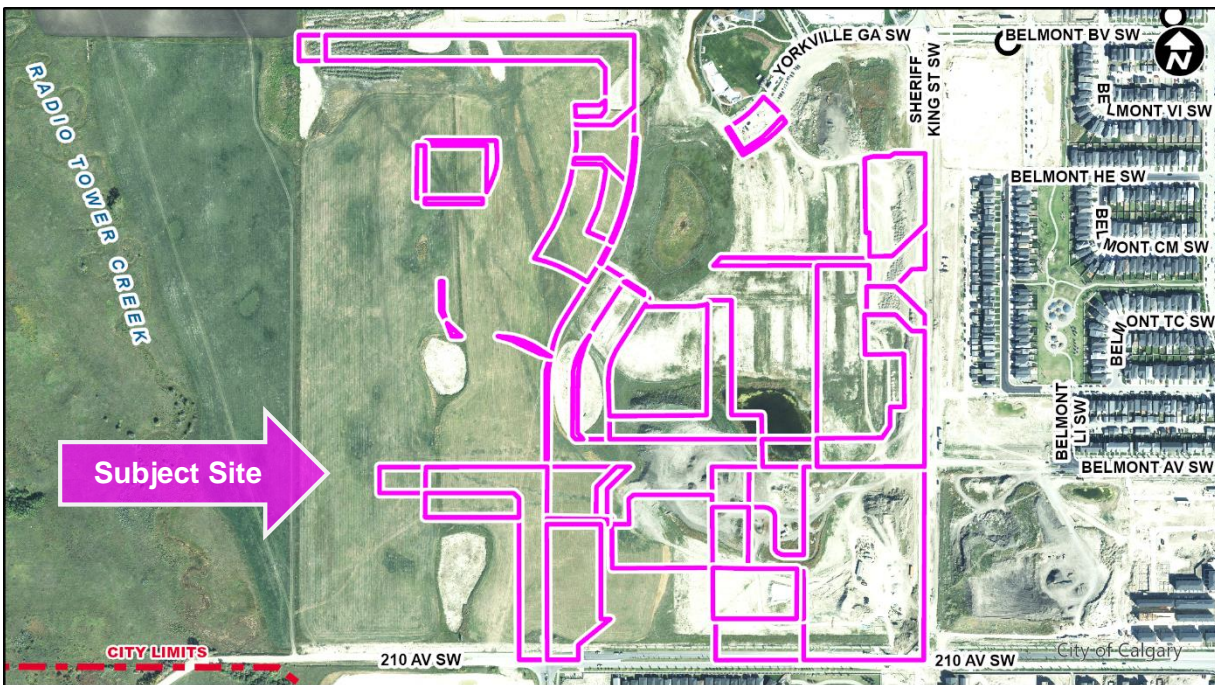
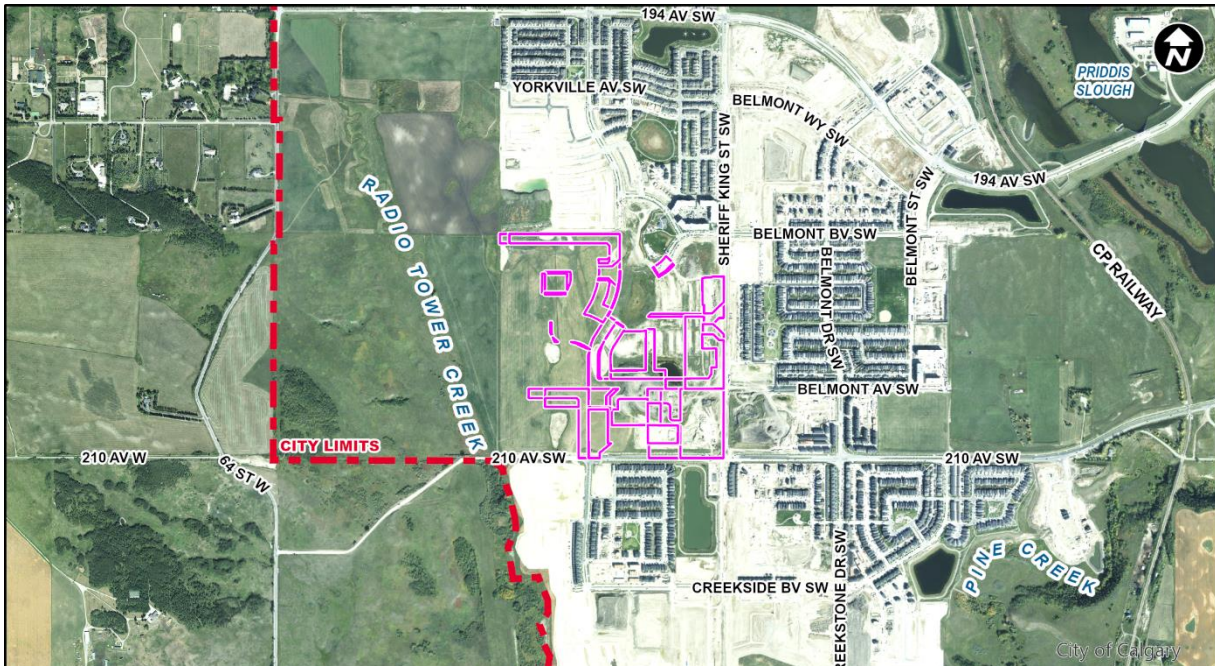
Location Maps



Outline Plan Boundary



Land Use Amendment Boundary



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) District ([Bylaw 1D2016](#), Site 1 and 2), Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Corridor 3 (C-COR3f0.5h12) 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.

This application proposes similar land use districts with revised boundaries and a new DC District to accommodate an additional housing type. The application also proposes removal of the C-COR3f0.5h12 District (intended for mid-scale commercial uses with limited large retail uses and no residential uses) and replacement with the Multi-Residential – Low Profile (M-1) District. The applicant provided rationale through a Market Analysis Report that determined retail development was not warranted on the west side of Sheriff King Street SW due to the current and future supply of retail located in the area. There is an existing commercial site approximately 600 metres south of 210 Avenue SW in the community of Creekside and a future commercial centre with a grocery store anchor directly east of Sheriff King Street SW. The amount of planned commercial square footage in these two developments will provide double the retail space per capita (for a one-kilometre radius from the subject site) than the city-wide average.

The total proposed land use redesignation area is approximately 25.97 hectares (64.18 acres).

The proposed Direct Control (DC) District is based on the Residential – Low Density Mixed Housing (R-Gm) District. 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. The same result could not be achieved through the use of a standard district in the Land Use Bylaw. 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 'Live Work' use may be contained within a dwelling unit. The proposed DC District is similar in nature to the rules contained in 'DC Site 2' of the existing DC District (1D2016) on the subject site.

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 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.

The two sites identified as DC Site 3 (1D2016) on the existing outline plan are proposed to be removed and replaced with R-G District and M-H1 District (to accommodate the site for a Fire Hall/EMS facility). DC Site 3 was intended for a residential product identified as a back-to-back rowhouse with a maximum building height of 13 metres. The R-G District accommodates a range of low-density residential development including single detached, semi-detached

dwelling and rowhouse buildings with a maximum building height of 12 metres. This designation is considered more able to meet current market demand. The M-H1 District permits the construction of the Fire Hall/EMS facility on the site but also allows the flexibility for a future integrated site with multi-residential development.

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 laneless configuration. Revisions to the block network from the originally approved outline plan occur throughout the plan area and the removal of two DC Sites (DC Site 3) necessitates a network change in those respective areas.

Higher residential densities and multi-residential development is proposed predominantly along Sheriff King Street SW and Yorkville Way SW, which are identified in the ASP as 'Corridor Planning Areas'. These areas promote a pedestrian-oriented public realm with buildings oriented towards the street and a range of housing forms that reach a minimum overall density target.

As part of LOC2014-0023, municipal reserve (MR) in the form of a school site and four neighbourhood parks were planned for the application area. The size and shape of the school site was not modified in this application. One neighbourhood park space was removed at the intersection of Yorkville Gate SW and Yorkville Boulevard SW. This area was transferred to the east side of the plan to enhance the park adjacent to Sheriff King Street SW and create a linear park that connects pedestrians from Sheriff King Street SW to the central wetland feature. This linear park and neighbourhood park provide an important pathway connection between communities as there is a mid-block crossing on Sheriff King Street SW that connects to a park system running east-west through the community of Belmont to the future LRT Station. The total amount of MR space within the plan area is 5.82 hectares, or 10.4 percent of the gross developable area. When combined with the MR spaces in the remaining Yorkville outline plan area (previously approved), the MR equates to 12.44 hectares or 10.0 percent of the total Yorkville outline plan.

Density

The proposed application area is anticipated to have a total of 1,505 units, with 236 multi-residential units and 1,269 low-density units. The anticipated outline plan density is 27.0 units per hectare (10.9 units per acre) and the intensity is 87.6 people and jobs per gross developable hectare.

The anticipated density of the subject site within the approved outline plan (LOC2014-0023) was 26.8 units per hectare (10.8 units per acre) or 1,494 units. The proposed amendments are anticipated to result in a slight increase in density of 0.2 units per hectare (0.1 units per acre) or approximately 11 units.

The proposed application meets the minimum Residential Area density targets of the *West Macleod Area Structure Plan (ASP)* of 17.4 units per hectare (seven units per acre). The areas of the plan located within the 'Corridor Planning Area' exceed the ASP density target of 29 to 37 units per gross developable hectare, with an overall density of approximately 44 units per gross developable hectare.

Transportation

The subject plan area will be accessed from multiple points from the surrounding road network, including Sheriff King Street SW, 210 Avenue SW, Yorkville Common SW, Yorkville Drive SW, and Yorkville Boulevard SW.

A Transportation Memorandum was submitted in support of the outline plan and to evaluate any proposed changes to the road and street network. The Memo noted that an updated Transportation Impact Assessment was not required, with the originally proposed transportation network continuing to accommodate the proposed land uses. Administration accepted the results of the Memo.

The internal roadway system ensures efficient movement throughout the site. Active modes facilities include multi-use pathways on Yorkville Boulevard SW and Yorkville Way SW, which will become part of the Always Available for All Ages and Abilities (5A) Network. A 3.0-metre walkway has been added on the north side of the school site to provide additional connectivity.

Portions of the existing network were modified to reflect the changes in the land use as well as to accommodate the proposed school and joint use site. Yorkville Way SW has been modified to address the interface with the school site. The multi-use pathway on the north side of the street, adjacent to the school site, has been adjusted to be curbside and expanded to 3.5 metres in width to accommodate bus and parent drop-off in front of the school. This is the same cross-section as recently approved for the Yorkville school site to the north of this plan area.

The plan area will benefit from future local transit service with the establishment of several transit zones to serve the intended density and to create safe and efficient walking distances to transit.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Water servicing

This outline plan is within the Lower Sarcee Pressure Zone. Water services to the development will be provided via the subdivision and development permit stages as per the approved water network plan.

Storm servicing

This outline plan is within the boundary of the Yorkville Staged Master Drainage Plan. Storm services to the development will be provided via the subdivision and development permit stages.

Sanitary servicing

Sanitary servicing is within the West Macleod catchment area. Sanitary services to the development will be provided via the subdivision and development permit stages. A sanitary servicing study will be required prior to approval of first tentative plan.

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 (previously Municipal District of Foothills), [Intermunicipal Development Plan for the Municipal District of Foothills and the 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: Urban Structure 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 and multi-residential 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 of the 'Residential Area' and the minimum density targets of the ASP.

The ASP identifies the southeast corner of the subject site as a Mixed Use Community Node. The intent of the Node is to create a pedestrian-oriented mixed-use development at the intersection of 210 Avenue SW and Sheriff King Street SW. The predominant uses should be retail, commercial, office and multi-residential development. Policies within the ASP require a range of retail and commercial gross floor area, a site for a food store, minimum density for multi-residential development and an overall size requirement for the Mixed Use Community Node. This application proposes to remove the portion of the Mixed Use Community Node on the west side of Sheriff King Street SW and shift the entire Mixed Use Community Node to the east side of Sheriff King Street SW. Medium density land uses are still proposed in this location, while the commercial element has been removed. The applicant provided rationale through a Market Analysis Report that determined retail development was not warranted on the west side of Sheriff King Street SW due to the current and future supply of retail located in the area. Certain policy changes within minor amendments to the ASP are proposed to reflect this

revision; however, the overall amount of retail and commercial gross floor area and the requirement for a food store has not changed, and the Node on the east side of Sheriff King Street SW is required to provide these elements. The landowner on the east side of Sheriff King Street has been notified of these changes and expressed no concerns.

The other proposed revision to the ASP is the relocation of the Fire Hall/EMS facility to within the proposed plan area. This site change has been discussed and agreed upon with the Calgary Fire Department.