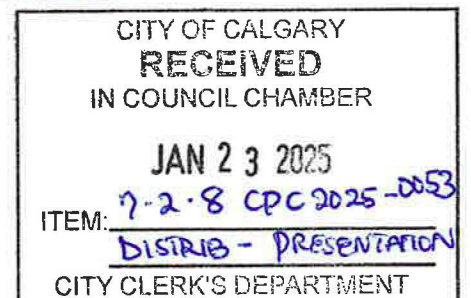




LOC2024-0104 (CPC2025-0053) Outline Plan, Policy Amendment & Land Use Amendment

January 23, 2025

ISC: Unrestricted

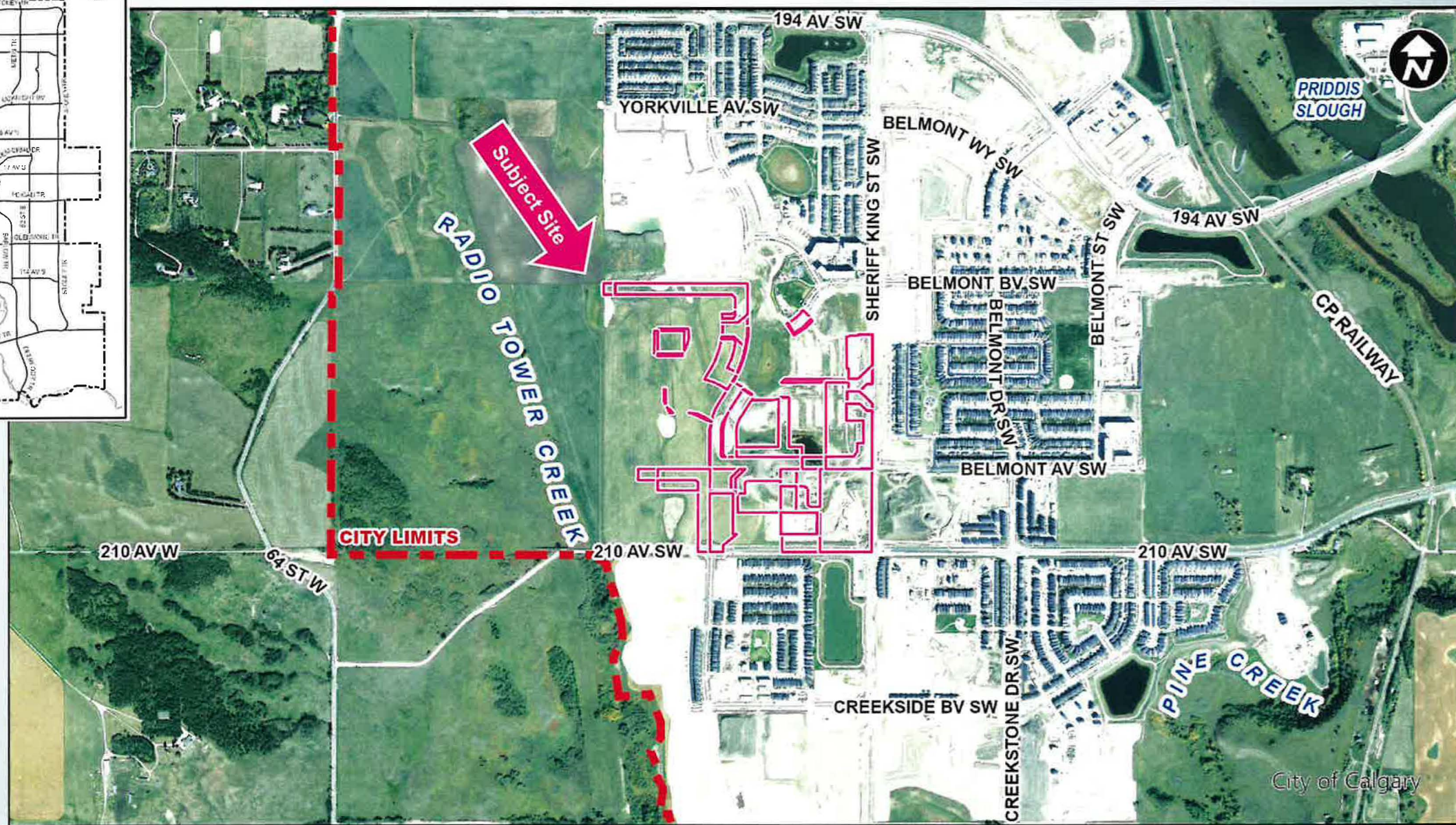
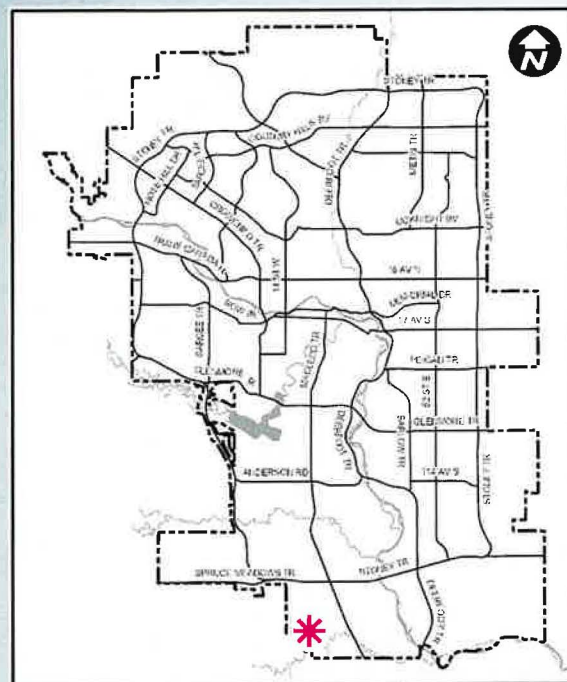


RECOMMENDATIONS:

That Calgary Planning Commission **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:

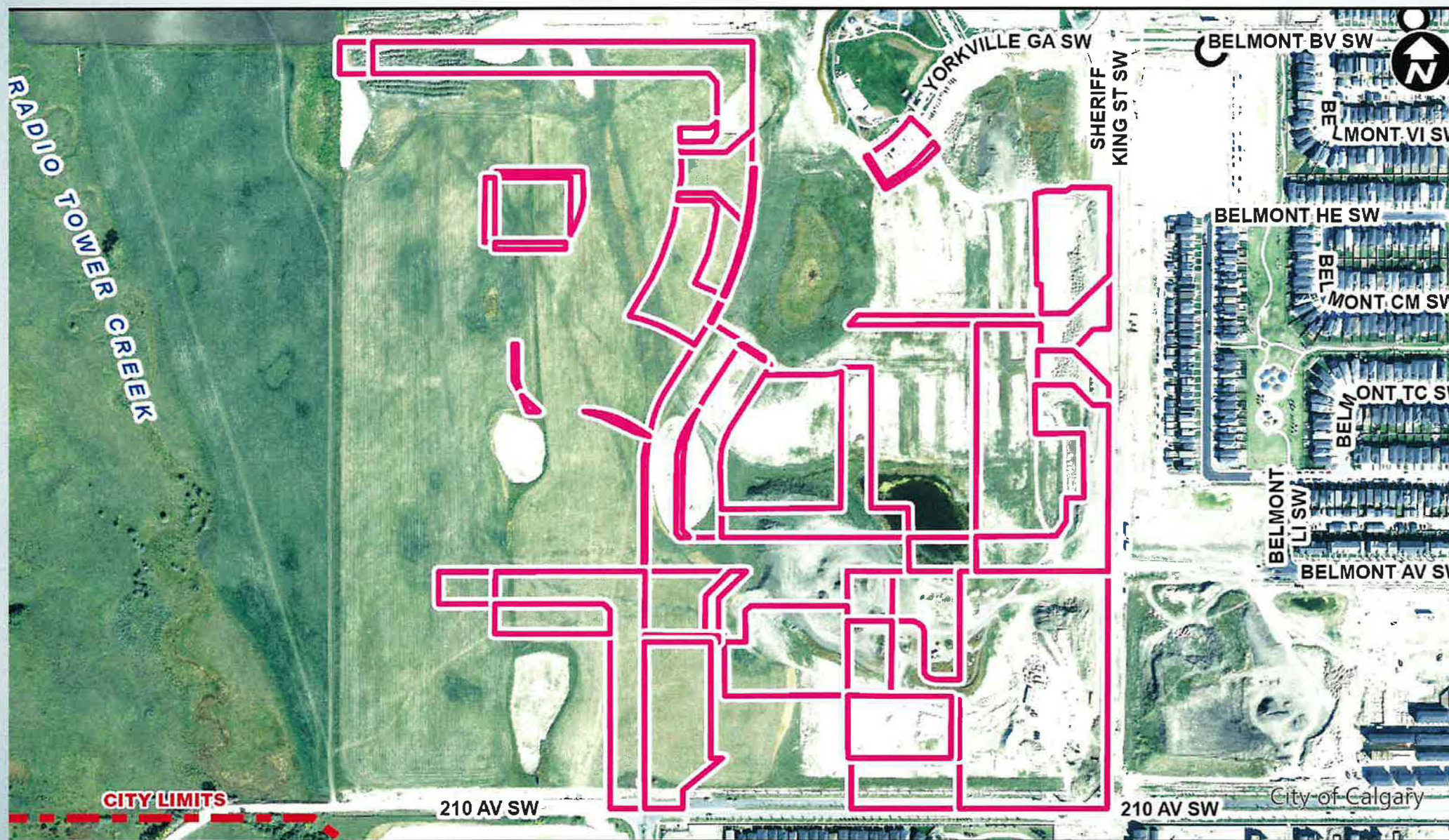
1. Give three readings to the proposed bylaw for the amendments to the West Macleod Area Structure Plan (Attachment 8); and
2. Give three readings to the proposed bylaw for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from 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).





Outline Plan Area:

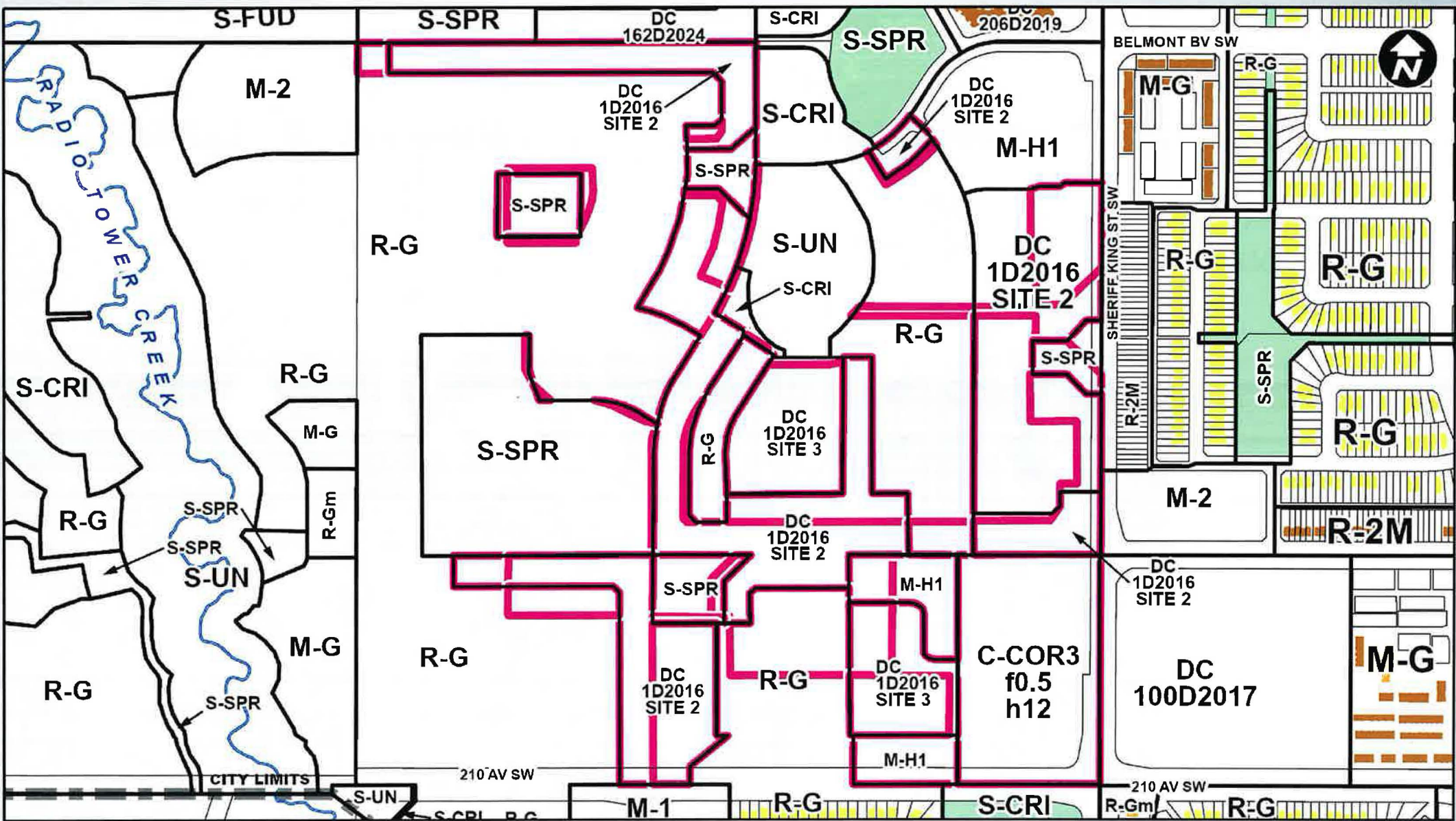
**55.7 ha
(137.7 ac)
800m x 800m**



**Land Use
Amendment
Area:**

**25.9 ha
(64.2 ac)**

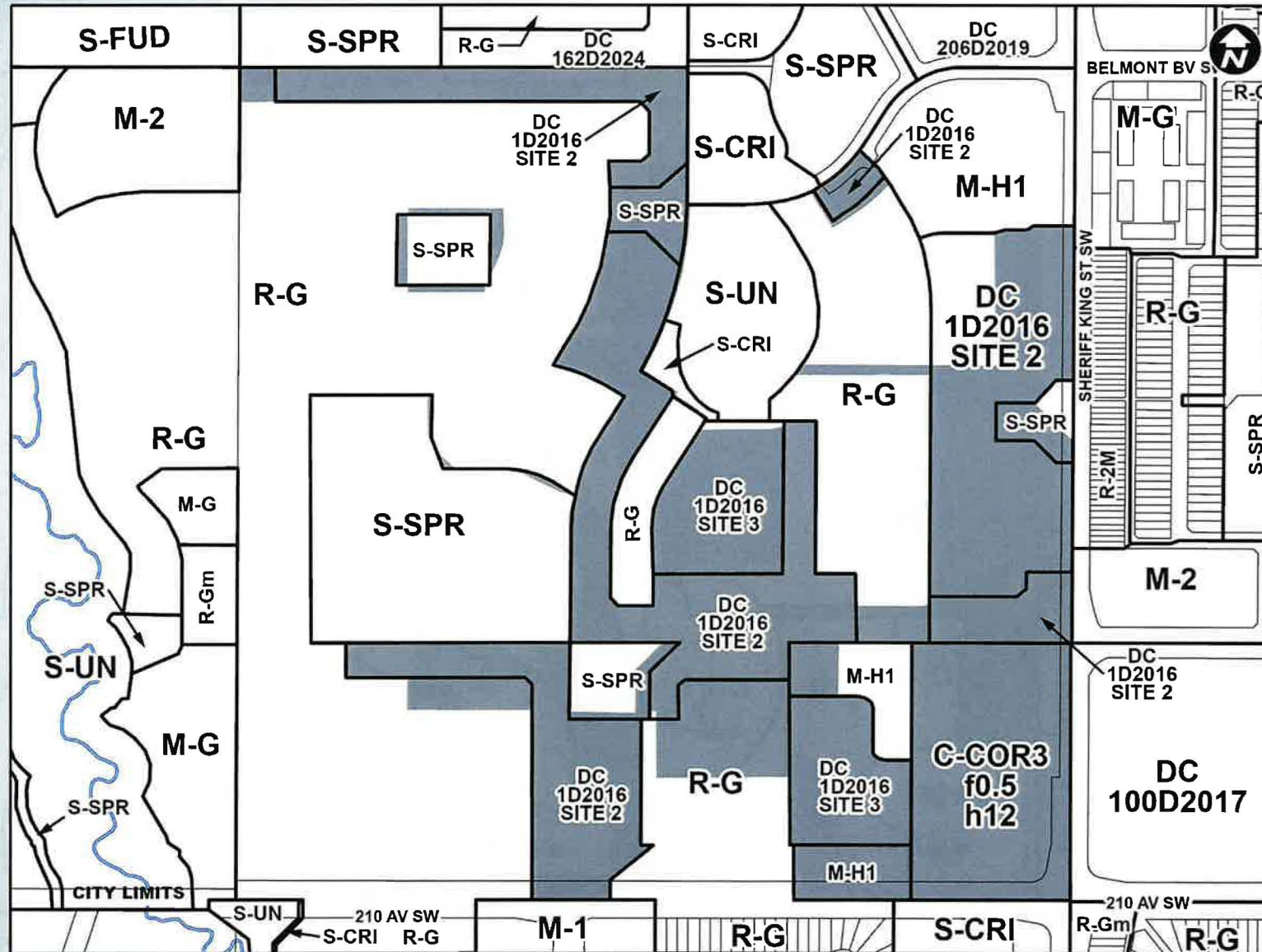
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Existing Land Use Map 7

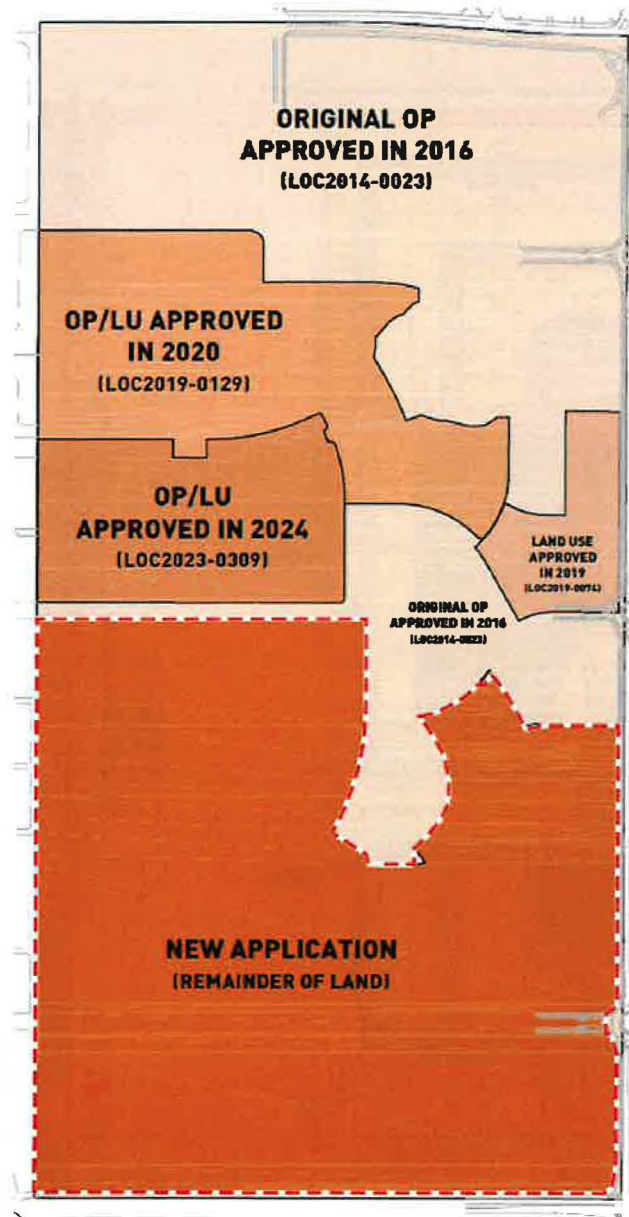
Existing Districts:

- Residential – Low Density Mixed Housing (R-G) District
- Direct Control Districts (DC 1D2016, Site 1 and Site 2)
- Special Purpose – School, Park and Community Reserve (S-SPR) District
- Multi-Residential – High Density Low Rise (M-H1) District
- Commercial – Corridor 3 (C-COR3f0.5h12) District





Original Approved Outline Plan, LOC2014-0023



YORKVILLE APPLICATION REVISION HISTORY

Existing Outline Plan

9

- Approved Outline Plan in 2016 (LOC2014-0023) for entire Yorkville community
- Subsequent Outline Plan and Land Use Redesignation revisions made to lands north of the subject site

Approved vs Proposed Outline Plan 10



Original Approved Outline Plan (2016)

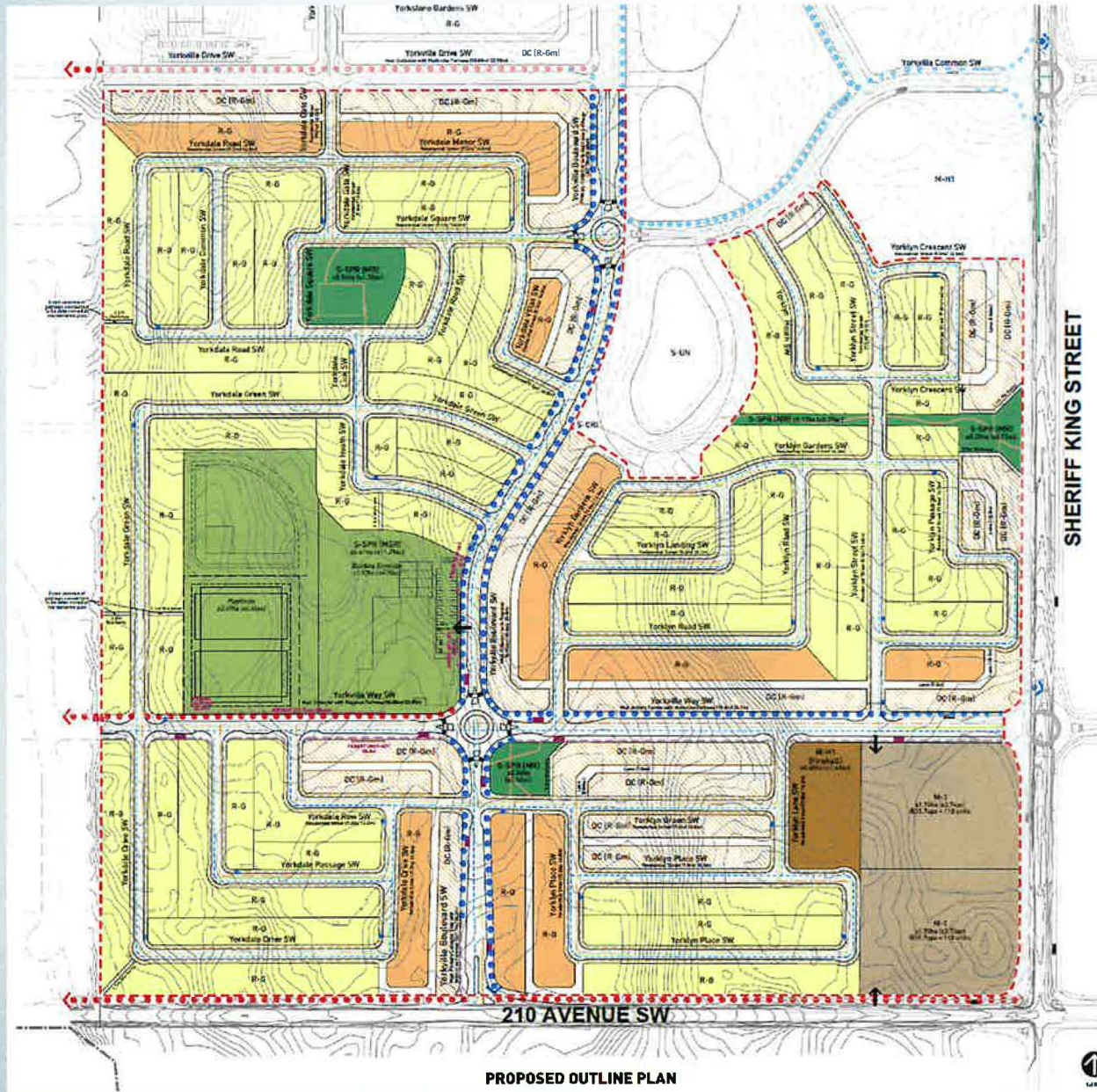


Proposed Outline Plan (2024)

Proposed Outline Plan 11

Total Anticipated Units: 1,505

Anticipated Density: 27.0 uph (10.9 upa)



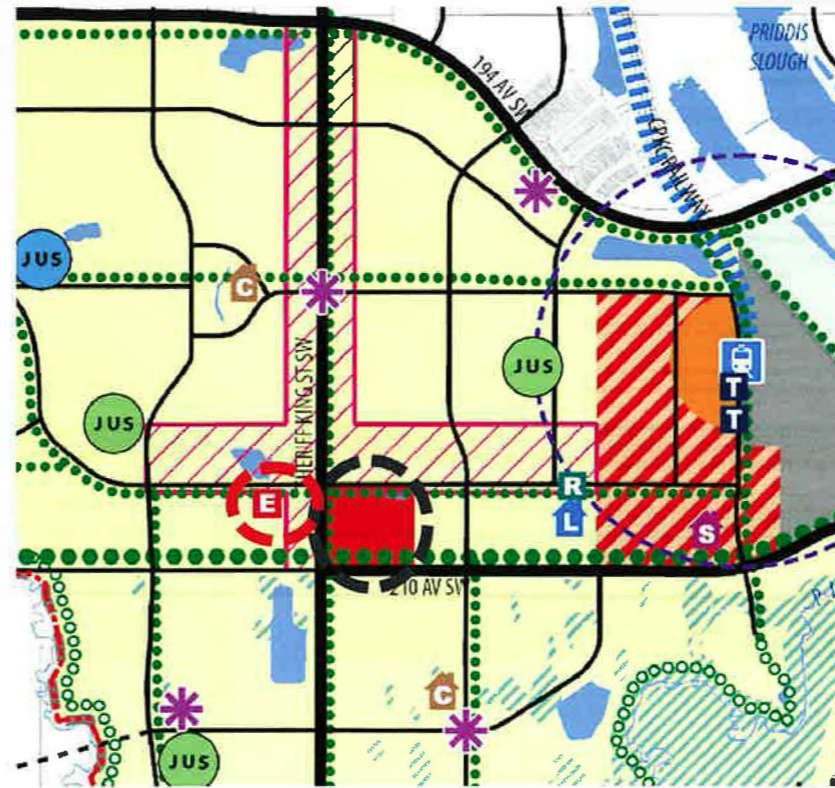
SOUTH YORKVILLE OUTLINE PLAN STATISTICS								
			Hectares (±)	Acres (±)	% of GDA			
Total Area			55.73	137.72				
Gross Developable Area (GDA)			55.73	137.72	100.0%			
	Land Use		Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
Residential	R-G	Residential - Low Density Mixed Housing District			29.79	73.62		53.5%
		Anticipated number of laned lots based on 7.4m lot width	7.40	1,402.51	23.86	58.97		
		Anticipated number of laneless lots based on 12.2m lot width	12.20	7,457.54	3.95	9.77	190	
	DC (R-Gm)	Maximum number of lots based on 6.0m lot width	6.00	0,860.05	19.91	49.20	611	
		Residential - Low Density Mixed Housing District			5.93	14.65		800
		Anticipated number of lots based on 6.05m lot width	6.05	2,844.29			469	
Maximum number of lots based on 5.0m lot width			5.00	2,844.29			559	
Total Frontage Multi-Family				11,704.34				
	M-1	Multi-Residential - At Grade Housing			3.70	9.15		6.6%
		Anticipated number of units based on 31.7 upa (Townhomes)	31.7 upa		3.02	7.47		
	M-H1	Multi-Residential - High Density Low Rise (Firehall)			0.68	1.68	236	
Total Units		Anticipated					1505	
		Maximum					2,791	
Density		Anticipated						
		Maximum		27.0 upha		10.9 upa		
				40.9 upha		16.6 upa		
Public Service		S-CRI(PUL)	Special Purpose - City and Regional Infrastructure		0.02	0.05		0.0%
Open Space					5.82	14.37		10.4%
	S-SPR(MR)	Special Purpose - School, Park and Community Reserve**			1.21	2.98		
	S-SPR(MSR)	Special Purpose - School, Park and Community Reserve**			4.61	11.39		
Roadways & Lanes					16.40	40.53		29.4%
**Note: 10% S-SPR (MR/MSR) provided for the whole of Yorkville as per Yorkville Overall Open Space Plan & Statistics								

**Note: 10% S-SPR (MR/MSR) provided for the whole of Yorkville as per Yorkville Overall Open Space Plan & Statistics





Existing portion of West Macleod ASP with circled changes



Proposed portion of West Macleod ASP with circled changes

Proposed Amendments to the West Macleod ASP:

- 1) Relocation of Fire Hall/EMS Site
- 2) Removal of 'Mixed Use Community Node' on west side of Sheriff King ST and shift of the Node to the east.

RECOMMENDATIONS:

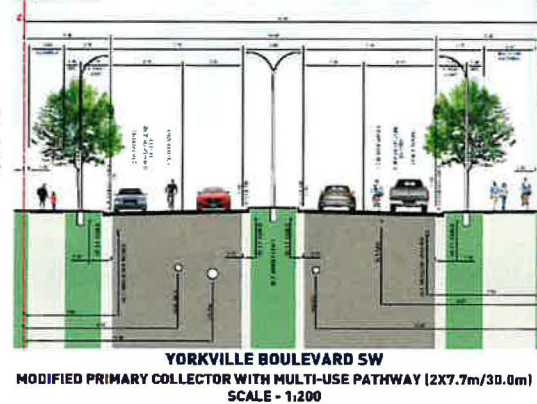
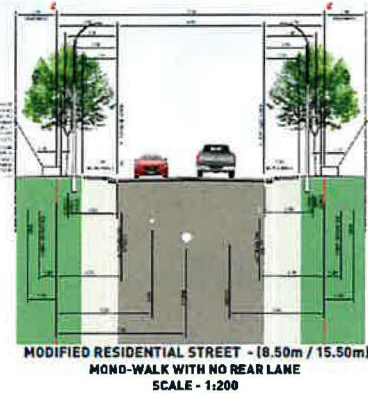
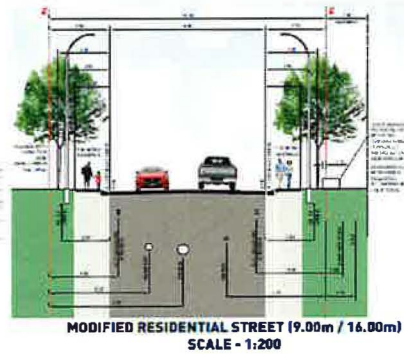
That Calgary Planning Commission **APPROVE** the proposed outline plan located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) to subdivide 55.73 hectares \pm (137.72 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

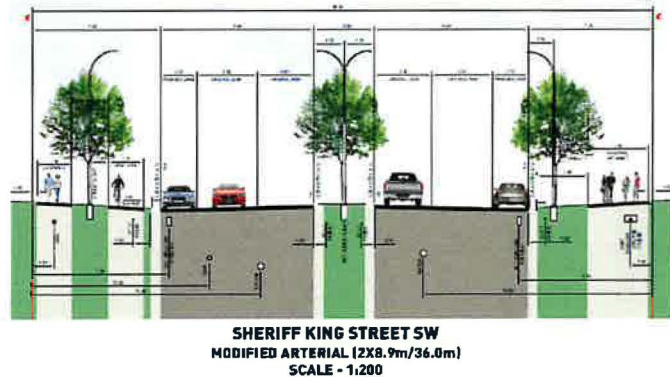
1. Give three readings to the proposed bylaw for the amendments to the West Macleod Area Structure Plan (Attachment 8); and
2. Give three readings to the proposed bylaw for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from 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).

Supplementary Slides

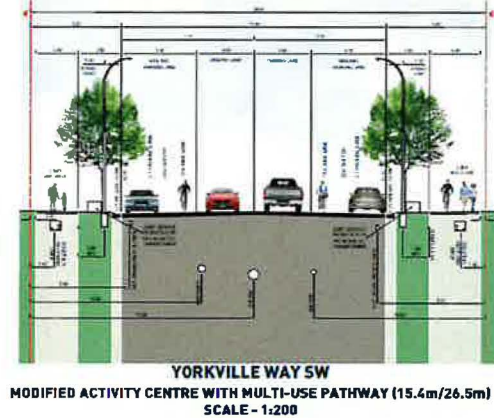
APPROVED CROSS SECTIONS (LOC2014-0023)



APPROVED CROSS SECTIONS (LOC2014-0023)



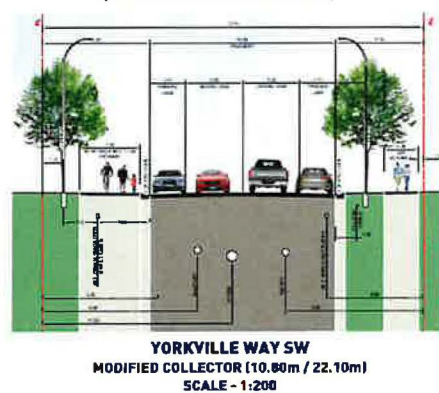
APPROVED CROSS SECTION (LOC2019-0129)



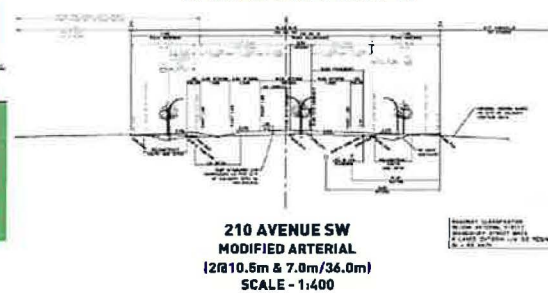
PROPOSED CROSS SECTIONS



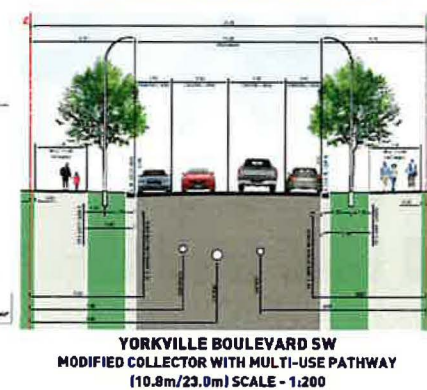
APPROVED CROSS SECTION (Phase 8 Loc2023-0309)



APPROVED CROSS SECTION (Pine Creek Phase 1)



PROPOSED CROSS SECTIONS

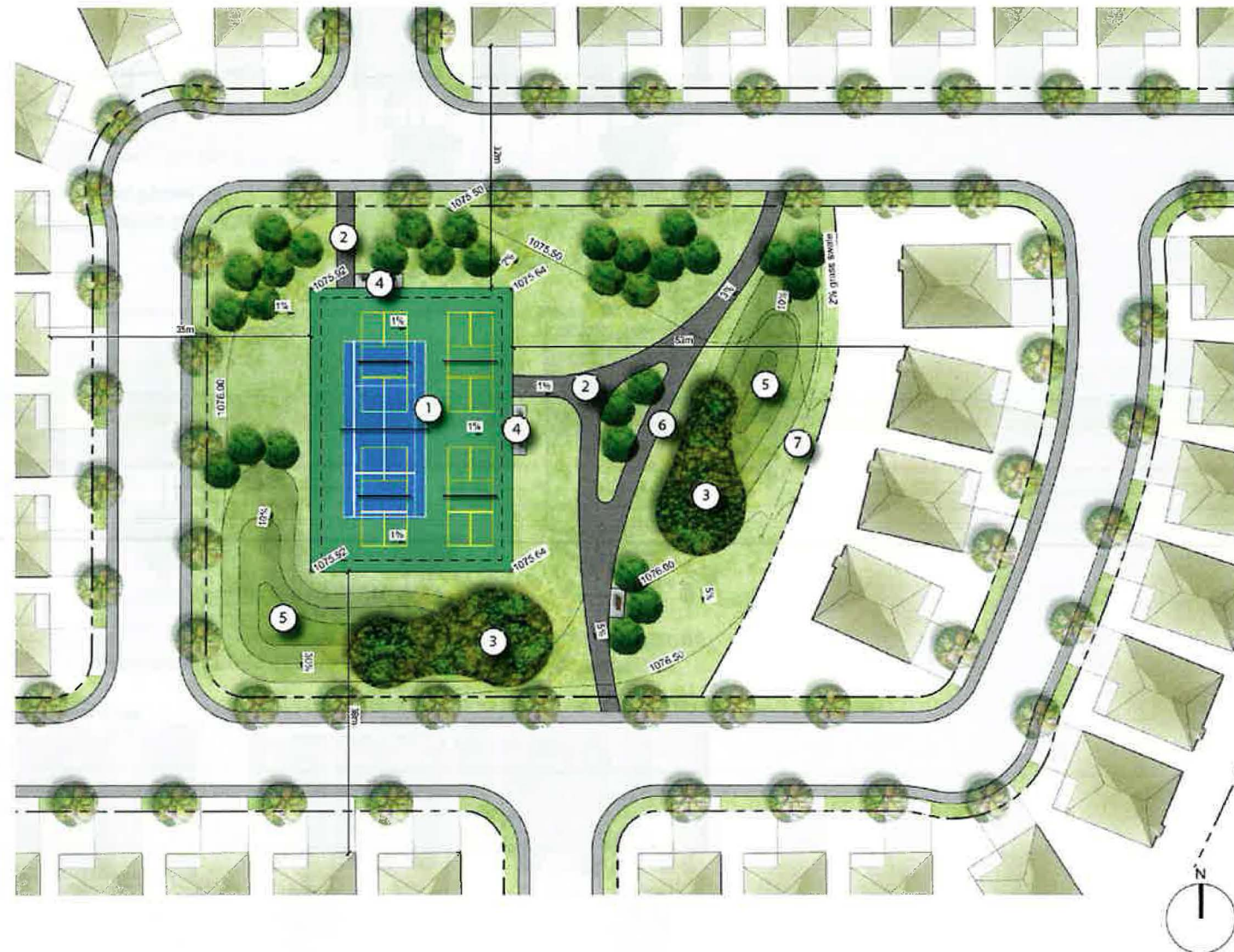


MR Park (North)



LEGEND

- 1 Sports Court
- 2 2.5m Pathway
- 3 Shrub Beds
- 4 Bench / Seating Area
- 5 Berm
- 6 Trash Receptacle
- 7 Grass Swale

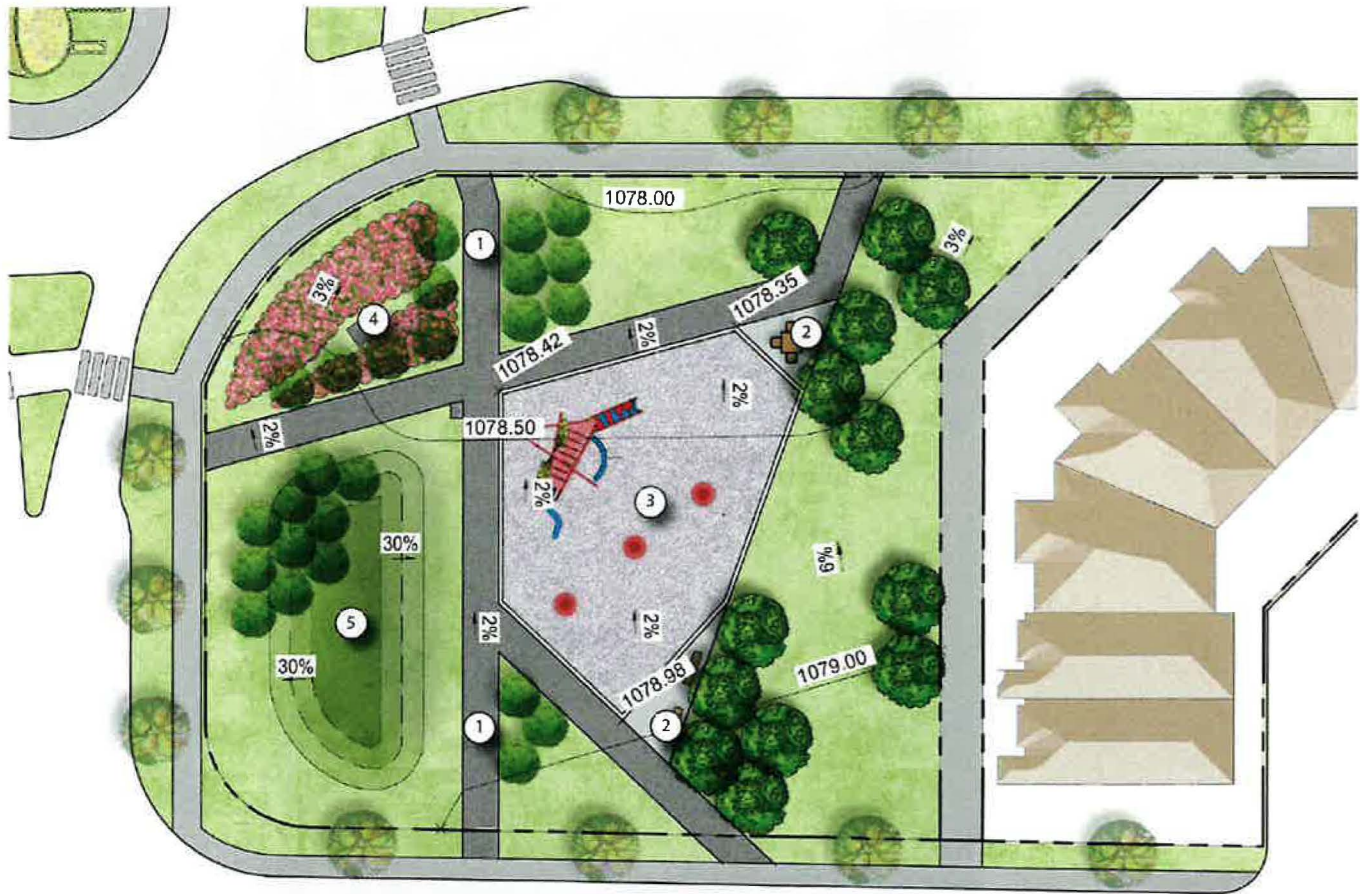


MR Park (South)

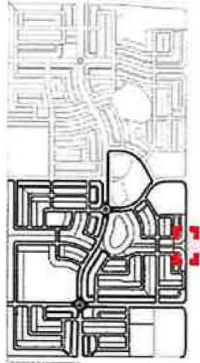


LEGEND

- 1 2.5m Pathway
- 2 Bench / Seating Area
- 3 Playground
- 4 Entry Feature
- 5 Berm



Entryway MR Park (East)

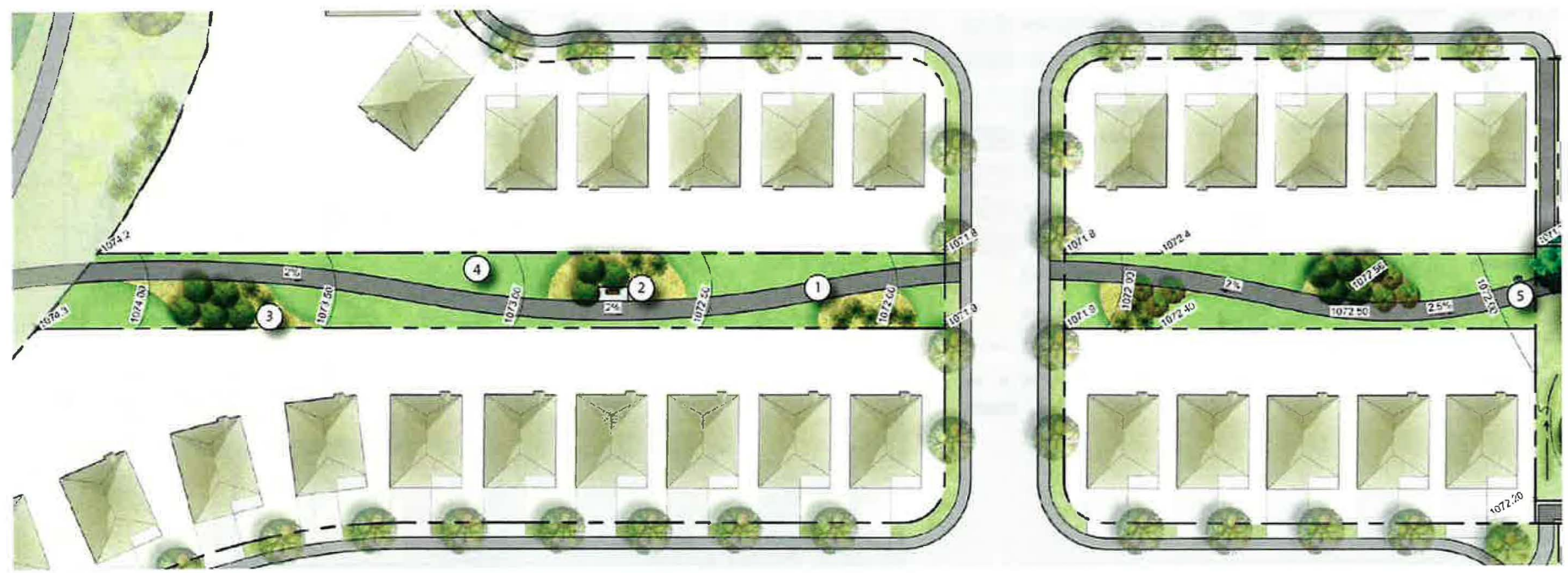


LEGEND

- ① 2.5m Pathway
- ② 3m Walkway ROW
- ③ Concrete Plaza with Seatings
- ④ Small Flowering Trees
- ⑤ Grass Swale
- ⑥ Large Shade Trees
- ⑦ Berm with Planting



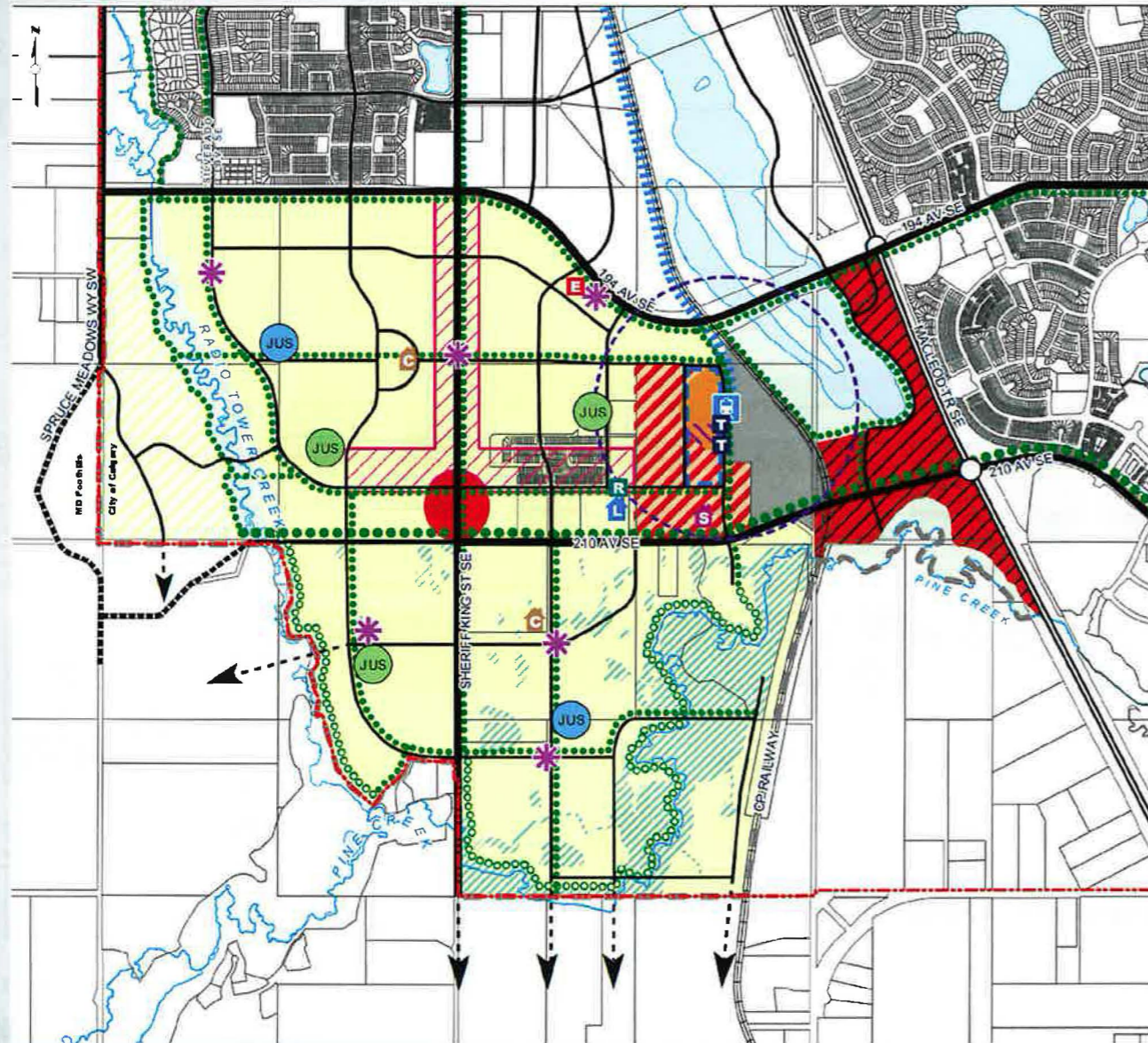
Corridor Park



LEGEND

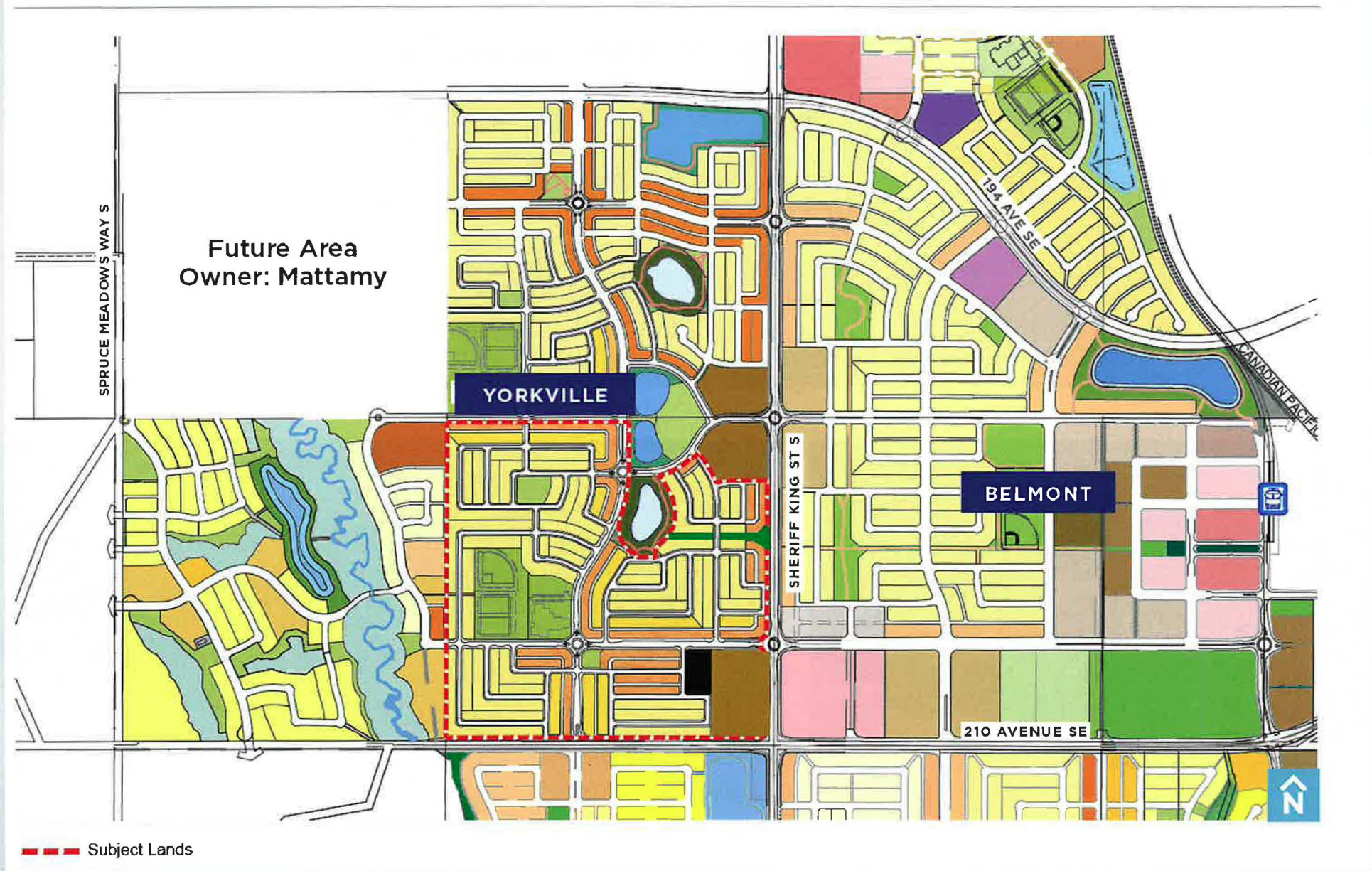
- 1 2.5m Pathway
- 2 Bench Pad
- 3 Naturalized Plantings
- 4 Fescue Sod
- 5 Trash Receptacle





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 | | |



Direct Control District (R-Gm) Examples 22

