

Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) to subdivide 55.73 hectares \pm (137.72 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the West Macleod Area Structure Plan (Attachment 8); and
3. Give three readings to the proposed bylaw for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) 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 to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

HIGHLIGHTS

- This application proposes to revise a portion of the Yorkville outline plan (approved in 2016).
- The application seeks to establish a subdivision framework and redesignate the subject site to modify the residential block layout, adjust the open space 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).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city and provide a location for a Fire Hall/Emergency Services Station.
- 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.
- An amendment to the *West Macleod Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

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DISCUSSION

This outline plan and land use amendment, in the southwest community of Yorkville, was submitted on 2024 April 06 by B&A Studios on behalf of the landowner Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd. The subject site is located west of Sheriff King Street SW, north of 210 Avenue SW and south of Yorkville Common SW and Yorkville Drive SW. The site is approximately 55.73 hectares (137.72 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate diverse housing forms that meet the evolving housing products provided by Mattamy. The proposed plan adjusts the residential block pattern and housing types, reconfigures portions of the open space network, provides a new location for a Fire Hall/Emergency Services facility (previously planned in a different location in the *West Macleod Area Structure Plan* (ASP) and removes a commercial site in the southeast portion of the plan area.

The Proposed Outline Plan (Attachment 4) anticipates a total of 1,505 units, with approximately 236 multi-residential dwelling units and 1,269 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 5), the outline plan will achieve a density of 27.0 units per hectare (10.9 units per acre) and an overall intensity of 87.6 people and jobs per gross developable hectare. This proposed density is slightly higher (0.2 units per hectare/0.1 units per acre, or 11 dwelling units) than the density of the subject site in the approved outline plan.

The proposed Land Use Amendment Plan (Attachment 6) adjusts the land use for portions of the subject area, encompassing a total of 25.97 hectares (64.18 acres). The Proposed Direct Control District (Attachment 7) accommodates semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access.

Proposed Amendments to the West Macleod Area Structure Plan (Attachment 8) have been proposed to support this application. The proposed amendments include the relocation of the Fire Hall/Emergency Services facility and the removal of the 'Mixed Use Community Node' on the west side of Sheriff King Street SW and the shifting of the entire 'Mixed Use Community Node' to the east side of Sheriff King Street SW.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

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, there is no community association for the area, and similar land use districts are proposed within a revised outline plan layout, the applicant chose not to undertake additional public outreach. The applicant met and discussed the proposed changes to the 'Mixed Use Community Node' with the adjacent landowner to the east. The Applicant Outreach Summary is provided in Attachment 9.

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. No public comments were received at the time of writing this report.

There is no community association for the subject area.

As per the *City of Calgary - Foothills County Intermunicipal Development Plan*, the application was circulated to Foothills County for comment. Foothills County provided a response of no objection.

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 variety of housing types, including both multi-residential and low-density residential development. The development of these lands may support surrounding uses and provide additional amenities to the community, such as the Fire Hall/Emergency Services facility.

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.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

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2025 January 23**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Outline Plan Data Sheet
6. Proposed Land Use Amendment Plan
7. Proposed Direct Control District
8. Proposed Amendments to the West Macleod Area Structure Plan
9. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform