

Applicant's Submission

July 03, 2019

On behalf of Citiland Group, B&A Planning Group has submitted an Outline Plan and Land Use Redesignation application for approximately 64.7 hectares (160 acres) of land in the southwest quadrant of the City within the larger community of Yorkville. The site is identified as a portion of Community A in the West Macleod Area Structure Plan (ASP). The site is unique in that the Radio Tower Creek traverses north-south through the site enabling the creation of two distinct residential areas characterized by unique views, open spaces and natural areas. West of Radio Tower Creek, the neighbourhood is characterized by its slopes and the residential uses integrated into a park like setting. East of Radio Creek is a more traditional neighbourhood with higher densities and facilitates connections to the surrounding Yorkville Community.

West Macleod ASP: Yorkville West is subject to the West Macleod Area Structure Plan. The West Macleod Area Structure Plan was first approved by City Council in 2009 (Bylaw 18P2009), with the latest amendment occurring in February 2019. The key elements of the ASP's Land Use Concept Plan applicable to Yorkville West are as follows:

- Residential Area: Located east of Radio Tower Creek, the lands are to provide a mix of housing types with a minimum density target 17.3 units per hectare (7 units per acre);
- Residential Area of Interest: Located west of Radio Tower Creek, the lands are intended to provide a variety of residential forms that adapt to and integrate with natural features, and;
- Conservation Study Area: Lands immediately adjacent to Radio Tower Creek form part of an integral, natural open space system, and are to be protected.

Design Principles: The vision for this neighbourhood is founded on the following planning elements to create a unique residential area in Southwest Calgary.

To integrate development with careful thought and responsibility – Yorkville West is designed to respect the existing landforms and environmentally sensitive areas. The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal is to protect the Radio Tower Creek riparian area and two ravines. The block pattern is designed where possible to maintain existing grades. Development seeks to incorporate slope adaptive design where appropriate.

To create a sense of place based on highlighting the natural amenities and creating a park-like setting – Yorkville West has an abundance of natural landscape features that has guided the development of the open space plan. The application seeks to redesignate and subdivide land to complement the natural environment. Yorkville West proposes 20.6 hectares (50.9 acres) of open space in the form of Environmental Reserve and Municipal Reserve. The open space system is thoughtfully designed to focus on reinforcing a natural open space system through municipal reserves that function as buffers to protect existing landforms and native plant communities and by creating a comprehensive network of formal programmable spaces with open space destinations and lookouts connected by regional, local and multi-use pathways. The concept proposes the overall open space remain and/or be restored to a naturalized condition with minor exceptions given to the formal programmable areas.

To offer a range of housing types located appropriately within the site context – The range of housing types provides residents an opportunity to purchase their first and last homes in the same neighbourhood. Denser land uses on the east side of Radio Tower Creek provide respectful transition to the surrounding Yorkville Community. Dwelling units on the west side of Radio Tower Creek provide opportunities for slope adaptive development that is aligned with the topography.

Conclusion: This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan and West Macleod Area Structure Plan. As envisioned in the ASP, the Plan provides for the establishment of residential neighbourhoods with a mix of residential housing forms that meet the prescribed minimum density requirements of the ASP and MDP. The outcome is a plan that creates a unique residential neighbourhood that respects and highlights the natural features of the site. We respectfully seek the support of Calgary Planning Commission and City Council for this new neighbourhood in southwest Calgary.